



Now showing:
The theater that likes to 'sparkle' is growing

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Westfair Business Journal

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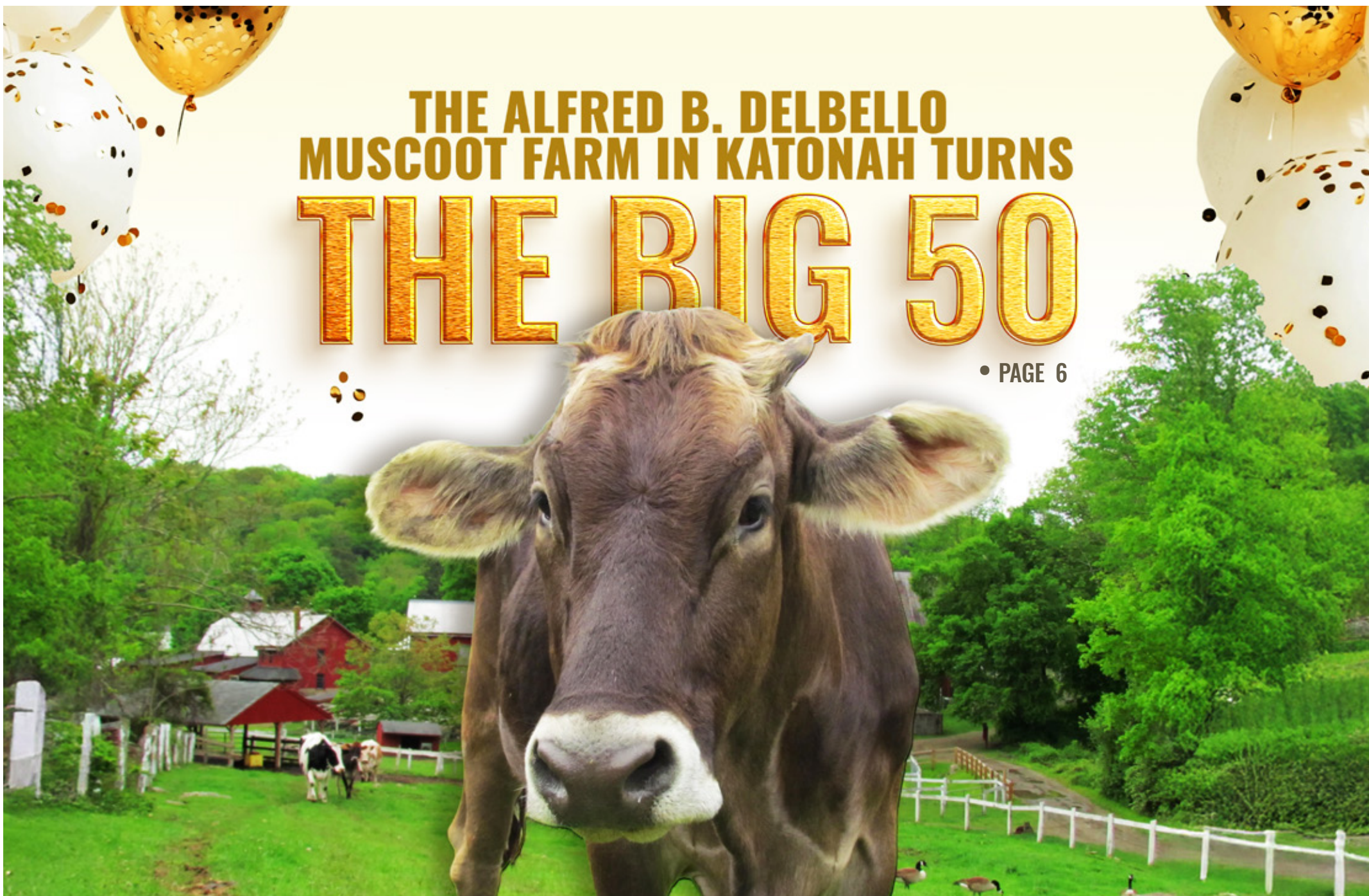
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THE ALFRED B. DELBELLO MUSCOOT FARM IN KATONAH TURNS THE BIG 50

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Photographs courtesy Muscoot Farm.

