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BY JEREMY WAYNE / [jwayne@westfairinc.com](mailto:jwayne@westfairinc.com)

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Roger Zhan, founder of Floating Fleet AI Inc. *Courtesy Floating Fleet AI Inc*

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Ronald Hicks, archbishop of New York, delivering the homily for the centennial Mass of the Church of the Sacred Heart in Hartsdale Sunday, June 14. From left, altar servers Irene Shin and Julian Galindo; Rev. Michael Moon, pastor; Rev. Robert O'Neil; Rev. Andrew Njoku; Rev. Ralph Barile; and Rev. Florian Edenhofer (partly hidden). Luke Tran (far right) was the primary lector. *Photographs by Georgette Gouveia.*

**LATEST NEWS**

# Ronald Hicks, archbishop of New York, presides over Sacred Heart Church in Hartsdale's centennial

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Ronald Hicks, the recently installed archbishop of New York, officiated at the Mass celebrating the 100th anniversary of the Church of the Sacred Heart in Hartsdale Sunday, June 14.

“Besides a substantial number of Spanish-speaking parishioners, the church has a strong Korean community, which treated Hicks and the congregation to some Korean-style drumming after the service.”

The gracious, personable Hicks, who addressed some 400 congregants in English and fluent Spanish, spoke not only of the church's past accomplishments and remembrances but of a present filled with love and a future guided by hope.

He also noted that on June 11, he and brother bishops of the United States Conference of Catholic Bishops gathered in Orlando, Florida, to consecrate the United States to the Sacred Heart of Jesus, a devotion that stems from the revelations of a 17th-century French nun, St. Margaret Mary Alacoque. Parishes nationwide are encouraged to join the consecration, part of the celebration of America's 250th birthday. For Sacred Heart Church, the consecration dovetailed with its own feast day and centennial.

Besides a substantial number of Spanish-speaking parishioners, the church has a strong Korean community, which treated Hicks and the congregation to some Korean-style drumming after the service. There was also a buffet of international fare that reflected the multicultural parish.



Archbishop Ronald Hicks (center) with members of the Korean community. Rev. Michael Moon, pastor of the Church of the Sacred Heart, is at the far right.

# Cohen Veterans Network starts PTSD public awareness campaign

BY GARY LARKIN / glarkin@westfairinc.com

## STAMFORD – Cohen Veterans Network (CVN) has launched a public awareness campaign for PTSD victims.

The Stamford-based nonprofit, which is a global not-for-profit integrated network of mental health clinics for post-9/11 veterans, service members and their families, announced Monday, June 1, its “Re-train Your Brain: PTSD Treatment Works.” The campaign aims to reduce stigma surrounding post-traumatic stress disorder (PTSD) and raise awareness of effective, evidence-based treatments as June marks PTSD Awareness Month.

PTSD is a mental health problem that some people develop after experiencing or witnessing a life-threatening event, like combat, a natural disaster, a car accident, or sexual assault. According to the U.S.

Department of Veterans Affairs, about 7 out of every 100 veterans will experience the condition at some point in their lives.

“PTSD can feel like being stuck in patterns or memories that are difficult to change,” said Dr. Anthony Hassan, president and CEO of Cohen Veterans Network. “We’re challenging that sense of hopelessness by emphasizing effective, evidence-based treatments and the real outcomes they deliver. With the right care, the brain can learn new ways of responding, and people can see real improvement.”

Research shows that evidence-based psychotherapies (EBPs) for PTSD are effective, with up to two-thirds of military members and veterans experiencing clinically meaningful improvement in symptoms. Such treatments include

“PTSD can feel like being stuck in patterns or memories that are difficult to change.”

— Dr. Anthony Hassan, *president and CEO of Cohen Veterans Network*

four gold-standard, trauma-focused therapies:

Cognitive Processing Therapy (CPT), which helps individuals identify and challenge trauma-related thoughts that keep them stuck;

Prolonged Exposure Therapy (PE), which supports healing through gradual, guided engagement with trauma memories and avoided situations;

Written Exposure Therapy (WET), a structured, short-term approach centered on written exercises; and Eye Movement Desensitization and Reprocessing (EMDR), which helps people process traumatic memories through guided eye movements.

These evidence-based treatment options are available across CVN’s Cohen Clinics.

In addition to PTSD, the network treats a wide variety of mental

health concerns, including depression, anxiety, military transition challenges, anger, grief and loss, family issues, relationship problems, and children’s behavioral problems.

Care is available in-person and via CVN Telehealth, face-to-face video therapy. There are currently 23 Cohen Clinics serving 22 states and the District of Columbia, and five clinics on US military bases in Asia opening soon. Since its inception in 2016, CVN has treated more than 102,000 clients and delivered nearly 923,000 clinical sessions.

Cohen Veterans Network (CVN) is a 501(c)(3) global not-for-profit philanthropic organization that was philanthropist and billionaire Steven A. Cohen of Greenwich who owns the Point72 hedge fund with a commitment of \$275 million to build the network.

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# PEHT nonprofit buys The Pantry

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD – The Pantry will add benefactor to its mission as one of a handful of family-owned markets and food supply businesses that operate downtown. Through a unique transaction with a Cos Cob-based nonprofit that helps victims of human trafficking, The Pantry is now a subsidiary of the Partnership to End Human Trafficking (PEHT), according to Katie Rolleri, CFO and COO of the organization as well as part of the family that owned the market for 23 years.

The acquisition gives PEHT its second social enterprise subsidiary. It began operating the PEHT Shop gift shop at nearby 1630 Post Road in December 2024. The Pantry is located at 1580 Post Road.

“I’m so excited,” Rolleri, who oversees PEHT’s social enterprise program, told Westfair Business Journal. “On a daily basis, we see the impact that employment has on the survivors. To be able to step into a larger business and offer more employment opportunities and put funding back into our larger employment program is so significant to PEHT.”

She reiterated that PEHT plans to keep The Pantry operating as it always has. But now it will have another pool of employees to choose from thanks to PEHT.

“We recognize this business is a staple for the community,” she said. “The first thing people are asking us is, ‘Oh my gosh, are you changing this or are you doing that?’ We are going to keep The Pantry the way it is. The way should think about it is instead of the proceeds going to individual owners, it’s going into

a nonprofit that is doing some really awesome things in the community.”

Rolleri described what it took to pull off the deal. “We did have to work through some of the legal barriers,” she said. “This is still a for-profit business that is run by a nonprofit.”

In order to sort through those machinations, Rolleri and her uncle worked with her father, John, who is a CPA. Another Rolleri brother was responsible for The Pantry accounting throughout the years.

According to GrantStation, when a nonprofit purchases a for-profit, the for-profit then exists as a subsidiary of the nonprofit organization. This



The ownership of The Pantry in downtown Fairfield has changed hands. It is now a for-profit subsidiary of PEHT (Partnership to End Human Trafficking). Photo by Gary Larkin

“On a daily basis, we see the impact that employment has on the survivors. To be able to step into a larger business and offer more employment opportunities and put funding back into our larger employment program is so significant to PEHT.”

means that they are separate legal entities, though the for-profit may distribute its profits to the parent nonprofit. The important takeaway here is that since they are separate, the nonprofit business itself retains its tax-exempt purposes.

For Rolleri, who grew up around The Pantry when her uncle Andy Rolleri started it in 2003, the “marriage” of her uncle’s business with her organization that serves victims of commercial sexual labor trafficking was a labor of love.

“I had the inside information that he was looking to move outside the country,” Rolleri said. “He’s retiring. We had a conversation about what it would be like for PEHT to acquire The Pantry. We spent a very long time vetting this.”

One of the key reasons for the acquisitions is that it will give the survivors a chance to work at a more established local business in addition to the gift shop.

“We employ the women in our program,” she said. “That includes financial literacy classes that happen over a number of weeks. We do things like conflict in a workplace, soft skills for being in a workplace.”

While Katie Rolleri was never directly involved in The Pantry business, she does have substantial financial expertise as a business and operations

leader with more than 16 years of experience driving growth and sustainability across nonprofit organizations and small-to-midsize businesses.

The Pantry will continue to employ Kirsten Gulbrandsen as director of Culinary Operations.

“As we move forward, our priority is simple: The Pantry you know and love is here to stay — from the recipes and traditions to the quality, team, and welcoming atmosphere that have made it such a special part of Fairfield for generations,” she and Katie wrote in a recent Facebook post. “Our focus is on honoring that legacy while continuing to thoughtfully invest in its future.”



The PEHT Shop is located next to PEHT’s new acquisition The Pantry in downtown Fairfield. Photo by Gary Larkin

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# Gov. Lamont proposes sweeping utility reforms

BY GARY LARKIN / glarkin@westfairinc.com

**HARTFORD** – Gov. Ned Lamont has unveiled a comprehensive package of utility accountability reforms designed to lower energy costs, increase competition, and put ratepayers first. This comes less than two months before the governor faces a primary for the Democratic nomination for his seat from state Deputy Speaker Josh Elliott of Hamden.

Joined by legislators and advocates, the proposal builds on years of action by the Lamont administration to address Connecticut's persistently high electricity costs. These efforts include the 2020 "Take Back Our Grid Act," negotiations that secured the Millstone nuclear power contract, which is saving ratepayers an estimated \$450 million this year, and reductions in public benefits charges that are already lowering monthly bills for Eversource and United Illuminating customers.

"People are angry when they look at skyrocketing electric bills," Lamont said. "The 20th century utility model is no longer built for Connecticut families; it's built to serve utility shareholders. For too long, ratepayers have been treated as a captive source of revenue while profits climbed and bills followed."

Lt. Gov. Susan Bysiewicz interjected that lobbyists bills and other utility expenses are being paid by ratepayers.

"When Connecticut residents are struggling with high electric bills, they should not be paying for corporate lobbyists or other utility expenses that have nothing to do with delivering reliable service," she said. "Governor



Gov. Ned Lamont

Lamont and I believe utilities must be held accountable for every dollar they ask ratepayers to spend. These reforms put consumers first and make it clear that utilities must earn the public's trust, not take Connecticut families for granted."

The proposals include the following proposed reforms:

- Require the Public Utilities Regulatory Authority (PURA) to consider ratepayer affordability, including household energy burden, when setting utility rates, rate of return, and authorized capital structure. This ensures that utility profits are checked against what Connecticut families can actually afford to pay.
- Require electric distribution companies (EDCs) to have their franchise agreements, which grant utilities the

exclusive right to serve customers, renewed by PURA on a regular basis, and establish an orderly transition process if a franchise is not renewed. Utilities must continually earn their right to operate as a monopoly.

- Require EDCs to file cost-effectiveness analyses before undertaking large grid upgrades that would ultimately be recovered through rates.
- Grant the Office of Consumer Counsel (OCC) subpoena authority when it suspects utilities have violated the law, and update OCC's statute to allow for expanded use of independent experts to counter utility applications, giving Connecticut's utility watchdog the tools it needs to effectively advocate for ratepayers.
- Allow new utilities to compete with existing EDCs by permitting them to

build fuel cells or solar installations, upgrade grid infrastructure, and connect directly to residences, an expansion of existing microgrid policy that would drive down costs through competition. Encourage regional grid operators to ensure robust competition for transmission infrastructure projects.

- Impose penalties for failure to deploy cost-effective technology and establish that EDCs act imprudently when they fail to timely deploy cost-effective technologies that would help lower individual customer bills or reduce costs across the grid, and align utility performance incentives accordingly.
- Impose caps on authorized return on equity so that it does not exceed the cost of capital.
- Reinforce PURA's performance-based tools by incentivizing utility cost controls and aligning profits with performance.

"Rates are coming down, the Millstone nuclear contract is delivering hundreds of millions of dollars in savings for ratepayers, and we've taken steps to reduce monthly bills through cuts to public benefits charges," Lamont said. "These are concrete results that are already putting money back in people's pockets. If utilities want to raise rates, they'll have to prove they've earned it and Connecticut families will have a watchdog with real teeth to make sure they do."

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# Westchester launches new \$25M affordable housing fund

BY PETER KATZ / pkatz@westfairinc.com



Blanca Lopez announcing Housing Flex Fund II.

Westchester County will begin on June 17 to accept applications from developers and others involved in building affordable housing for funding through the program Housing Flex Fund II, County Executive Ken Jenkins and Planning Commissioner Blanca Lopez announced on June 15.

Flex Fund II follows on the heels of the first Flex Fund program, which committed \$90 million to create 1,250 affordable homes across the county. The application period for Flex Fund II opens on June 17 and will remain open through Aug. 21. Funds are anticipated to begin being paid early in 2027.

The funding was added to the county's budget by Jenkins and approved by the Board of Legislators, according to Lopez.

Through Housing Flex Fund II amounts of up to \$200,000 can be used to complete financing needed to begin construction of new units. The county expects that the program will signifi-

cantly increase affordable housing production while prioritizing developments in transit-oriented locations and areas with limited affordable housing options.

"Every family deserves access to a safe and affordable place to live," Jenkins said. "Housing Flex Fund II is another example of Westchester County's commitment

to investing in solutions that create housing opportunities and support long-term economic growth."

Lopez described Housing Flex Fund II as providing developers with "an important financing tool that will help close funding gaps and bring more affordable housing projects to completion. With our support of projects that are ready to move forward and located in communities with access to transportation, jobs and amenities, this program will have a lasting impact on housing availability throughout Westchester County."

Applicants must submit a complete funding package that includes a development proposal, project narra-

tive, financial pro forma and project budget. Eligible rental developments must provide housing for households earning 65% of the Area Median Income or below, while affordable homeownership developments may serve households earning up to 80% of the Area Median Income.

"The county's housing need is urgent and well-documented," Lopez said. "The Housing Flex Fund II is designed to cut through one of the most persistent barriers to production; funding gaps that stall projects that are otherwise ready to go. Nonprofit and for-profit developers are both eligible to apply. We especially encourage joint ventures between experienced developers and MWBEs (Minority and Women-owned Business Enterprises) as we see this as an opportunity to build new partnerships."

Lopez said that funding will be structured as subordinate loans. Projects that will be prioritized for funding include: shovel ready; transit oriented locations; those that serve the lowest incomes possible; supportive housing; and those in places where affordable housing opportunities are scarce.

## Apartment project proposed for Hastings-on-Hudson

BY PETER KATZ / pkatz@westfairinc.com

The firm Continental American RE on behalf of 16 Villard Avenue LLC is seeking approval from the Village of Hastings-on-Hudson for an apartment project that would be for active adults age 55 and up. Continental America's founder and CEO is real estate advisor and project manager Anup Misra.

16 Villard Avenue LLC is the contract vendee to buy the 2.03-acre property at 16 Villard Ave. that currently is owned by Roman Catholic Church of Saint Matthew. The site previously was the location of the St. Matthew's School, which has been closed since June of 2005. The approximately 15,900-square-foot school building has remained vacant and

would be demolished to make way for the apartment development.

According to Attorneys Kory Salomone and Brian T. Sinsabaugh

of the White Plains-based law firm Zarin & Steinmetz LLP, the plans call for a three-story, 60-unit rental apartment building that would be age-limited to people 55 years old and up. There also would be a clubhouse, which would be two stories.

The property has frontage on both Villard Avenue and Christie Terrace, with current access to the site from Villard Avenue. There would be a mix of 18 one-bedroom units and 42 two-bedroom units. Fifteen percent or nine of the apartments would be priced as affordable housing.

There would be 20 parking spaces provided at grade level and 67 spaces underground. Traffic circulation would be modified so that entering vehicles would use the site's current

Villard Avenue driveway and vehicles would leave via Christie Terrace and Whitman Avenue.