HEALTH CARE

Burke Rehabilitation doctor wins Brain Injury Association of New York State award

Erika Trovato, D.O., M.S., knows all about how life brings you full circle. When she was a student at the New York College of Osteopathic Medicine, the Yonkers-born Trovato... • **Page 12**

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County addresses stress and trauma affecting attorneys

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WESTPORT – The construction of a new \$103.2 million Long Lots Elementary School complex and Stepping Stones preschool moved one big step forward to breaking ground... • **Page 19**

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An early rendering of what a Wayfair store at Ridge Hill in Yonkers might look like.

CONSTRUCTION

Wayfair to take entire former Lord & Taylor store at Ridge Hill in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

“What we're proposing in the new facade is a very simple facade with six bays of glass and metal storefront on two levels, all in one plane.”

—Maxwell Pau

Retailer Wayfair Inc., has plans to occupy the entire building that formerly housed the Lord & Taylor department store at Ridge Hill in Yonkers. The building has been vacant since 2021. Wayfair announced in May that it would be opening a store at Ridge Hill in early 2027.

The former Lord & Taylor store encompasses 88,705 square feet with 39,165 square feet on the first floor and 59,540 square feet on the second floor. About 3,900 square feet of outdoor second floor space that had been used as an open-air arcade area would be enclosed for use by Wayfair.

Ridge Hill had previously proposed renovating the former department store building to create smaller spaces for lease, saying that the existing spaces were too large to accommodate a typical restaurant or retail shop format and the absence of natural light in the interior made the space generally unsuitable for office use.

Attorney Steven Accinelli of the

Yonkers-based law firm Veneruso, Curto, Schwartz & Curto told the Yonkers Planning Board that Ridge Hill is seeking approvals for facade improvements to the building, installation of a pedestrian crossing area on Market Street and enclosure of the second floor accessory space.

Donna Maiello of the engineering firm DTS Provident said, "From a site plan perspective in terms of the building you are not going to see much different at least in terms of the footprint. There will be a canopy on the bottom at the front over the new entrance and ... over some walkways that are existing."

Maxwell Pau, a partner at Beyer Blinder Bell Architects told the Planning Board that they are proposing to replace the existing glass-faceted wall facing Market Street. He said Wayfair will use the two entrances used by Lord & Taylor; one on Market Street and the other on Cole Street.

"What we're proposing in the new

facade is a very simple facade with six bays of glass and metal storefront on two levels, all in one plane," Pau said. "There are locations for signage and identity for the Wayfair store." He said that parts of the building would be repainted to add Wayfair's identify.

Planning Board Chair Pauline Galvin asked that the applicant provide renderings showing what the Wayfair signage would look like based on the plans that have no been submitted. She asked that they be available when when review of the project continues at the board's next meeting.

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Rockland tax evader gets the bill for his crimes

BY BILL HELTZEL / bheltzel@westfairinc.com



A Rockland County tax evader who helped the government nab another tax cheat now has to pay nearly \$11.2 million in restitution.

U.S. District Judge Cathy Seibel ordered Eli Katz, of Monsey, to pay \$7.2 million to the IRS, \$3.8 million to the New York Department of Taxation and Finance, and \$183,715 to eight car dealerships he victimized, on June 9 in White Plains federal court.

Judge Seibel sentenced Katz this past April to one year of supervised release for tax evasion and mail fraud. From 2005 to 2011 he failed to report \$23 million in income from operating Katzco Motor Vehicle Service Ltd., in Monsey, and he stole tax payments that out-of-state car dealers gave him to register cars in New York.

Katz was originally charged in 2013, but his case was postponed for 11 years while he secretly worked with the government to build a tax evasion case against former real estate magnate Joseph Neumann, of Monsey.

Neumann failed to report \$1.25 million in taxes on income of \$3.6 million from 2015 to 2018. Last year, he pleaded guilty to tax evasion and operating an unlicensed money transmitting business. He was sentenced to time served and two years of supervised release, and ordered to pay the IRS \$1.3 million.

When Katz was sentenced in April, Judge Seibel ordered him to forfeit assets traceable to the crime: \$3.8 million, Rolex and Ebel watches, and a one kilogram gold brick. But the question of restitution – compensating the victims of the crime – was left open.

Seibel ordered Katz to pay a \$750,000 lump sum payment in eight months, giving him time to sell his \$1.3 million house to cover the payment and leave enough for a new home.

He has to liquidate 80% of his wife's retirement plan and every month he has to pay at least 15% of his gross income to the government, until restitution is satisfied.



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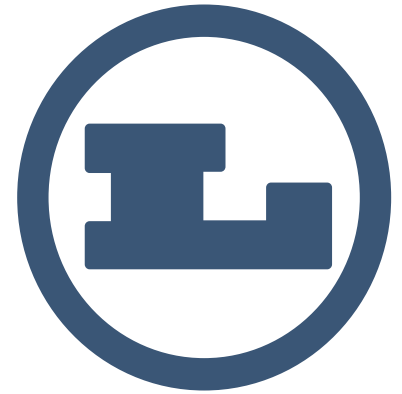
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Tariff-Based Construction Project Cost Increases

The recent imposition of tariffs on foreign goods and materials imposes new risks for the construction industry. Our construction attorneys have been working with clients to address these risks. The primary concern raised is how to handle price escalations after contracts have been signed, where the negotiated contract is a lump sum.

Our construction clients have hundreds of active projects where their contracts with owners have already been executed. Starting with the fundamental concept that the written contract typically governs the relationship between the parties, the terms of those contracts - which vary by project and owner - need to be examined to determine whether there is a basis in the contract language to seek additional compensation as a result of tariff-based price increases that occur after contracting.

Look for a price escalation clause. Price escalation clauses are most often of three variations: (1) "any-increase" escalation clauses, (2) threshold escalation clauses and (3) delay escalation clauses. Under the first variety, a downstream contractor or supplier is entitled to reimbursement for any price increases that occur after the signing of the contract. Threshold escalation clauses, on the other hand, only allow the downstream contractor or supplier additional compensation if significant price increases occur after signing the contract which exceed a certain percentage or dollar amount. The third type of escalation clause, known as a delay escalation clause, holds a fixed price for a limited period of time and allows the downstream contractor additional compensation if the project is delayed beyond a certain number of days or a specified date.

Contractors should check each contract where price escalation is an issue to determine if the contract includes a price escalation clause. In light of the current tariff climate, contractors should certainly consider adding such a clause in any new project contracts.

If there is no price escalation clause, relief from price escalation might be available through other contractual provisions. Some contracts allow extra compensation for changes in law that occur after the parties sign a contract.

Force majeure clauses may provide some relief. Force majeure clauses usually address delays caused by Acts of God, wars, strikes and similar events beyond the control of the downstream contractor. We have not yet seen any court decisions

on whether a tariff qualifies as a force majeure event. The question is whether such tariffs, unanticipated at the time the contract was negotiated and executed, constitute a force majeure event.

Of significant importance, New York law typically requires force majeure clauses to be interpreted narrowly, meaning that performance is generally excused only where a contract clause excusing nonperformance due to circumstances beyond the control of the parties specifically includes the event that prevents performance. That means that unless the force majeure clause specifically

lists imposition of unanticipated tariffs as a force majeure event, then such an event may not be deemed a force majeure event. But, tariffs as a force majeure event may still be a triggering event if the clause is expansive in scope by its own terms, or includes an inclusive catch-all provision.

Other ways to seek compensation for tariff-based cost increases include legal or equitable arguments asserting commercial impracticability, impossibility, frustration of purpose or mutual mistake. Where a contract does not include any cost escalation or force majeure clause or other provision addressing un-

foreseen circumstances beyond the control of the parties, performance still may be excused under the doctrine of impossibility.

It is of course the better practice for the parties to specifically identify how they intend to handle material price escalations in the contract itself rather than to rely on uncertain legal and factual arguments after the fact. We strongly urge our clients to negotiate price escalation clauses in their new construction contracts going forward. For guidance, contact Jonathan A. Murphy at (914) 287-6165 or jamurphy@bpslaw.com.