The clubhouse would have a lounge and a community kitchen, a game room, fitness center, pet spa, bike storage, sky lounge and card room, mail and package room, management office space and maintenance storage. Outdoor amenities would include grills, a pickleball court and a bocce court.

"The target market for the project consists of active adults who are seeking to downsize while remaining close to their children and grandchildren," Salomone and Sinsabaugh said in an application document. "The residents will likely be retired or semi-retired, but socially and physically active without need for assistance in their daily living."

They pointed out that the property has been owned by the Roman Catholic Church for more than a century and has been tax exempt for that entire time. They said that if the project becomes a reality the property will be put back on the tax assessment rolls. They also point out that

because of the target age for residents it is unlikely that additional children would be added to the public school system. They also say that the village will see additional shopping activity and, therefore, additional sales tax revenue.

"Importantly, the project has been designed to deliver these benefits while preserving, to the maximum extent practicable, views of the Hudson River and Palisades from neighboring properties," Salomone and Sinsabaugh said.

The project needs some variances from Hastings-on-Hudson's zoning requirements. A 60-unit project requires a lot size of 90,000 square feet, while the proposed site has 88,617 square feet. The maximum development coverage permitted is 50% while the proposal has a total development coverage of 62.2%. The plan proposes retaining walls exceeding 6.5 feet in height within both the side and rear yard setbacks and requires a variance for that.

The applicant anticipates the project would take 14 months to construct.

# Thruway bridge opened in Orange County

BY PETER KATZ / pkatz@westfairinc.com

A \$7.8 million project to replace a road bridge in the Orange County Town of Newburgh has been completed and the roadway opened to traffic.

Authority is another example of ensuring that the roads and bridges connecting our communities remain strong and reliable.”

New York Thruway Authority Executive Director Frank G. Hoare made reference to a recently completed project in New Rochelle.

“In just over six weeks, we have opened two new bridges in the Hudson Valley, the North Avenue bridge over I-95 in New Rochelle and now the Meadow Hill Road bridge over I-87 in Newburgh,” Hoare said. “Both represent important investments in the future and your toll dollars at work.”

With an anticipated service life of 75 years, the new bridge (located at Thruway milepost 60.95) features an 11-foot-wide travel lane in each direction, a 6-foot-wide shoulder on the

south side and a 5-foot-wide shoulder with a sidewalk on the north side. The project increased the vertical clearance over the Thruway from 14 feet 3 inches to 16 feet 10 inches, which the Thruway says will enhance safety and reducing the risk of bridge hits.

The new bridge is comprised of two spans and 14 steel girder sections, ranging from 86 to 120 feet in length. Safety improvements include guiderail and pavement striping.

Harrison & Burrows Bridge Constructors, Inc. of Glenmont, N.Y., was the project contractor.

Orange County Executive Steven Neuhaus said, “Completion of the Meadow Hill Road Bridge over I-87 is great news. The addition of a sidewalk is a welcome improvement allowing for safe pedestrian passage across the new span.”



Bridge opened in Orange County Town of Newburgh.

## Eye on Small Business – Tom’s Driving School, Greenwich

BY JEREMY WAYNE / jwayne@westfairinc.com

Founded in 1951 in Greenwich by Tom Ferraro Sr. and wife Frances, Tom’s Driving School was recently recognized with a Guinness World Record as Connecticut’s longest-revving driving school.

Three-quarters of a century later, the family-owned business remains firmly rooted in the community that helped shape it, teaching more than 50,000 students how to drive.

Today, the school is owned and operated by the founders’ children, Tom Ferraro Jr. and Linda Muccio, who attended Greenwich public schools and live in the town’s Riverside neighborhood. Ferraro spent years serving in the armed forces, volunteering as a firefighter and working as an auxiliary police officer before joining the family business in the early 1970s. Muccio joined the driving school in the early 1980s.

Over the decades, Ferraro has witnessed significant changes in both driver education and the licensing

process, he told the Westfair Business Journal in a recent interview. Connecticut’s requirements for obtaining a driver’s license have become more structured and comprehensive, he said, particularly for teenage drivers.

Today’s students must complete either a full driver’s education course or an eight-hour safety program after obtaining a learner’s permit. They are also required to complete at least 40 hours of driving practice before taking a road test. Parent-teen education sessions are now a mandatory component of the process, covering topics ranging from road rules and organ donation to Connecticut’s “move over” laws. Adult learners face similar requirements, with permit acquisition and safety instruction now standard steps before they can take a driving test.

While licensing regulations have evolved, Ferraro said the school’s core mission has remained unchanged — teaching safe, defensive driving. The

school’s instruction is built around the IPDE method — Identify, Predict, Decide and Execute — a framework designed to help drivers anticipate and respond to road hazards.

That emphasis on safety, coupled with decades of community trust, is what Ferraro believes has kept the school relevant in an increasingly competitive market.

“Being in business for 75 years, there are many families we have trained for three or more generations,” he said. “It is an honor to have our customers put their trust in us to teach their children how to drive safely and defensively.”

The school’s services extend well beyond traditional driver’s education. Tom’s Driving School also evaluates au pairs and provides employers with assessments of their driving abilities, particularly when the safe transportation of children is involved. The company also offers a variety of specialized instruction programs, reflecting its broad approach to driver education.

Most lessons are conducted in the Greenwich and Stamford areas, with a team of three road instructors providing behind-the-wheel training. The school’s most popular offering remains its Teen Full Course, underscoring the continued demand for comprehensive driver’s education among young motorists and their families.

Like many experienced driving professionals, Ferraro has mixed views



From left, Tom Ferraro Jr. and Linda Muccio, second-generation owners of Tom’s Driving School, recognized with a Guinness World Record as Connecticut’s oldest driving school at 75 years and counting. *Courtesy Tom’s Driving School*

“Like many experienced driving professionals, Ferraro has mixed views on the increasing use of technology in vehicles”

on the increasing use of technology in vehicles. While he believes advanced driver-assistance systems can be beneficial, he cautions that drivers should not become overly dependent on them.

“The safety features can be helpful as long as drivers realize the new features are only there to help in driving safely,” he added.

One area in which Ferraro leaves little room for ambiguity is distracted driving. Instructors consistently stress the dangers associated with cellphone use behind the wheel.

“No text message or phone call is worth getting into an accident,” he said.

# Burke cuts ribbon for scanner suite

BY PETER KATZ / pkatz@westfairinc.com



Burke ribbon-cutting for new scanner suite.

**Burke Rehabilitation in White Plains held a ribbon-cutting on June 17 to inaugurate its new CT Scanner Suite, for which state funding of \$1 million was provided.**

Burke says that the on-site CT scanner will strengthen the organization's ability to diagnose and treat patients' illnesses and injuries, save time, improve outcomes and create a more seamless patient care experience without having to refer patients to another facility for imaging. The equipment produces digital images that can be read quickly, easily transmitted and shared by medical personnel.

The new CT Scanner Suite equipped with a modern 128-slice scanning machine was made possible through \$1 million in state capital funding, including: \$500,000

secured by State Senate Majority Leader Andrea Stewart-Cousins; \$250,000 secured by State Sen. Shelley Mayer; and \$250,000 secured by Assemblywoman Amy Paulin. The funding is part of New York's Community Resiliency, Economic Sustainability and Technology Program.

Scott Edelman, executive director of Burke Rehabilitation said, "This investment allows our care teams to faster diagnose brain injuries on-site without patients leaving our intensive inpatient rehabilitation environment, thus further improving patient experience and clinical outcomes."

According to Stewart-Cousins, "The opening marks an exciting advancement in the ability to diagnose and treat patients recovering from traumatic illnesses and injuries at Burke. This is exactly the kind

of targeted investment we should be making to ensure enhanced access to world-class rehabilitative care right here in Westchester."

The 2,600-square-foot imaging suite was designed by Lothrop Associates and constructed by MACC Contracting. Burke anticipates that the suite will serve up to 350 hospital patients per year, including those suspected of having complications such as a second stroke or brain bleed.

Because the scanner captures 128-slices or cross-sections in a single rotation, it can operate quickly while making very detailed images. Because it also operates faster than older scanners, it allows less radiation exposure for the patient. The new suite also will expand Burke's services by offering outpatient CT and X-ray imaging, accommodating up to 5,000 radiology appointments per year.



The new scanner at Burke.



# Wartburg

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# 1 Optimizing aircraft scheduling with artificial intelligence

Founded in Scarsdale in December 2023, Floating Fleet AI is a multimillion-dollar AI-powered aviation operations platform that helps airlines and private aviation companies automatically optimize aircraft scheduling, crew assignments, staffing and trip planning to reduce costs, improve efficiency and make complex logistics decisions in seconds. According to its website, more than 20,000 flights are optimized each month at an annual savings of \$6 million.



Roger Zhan.

Founder Roger Zhan, who holds a Ph.D. in operations research from the University of Florida, cut his teeth for 10 years at CitationShares in Greenwich, part of Textron Aviation, before working for Textron in Shanghai and Wichita, Kansas. He spent five and a half years as senior vice president of data science and analytics at Wheels Up, the first private aviation company to be publicly traded company on the New York Stock Exchange (NYSE), and then became chief data officer, head of insights and analytics, at Wayfair Professional, a gated B2B e-commerce platform.

Recently, the Westfair Business Journal talked with him to find out more.

**Roger, thank you for speaking with us. Would you explain your business model? How are clients charged for using the platform, and what milestones tell you the company is on track for long-term profitability?**

“We run a subscription model, charging clients based on the number of aircraft on the platform. We’ll break even later this year, and we have a very strong sales pipeline with operators around the world — the U.S., Canada, Mexico, Germany, Sweden and the UAE.”

**Let’s talk about the 800-pound gorilla in the room. Artificial Intelligence (AI) is**

**everywhere right now, but we know many businesses still struggle to trust it. How do you convince aviation operators that AI can reliably help make operational decisions?**

“That’s a great question. We could spend an entire conversation on this topic alone. The term ‘artificial intelligence’ has definitely been overgeneralized. There are many forms of AI, and large language models are just one of them. What we built is called ‘deterministic AI’: We model the way humans approach the scheduling problem in a very mathematical way. Scheduling a fleet of aircraft is like playing Tetris. We can play the game much faster than a human while still being able to explain every move.”

**You’ve lived in Scarsdale since 2016 after starting your career at CitationShares in Greenwich in 2006. Does being based in this area rather than Silicon Valley or another tech hub help or hinder the business in any way?**

“You definitely feel the difference. My roots are in Westchester County. Being based here may limit access to some quick funding, but it also lets me build the business the way I want, without outside noise. I’ve hired great talent on the East Coast — in Connecticut and Vermont — and most of our clients and prospects are within a five-hour flight of the major

**“We run a subscription model, charging clients based on the number of aircraft on the platform.”**

New York airports or HPN (Westchester County Airport). As you know, HPN is one of the top private airports in the nation.”

**Did you receive any assistance locally – whether through business mentors, partnerships, professional networks or community support?**

“I’ve...received direct assistance from local accelerator programs, including the Hudson Valley Venture Hub, led by Bailey Burke, and the Element 46 Tech Accelerator, spearheaded by John Lynn and the Office of Economic Development.”

**What was the moment when you realized there was a real business opportunity in solving scheduling problems for floating fleet operators and private aviation companies?**

“That came after I left aviation. I joined Wayfair following the Wheels Up IPO in the summer of 2021.... While I was at Wayfair, a few mentors started calling me to help build tech for mid-sized fleet operators. I could see there was a gap. No one was building scheduling software for these companies at a reasonable cost.”

**For readers who may dream of launching a technology company themselves, what does the process actually look like?**

“I’ve spent many years thinking about the pain points and the workflow solutions. I’m a mathematician in the private aviation industry, and scheduling is more science than art, so I really found my niche. To launch a tech company, I think you need to deeply understand a pain point your customers face and assess how many other people share that pain. You want to solve a widespread problem or open up a new way of doing things. You don’t need to be the first to come up with the idea. Finding the right idea is the hardest part. Building it is relatively easy.”

**Would you share what the early start-up phase looked like financially? Roughly what kind of investment was required to build the first version of the platform, and how did you fund it?**

“I bootstrapped the venture from day one and worked all my waking hours. I brought on a part-time great partner early and hired my first full-stack developer about seven months in, when I absolutely needed help to bring the product to life. I also took on a few small consulting gigs for extra revenue. We also tapped into our savings. My wife has been my biggest supporter. When you factor in the opportunity cost and real expenses, the total investment is in the several-millions range, (but) the good news is that the company is worth more than that now.”

# The way we were

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“Trumbull created many of his most famous paintings decades after the war, in the early 19th century, when the young republic was still defining itself.”

(See our America 250 special section coming out June 29.)

We tend to see the past not only through the lens of the present but through those of nostalgia and distance. So it is with the American Revolution, which often appears like the dignified tableaux in Connecticut artist John Trumbull's paintings.

“John Trumbull was not just an artist of the Revolution; he was also a participant, serving as an aide-de-camp to George Washington,” said Carey Mack Weber, the Frank and Clara Meditz executive director of the Fairfield University Art Museum (FUAM), whose “For Which It Stands...” exhibit explores the American flag as a symbol of patriotism and protest through July 25. “Trumbull created many of his most famous paintings decades after the war, in the early 19th century, when the young republic was still defining



Connecticut artist John Trumbull's “Declaration of Independence” (1818, oil on canvas), which hangs in the United States Capitol Rotunda, is the quintessential American Revolutionary War-themed painting, one that looks back with nostalgia and ahead to the forging of a new nation. The Revolution itself was anything but as stately.



The introductory gallery of Greenwich Historical Society's “Fashioning America: 250 Years of Greenwich Style,” on view through Jan. 20. *Courtesy Greenwich Historical Society.*

itself. He responded to the strong cultural need to stabilize the memory of the Revolution, to turn it from a divisive, uncertain struggle into a shared founding myth. His paintings helped do exactly that. They emphasize unity over conflict, leadership over disorder and principle over violence. So, (it) is not simply personal nostalgia; it's also nation-building.”

Yet, as Weber alluded, the Revolution (1775-1783) was a brutal struggle and more, a transatlantic war involving not only the colonies and Great Britain but France, Spain, the Dutch Republic and Hanover (Germany) in encounters from Canada to the Caribbean and as far west as what is now the Midwest. As depicted in filmmaker Ken Burns' latest PBS series, “The American Revolution,” it was also the fledgling United States' first civil war, American against American in a zero-sum struggle for identity and independence with echoes for our own time of partisanship and violence, courage and resilience.

The conflict had actually begun a decade earlier as a fight with Parliament for socioeconomic equality. (See the Stamp Act of 1765.) Still, as tensions escalated, only about one-third of the colonists chafed under British rule, while a third or less were loyal and another third neutral. But once the rebels, or Patriots, realized that there could be no economic freedom without political freedom, the focus of ire shifted to King George III as a perceived tyrant, and the fight became more savage, visceral and existential as the Patriots went all in to eliminate the Loyalists and neutral parties like the Quakers by any means possible.

“You're fighting a desperate war,” said local historian and tour guide Stephen Paul DeVillo, author of four books, including “The Battle of White Plains” and the recent “Westchester County in the American Revolution: A Neutral Ground” (The History Press/Arcadia Publishing, 143 pages, \$24.99). “If you're not for us, then you're the enemy....In the end, all conflicts are us versus them.”

## The not so ‘Neutral Ground’

While that desperation permeated the 13 colonies, it had a particularly searing cast in our area, where Westchester and Fairfield counties played key roles in an all-or-nothing play for freedom.

About 10% to 25% of New York, then the second largest city in the colonies after Philadelphia, burned to the ground on Sept. 20 and 21, 1776, shortly after the British took possession of it. They wouldn't leave the city until Nov. 25, 1783.

To the north, the “Neutral Ground” of Westchester -- so called for the formidable array of geo-

graphical features, formed by the Ice Age 22,000 years ago, that made it difficult for either side to gain traction -- lived up to its billing at first. Indeed, even perhaps its most famous conflict, the Battle of White Plains (Oct. 28-Nov. 1, 1776) -- with British Commander in Chief William Howe advancing on Chatterton Hill (now Battle Hill), where some of Continental Army Commander in Chief George Washington's forces were arrayed, the rest being entrenched between the Bronx River and West Harrison -- was a draw, DeVillo said, as British forces quit the field, and the Continental Army headed north to Fishkill and ultimately New Jersey.

Far from becoming insulated, however, Westchester and The Bronx -- which formed one of the wealthiest counties in the colonies -- became a devastated no man's land of skirmishes, espionage and raids, with residents terrorized by both the pro-Patriot Skinners gang and the pro-British Cow Boys, a pejorative term, DeVillo said, that marked the first appearance of “cowboy” in the American lexicon.

In “The American Revolution: An Intimate History” (Alfred A. Knopf, \$80, 581 pages), the companion to Burns' film, co-author Geoffrey C. Ward writes: “Timothy Dwight, a Continental Army Congregational chaplain and future president of Yale, never forgot what he saw there: ‘The unhappy inhabitants were exposed to the depredations of both (armies)... They feared everybody who they saw and loved nobody.’”

And yet, out of this traumatized wasteland would come some of the most crucial contributions to the Revolutionary cause -- including the July 9, 1776 approval of the Declaration and formation of New York state at the Fourth Provincial Congress of New York in White Plains; the 1780 capture near Tarrytown of British Major John André, who carried plans for West Point that might have struck the death blow to liberty; and Washington's fateful 1781 decision, made at the Odell House in Greenburgh, to forgo trying to retake New York in favor of trapping the British at Yorktown, thus ending the war.

## Connecticut to the rescue

“Ground Zero”: That's how Kathy Craughwell-Varda, senior curator of Greenwich Historical Society, describes Connecticut's “little understood” role in the American Revolution:

“Lost in the story was how terrifying and daunting it was to live in Revolutionary coastal Connecticut.”

Fairfield County was the gateway to Patriot New England, where Greenwich (population 2,788 at the time) sent money to aid Boston during the British blockade of the

city (April 19, 1775-March 17, 1776). Months later, starving Greenwich residents would hear the cannon fire from the Battle of White Plains, Craughwell-Varda added.

Connecticut itself didn't lack ammunition. It would make 42,000 musket balls from pieces of the lead and gilded equestrian statue of George III that New Yorkers took down from Manhattan's Bowling Green after the reading of the new Declaration of Independence on July 9, 1776 in what is now City Hall Park. (The horse's swirling tale is preserved at The New York Historical, as seen on PBS' “Lucy Worsley Investigates: The American Revolution.”)

Meanwhile, Connecticut sea captains turned privateers captured almost 500 British ships. But Great Britain destroyed the supply depot in Danbury on April 25, 1777.

Two days later, however, at the Battle of Ridgefield, 700 Connecticut militiamen -- under such generals as Benedict Arnold, a brilliant, charismatic field commander who had not yet betrayed the Patriot cause -- galvanized the colony as they took a heroic stand against 1,800 British soldiers fighting their way back to the sea. Though the British would burn Fairfield and Norwalk in 1779, they would never again attempt a Connecticut invasion, freeing the militia for its key role in the turning point of the war, the Patriot victory at the Battle of Saratoga, New York, (Sept. 19, and Oct. 7, 1777).

Fairfield and its strategic Long Island Sound Shore location would also prove vital as Patriots gathered information from the Long Island-based Culper Ring, Washington's spy network.

## A nation -- and a history -- for all

In telling the story of the Revolution that spawned a new country based on democratic ideals for everyone, local civic and cultural leaders have stressed the need to remember the contributions of Native Americans and enslaved and free Black Americans, who fought on both sides in an attempt to secure an advantage for themselves and their people; and of women, who raised funds and nursed the sick and wounded behind the front lines while also tending to children and home.

In “The American Revolution,” Ken Burns recounts the story of women, led by Esther de Berdt Reed and the Ladies Association of Philadelphia, who in 1780 raised more than \$300,000 in Continental currency to support the Continental Army -- only to be rebuffed by Washington. The men, he said, would only waste it on drink. Shirts were what was needed. So the women used the funds to purchase linen and sew 2,000-plus shirts for soldiers. It's one of the most haunting motifs in Burns' series as

he imagines Patriot women -- skirts hoisted and legs bare -- wading into rivers to wash such clothing, its blood stains mingling with the water.

"History is a lesson," Westchester County Executive Kenneth W. Jenkins said. "To try to erase it or manipulate it is doing a disservice to all those folks who worked hard to be included in that 'more perfect union.'"

It's also the story of those who didn't want to be part of that union (the Loyalists) or the fight (including pacifists like the Quakers). And then there were those like David Bush, the largest land and slave holder in Greenwich, who played both sides, running afoul of each. Though his businesses suffered, his property was left unscathed. (His home is now Greenwich Historical Society's Bush-Holley House.) Others, not so lucky, were bedeviled, devastated and driven out.

Craughwell-Varda understands those who were reluctant to join or opposed the Patriot cause:

"It was not a simple choice. You

**"History is a lesson." To try to erase it or manipulate it is doing a disservice to all those folks who worked hard to be included in that 'more perfect union.'**

— Kenneth W. Jenkins, *Westchester County Executive*

were picking a side with a makeshift army and a general (Washington), who rarely won any battles."

#### **A living legacy**

In a way, the Revolution in Westchester and Fairfield counties was a microcosm of the larger war, a bloody enterprise that meandered from New England through the middle Atlantic states to the South, with the British winning many battles but never striking the decisive blow. It's one of the lasting questions of the Revolution: Why did the British lose North America? When I posed this to British historian Simon Schama after the publication of his 2006 book "Rough Crossings: Britain, the Slaves and the American Revolution," he said, "Because they never understood it. And you can't hold what you don't understand."

Local historian DeVillo pointed to 18th-century Britain as the world's preeminent naval power but with a smaller army, an empire that built itself "from the sea out rather than the sea in." Having led British troops

to victory in the Battle of Bunker Hill (actually Breed's Hill, June 17, 1775) and seen the casualties the Americans could exact, DeVillo added, British Commander in Chief Howe may have been reluctant to expend so much blood on a cause that the British believed would somehow favor them in the end.

"The British overestimated the number of Loyalists," DeVillo said, a hubris that along with an ignorance of the tough American climate, terrain and character would prove particularly fatal and fateful at Saratoga, convincing archenemy France to enter the war on the Patriot side.

The French contribution cannot be underestimated but neither can the Patriots' willingness in the face of British brutality to double down, give as good as they got and endure.

Yet what if the Patriots hadn't? DeVillo said we probably would've become a country like Canada, part of the British Commonwealth. That might've had profound implications for World Wars I and II, in which our independence enabled us to build up

the manpower and industrial might to enter those wars late but decisively.

Was that involvement a blood debt we owed Continental Europe for its help in the Revolution? When the American Expeditionary Forces (AEF) arrived in Paris in 1917, Col. Charles E. Stanton, aide to AEF commander Gen. John "Black Jack" Pershing, stood before the grave of the Marquis de Lafayette, who had fought for American independence under Washington, and said, "Lafayette, nous voilà" ("Lafayette, we are here.")

But Aaron Q. Weinstein, Ph.D., an assistant professor of politics at Fairfield University and faculty liaison to Fairfield University Art Museum's "For Which It Stands..." exhibit, said that in the end, the Revolution and the nation it spawned are not about blood debt but birthright.

"America has a birthright of democracy," he said, one that has a stake in seeing people live freely around the world. It's a tale, he added, whose origins are not that far removed from us, a mere 10 to 12 generations:

"It's a living story."

## BUSINESS

# Eco-friendly ways to manage squash bugs

BY MELINDA MYERS

**When growing pumpkins, squash, gourds and melons, watch for the squash bug.**

Their feeding on these fruits and vegetables can cause leaf spotting, damage to them and in severe cases wilting of the plants.

This insect overwinters as an adult in sheltered locations under plant debris, rocks and around buildings. The 1/3-inch to 3/4-inch gray or dark brown adults emerge in spring and begin feeding, mating and laying eggs on plant members of the squash family.

Both adults and immature nymphs move quickly and shelter under the leaves during the day. Female squash bugs lay up to 200 eggs in clusters on the underside of leaves. Look for the eggs, often where the veins meet, forming a V, and crush them to help manage this pest. There may be eggs, nymphs and adults on the plants at the same time so watch for and be prepared to manage all stages as needed.

Keep plants healthy as older, sturdier plants are more tolerant of their feeding. Consider growing these plants on trellises where the plant tends to be less susceptible to this pest.

Manage weeds, remove plant debris and avoid straw mulch that can pro-

vide hiding spots for squash bugs.

Trap these insects by placing boards on the ground near the plants. These insects will congregate under the boards overnight. In the morning, lift the boards, collect the insects and drop them into a can of soapy water.

Grow blue Hubbard squash as a trap plant for both squash bugs and squash vine borers. Plant this squash three to four weeks prior to other members of the squash family and at the perimeter of the garden at least several feet away. Both insects prefer the blue Hubbard squash, focusing their feeding on this plant instead of desirable plants. Do continue to monitor the other squash plants as well.

Placing floating row covers over seeds and transplants at planting can help reduce the risk of both squash bugs and squash vine borer. Loosely cover the planting area and secure the row cover edges to keep these pests out. Use this method where these insects were not previously a problem. Remove the cover as soon as female flowers appear for pollination and fruit formation to occur.

Rotating plantings, if space allows, is an excellent way to reduce the risk of

**"Trap these insects by placing boards on the ground near the plants. These insects will congregate under the boards overnight. In the morning, lift the boards, collect the insects and drop them into a can of soapy water."**



Squash bugs feeding on a plant, resulting in leaf spotting. *Courtesy MelindaMyers.com.*

these and other insect pests and diseases. Crop rotation involves growing a series of unrelated crops in the same area over several years. Clean up the garden in fall by removing weeds and plant debris that can provide winter homes for this pest.

Monitor this insect and employ the appropriate eco-friendly management strategies to help ensure an abundant harvest. These efforts will be rewarded with plenty of produce

to enjoy and share with others.

*Melinda Myers has written more than 20 gardening books, including "The Midwest Gardener's Handbook, Second Edition" and "Small Space Gardening." She hosts "The Great Courses" "How to Grow Anything" instant video and DVD series and the nationally-syndicated "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com>.*

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**Friday, September 18**

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- Lead, own or play a key role in a business or organization
- Demonstrate innovation, leadership and growth
- Make a positive impact within their community
- Live or work in Fairfield County, CT, or Westchester County, NY

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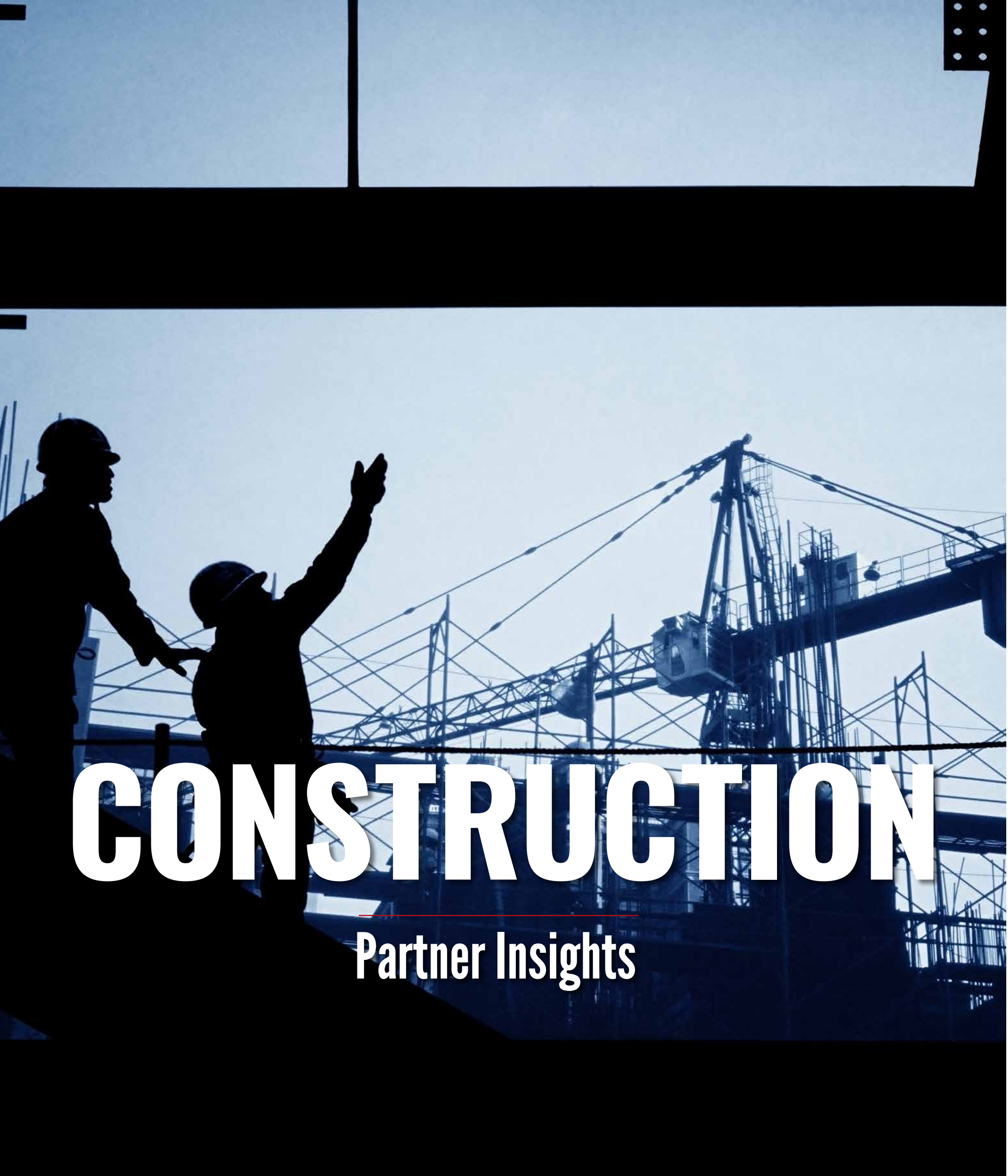
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# Seven Greater Danbury nonprofits receive total of \$38K in arts grants

BY PAMELA BROWN

The arts in Danbury and Ridgefield are alive and thriving. Seven nonprofits in Ridgefield and Danbury were the recipients of grants from the Connecticut Arts Endowment Fund (CAEF) for a combined \$38,042 in state grants to support their work.

“The Aldrich has a deep commitment to artists: every exhibition is accompanied by a publication and each participating artist receives honoraria and production support.”

The nonprofits include A.C.T. of Connecticut, the Aldrich Contemporary Art Museum, the Ridgefield Symphony Orchestra, the Ridgefield Guild of Artists, the Danbury Music Centre, the Western Connecticut Youth Orchestra, and the

Ridgefield Chorale.

According to Elizabeth Shapiro, director of arts, preservation & museums for the state Economic & Community Development, The Connecticut General Assembly established the CAEF fund to: stimulate the development of private-sector funding and to ensure the long-term stability of Connecticut’s arts industry by providing funding to organizations. Managed by the state treasurer and administered by the Connecticut Office of the arts, CAEF grants provide general operating support that organizations use for programming, administrative or operational costs, capital projects, or equipment.