Navigating Tariff Impacts on Construction Contracts

Recent tariffs on foreign materials have burdened the construction industry with new risks, increasing the cost to complete projects already in progress. Bleakley Platt & Schmidt, LLP helps clients address these challenges by examining contract terms and common law grounds for obtaining additional compensation in light of tariff-based price increases.

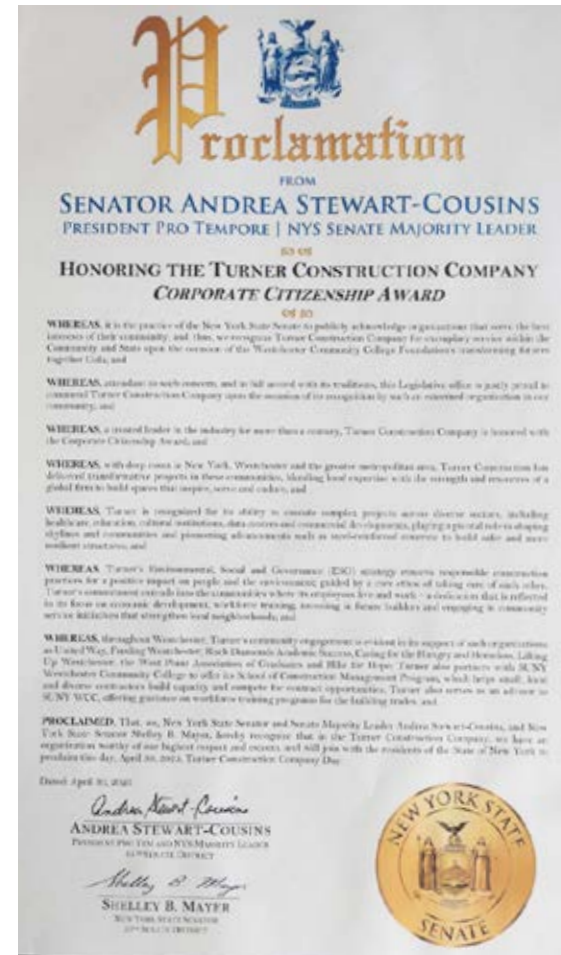
For upcoming projects, proactive forward-thinking contract negotiation is the most effective way to avoid uncertain post-contract disputes. We work with construction clients to incorporate explicit price escalation clauses in new contracts, defining how material price increases will be handled.

Contact Jonathan A. Murphy at (914) 287-6165 or jamurphy@bpslaw.com.



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TURNER CELEBRATES COMMUNITY-CENTERED MILESTONES IN WESTCHESTER

Turner Construction Company continues to make a lasting impact in Westchester County through meaningful projects and long-standing partnerships. Our legacy includes more than 70 years of engagement with the Westchester County Association (WCA), demonstrating our commitment to regional vitality and inclusive growth. We also invest in local advancement through initiatives like the Turner School of Construction Management (TSCM) at Westchester Community College, which supports M/WBE and small business development. These milestones reflect Turner's dedication to building purposeful spaces and strengthening the communities we serve.

BREAKING GROUND FOR GUIDING EYES FOR THE BLIND

In Yorktown Heights, Turner has broken ground on a 30,000-square-foot Canine Health & Wellness Center for Guiding Eyes for the Blind. Designed by BDA Architecture, the facility will support 180–220 dogs with specialized training areas, a multi-purpose room, administrative offices, and an adjacent veterinary clinic. Sound-attenuating design elements will enhance both animal welfare and neighborhood comfort.

TRANSFORMING BANKING IN SCARSDALE

Turner recently renovated the former First Republic Bank at 34 Popham Road in Scarsdale, converting it into a modern JPMorgan Chase branch. The 4,605-square-foot project involved full interior demolition, infrastructure upgrades, and the integration of advanced banking technology and branding. The redesigned space enhances accessibility and aligns with national service standards.

"Our team delivered a seamless transformation, creating a welcoming environment that meets JPMorgan Chase's commitment to modern banking experiences," said the Turner project manager.