“The most desirable and popular grant awards are for general operating support. GOS (general operating support) grants allow arts organizations the ability to use their expertise, their mission, and their strategic goals, to determine the best use of the funds,” Shapiro said. “This gives the arts organization the autonomy to pursue their vision of service to their many communities.”

## Aldrich Contemporary Art Museum

The Aldrich Contemporary Art Museum in Ridgefield received \$10,784.

“Funding from the CT Office of the Arts will advance The Aldrich’s marketing and communications efforts, ensuring broad and meaningful access to contemporary art,” said Kris Honeycutt, the museum’s director of development. “It supports promotion of exhibitions and education programs across local and national media, and helps the museum improve our on-site experience for visitors, including offering Spanish translations on all gallery wall text and enhancing digital accessibility and engagement online.”

Founded by art collector and fashion designer Larry Aldrich in 1964, The



The Aldrich Museum in Ridgefield is among seven nonprofits to receive grants from the state Arts Endowment Fund. *Photo courtesy of Kevin Kraut*

Aldrich serves as a leading incubator for artists at critical creative junctures.

“The Aldrich has a deep commitment to artists: every exhibition is accompanied by a publication and each participating artist receives honoraria and production support,” Honeycutt said. “Providing artists with the resources they need to create inspiring and innovative new work depends on the support of grants like this. Without it, our ability to sustain and grow these opportunities would be significantly limited.”

## Danbury Music Centre

The only nonprofit from Danbury to be included in the grantmaking, the center received \$2,071. “The funds will be used to pay for artistic directors which directly supports our artists and artistic quality,” said Laura Flachbart, executive director. “Our organization has been grateful to receive support from the Connecticut Office of the Arts before.”

DMC is a non-profit community arts organization located at 256 Main Street in Danbury that provides classical community music experiences through ensembles and events.

## A.C.T. of Connecticut

A.C.T. of Connecticut received a grant in the amount of \$10,784. “These funds will support our general operating expenses, as well as special programming such as our sensory friendly performances and our First ACT! initiatives, which provide students and individuals who may not otherwise have the opportunity to experience live theater with access to professional productions,” said Daniel C. Levine, artistic director.

“Like most nonprofit arts organizations, A.C.T. faces ongoing fundraising challenges. Ticket sales cover only 40% of our annual operating costs, so we rely heavily on donations, sponsorships, grants, and community support.”

A.C.T. of Connecticut is a professional nonprofit theater in Ridgefield dedicated to bringing Broadway-caliber productions and educational programming to Fairfield County, known for producing acclaimed musical productions featuring Broadway talent in an intimate setting.

Levine noted these grants acknowledge the important of the arts. “Support like this recognizes that the arts are not a luxury; they are an essential part of life,” he said.

Shapiro reinforced the importance of being there for the arts.

“Supporting for arts organizations is support for the creative economy as a tool for sustainable community development,” Shapiro said. “A vibrant arts ecosystem attracts and retains a skilled, innovative workforce, encourages entrepreneurship and small business growth, activates underused community spaces, improves community health and wellness outcomes, and more.”



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# Kingston selects development team for parking lot apartments

BY PETER KATZ / pkatz@westfairinc.com

The City of Kingston has selected a development team to build an affordable housing and retail development on a city-owned parking lot at 65-77 N. Front St.

Last December, Kingston issued a Request for Expressions of Interest (RFEI) to partially or fully redevelop the municipal parking lot, which occupies an approximately 0.7-acre site in the city's Uptown Business District. The city was proposing an approximately 50-unit fully affordable development with mixed-use storefronts.

The city pointed out that another parking lot it owns on N. Front Street at Crown is not part of this project. The parking lot at 65-77 N. Front St. that will be developed was created in the 1960s after several mixed-use buildings on the site were demolished.

Selected for the redevelopment are Gemion Consulting LLC and Rockabill Development LLC. Gemion Consulting is a minority- and wom-

en-led real estate consulting and development firm specializing in high-quality affordable multifamily housing. Rockabill Consulting & Development has experience with the development of more than 14,000 residential units across New York, with expertise in affordable housing. Also selected to work on the development team are WRT Architects, Arden Consulting, Langan Engineering, and AHC General Contracting.

The city wants to create apartments that will be affordable to tenants earning between 30% and 80% of the Area Median Income. The redevelopment team also is expected to evaluate a range of approaches to accommodate public parking and other community needs.

"Kingston continues to face a significant need for affordable housing, and this project presents an opportunity to create new homes for local residents in a walkable location," said the city's Director of Housing Initiatives Bartek Starodaj.

"The city wants to create apartments that will be affordable to tenants earning between 30% and 80% of the Area Median Income."



Kingston parking lot to be redeveloped.

"We recognize the importance of public parking to Uptown businesses, residents, and visitors, and this experienced development team will be carefully evaluating options to preserve parking access while advancing the broader community benefits of this investment. By creating

affordable housing, activating a key site in Uptown with new mixed-use development, and carefully evaluating opportunities to maintain public parking access, this project reflects our commitment to making the most of public assets for the benefit of current residents."

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## WESTCHESTER

## DEEDS

## Above \$1 million

**440 Nepperhan LLC**, Yonkers. Seller: 440 Nepperhan Avenue LLC, White Plains. Property: 440 Nepperhan Ave., Yonkers. Amount: \$5.4 million. Filed May 28.

**64 Lincoln Road Realty LLC**, Bronxville. Seller: Geraldine F. Merksamer. Property: 64 Lincoln Road, Scarsdale. Amount: \$2.1 million. Filed May 27.

**Amsdell Storage Ventures 102 LLC**, Cleveland, Ohio. Seller: MHC 109 Hastings-on-Hudson, NY LLC, Brooklyn. Property: 1337 Saw Mill River Road, Greenburgh. Amount: \$16.6 million. Filed May 26.

**Bank of New York Mellon**, Detroit, Michigan. Seller: Luiso 37-39 Clifford LLC. Property: 37-39 Clifford Place, Harrison. Amount: \$1.4 million. Filed May 22.

**Celsus, Andrew**, New York. Seller: Zappico Real Estate Development LLC, Hawthorne. Property: Quaker Street, New Castle. Amount: \$2.5 million. Filed May 22.

**Filed May 99 Holdings LLC**, Bedford Corners. Seller: Camarella Contracting Company Inc., New York. Property: 510 W. Boston Post Road, Mamaroneck. Amount: \$2.4 million. Filed May 27.

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Mount Kisco, NY 10549  
Phone: 914-694-3600

**First Stop Hartsdale LLC**, New York. Seller: Eton Gardens Corp., White Plains. Property: 217-221 E. Hartsdale Ave., Greenburgh. Amount: \$3.2 million. Filed May 27.

**Frank, Joshua**. Seller: 103 PRRFF LLC. Property: 103 Pleasant Ridge Road, Harrison. Amount: \$3 million. Filed May 22.

**Gecco Capital LLC**, Scarsdale. Seller: Eric M. Rosenberg, Mamaroneck. Property: 1180 Greacen Point Road, Mamaroneck. Amount: \$4.9 million. Filed May 27.

**Halilaj, Ardelina**, Yonkers. Seller: DGAR LLC, Mahopac. Property: 130 Staunton St., Yonkers. Amount: \$1.1 million. Filed May 28.

**HD20CR LLC**, New York. Seller: 20 Cambridge Holdings Ltd., Scarsdale. Property: 20 Cambridge Road, Scarsdale. Amount: \$5 million. Filed May 26.

**Martin, Allyson**, Rye. Seller: KGS of Port Chester LLC, Katonah. Property: 561 King St., Rye Town. Amount: \$1.1 million. Filed May 29.

**Shah, Manas S.**, New York. Seller: Luna Luna Sol LLC, White Plains. Property: 18 Lakeside Drive, New Rochelle. Amount: \$1.7 million. Filed May 27.

**U.S. Bank Trust NA**, Jacksonville, Florida. Seller: Steven M. Cooke. Property: 48 Rushby Way, Yonkers. Amount: \$1 million. Filed May 27.

**Vert Peak Partners LLC**, Irvington. Seller: Silvia Stiu. Property: 10 Richbell Close, Scarsdale. Amount: \$3.9 million. Filed May 22.

## Below \$1 million

**110 Cross Pond Road LLC**, Thornwood. Seller: Kristian DeLuccia, Pound Ridge. Property: 110 Cross Pond Road, Pound Ridge. Amount: \$729,000. Filed May 27.

**19 Indian Trail LLC**, White Plains. Seller: Cleo N. Oliver, White Plains. Property: 19 Indian Trail, Greenburgh. Amount: \$760,000. Filed May 28.

**238 Casa Madison Avenue LLC**, Port Chester. Seller: Leon Demar, New York. Property: 238 Madison Ave., Rye Town. Amount: \$460,000. Filed May 27.

**253 South Fulton Avenue LLC**, Middletown. Seller: Malcolm Laurel, Mount Vernon. Property: 253 Fulton Ave., Mount Vernon. Amount: \$445,000. Filed May 27.

**28 Grove Street Realty LLC**, Bronx. Seller: 2w Properties LLC, Brooklyn. Property: 28 Grove St., Mount Vernon. Amount: \$600,000. Filed May 29.

**43-45 Hawthorne LLC**, Bronx. Seller: 43-45 Hawthorne Holdings LLC, Melville. Property: 43 Hawthorne Ave., Yonkers. Amount: \$200,000. Filed May 19.

**Ajage Realty Holding LLC**, Yonkers. Seller: Carol Kirsch, White Plains. Property: 31 Primrose Ave., Yonkers. Amount: \$705,000. Filed May 28.

**Cani, Liridon**, New Rochelle. Seller: Bryn Mawr Builders LLC, Yonkers. Property: 109 Manning Ave., Yonkers. Amount: \$590,000. Filed May 18.

**Cesk General Construction Inc.**, New Rochelle. Seller: Michael Corbett, Roselle, New Jersey. Property: 79 Riverdale Ave., Greenburgh. Amount: \$450,000. Filed May 26.

**Forgellos Renovations LLC**, Stamford, Connecticut. Seller: Christopher S. Boswell, Ossining. Property: 24 Fuller Road, Ossining. Amount: \$375,000. Filed May 26.

**GV Reo 2025-1 LLC**, Orange, California. Seller: Gitsit Solutions LLC, Orange, California. Property: 27 Hillside Drive, Cortlandt. Amount: \$10. Filed May 26.

**Harvey, Nancy**, Pelham. Seller: 1015 Mamaroneck Avenue Holdings LLC, White Plains. Property: 1015 Mamaroneck Ave., White Plains. Amount: \$950,000. Filed May 22.

**He, Dan**, Scarsdale. Seller: Wilmington Savings Fund Society FSB, Lansing, Michigan. Property: 523 First Ave., Pelham. Amount: \$678,000. Filed May 26.

**JS Capital Holdings LLC**, Bronx. Seller: Joseph DiSanto, Mahopac. Property: 249 MacQuesten Parkway, Mount Vernon. Amount: \$540,000. Filed May 28.

**Kalic Management Group LLC**, Mount Vernon. Seller: Robert Laub, Mount Vernon. Property: 312 Hawthorne Terrace, Mount Vernon. Amount: \$500,000. Filed May 27.

**Lakeside Properties II LLC**, Cortlandt Manor. Seller: Howard D. Girao, Croton-on-Hudson. Property: Dock F-6 Half Moon Bay Marina, Cortlandt. Amount: \$15,000. Filed May 22.

**Moseley Sr., Timothy E.**, Peekskill. Seller: SGB Realty Group LLC, Monroe. Property: 1209 Orchard St., Peekskill. Amount: \$480,000. Filed May 27.

**Nolan, Troy**, Yonkers. Seller: 41 Glover Realty LLC, Brooklyn. Property: 41 Clover St., Yonkers. Amount: \$725,000. Filed May 28.

**Priskie, Anna**, Yorktown Heights. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2012 Millstone Court, Yorktown. Amount: \$910,000. Filed May 27.

**Rodriguez 2014 LLC**, Buchanan. Seller: Mamta Singh, Cortlandt Manor. Property: 26 Montrose Point Road, Cortlandt. Amount: \$589,000. Filed May 28.

**Royal Life Holdings LLC**, New City. Seller: Royal Life Management Group LLC, New City. Property: 63 Park Ave., White Plains. Amount: \$10. Filed May 28.

**Soni, Rajesh K.**, Scarsdale. Seller: Eguia Camacho Family Ltd. Partnership, Harlington, Texas. Property: 500 Central Park Ave., 214, Greenburgh. Amount: \$555,000. Filed May 18.

**Talavera, Marilyn**, Yonkers. Seller: JAYP Holdings LLC, New York. Property: 42 Alder Street N., Yonkers. Amount: \$900,000. Filed May 29.

**UBA Duba Realty LLC**, New Rochelle. Seller: Roslyn Belton, New Rochelle. Property: 27 Locust Ave., 2S, New Rochelle. Amount: \$430,000. Filed May 27.

**Yang, Dongxia**, Elmsford. Seller: 52 Sears Avenue LLC, White Plains. Property: 52 Sears Ave., Greenburgh. Amount: \$700,000. Filed May 28.

## JUDGMENTS

**Abele, Stephen**, White Plains. \$16,990 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 6.

**Acevedo, Ernesto**, Mamaroneck. \$2,249 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 8.

**Alamo, Luz M.**, Yonkers. \$6,435 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 6.

**Alawadi, Ali M.**, Yonkers. \$8,510 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 6.

**Albano, Nicholas**, Yorktown Heights. \$22,865 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 8.

**Asto, Noe E.**, White Plains. \$3,901 in favor of Midland Credit Management Inc., San Diego, California. Filed May 8.

**Bargellini, Mario**, Eastchester. \$2,961 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 7.

**Bisordi, Ama**, Ossining. \$5,855 in favor of Capital of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 6.

**Boateng, Lin**, New Rochelle. \$28,710 in favor of Ufannel Partners Management Inc., San Diego, California. Filed May 6.

**Brown, Robert**, Vernon. \$10,915 in favor of Midland Credit Management Inc., San Diego, California. Filed May 8.

**Calandro, D**, Croton-on-Hudson. \$16,410 in favor of Midland Credit Management Inc., San Diego, California. Filed May 7.

**Cammarata, V**, Scarsdale. \$2,498 in favor of Midland Credit Management Inc., San Diego, California. Filed May 7.

**Campoverde, Edgar**, Amawalk. \$4,572 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed April 20.

**Carter, Jonathan**, Yonkers. \$6,510 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed April 20.

**Dambrosio, Albert A**, Kisco. \$6,038 in favor of Capital of JPMorgan Chase Bank NA, Virginia. Filed May 1.

**Delgado, Victor L.**, Yonkers. \$7,262 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 6.

**DePascale, Joseph**, Mohegan Lake. \$4,699 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

**Depass, Gavi**, Vernon. \$1,753 in favor of Midland Credit Management Inc., San Diego, California. Filed May 7.

**Dessesow, P**, Yorktown Heights. \$8,100 in favor of Midland Credit Management Inc., San Diego, California. Filed April 22.

**Dias, Neshia**, Mount Vernon. \$6,585 in favor of Capital of JPMorgan Chase Bank NA, Virginia. Filed May 6.

**Guevara, Joanna**, Yonkers. \$1,521 in favor of Midland Credit Management Inc., San Diego, California. Filed April 22.

**Gutierrez, Tomas E.**, Elmsford. \$4,955 in favor of Capital One NA, McLean, Virginia. Filed May 6.

**Haggart, Timothy**, Yonkers. \$15,575 in favor of American Express National Bank, Sandy, Utah. Filed May 6.

**Haygood, Monique**, White Plains. \$3,343 in favor of Capital One NA, McLean, Virginia. Filed May 1.

**Hemmings Sr., Robert A.**, Mount Vernon. \$2,131 in favor of Midland Credit Management Inc., San Diego, California. Filed April 22.

**Hernandez, Arturo**, Yonkers. \$4,829 in favor of Capital One NA, McLean, Virginia. Filed May 6.

**Hernandez, Ramon**, Yonkers. \$4,681 in favor of Midland Credit Management Inc., San Diego, California. Filed April 22.

**Issa, Emely**, Mohegan Lake. \$1,857 in favor of Capital One NA, McLean, Virginia. Filed May 7.

**Januario, Tuane G.**, Mount Vernon. \$5,587 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed April 20.

**Jose, Aguilar**, Rye. \$2,031 in favor of Midland Credit Management Inc., San Diego, California. Filed April 24.

**Joss, Katie T.**, Yonkers. \$4,123 in favor of Midland Credit Management Inc., San Diego, California. Filed April 22.

**Kharem, Leila**, Yonkers. \$20,273 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed April 20.

**Lee, Shawanna**, Yonkers. \$6,663 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 6.

**Linahan, Patrick J.**, Cortlandt Manor. \$16,713 in favor of Midland Credit Management Inc., San Diego, California. Filed April 22.

**Lopez, Carlos A.**, White Plains. \$4,627 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 8.

**Morales, Mariela A.**, Yonkers. \$8,436 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 1.

## LIS PENDENS

**Anthony, Dawn M.**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$205,000 affecting property located at 730 Lindbergh Ave., Peekskill. Filed May 8.

**Bektas, George**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,337,500 affecting property located at 28 Wrights Mill Road, North Castle. Filed May 29.

**Brown, Kayon**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$326,000 affecting property located at 4 Amber Drive, Croton-on-Hudson. Filed May 29.

**C&J Landscaping & Maintenance Inc.**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$509,000 affecting property located at 31 Central Ave., Port Chester. Filed June 4.

**C&J Landscaping & Maintenance Inc.**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 22 Nicola Place, Port Chester. Filed June 4.

**Capital One Bank USA NA**, as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,125,289 affecting property located at 450 Siwanoy Place, Pelham. Filed May 7.

**Clarke, Ricardo**, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$241,000 affecting property located at 60 Villa Drive, Unit 15, Peekskill. Filed May 8.

**Costello, Dennis**, as owner. Filed by TLOA Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$2,000,000 affecting property located at 984 and 986 McLean Ave., Yonkers. Filed May 7.

**Estate of Jeffrey Miller** - as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$269,000 affecting property located at 708 Kossuth Place, Peekskill. Filed May 7.

**GMAC Mortgage Corp.**, as owner. Filed by US Bank NA - Trust. Action: Foreclosure of a mortgage in the principal amount of \$999,000 affecting property located at 115 Park Lane, Harrison. Filed May 5.

**Hawkins, Walter**, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$375,000 affecting property located at 27 Oriole Lane, Courtlandt. Filed June 1.

**Holley, Alyssa**, as owner. Filed by WDNV LLC. Action: Foreclosure of a mortgage in the principal amount of \$91,000 affecting property located at 112 Clifford Road, Bedford. Filed May 29.

**Midland Credit Management Inc.**, as owner. Filed by Wilmington Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$337,000 affecting property located at 620 Union Ave., Peekskill. Filed May 29.

**Perser, Earl**, as owner. Filed by Board of Managers of Stewart Place Condominium. Action: Foreclosure of a mortgage in the principal amount of \$5,578 affecting property located at Stewart Place, Unit 6cw, White Plains. Filed June 2.

**Southwell, Al**, as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$737,000 affecting property located at 17 Washington Blvd., Mount Vernon. Filed May 7.

## MECHANIC'S LIENS

**353 N. Bedford Road LLC**, Mount Kisco. \$24,266 in favor of New York Stucco & General Construction, Mineola. Filed June 11.

**6 Cottage Place Housing Development**, White Plains. \$30,761 in favor of Fancy Finish LLC, Newark, New Jersey. Filed June 9.

**AD Chappaqua LLC**, New Castle. \$60,000 in favor of Crossroads Enterprises Northeast, Hopewell. Filed June 4.

**Crescent Manor Senior Housing Development**, Ossining. \$12,695 in favor of Fancy Finish LLC, Newark, New Jersey. Filed June 9.

**Fontaine, Richard**, North Castle. \$52,997 in favor of Innov8tive Environmental Service, Valhalla. Filed June 8.

**Heathcote 259 Partners LLC**, Scarsdale. \$67,588 in favor of RM Friedland LLC, Harrison. Filed June 10.

**Ipark Broadway LLC/National Resource**, Yonkers. \$20,749 in favor of Hertz Rentals Inc. Filed June 3.

**Robert James Contracting Corp.**, Greenburgh. \$16,800 in favor of Idrovo Drywall Services LLC, Rye Brook. Filed June 2.

**Robert James Contracting Corp.**, Greenburgh. \$16,908 in favor of Prestige Flooring & Interiors Inc., Elmsford. Filed June 2.

## NEW BUSINESSES

### Partnerships

**Munikoti Trading**, 21 Parkview Court, White Plains 10603. c/o Vinay Munikoti and Rashmi Munikoti. Filed May 7.

**Null Route**, 189 N. Main St., Suite 4, Port Chester 10573. c/o Corey T. Sabia and Christopher Kennedy. Filed May 6.

**RD Legacy Group**, 1011 Orchard St., Peekskill 10566. c/o Erika Carrillo, Mark Romero and Evelin Romero. Filed May 19.

### Sole Proprietorships

**Lescano Iron Works**, 227 Saw Mill River Road, Millwood 10546. c/o Henry P. Lescano Osorio. Filed May 5.

**Lighthouse Designs**, 3096 Wharton Drive, Yorktown Height 10598. c/o Stephani Strigler. Filed May 18.

**Litany Labs**, 80 E. Hartsdale Ave., Hartsdale 10530. c/o Marlon Jason Card. Filed May 8.

**Little Notes Press**, 2005 Palmer Ave., 1155, Larchmont 10538. c/o Colleen Van Valen. Filed May 8.

**Loopcue**, 7 Rye Ridge Plaza, Rye Brook 10573. c/o Marc Pierre Byrnes. Filed May 19.

**LRH Books**, 458 S. Second Ave., Mount Vernon. c/o Lawrence Gomez Jr. Filed May 14.

**Marcos Cafe**, 111 Dr. Martin Luther, White Plains 10601. c/o Marcos Lopez. Filed May 18.

**Marisol Nails**, 122 Croton Ave., Ossining 10562. c/o Marisol Tatiana Aulla. Filed May 19.

**Mendia Home Improvement**, 313 Palmer Ave., Apt. 2, Mamaroneck 10543. c/o Alicia Donald Mendia. Filed May 1.

**Michael Summa Golf Professional**, 77 High St, Armonk 10504. c/o Michael V. Summa Filed May 18.

**MJ Renovations**, 206 Fisher Ave., Apt. 1, White Plains 10606. c/o Carlos Alberto Maita. Filed May 19.

**MJG Property Group**, 290 E. Main St., No. 412, Elmsford 10523. c/o Alexander Benitez. Filed April 29.

**MJS Solutions**, 410 McClellan Ave., Mount Vernon 10553. c/o Monique Shaw. Filed May 4.

**Mongoose Movers**, 15 Island View Place, No. 2, New Rochelle 10801. c/o Rogelio Rodriguez. Filed April 30.

**MVHS NY 50th Reunion Class 1976**, 110 N. Third Ave., Mount Vernon 10550. c/o James Dilarso. Filed May 19.

**Neurona Love**, 26 Broad Ave., Ossining 10562. c/o Yesenia Muñoz-davalos Filed May 15.

**Nexa Business Support**, 84 Crescent Ave., New Rochelle 10801. c/o Gloria Londoño. Filed May 1.

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

**OT Possibilities**, 339 Tarrytown Road, Elmsford 10523. c/o Shannon Small. Filed May 19.

**Othello Produce**, 216 Rockne Road, Yonkers 10701. c/o Rigaud Othello. Filed May 6.

**Pato**, 921 Albert Road, Peekskill 10566. c/o Patricio J. Almeida Filed May 5.

**Pocket Pups NYC**, 48 Caryl Ave., Apt. 3c, Yonkers 10705. c/o Norma Ayala. Filed April 29.

**Pristine Power Washing**, 1 Baltic Place, Croton-on-Hudson 10520. c/o Peter Doherty. Filed April 29.

**Quality Home Renovation**, 21 Arnett St, Port Chester 10573. c/o Anderson DeOliveira Andrade. Filed May 19.

**Raices Latin Coffee & Community**, 19 Lawrence Ave., Bedford Hills 10507. c/o Kelly Diaz. Filed May 7.

**Renewed Motion Publishing**, 15 Cromwell Place, Apt. B, Mohegan Lake 10547. c/o Timothy C. Schade. Filed May 6.

**RJB Therapy & Consulting,** 290 Clinton Ave., Dobbs Ferry 10522. c/o Richard Jaime-Bettan. Filed May 7.

### HUDSON VALLEY

#### BUILDING LOANS

#### Above \$1 million

**Bank of America,** as owner. Lender: 1099 Route 17m Associates LLC. Property: 1099 Route 17m Blooming Grove. Amount: \$4 million. Filed May 12.

**Broadview Capital LLC,** as owner. Lender: 24 Raywood LLC. Property: 24 Raywood Drive, Monroe. Amount: \$2 million. Filed May 12.

**CDK Capital III LLC,** as owner. Lender: 146 Tower Group LLC. Property: in Wallkill. Amount: \$2.9 million. Filed May 7.

**Conventus LLC,** as owner. Lender: Nolo Patton Ridge LLC. Property: in Newburgh. Amount: \$3.2 million. Filed May 7.

#### Below \$1 million

**EH Capital LLC,** as owner. Lender: Equity Homes NY II Inc. Property: in Middletown. Amount: \$100,000. Filed May 6.

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Phone: 914-694-3600

**EH Capital LLC,** as owner. Lender: Equity Homes NY II Inc. Property: in Wawayanda. Amount: \$100,000. Filed May 7.

**Kiavi Funding Inc.,** as owner. Lender: Mast Construction LLC. Property: 6 Eaton Court, Middletown. Amount: \$246,000. Filed May 7.

**Loan Funder LLC Series 112640,** as owner. Lender: MCIA Groupe LLC. Property: 91 Creamery Drive, New Windsor. Amount: \$149,000. Filed May 5.

**TEG Federal Credit Union,** as owner. Lender: Victoria Kate Perez Shepherd. Property: 40 Jules Drive, Chester. Amount: \$869,000. Filed May 13.

**Yosher Realty LLC,** as owner. Lender: 31 Israel Funding LP. Property: in Palm Tree. Amount: \$800,000. Filed May 11.

#### DEEDS

#### Above \$1 million

**Caruso, Joseph,** Wayne, New Jersey. Seller: Paip Properties, LLC, New York. Property: in Clinton. Amount: \$4.9 million. Filed May 14.

**Eisenberger, Miriam,** Monsey. Seller: Funston Estates LLC, Chester. Property: 20 W. Funston Ave., Spring Valley. Amount: \$1.2 million. Filed May 27.

**NLF Bus Portfolio LLC,** New York. Seller: First Student Inc., Cincinnati, Ohio. Property: 17 Halcyon Road, Millbrook. Amount: \$1.4 million. Filed May 12.

**Ostereh Equities LLC,** Spring Valley. Seller: Shea Ungar, Spring Valley. Property: 180 Ostereh Blvd., New Square. Amount: \$1.1 million. Filed May 27.

**Spark-Depass, Evan,** Beacon. Seller: Dilello Homes Inc., Newburgh. Property: in city of Beacon. Amount: \$5.4 million. Filed May 13.

#### Below \$1 million

**10 Bird Place LLC,** Spring Valley. Seller: 10 Bird LLC, Monsey. Property: 10 Bird Place, Spring Valley. Amount: \$675,000. Filed May 26.

**115 Innis Avenue LLC,** Ossining. Seller: Rana Sahawneh, Hyde Park. Property: in town of Poughkeepsie. Amount: \$375,000. Filed May 18.

**12 Bird Place LLC,** Spring Valley. Seller: 12 Bird LLC, Monsey. Property: 12 18 Bird Place, Monsey. Amount: \$875,000. Filed May 26.

**128 Bethune LLC,** Spring Valley. Seller: Neptune Eastland LLC, Spring Valley. Property: 128 Bethune Blvd., Spring Valley. Amount: \$860,000. Filed May 26.

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

**5 Homestead Farm Lane LLC,** Pine Plains. Seller: Chantal Hardy, New York. Property: 710 Smithfield Road, NorthEast. Amount: \$190,000. Filed May 11.

**51 South Liberty Swyn LLC,** Brooklyn. Seller: Liberty 51 Realty LLC, Tuckahoe. Property: 51 S. Liberty Drive, Stony Point. Amount: \$545,000. Filed May 27.

**518 Creek Road LLC,** LaGrangeville. Seller: Donald H. Wilson Sr. Trust, Hyde Park. Property: in Hyde Park. Amount: \$85,000. Filed May 18.

**Breslin, Julian Francis,** Amawalk. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$707,000. Filed May 13.

**Brothers Sahiti Corp.,** Hopewell Junction. Seller: Thomas J. McInerney, Fishkill. Property: in Fishkill. Amount: \$250,000. Filed May 14.

**Castaldo R&B Properties LLC,** Poughkeepsie. Seller: Patricia Randolph Trust, Poughkeepsie. Property: 122 South Ave., city of Poughkeepsie. Amount: \$330,000. Filed May 18.

**Clear Path House Buyers LLC,** Washingtonville. Seller: Lucas William Ludvick, Staatsburg. Property: 687 Route 52, Beacon. Amount: \$155,000. Filed May 18.

**Dahlia Design, LLC,** Elizaville. Seller: Michael Lueck, Red Hook. Property: in Red Hook. Amount: \$750,000. Filed May 18.

**ESMR Capital LLC,** Fishkill. Seller: Forbus Hill Properties LLC, Fishkill. Property: in city of Poughkeepsie. Amount: \$195,000. Filed May 15.

**Higgins, Graham,** Poughkeepsie. Seller: Lala Enterprises LLC, Wappingers Falls. Property: in LaGrange. Amount: \$500,000. Filed May 13.

**Hudson Home Buyers LLC,** Salisbury Mills. Seller: Lorraine M. DiNanzio Trust, Wappingers Falls. Property: in East Fishkill. Amount: \$310,000. Filed May 18.

**KESF LLC,** Poughkeepsie. Seller: Clearview Summit LLC, Poughkeepsie. Property: 83 Smith Road, Poughkeepsie. Amount: \$299,000. Filed May 18.

**Kuka Home Improvement LLC,** Wappingers Falls. Seller: RMAC Trust Series 2016-Cct, Coppell, Texas. Property: in Hyde Park. Amount: \$285,000. Filed May 15.

**LaGrange RE Holding LLC,** Carmel. Seller: Nesheiwat Estates Inc., New Paltz. Property: 6 Tammam Drive, LaGrange. Amount: \$100,000. Filed May 13.

**Medina, Thielke Pablo,** Poughkeepsie. Seller: Val Ray Capital LLC, Meadows. Property: 9 Greenbush Drive, Poughkeepsie. Amount: \$300,000. Filed May 11.