RECOGNITION FOR CORPORATE CITIZENSHIP

Turner was recently honored with the Corporate Citizenship Award at the Westchester Community College Foundation's Transforming Futures Together Gala. The recognition highlights our role in supporting education and workforce development throughout the region. The event celebrated organizations making meaningful contributions to Westchester's future.





BUILDING WITH PURPOSE

These achievements exemplify Turner’s holistic approach to construction, where quality, collaboration, and community impact remain at the forefront. From expanding services for individuals with vision loss to modernizing financial spaces, Turner continues to deliver projects that resonate with clients and communities. Our mission remains clear: to construct spaces that enrich lives and drive community growth.

TURNER SCHOOL OF CONSTRUCTION MANAGEMENT AT WESTCHESTER COMMUNITY COLLEGE

Launched in 1969, TSCM is Turner’s longest-running community outreach program. It was designed to strengthen partnerships with diverse, women-owned, veteran/disabled, LGBTQ, and small business contractors. In 2022, Turner New York introduced the program in Westchester County in collaboration with The Catalyst Westchester County Economic Development Corp and SUNY Westchester College. Taught by Turner subject matter experts, the curriculum provides practical training that helps local firms grow and thrive in the construction industry.

Organization We Engage



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Corporate Citizenship Award at the Westchester Community College Foundation's



Corporate Citizenship Award at the Westchester Community College Foundation's



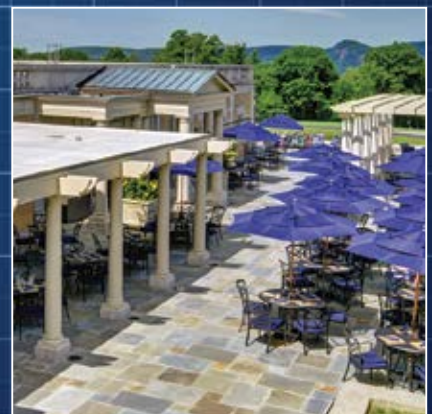
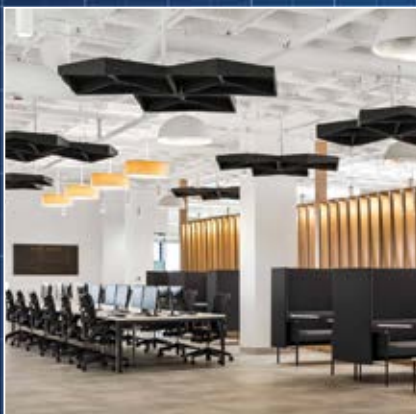
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Lakeside Multifamily Development Site Hits the Market in the Yorktown, NY hamlet of Mohegan Lake

A prime ±4.6-acre lakeside development site with lake frontage, Route 6 visibility, and multifamily/mixed-use zoning has just been brought to market in the Yorktown, NY hamlet of Mohegan Lake, offering a rare opportunity for builders and investors in northern Westchester.

Located at 1860 East Main Street, the parcel is in close proximity to the Cortlandt Town Center, Cortlandt Crossing, major supermarkets, and local retail. The property features over 50 feet of frontage along Route 6 and offers direct access to Mohegan Lake. Mohegan Lake offers year-round recreation including swimming, kayaking, canoeing, fishing and ice skating. With gently sloping topography and full public water and sewer infrastructure in place, it presents an increasingly rare combination of natural setting and development-ready conditions in this part of Westchester County.

Currently zoned for multifamily and mixed-use development, the site is well suited for a variety of residential configurations, including townhomes, stacked flats, or a lifestyle-oriented 55+ community. Conceptual layouts support up to 45 residential townhouse units, with the potential to incorporate a retail component of approximately 3,000 square feet –adding flexibility and long-term value for developers.

“With lake access, Route 6 frontage, and infrastructure already in place, this is one of the most compelling multifamily development sites to hit the Yorktown market in years,” said Kenneth Lefkowitz of Houlihan Lawrence Commercial, who is exclusively representing the property with Garry Klein, Regional Manager of Houlihan Lawrence Commercial. “You almost never see a lakeside parcel with zoning in place for multifamily or mixed-use in this area. It checks every box for developers looking to bring a high-end, lifestyle-driven product to market.”