**Mens Et Manus 3 Balding Avenue Poughkeepsie LLC,** Poughkeepsie. Seller: Sarah Tornatore, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$385,000. Filed May 12.

**National Residential Nominee Services Inc.,** Frisco, Texas. Seller: Jonathan M. Genord, Pawling. Property: 36 Horseshoe Path, Pawling. Amount: \$775,000. Filed May 18.

**PLMR LLC,** Poughkeepsie. Seller: 80 Washington Square Properties LLC, Pleasant Valley. Property: in town of Poughkeepsie. Amount: \$450,000. Filed May 14.

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

**Santos, Ana Felicia De Jesus,** Beacon. Seller: 185 Mill Street LLC, Brooklyn. Property: 185 Mill St., city of Poughkeepsie. Amount: \$385,000. Filed May 12.

#### JUDGMENTS

**Booth, Shameeca,** New Windsor. \$6,730 in favor of Lvnv Funding LLC, Greenville, South Carolina. May 7, 2026

**Carnosa, Dolores G.,** Port Jervis. \$2,396 in favor of Capital One, McLean, Virginia. May 8, 2026

**Chiamulera, Dennis J.,** New Windsor. \$2,799 in favor of Capital One, McLean, Virginia. May 6, 2026

**Chiamulera, Dennis,** New Windsor. \$2,226 in favor of Capital One, McLean, Virginia. May 5, 2026

**Deleon, Roseann,** New Windsor. \$7,002 in favor of Midland Credit Management Inc., San Diego, California. May 8, 2026

**DeRobertis, Abgellati, Anthony,** Wal Windsor. \$2,169 in favor of Capital One, McLean, Virginia. May 6, 2026

**Dixon, Curtis G.,** McLean, Virginia. \$13,756 in favor of Capital One, McLean, Virginia. May 8, 2026

**Ellis, Antoinette,** Windsor. \$3,017 in favor of Lvnv Funding LLC, Greenville, South Carolina. May 7, 2026

**Farella, James A.,** Greenville, South Carolina. \$10,729 in favor of Capital One, McLean, Virginia. May 5, 2026

**Gonzalez, Gabriel,** Walpole. \$6,357 in favor of Bank of America, Charlotte, North Carolina. May 6, 2026

**Gutic, Meta,** Monroeville. \$6,425 in favor of Bank of America, Charlotte, North Carolina. May 6, 2026

**Guzman, Dianbro, Antonio,** Pine Bluff, Newburgh. \$9,761 in favor of Lvnv Funding LLC, Greenville, South Carolina. May 7, 2026

**Harchuck, George,** Dearborn, Michigan. \$14,135 in favor of Credit Motor Credit Co., Dearborn, Michigan. May 5, 2026

**Hart, Darius NYC Comptroller,** New Windsor. \$1,539 in favor of General Insurance Co., California. May 5, 2026

**Horak, Ryan,** San Diego. \$2,891 in favor of Credit Management, San Diego, California. May 5, 2026

**Ike, Augusta K.,** Sioux Falls, South Dakota. \$7,430 in favor of Capital One, Virginia. May 8, 2026

**Iliovits, Shaya,** New Windsor. \$21,503 in favor of Express National Bank, Sandy, Utah. May 5, 2026

**Jimenez, Idefonsa,** Middletown. \$2,781 in favor of Capital One, McLean, Virginia. May 6, 2026

**Kitchell, Kristyn,** Huguenot. \$1,612 in favor of Lvnv Funding LLC, Greenville, South Carolina. May 8, 2026

**Ramirez, Daisy**, Newburgh. \$3,313 in favor of Capital One, McLean, Virginia. May 6, 2026

**Reardon, Joseph**, Walden. \$4,011 in favor of Midland Credit Management Inc., San Diego, California. May 6, 2026

**Reynolds, Jason**, Newburgh. \$2,741 in favor of Midland Credit Management Inc., San Diego, California. May 5, 2026

**Reynoso, Yovanny**, Warwick. \$1,545 in favor of Midland Credit Management Inc., San Diego, California. May 6, 2026

**Rivera, Melanie**, Walden. \$5,095 in favor of Capital One, McLean, Virginia. May 5, 2026

**Rodriguez, Timothy J.**, Middletown. \$2,839 in favor of Capital One, McLean, Virginia. May 6, 2026

**Rose, Jean L.**, Chester. \$2,450 in favor of Lvnv Funding LLC, Greenville, South Carolina. May 6, 2026

**Rosenthal, Erica L.**, Monroe. \$8,993 in favor of Capital One, McLean, Virginia. May 8, 2026

**Samuels, Jacquelin T.**, Highland Mills. \$10,444 in favor of Capital One, McLean, Virginia. May 8, 2026

**Santiago, Bernadette A.**, New Windsor. \$12,210 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. May 5.

**Smith, Brittany**, Newburgh. \$2,661 in favor of Capital One, McLean, Virginia. May 5.

**Suber, Jonathan T. Walters**, Chester. \$2,313 in favor of Capital One, McLean, Virginia. May 5.

**Taylor, Jourdan**, Middletown. \$3,598 in favor of Capital One, McLean, Virginia. May 5.

**Thornton, Rebecca**, Middletown. \$3,300 in favor of Capital One, McLean, Virginia. May 5.

**Vargas, Robert**, Montgomery. \$1,546 in favor of Lvnv Funding LLC, Greenville, South Carolina. May 7.

**Windsor, Tiffany M.**, Monroe. \$3,108 in favor of Capital One, McLean, Virginia. May 6.

**Yates, Rodney**, Highland Falls. \$3,468 in favor of Bank of America, Charlotte, North Carolina. May 5.

## MECHANIC'S LIENS

**Aiello, Jason**, as owner. \$43,260 in favor of Marcel Electrical Contracting Corp. Property: 941 Academy Hill Road, Milan. Filed May 28.

**Congers BP Fuels LLC**, as owner. \$52,862 in favor of Aden Mining & Material Inc. Property: 112 N. Route 303, West Nyack. Filed May 13.

**Hirsh, Stacy**, as owner. \$1,230 in favor of Antonino Landscaping Inc. Property: in Carmel. Filed May 8.

**MSK Remsen LLC**, as owner. \$27,074 in favor of Suncat Excavators Inc. Property: 229-231 Remsen Ave., Ramapo. Filed May 12.

**Myrtle Corner LLC**, as owner. \$85,395 in favor of Positive Light & Energy LLC. Property: 16 N. Myrtle Ave., Spring Valley. Filed May 5.

**Noriega, Vivian Vernon**, as owner. \$13,379 in favor of Healthy Home Energy & Consulting Inc. Property: 509 E. Branch Road, Patterson. Filed May 11.

**Quast Dennis and Kami Albano**, as owner. \$20,103 in favor of Apex Contracting & Remodeling Solutions Inc. Property: 118 Wayacross Road, Carmel. Filed April 30.

**Safern, Samuel E.**, as owner. \$30,813 in favor of KJ Artistic Inc. Property: 26 Sandy Brook Drive, Spring Valley. Filed May 4.

**Schwartz, Aron Z.**, as owner. \$11,864 in favor of KJ Artistic Inc. Property: 6 Soundview Drive, Spring Valley. Filed May 4.

**Singh, Virenderpal and Jaswinder K. Singh**, as owner. \$10,541 in favor of A Plus Complete Restoration LLC. Property: 402 Roseland Road, Nyack. Filed May 4.

## NEW BUSINESSES

### Partnerships

**Sunshine Masonry & Landscaping**, 37 Katie Court, Mahopac 10541. c/o Jose Ricardo Lagos Milla and Jose Ricardo Milla Lagos. Filed May 4.

### Sole Proprietorships

**Alcides Maintenance & Cleaning**, 3 Homestead Ave., Highland Falls 10928. c/o Alcides Ferreira Magalhaes. Filed May 29.

**Blockchain Medical Solutions**, 4 Collier Drive, Carmel 10512. c/o Sean P. Barresi. Filed May 6.

**Brawny Logistics**, 72 Will Way, Carmel 10512. c/o Jaime Lebron. Filed May 11.

**D&H Pro Painting**, 78 Sunset Hill Road, Putnam Valley 10579. c/o Douglas E. Jerez Coc. Filed May 29.

**Dancing Taco**, 305 Daisy Lane, Carmel 10512. c/o Anthony A. Pratillo. Filed May 15.

**Frutas Exoticas Mexicanas Y Centro Americanos**, 38 Williams St., Newburgh 12550. c/o Lenin Leonel Reyes. Filed May 27.

**Heart of the Artist Productions Anne Chamberlain**, 66 Ondaora Pkwy., Apt. 4, Highland Falls 10928. c/o Anne Chamberlain Faudree. Filed May 27.

**Hoernig Forestry**, 28 Lakeview Drive, Monroe 10950. c/o Caleb Aaron Hoernig. Filed May 28.

**Hudson Valley Early Development Center**, 304 Drew Lane, Carmel 10512. c/o Tara Furlong. Filed May 22.

**Justins Atelier**, 230 W. Lovell St., Mahopac 10541. c/o Justin Anthony Colon. Filed May 15.

**MS Post**, 51 Tanglewylde Road, Lake Peekskill 10537. c/o Meredith Silverman. Filed May 15.

**Naf Love Studio**, 1 Crystal Road, Wallkill 12589. c/o Adam Larson and Noelle A. Larson. Filed May 28.

**Nickycardz**, 62 Clinton St Apt. 1a, Montgomery 12549. c/o Nicholas Joseph Ferrante. Filed May 28.

**Pearle Vision Center**, Route 211 and Certified Drive, Middletown 10940. c/o Rudolph J. Gualtiere. Filed May 29.

**Qin Media Group Co.**, 195 South St., Middletown 10940. c/o Peng Qin. Filed May 28.

**Robert A Cinque**, 1901 Kings Way, Carmel 10512. c/o Robert A. Cinque. Filed May 13.

**Sals Landscaping and Excavation**, 315 Brewster Hill Road, Brewster 10509. c/o Salvador Cardona Argueta. Filed May 5.

**Salty Stoneware**, 40 Kings Drive, Tuxedo Park 10987. c/o Alexandria H. Iseger. Filed May 28.

**UR My Home**, 12 Main St Unit 2147, Brewster 10509. c/o Ennei Sin. Filed May 26.

**U&C Construction**, 11 Putnam Ave., Apt. 3, Brewster 10509. c/o Emeldy D. Cantoral Coronado. Filed May 19.

**U&C Construction**, 11 Putnam Ave., Apt. 3, Brewster 10509. c/o Emeldy D. Cantoral Coronado. Filed May 29.

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## BUILDING PERMITS

### Commercial

**20 Sention Ave LLC,** Norwalk, contractor for 20 Sention Ave LLC. Construct a superstructure for two families dwelling at 20 Sention Ave., Norwalk. Estimated cost: \$300,000. Filed April 20.

**Brunetti, William Francis,** Norwalk, contractor for Nicholas Sgrignoli. Renovate fire damage and build an addition for a single-family residence at 238 Silvermine Ave., Norwalk. Estimated cost: \$1,950,000. Filed April 21.

**Florios Pool & Pool Table Installation LLC,** Norwalk, contractor for Peter M and Karen D. Johnson. Install above ground pool at 46 Gregory Blvd., Norwalk. Estimated cost: \$10,000. Filed April 24.

**GK2A Group LLC,** Norwalk, contractor for Zachary T. Mees. Construct a superstructure for new detached accessory Dwelling at 56 Cove Ave., Norwalk. Estimated cost: \$124,820. Filed April 22.

**Marsan, Nicholas L.,** Norwalk, contractor for Nicholas L. Marsan. Do 24' round above ground pool at 31 Cottontail Road, Norwalk. Estimated cost: \$1,000. Filed April 23.

**Pavarini North East Construction Co LLC,** Norwalk, contractor for Glic Real Estate Holding LLC. Renovate lobby at 383 Main Ave., Norwalk. Estimated cost: \$288,000. Filed April 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

**Pavarini North East Construction Co LLC,** Norwalk, contractor for Glic Real Estate Holding LLC. Perform replacement alterations at 383 Main Ave., Norwalk. Estimated cost: \$2,700,000. Filed April 24.

**Stanley Construction LLC,** Norwalk, contractor for Norwalk Housing Authority. Upgrade Ludlow Village bathrooms at 1 Emerson St., Norwalk. Estimated cost: \$370,000. Filed April 22.

**Vona, Nicola,** Norwalk, contractor for High St LLC. Construct a superstructure for 8 Dwelling Units at 80 Main St., Norwalk. Estimated cost: \$1,000,000. Filed April 22.

**Walker Construction Inc,** Norwalk, contractor for Thomas W. Thill. Demolish single-family residence at 13 Ridgewood Road, Norwalk. Estimated cost: \$26,105. Filed April 22.

### Residential

**ACM Home Remodeling LLC,** Norwalk, contractor for Welder A. Gomez and Maria Liliana Alzato. Remove and re-roof at 68 Broad St., Norwalk. Estimated cost: \$10,200. Filed April 17.

**Arton Builders LLC,** Norwalk, contractor for Andrea Byrne. Construct rear addition for single-family residence at 38 Fifth St., Norwalk. Estimated cost: \$65,600. Filed April 23.

**Cannondale Generators Inc,** Norwalk, contractor for James L. and Judy Hendrickson. Install a generator at the rear of a single-family residence at 59 Bluff Ave., Norwalk. Estimated cost: \$17,000. Filed April 23.

**DiGiorgi Roofing & Siding Inc,** Norwalk, contractor for Frank Smith and Linda L. Re-roof at 23 Lakeview Drive, Norwalk. Estimated cost: \$10,379. Filed April 23.

**DiGiorgi Roofing & Siding Inc,** Norwalk, contractor for Peter Piech. Re-roof at 31 June Ave., Norwalk. Estimated cost: \$21,500. Filed April 23.

**Elmcrest Properties LLC,** Norwalk, contractor for Elmcrest Properties LLC. Renovate Unit 4C at 50 Fairview Ave., Norwalk. Estimated cost: \$100,000. Filed April 24.

**Elmcrest Properties LLC,** Norwalk, contractor for Elmcrest Properties LLC. Renovate Unit 4D at 50 Fairview Ave., Norwalk. Estimated cost: \$50,000. Filed April 24.

**JLP Pro Services LLC,** Norwalk, contractor for Emma M. McGinley. Remove and re-roof at 19 Eleanor Lane, Norwalk. Estimated cost: \$24,000. Filed April 24.

**Langner Renovations Alterations & Decks LLC,** Norwalk, contractor for Meehan Monti. Remodel existing second floor bath, primary and hall bath at 21 Craw Ave., Norwalk. Estimated cost: \$28,000. Filed April 21.

**Lecomte, Dwight E.,** Norwalk, contractor for Dwight E. Lecomte. Repair chimneys do to fire damage at 15 Avenue B, Norwalk. Estimated cost: \$5,000. Filed April 20.

**Marc Sterling General Contractors LLC,** Norwalk, contractor for Anne-Nicole Hanus. Perform replacement alterations at 212 New Canaan Ave., Norwalk. Estimated cost: \$500,000. Filed April 17.

**Oasis Leisure Group LLC,** Norwalk, contractor for Cosmo Scicchitano. Install pool above ground at 22 Lounsbury Ave., Norwalk. Estimated cost: \$7,500. Filed April 20.

**Pfeiffer, Allison and Lukas Wear,** Norwalk, contractor for Lukas Wear. Install shed at rear of single-family residence at 16 Rising Road, Norwalk. Estimated cost: \$6,000. Filed April 24.