Mohegan Lake and the surrounding Yorktown/Cortlandt region have seen consistently strong residential demand, fueled by limited new housing inventory and a growing base of move-up buyers and downsizing homeowners. Home values in the area now average over \$500,000, with steady, above average appreciation driven by market pressure and desirable quality-of-life features. The site’s location—just minutes from the Taconic State Parkway, the Peekskill or Croton Harmon Metro-North Stations, and an abundance of national retailers and healthcare providers—makes it attractive to a broad demographic of residents, including commuters, young professionals, and retirees.

The parcel’s flexible zoning, strategic location, and natural advantages give developers multiple paths forward. Whether developed as luxury townhomes, a 55+ residential enclave, or a more dynamic mixed-use concept, the property’s appeal is supported by strong fundamentals.

As supply constraints continue to limit new housing development throughout northern Westchester, 1860 East Main Street stands out as a rare housing development opportunity. With its unique blend of lakeside access, infrastructure readiness, and regional growth, it’s the kind of project that rarely comes along—and one that’s well-positioned to meet Westchester’s evolving housing needs.



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Stephanie Schultz, a prospect who enjoys painting at Prospector Theater. Photos by Ryan Wenke



Dillon Tepfer, a prospect who works at Prospector Theater in Ridgefield.



Chris Potter, far right, along with two members of the Clean Team at Prospector Theater.



BUSINESS

Now showing: The theater that likes to ‘sparkle’ is growing

BY GARY LARKIN / glarkin@westfairinc.com



RIDGEFIELD – Zachary has been commissioned for paintings and original artwork. Dillon is an expert gourmet popcorn maker. Christopher is a professional cleaner. Stephanie is an environmentally conscious artist who creates poster boards.

What brings this team of young people together is an opportunity to work at one of the more unique movie theaters in the state: The Prospector. The 10-year-old 25,000-square-foot theater that shows new release major motion pictures was built on the site of the original Ridgefield Playhouse, which opened in 1938. Employing 116 people, the theater is also known for its own gourmet popcorn.

But even more so, it gives people with disabilities a chance to get a paying job where they learn a skill that matches their “sparkle.”

Zachary Sorena is an animator who works at The Prospector. His work is showcased in the theater’s marketing materials, including a coloring book, and advertisements. Dillon Tepfer, who has been with the company since it opened in late 2014, has worked in the box office, human resources, events, the clean team and the kitchen making popcorn.

Christopher Potter is a transplant from England who is the “Mr. Clean” of the theater who keeps it looking brand new. And Stephanie Schultz is one of the newest prospects who loves spending her time creating artistic pieces that hang from the walls of the theater and

are used to entertain children via her poster boards.

“When we interview and we hire, we ask what is your ‘sparkle,’” Prospector CEO Ryan Wenke told the Fairfield County Business Journal. “That is, ‘what is your passion? What do you like to do?’”

“In the case of Zach (Sorena), he loves art. He loves drawing and graphics. We’re not just having Zach color and draw downstairs because it’s enjoyable. He’s creating a coloring book that is now a product and is at the box office to promote the different movies that can be sold.”

Wenke, who was named to Westfair Business Journal’s 40 under 40 list this year, said his company has a mantra: “It either has to make sense – programmatic sense – or cents, financial cents.”

On the programmatic sense side, the business includes a movie theater and a gourmet popcorn manufacturing “plant.” At the moment, the manufacturing side produces 10 flavors of Prospector Popcorn – from Belgian Chocolate Toffee to Classic Caramel and Gemstone Maple Gold – with such jobs as pop and caramelizer, mix and baker, bag and sealer, pack and shipper, photographer, merchandiser. The theater has such areas as the box office, concessions, a coffee shop, and the events and engagements facilities. Jobs include the clean team, ticket takers, sales people, entertainment (including rappers), The Prospect Band, production team, ushers, promotional artists.

“I work in box office, HR, events, clean team and the kitchen,” Tepfer said. “I do love working in the kitchen making the popcorn. My favorite is the chocolate Belgian toffee. It’s

our bestseller. I am a caramelizer where I mix a lot of our flavors. There are a lot different jobs in the kitchen.”