**Rick's Main Roofing LTD,** Norwalk, contractor for Mark Evan Blackman. Replace roof at 25 Murray St., Norwalk. Estimated cost: \$12,390. Filed April 24.

**Sabino, Antonio,** Norwalk, contractor for 60 Ponus Ave LLC. Renovate single-family residence at 60 Ponus Ave., Norwalk. Estimated cost: \$30,000. Filed April 24.

**Sabino, Antonio,** Norwalk, contractor for 62 Ponus Ave LLC. Renovate single-family residence at 62 Ponus Ave., Norwalk. Estimated cost: \$30,000. Filed April 24.

**Signature Exteriors LLC,** Norwalk, contractor for Edward F. and Cecilia S. Flynn. Install vinyl siding at 35 Windsor Place, Norwalk. Estimated cost: \$23,820. Filed April 17.

**Signature Exteriors LLC,** Norwalk, contractor for Brandon Buck. Install vinyl siding at 19 Fifth St., Norwalk. Estimated cost: \$4,380. Filed April 17.

**Tantillo, Charles and Kathryn,** Norwalk, contractor for Charles and Kathryn Tantillo. Renovate single-family residence at 30 Forbell Drive, Norwalk. Estimated cost: \$65,000. Filed April 21.

**Vance, Robert and Chung Lin Hu Vance,** Norwalk, contractor for Robert Vance. Construct 2 1/2 story addition at 8 Timothy Road, Norwalk. Estimated cost: \$125,000. Filed April 22.

## COURT CASES

### Bridgeport Superior Court

**Harris, Tracey et al,** New Canaan. Filed by Guadalupe Castellanos, Bridgeport. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6159781-S. Filed May 6.

**Lestrangle, Timothy J et al,** Shelton. Filed by Brian S Williams, Shelton. Plaintiff's attorney: Gesmonde Pietrosimone & Sgrignari LLC, Hamden. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6159393-S. Filed April 27.

**Quincy Mutual Fire Insurance Co.,** Quincy, Massachusetts. Filed by Maria A Marcoccia, Monroe. Plaintiff's attorney: Maurizio D Lancia, Bridgeport. Action: The plaintiff suffered a collision caused by a tortfeasor driver. The defendant is the plaintiff's insurance company and required to provide benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6159680-S. Filed May 5.

**Sosnovskii, Denis et al,** New York. Filed by Charlese Diaz, Ansonia. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6159559-S. Filed May 1.

### Danbury Superior Court

**Lema Paguay, Galo A.,** Danbury. Filed by Daniela Nevarez, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-26-6058820-S. Filed April 2.

**Mclean, David CNetis & Spa, LLC et al,** Sherman. Filed by John A. Mclean, Miami. Plaintiff's attorney: Maurizio D Lancia, Bridgeport. Action: The plaintiff awarded a 2023 Bas appropriately commanded by the Connecticut Superior Court against the defendant Debtor, the defendant's appeal the Judgment Debtors made through this decision, the Court may by filing a writ of Certiorari with the court of Appeals on February 11, 2025. Subsequently, other legal conditions detailed a Judgment Lien against the plaintiff's property to secure the judgment. The defendant stated that a true and accurate copy of this writ, prompting the plaintiff to commence proceedings and to be served with the 2023 Judgment Lien Case Bank, N plaintiff claims a 20% increase in the mortgage, possession of the mortgage premises and the value of damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-26-6058292-S. Filed Feb 25.

**New England Country Day School, Inc. et al,** Ridgefield. Filed by Newtek Small Business Finance, LLC, Orange. Plaintiff's attorney: Diserio Martin O'Connor & Castiglioni, Stamford. Action: The plaintiff is the owner of the mortgage of the defendant's property. The defendant defaulted on the terms of the agreement and failed to pay the principal amount due. The plaintiff claims her friend's dog ate her friend's dog along the trail. A premises, monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-26-6058304-S. Filed Feb. 25.

### Stamford Superior Court

**Howell, Hannah et al,** New Haven. Filed by Leonard Chantoff, Norwalk. Plaintiff's attorney: Carter Mario Law Firm, North Haven. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-26-6080238-S. Filed April 9.

## DEEDS

### Commercial

**11 Belltown LLC**, Stamford. Seller: US Bank Trust NA, Dallas, Texas. Property: 11 Belltown Road, Unit 1, Stamford. Amount: \$257,254. Filed May 15.

**58 Myrtle LLC**, Stamford. Seller: 58 Myrtle Avenue LLC, Stamford. Property: 58 Myrtle Ave., Stamford. Amount: \$1,100,000. Filed May 14.

**Alonso, Mark J. and Maryann Serrales Alonso**, Tannersville, New York. Seller: Stormhaven Hospitality Limited Liability Company, Fairfield. Property: 91 Algonquin Road, Fairfield. Amount: \$2,600,000. Filed May 18

**Amin Construction LLC**, Stamford. Seller: Mildred Reyes, Stamford. Property: 118 Thunder Hill Drive, Stamford. Amount: \$645,000. Filed May 12.

**Damasceno Floorin LLC**, Bridgeport. Seller: Felix R. Ortiz and Luz E. Ortiz, Fairfield. Property: 133 Marlborough Terrace, Fairfield. Amount: \$531,000. Filed May 20.

**GEGO Investment Limited Liability Company**, Stamford. Seller: Flavor Building Stamford LLC, Stamford. Property: 207 Greenwich Ave., Stamford. Amount: \$10. Filed May 11.

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

**Hulls Farm Partners LLC**, Westport. Seller: Addison Sherman and Allison Sherman, Southport. Property: Parcel X, on Map 8168, Southport. Amount: \$380,000. Filed May 22.

**Lam, Lawrence**, Stamford. Seller: 314 Cypress Avenue Development Corp, Stamford. Property: 168 Belltown Road, Stamford. Amount: \$320,000. Filed May 12.

**Larsen, Jonathan and Rachel Larsen**, Stamford. Seller: Buy or Sell Realty LLC, Cromwell. Property: 29 Pierce Place, Stamford. Amount: \$1,200,000. Filed May 12.

**Marcello, Marie and Anthony Strelzick**, Greenwich. Seller: 6 Carpenters Owners LLC, Greenwich. Property: 6 Carpenters Brook Road, Greenwich. Amount: \$5,075,000. Filed May 29.

**Old Mill Home LLC**, Stamford. Seller: Mei Ling Cheung, Cos Cob. Property: 40 Orchard St., Stamford. Amount: \$483,500. Filed May 15.

**Old Mill Home LLC**, Stamford. Seller: Hassain Sheikh, Shelton. Property: 36 Orchard St., Stamford. Amount: \$725,000. Filed May 15.

**Reed, Chad**, New York, New York. Seller: 151 Hamilton LLC, Greenwich. Property: 151 Hamilton Ave., Unit 151A, Greenwich. Amount: \$1,990,000. Filed May 29.

**Scaturchio, Anthony and Antonetta Scaturchio**, Stamford. Seller: ARI of Connecticut Inc, Stamford. Property: 0 Weed Hill Ave., Stamford. Amount: \$275,000. Filed May 15.

### Residential

**Aluise, Adam and Corrie Vandyke Raynor**, Stamford. Seller: Thomas J. Homicki, Stamford. Property: 77 Rachelle Ave., Stamford. Amount: \$965,000. Filed May 12.

**Avellanet, Erin**, Milford. Seller: Thomas P. Coyne Jr., Fairfield. Property: 452 Oldfield Road, Fairfield. Amount: \$1,014,000. Filed May 18.

**Aviles, Rosinna**, New York, New York. Seller: Leonardo O. Garcia-Berg and Veronica Calomarde, New Canaan. Property: 300 Broad St., Unit 707, Stamford. Amount: \$310,000. Filed May 15.

**Baum, Samuel Julian and Nina Grace Baum**, Berkeley, California. Seller: Shaun C. Williams and Jennifer A. Williams, Fairfield. Property: 3810 Congress St., Fairfield. Amount: \$1,753,000. Filed May 22.

**Begum, Anowara**, Stamford. Seller: Noor U. Ahmed, Stamford. Property: 19-21 Hazel St., Stamford. Amount: \$1,125,000. Filed May 14.

**Bellido Yucra, Richard A.**, Fairfield. Seller: Keith Selwyn Walker, Fairfield. Property: 155 Moody Ave., Fairfield. Amount: \$462,500. Filed May 19.

**Bernard, Diana and Allister Bernard**, Fairfield. Seller: Richard M. Passaro, Redding. Property: 575 Church Hill Road, Fairfield. Amount: \$570,000. Filed May 19.

**Bigony, Cara**, Southport. Seller: Karl O. Hasselrot, Southport. Property: 260 Range Road, Southport. Amount: \$2,400,000. Filed May 21.

**Boissinot, Romain and Lorena Miroslava Rivas Jarolim**, Stamford. Seller: Mary K. Penny and John W. Ribeiro, Stamford. Property: 55 Woodland Place, Unit 1, Stamford. Amount: \$495,000. Filed May 14.

**Cardin, Rhonda I.**, Stamford. Seller: Gabriella I. Kladni, Stamford. Property: 56 Lakeview Drive, Stamford. Amount: \$665,000. Filed May 14.

**Carroll, William M.**, New Canaan. Seller: Karina Bautista, Stamford. Property: 19 Woodway Road, Unit 26, Stamford. Amount: \$515,000. Filed May 15.

**Ceitlin, Boruch and Chaya Mushka Ceitlin**, Old Greenwich. Seller: Matias Mirvols and Silvina Paola Dutruel, Greenwich. Property: 61 Richmond Drive, Greenwich. Amount: \$1,650,000. Filed May 26.

**Consoli, Justin and Nicole Consoli**, Fairfield. Seller: Donald F. Harrison, Fairfield. Property: 205 Winnepog Drive, Fairfield. Amount: \$865,000. Filed May 20.

**Grossman, David E. and Nicole H.A. Grossman**, Cos Cob. Seller: Young Z. Kim and Jane J. Kim, Cos Cob. Property: 98 Hillcrest Park Road, Cos Cob. Amount: \$10. Filed May 29.

**Kaiser, Jamie**, Fairfield. Seller: Christopher E. Rieck and Margaret H. Rieck, Fairfield. Property: 385 Samp Mortar Drive, Fairfield. Amount: \$834,000. Filed May 18.

**Kerbawy, Kelli Lyn**, Fairfield. Seller: Kathleen M. Linehan, Fairfield. Property: 494 Pequot Court, Fairfield. Amount: \$1,750,000. Filed May 19.

**Lleshi, Dionisios and Brunilda Lleshi**, Stamford. Seller: Paula Tatiana Mendoza and Carlos Mendoza, Stamford. Property: 84 Seaside Ave., Unit 2D, Stamford. Amount: \$291,000. Filed May 13.

**Low, Sheldon and Hadar Orshalimy**, Stamford. Seller: Lee Fleischman, Stamford. Property: 48 Briarwood Lane, Stamford. Amount: \$1,125,000. Filed May 12.

**Macancela Guaman, German Patricio and Nora Elizabeth Tenezaca Jachero**, Stamford. Seller: Ismail Ahmed, Norwalk. Property: 57 Forest Lawn Ave., Stamford. Amount: \$1,150,000. Filed May 15.

**Marrone, Samuel R. and Jane M. Marrone**, Annapolis, Maryland. Seller: Andreas G. Papadatos and Brenda C. Thickett, Fairfield. Property: 485 Westway Road, Unit 403, Fairfield. Amount: \$1,925,000. Filed May 18.

**Morilla, Orlando and Lida Pabon Morilla**, Greenwich. Seller: Orlando M. Morilla and Lida Pabon Morilla, Greenwich. Property: 18 Cliff Ave., Greenwich. Amount: \$0. Filed May 28.

**Newman, Robert and Erica Newman**, Stamford. Seller: Katepalli R. Sreenivasan and Sudha Sreenivasan, Stamford. Property: 88 Starin Drive, Stamford. Amount: \$10. Filed May 14.

**O'Brien, Viktoria Angele**, Stamford. Seller: Nina O'Brien, Stamford. Property: 55 Barnes Road, Stamford. Amount: \$1. Filed May 15.

**Orellana, Manuel E.**, Stamford. Seller: Ray Kahn, Stamford. Property: 104 Maple Ave., Stamford. Amount: \$840,000. Filed May 12.

**Orenshein, Jonathan**, Stamford. Seller: Cheryl Walter and John Walter, Stamford. Property: 168 Colonial Road, Unit #8, Stamford. Amount: \$935,000. Filed May 12.

**Petrini, Robert and Alicia Petrini**, Greenwich. Seller: Judy Heiland and Gunter Heiland, Greenwich. Property: 0 Birch Lane, Greenwich. Amount: \$10. Filed May 28.

**Price, John F. and Lori A. Price**, Greenwich. Seller: John F. Price and Lori Price, Greenwich. Property: 105 Barn Hill Road, Stamford. Amount: \$1. Filed May 15.

**Procaccini, Steven V. and Lindsay Procaccini**, Fairfield. Seller: Carolyn Humphrey Miller, Fairfield. Property: 130 Country Road, Fairfield. Amount: \$525,000. Filed May 21.

**Reichbaum, Eric and Beth Leri**, Fairfield. Seller: Christopher A. Lawrence and Donna J. Lawrence, Fairfield. Property: 621 Shrub Oak Lane, Fairfield. Amount: \$1,820,000. Filed May 20.

**Shinn, Andrew and Jemile Dragovic**, Fairfield. Seller: Keith D. Kirkpatrick and Elizabeth B. Kirkpatrick, Fairfield. Property: 200 Jackman Ave., Fairfield. Amount: \$1,365,000. Filed May 19.

**Sica, Andrew and Lindsay Carpenter**, Fairfield. Seller: Brandon Rowley and Rowena Perry, Fairfield. Property: 570 Unquowa Road, Fairfield. Amount: \$1,975,000. Filed May 22.

**Tiberii, Kristen and Daniel Tiberii**, New York, New York. Seller: Michael D. Van Schaick and Laura Ann Van Achaick, Stamford. Property: 33 Pinnacle Rock Road, Stamford. Amount: \$1,220,000. Filed May 14.

**Turczyn, Beata and Tomasz Burkat**, Stamford. Seller: Jose D. Pedroza, Stamford. Property: 194 Seaton Road, Unit 23-B-3, Stamford. Amount: \$230,000. Filed May 14.

## MORTGAGES

**16 Martin Dale Trust**, Brooklyn, New York, by Wendy L. Stemplen. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 16 Martin Dale North, Greenwich. Amount: \$3,000,000. Filed May 14.

**Adamucci, Nicholas J. and Stephanie Blazzi**, Greenwich, by James Kavanagh. Lender: ARC Home LLC, 224 Strawbridge Drive, Suite 200, Moorestown, New Jersey. Property: 21 Nedley Lane, Greenwich. Amount: \$1,400,000. Filed May 11.

**Arons, Mark**, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 15 Balmaha Close, #15, Fairfield. Amount: \$121,000. Filed May 4.

**Beale, Marion**, Greenwich, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 45 Ettl Lane, Apt 502, Greenwich. Amount: \$300,000. Filed May 12.

**Bliss, Timothy and Sara Bliss**, Greenwich, by Ann Brown. Lender: US Bank NA, 200 South 6th St., Minneapolis, Minnesota. Property: 188 Stanwich Road, Greenwich. Amount: \$631,000. Filed May 13.

**Blond, Jason Craig and Stephanie Lynn Blond**, Southport, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro Kentucky. Property: 85 Arbor Terrace, Southport. Amount: \$1,524,000. Filed May 7.