Schultz has spent her first seven months on the job working in all the “buckets,” but she really gets the most out of anything creative.

“During the job interview, I told them I really like to create things,” she said. “I help with the poster board that features the movies coming up. I designed one for ‘Lilo and Stitch.’ We churn them out pretty fast. It’s good seeing the kids having fun with the poster board and posing.”

Potter prides himself with the work he does for the Clean Team.

“I started working here in 2020,” he said. “I usually clean this theater. It is what I am good at to make it all shiny for our guests. Every morning I clean the recycling bins because they have to be washed. I clean the bathrooms. At the Sparkle awards, I said cleanliness is next to Godliness.”

He described how previous jobs he has had were overwhelming as he tried to fit in and learn new skills. “Around here I got so used to it,” said Potter, who is due to become an American citizen next month. “Sometimes I come here to see some movies when I am not working.”

As for the “cents” side, the Prospector – a 501 (c) 3 not-for-profit – is in the middle of taking a big leap forward as it prepares to open a factory for its gourmet popcorn venture.

“Right now, we have a caterer’s kitchen,” Wenke said. “It was never designed to do this. As we are growing with the popcorn, we are getting into more grocers and retailers. We are in 350 hotels across 34 states.”

Some of the local retailers that sell the popcorn include Carluzzi's, La-Bonne's Markets, and Village Market of Wilton.

"This is something we always sold at the concession stand from the very beginning. It has accelerated out of necessity as the movie industry has been quite tumultuous, especially now post-pandemic."

Located on property at 137 Ethan Allen Highway about 4 miles from the theater in Ridgefield, the popcorn plant will be housed in the Nod Hill Brewery building. The 4,906-square-foot building includes a kitchen, warehouse, offices, and related production space. That compares to the current 325-square-foot kitchen housed in the theater now. The new building is due to open in the early fall, according to Wenke.

Wenke and his team of 16 prospects make up the expansion team tasked with raising \$1.5 million in a capital campaign for the expansion. The project is overseen by the theater's board of directors, which includes founder Valerie Jensen.

"Expansion means popping into new communities and touching more lives with our mission and model of meaningful work," Jensen said. "Buying Prospector Popcorn is a win-win. You experience the most delicious popcorn on the planet, while we 'pop' open more doors of employment for people with disabilities."

As of June 18, the theater has raised \$500,000 and has attracted such partners as Doyle | Coffin Architecture, Boston Consulting Group, Southport Engineering Associates, Procure Impact, Hatrack Consulting, and Gemstone Farm.

Of the capital that is needed, most will go toward the building and renovations (\$600,000) and equipment and machinery (\$474,000).

Jensen opened the Prospector on Nov. 20, 2014. It grew out of yearning to do something with people with disabilities especially since she saw the challenges her sister, Hope, as someone with Down syndrome, Wenke said.

"While volunteering for a non-profit called SPHERE, she would put on plays and create films with her friends with disabilities, like Romeo and Juliet," he added. "At the time she was doing this she realized that everybody was always available to rehearse because no one had any conflicts. That was because no one had jobs."

According to the latest data from the U.S. Bureau of Labor Statistics, the employment-population ratio for people with disabilities (ages 16 to 64) was 37.4%, meaning that percentage of people with disabilities in that age range were employed.

The mission of that nonprofit called SPHERE is to enrich and enhance the lives of adults with disabili-

"It either has to make sense — programmatic sense — or cents, financial cents."

— Ryan Wenke, CEO of The Prospector



CEO of the Prospector theater in Ridgefield next to one of the home-made sculptures on display at the theater. Photo by Gary Larkin

Ryan Wenke

ities through education, recreation and the arts.

So, in 2011 when original Ridgefield Playhouse was about to be razed for more parking for the Ridgefield Library, Jensen had a "A-ha" moment as she was on Prospect Street, according to Wenke.

She said she had a better idea of what to do with the building, and that was creating a movie theater that would not only create jobs, but jobs for those with disabilities. And that's what she did with the help of the library, which had bought back the property in 2000. She created a workplace for people who identify as having disabilities, such as autism, Down syndrome, cerebral palsy, multiple sclerosis.