# Legal Records

**Bruzzese, Margaux Ellen** and **Alex Taylor Nutter**, Stamford, by David P. Lasnick. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 47 Wood Ridge Drive, Stamford. Amount: \$707,500. Filed May 1.

**Camillo Jr, Alfred F.**, Old Greenwich, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 3 Relay Court, Cos Cob. Amount: \$525,000. Filed May 12.

**Casole, Franco E.** and **Luz M. Casole**, Stamford, by Brenda Roca. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 64 Dean St., Stamford. Amount: \$150,000. Filed April 29.

**Clark, James J.** and **Katherine M. Clark**, Greenwich, by Scott Rogalski. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 78 Doubling Road, Greenwich. Amount: 1,099,000. Filed May 11.

**Johen, Nancy**, Riverside, by Donald K. Bradford. Lender: United Wholesale Mortgage LLC, 585 South Blvd. E, Pontiac, Michigan. Property: 88 Mary Lane, Riverside. Amount: \$275,000. Filed May 13.

**Davis Bennett, Elizabeth A.**, Greenwich, by Christopher A. Stratton. Lender: Finance of America Reverse LLC, 8023 East 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 72 Silo Circle, Riverside. Amount: \$974,100. Filed May 14.

**Dawson, James Connor**, New Canaan, by Pamela I. Baekay. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1417 Fairfield Beach Road, Fairfield. Amount: \$1,792,000. Filed May 4.

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

Questions and comments regarding this section should be directed to:

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

**Dazzo, Michael Jacob** and **Carly Elizabeth Sepe**, Stamford, by Daniel M. McCabe. Lender: Ives Bank, 220 Main St., Danbury. Property: 60 Lawn Ave., Unit 21, Stamford. Amount: \$432,000. Filed May 1.

**Ehrhard, Kathleen**, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 195 Merwins Lane, Fairfield. Amount: \$250,000. Filed May 4.

**Elmore, Erica** and **William Elmore**, Fairfield, by Ellena M. Johnson. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 257 Alberta St., Fairfield. Amount: \$200,000. Filed May 8.

**Fattedad, Graeme S.** and **Sherri Fattedad**, Greenwich, by Fany M. Siranula. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 39 Mary Lane, Riverside. Amount: \$417,400. Filed May 13.

**Figliuolo, Janet V.** and **Charles P. Figliuolo**, Cos Cob, by Shetal Nitin Malkan. Lender: Finance of America Reverse LLC, 8023 East 63rd Place, Suite 700, Tulsa, Oklahoma. Property: 71 Pond Place, Cos Cob. Amount: \$2,662,500. Filed May 15.

**Fishman, Jenny** and **Russell Fishman**, Stamford, by Cynthia M. Saleme-Riccio. Lender: Fourleaf Federal Credit Union, 899 South Oyster Bay Road, Bethpage, New York. Property: 1327 Long Ridge Road, Stamford. Amount: \$300,000. Filed April 30.

**Gabriel, Peter**, Old Greenwich, by Ann Brown. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 4 Cross Ridge Drive, Greenwich. Amount: \$500,000. Filed May 15.

**Gabriel, Tina K.**, Fairfield, by Cheyenne Pena. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 136 Dill Road, Fairfield. Amount: \$400,000. Filed May 7.

**Gambrill, Kaitlin**, Greenwich, by Michael P. Murray. Lender: US Bank NA, 2800 Tamarack Road, Owensboro Kentucky. Property: 16 Summit Road, Riverside. Amount: \$1,200,000. Filed May 12.

**Gaulin, Christopher J.** and **Rachel J. Gaulin**, Riverside, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 8 Druid Lane, Riverside. Amount: \$1,000,000. Filed May 14.

**Genovese, Susan R.** and **Matthew A. Genovese**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 34 Crane Road N, Stamford. Amount: \$212,300. Filed April 30.

**Gould, Lauren Jean**, Fairfield, by Raymond P. Yamin. Lender: Emily E. Burton, 21 Bonnie Heights Road, Manhasset, New York. Property: 3997 Park Ave., Fairfield. Amount: \$284,500. Filed May 7.

**Grayson, Ryan** and **Morgan Grayson**, Fairfield, by Christopher A. Stratton. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 450 Riverside Drive, Fairfield. Amount: \$600,000. Filed May 6.

**Greco, Andrew** and **Lane Greco**, Riverside, by Antoinette Violi. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 395 Taconic Road, Greenwich. Amount: \$1,124,000. Filed May 12.

**Guerra Polanco, Henry Edilcar**, Stamford, by Stephen J. Schelz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 186 Stillwater Ave., Unit 15, Stamford. Amount: \$206,500. Filed April 29.

**Hernandez, Juan Carlos** and **Cesar Avila**, Stamford, by Seth J. Arnowitz. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 127 Greyrock Place, Apt 1408, Stamford. Amount: \$268,125. Filed April 28.

**Horrigan, Lindsay**, Stamford, by David J. Rucci. Lender: Liberty Bank, 315 Main St., Middletown. Property: 21 Cresthill Place, Stamford. Amount: \$1,400,000. Filed April 30.

**Kindbergh, Taryn**, Fairfield, by Nathaniel W. Shipp. Lender: Property Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 153 Pease Ave., Fairfield. Amount: \$735,000. Filed May 5.

**Kittel, Robert W.** and **Courtney Kittell**, Greenwich, by Scarlett A. Almonte. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 172 Riverside Ave., Riverside. Amount: \$500,000. Filed May 14.

**Lee, Hittie C.**, Fairfield, by Samantha Whyte. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 125 Stella Lane, Fairfield. Amount: \$450,000. Filed May 6.

**Leist, Zachary** and **Jeffrey Leist**, Stamford, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 2856 Long Ridge Road, Stamford. Amount: \$502,500. Filed April 28.

**Libasci, Christopher** and **Mariana Torres Libasci**, Cos Cob, by Dwayne L. Plummer. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Maplewood Drive, Cos Cob. Amount: \$350,000. Filed May 11.

**Mansour, Ayman**, Fairfield, by Andrew L. Wallach. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 542 Black Rock Tpke 3, Fairfield. Amount: \$380,000. Filed May 5.

**Mayers III, John Wheaton** and **Abigail Olivia Marriot**, Fairfield, by Jon C. Leary. Lender: American Eagle Financial Credit Union Inc, 333 East River Drive, East Hartford. Property: 1115 Galloping Hill Road, Fairfield. Amount: \$1,305,000. Filed May 5.

**McNally, John E.** and **Andrea McNally**, Greenwich, by Nadine Watson. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Hawkwood Lane, Greenwich. Amount: \$675,000. Filed May 14.

**Pearce, Brian I.** and **Ann C. Pearce**, Fairfield, by Dwayne L. Plummer. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 338 Old Oaks Road, Fairfield. Amount: \$250,000. Filed May 5.

**Perkins, Carolyn Y.**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 109 Fieldstone Road, Stamford. Amount: \$500,000. Filed April 27.

**Quirk, Kimberly A.** and **Howard C. Brush**, Greenwich, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 23 Bote Road, Greenwich. Amount: \$500,000. Filed May 13.

**Rudis, Gary L.**, Fairfield, by Ramoon I. Touch. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 1433 Brooklawn Ave., Fairfield. Amount: \$15,000. Filed May 4.

**Sabato, Joanne**, Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 10 Crescent Road, Riverside. Amount: \$500,000. Filed May 12.

**Sachs, Timothy E.** and **Daniel Sachs**, Fairfield, by Erin Dascher, Daigle. Lender: Cheyenne Pena. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 110 Hemlock Road, Fairfield. Amount: \$250,000. Filed April 21.

**Scaturchio, Anthony** and **Antonetta Scaturchio**, Stamford, by Steven M. Tiani. Lender: M&T Bank, 1115 Galloping Hill Road, Fairfield. Amount: \$400,000. Filed April 24.

**Schulz, Kraig** and **Ann Farrington**, Southbridge Road LLC, Daniel Vincent Road, by Robert E. M. Lender: Citizens Bank NA, UBS Bank USA Citizens Plaza, 95 State St., Rhode Island. Property: 16 Colton Road, Groton. Amount: \$840,000. Filed April 28. Fairfield. Amount: \$400,000. Filed April 24.

**Tooker, Carl E.** and **Mar Serino, Dana Ann** and **Hubler, Oliveri**, White Plains, by Lauren B. K. Lender: Ives Bank, 200 Main St., Danbury. Property: 169 Ly North St., Greenwich. Amount: \$832,750. Filed April 30.

**Smyth, Bonnie** and **Nouship Sonya D., Smyth**, Westport, by Andrew Micola Corea. Lender: Bank of America NA, 95 State St., Detroit, Michigan. Property: 50 North St., Westport. Amount: \$220,750. Filed May 7.

**Van Schaick, Michael Staneck, Theodore** and **Way Schaeck Kearney**, Fairfield, by Debi Sebastiano Bujdud. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 176 Fairview Ave., Fairfield. Amount: \$751,143. Filed May 8.

**Striebe, Matthew**, Fairfield, by Frank J. MacVazquez Hernandez, Guaranteed Rate, 10 Stamford, by N Ravenswood Ave, Chicago. Lender: Cham Illinois. Property: 3636 East Vista Road, Fairfield. Amount: \$515,500. Filed May 8. Arizona. Property: Stephen St., Stamford. Amount: \$12,750. Filed April 27.

**Studebaker, Sofia** and **Kristina M. Mentone**, Stamford, by Jelena Vazquez, Lender: SoFi Bank, 1000 Posten. Lender: East Cottonwood, 226 N. Utah. Property: 48 Road, Stamford. Amount: \$325,000. Filed May 1.

**Verhovek, John and Kendall Verhovek**, Stamford, by Kevin Kaiser. Lender: United Wholesale Mortgage LLC, 585 South Blvd. E, Pontiac, Michigan. Property: 26 Taylor Place, Southport. Amount: \$590,000. Filed April 28.

**Vitale, Joshua and Amy Semenetz**, Stamford, by Mario P. Musilli. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 78 Vine Road, Stamford. Amount: \$642,000. Filed April 14.

**Walsh, Jeffrey and Deidre Walsh**, Fairfield, by Michelle Dziubina. Lender: Liberty Bank, 315 Main St., Middletown. Property: 22 S Pine Creek Court, Fairfield. Amount: \$200,000. Filed April 29.

**Wanliss, Kim**, Stamford, by Cathy Powell. Lender: Spring EQ LLC, 1 West Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 246 Seaside Ave., Unit 2, Stamford. Amount: \$105,000. Filed April 22.

**Wardell, Morgan Henry and Clayton Wardell**, New York, New York, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 28 Irvine Road, Old Greenwich. Amount: \$3,680,000. Filed May 5.

**Ware, Jason**, Stamford, by Descera Daigle. Lender: AFC Mortgage Group LLC, 1000 Bridgeport Ave., Suite 510, Shelton. Property: 95 Intervale Road, Unit #34, Stamford. Amount: \$440,000. Filed April 23.

**Wellington, Scott C. and Agnes Wellington**, Greenwich, by Fany M. Siranaula. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 31 Mead Ave., Cos Cob. Amount: \$500,000. Filed May 4.

**Wells, Tiffany and Gregory Wells**, Fairfield, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro Kentucky. Property: 200 Fencerow Drive, Fairfield. Amount: \$1,444,000. Filed April 28.

**West, Amy L. and David W.J. West**, Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro Kentucky. Property: 80 Rockwood Lane, Greenwich. Amount: \$2,935,000. Filed April 27.

**Worrell, Harcourt and Arlinda Worrell**, Stamford, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 180 Wardwell St., Stamford. Amount: \$80,000. Filed April 20.

**Yolen, William and Talia**, Old Greenwich, by Samuel D. Bush. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 51 Forest Ave., #62, Old Greenwich. Amount: \$741,600. Filed May 13.

**Youn, Thomas and Jihae Youn**, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro Kentucky. Property: 11 Bible St., Cos Cob. Amount: \$956,250. Filed May 15.

**Zang, Wen Fang**, Flushing, New York, by Gillian V. Ingraham. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 2 Grange St., Greenwich. Amount: \$1,032,500. Filed May 14.

**Zinsser Wilson, Jennifer**, Flint, Michigan, by Kathryn Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 75 Cos Cob Ave., Apt 13, Cos Cob. Amount: \$45,000. Filed May 11.

**Zinsser, Kathleen and Philip J. Zinsser**, Stamford, by Siwavuth Viwatthanasorn. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 37 Cricket Lane, Stamford. Amount: \$500,000. Filed April 29.

**Zullin, Jason and Marisa Zullin**, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 68 Birch Lane, Greenwich. Amount: \$5,915,000. Filed May 1.

## NEW BUSINESSES

**Agacare**, 19 High Ridge Road, #3012, Stamford 06905, c/o Agnieszka Ptaszkiewicz. Filed June 12.

**EleVolve**, 1200 High Ridge Road, Suite 208, Stamford 06905, c/o EleVolve PLLC. Filed June 12.

**Fariied Uddin**, 22 Ann St., Stamford 06902, c/o Fariied Uddin. Filed June 17.

**HPC Mechanical**, 72 Dyke Lane, Stamford 06902, c/o Harry P. Carpenter & Sons Inc. Filed June 11.

**Life, EleVolve'd**, 1200 High Ridge Road, Suite 208, Stamford 06905, c/o Life EkeVolved LLC. Filed June 12.

**M-Quin Realty Group**, 63 Cowing Place, Stamford 06906, c/o Luis Marroquin. Filed June 17.

**Miller Appliances**, 120 Viaduct Road Stamford 06907, c/o Miller Cabinetry, Inc. Filed June 12.

**Northkit Roofing**, 10 Village Park Road, Cedar Grove, New Jersey 07009, c/o Northkit Holdings LLC. Filed June 15.

**Omnicom Content Experiences**, 1285 Avenue of the Americas, 5th Floor, New York, New York 10019, c/o Omnicom Production LLC. Filed June 15.

**The Vitamin Shoppe**, 300 Harmon Meadow Blvd., 6th Floor, Secaucus, New Jersey 07094, c/o The Vitamin Shoppe LLC. Filed June 11.

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# Legal Notices

The annual return of the Hegarty Family Foundation for the year ended June 30, 2024 is available at its principal office located at Adamant Tax & Advisory Services, LLC, 700 White Plains Road, Scarsdale, Suite 201, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Fund is Michael Hegarty. #63998

Notice is hereby given that an On-Premises Restaurant Liquor License, NYS Application ID NA-0340-25-126162, has been applied for by Bronxville Pie Company Inc. to sell liquor, beer, wine and cider at retail in an on-premises Restaurant establishment. For on premise consumption under the ABC Law at 102-B Craft Avenue, Bronxville, New York 10708-4133 #63999

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

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

Notice of Formation of E.D. 16, LLC. Arts. of Org. filed with SSNY on 03/10/2026. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 07 Crossbay Blvd Floor 2 Ozone Park NY. 11417. Purpose: any lawful purpose. #63982

Items appearing in the Westchester County Business Journal's On The Record section and in the media by 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. If the case of any action, the records cited are open to public activity 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

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

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

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

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

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

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

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

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

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

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, July 16, 2026 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to [www.dot.ny.gov/doing-business/opportunities/const-notices](http://www.dot.ny.gov/doing-business/opportunities/const-notices). 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 D265790, PIN 881560, FA Proj , Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., CRACK SEALING & MASTIC - Various Locations, Bid Deposit: 5% of Bid (~ \$75,000.00), Goals: DBE: 0.00% D265817, PIN 809946, FA Proj , Westchester Co., LIGHTING ENHANCEMENTS - Cross County Parkway, Town of Eastchester, Cities of Mount Vernon & Yonkers., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: DBE: 0.00%