As the theater approaches the sale of its 1 millionth ticket, Wenke ruminated about how his life has changed in the decade since he graduated as a theater major from Emerson College.

"Part of being a theater major is that you understand empathy, you understand communication, how to talk to people and know what people need," he said. "One of the biggest challenges with everything is balancing the mission with the business."

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Photographs courtesy Muscoot Farm.

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THE ALFRED B. DELBELLO MUSCOOT FARM IN KATONAH TURNS THE BIG 50

BY JEREMY WAYNE /
jwayne@westfairinc.com



The Alfred B. DelBello Muscoot Farm in Katonah, celebrating 50 years, includes the historic Main House (seen here), hands-on agricultural programs, seven miles of hiking trails and lots and lots of farm animals.



Celebrating 50 years since it opened to the public as an educational farm, the Alfred B. DelBello Muscoot Farm in Katonah is a place where people of all ages can learn, connect and, above all, enjoy themselves. If you don't already know Muscoot, this summer – indeed, through the fall of its milestone year – would be the perfect time to visit, or to revisit, if you're already acquainted.

Muscoot began in the late 1800s as a gentleman's farm, owned and operated by Ferdinand Hopkins, a wealthy businessman from New York City. Hopkins had purchased several small tenant farms in the Somers area and combined them into one farm, where he could raise dairy cattle while enjoying an escape from the hustle and bustle of the city. By the 1900s, Muscoot had

become a fully functioning dairy farm, supplying milk to New York City. The farm itself remained in the Hopkins family until the late 1960s, when Westchester County purchased the land, and in 1975 it was opened to the public for the first time.

In 2016, Muscoot was renamed in memory of Alfred B. DelBello, who served as Westchester County executive from 1974 to '83 (and later lieutenant governor under Mario M. Cuomo), playing an integral role in preserving the park as an interactive farm during his tenure.

Today, Muscoot Farm offers visitors the chance to experience farm life through a variety of hands-on activities. From maple-sugaring and morning farm chores, to history hikes and a summer camp, the programs are designed to show farming is just as important today as it was when Muscoot was a working dairy farm. Open to the public 362 days a year, the farm is home to many farm animals, including

sheep, cows, pigs, horses, donkeys and goats, as well as seven miles of scenic hiking trails and a farmers market that runs Sundays from May through November.

In the new digital age, when personal relationships and social interactions are being eroded, “Muscoot offers the chance to take a step back in time, to learn through hands-on experiences and to be part of a community rooted in education and sustainability,” said farm director Jonathon Benjamin.

Muscoot is one of more than 50 Westchester parks, primarily funded through county taxpayers, said Peter Tartaglia, first deputy commissioner of the county's Department of Parks, Recreation & Conservation. It recoups some of its cost through revenues and is supported by the Friends of Muscoot Farm, a nonprofit run entirely on donations from the public.

“The farm is also the recipient of grant funding and has relationships with many local organizations.

“Muscoot Farm has served the community for 50 years — and we're just getting started.”

— Jonathon Benjamin

Recently, Muscoot has been renovated through capital projects, including the historic Main House, walkways, pathways, parking lot and the addition of much-needed restroom facilities.

“It attracts over 200,000 visitors each year, making it one of our top-visited regional recreational facilities,” Tartaglia said.

“While the farm continues to grow and evolve,” Benjamin added, “it remains rooted in the charm and traditions that make Muscoot special.” With new programs, new animals and new opportunities to “make memories,” the farm is looking to the future, he said:

“Muscoot Farm has served the community for 50 years – and we're just getting started.”

On Sept. 12, the Friends of Muscoot Farm will host an (adults only) anniversary celebration dinner. For tickets, click here. A special anniversary “family weekend of fun” is planned for Sept. 13 and 14.

New tenants lined up for former Lord & Taylor property in Eastchester

BY PETER KATZ / pkatz@westfairinc.com

“Two of the five new tenants will be nationally-known retailers: William Sonoma and Pottery Barn Kids.”

— Bob Davis

LT Eastchester LLC, an entity of Saks Global, which owns Bergdorf Goodman, Neiman Marcus, and Saks Fifth Avenue is seeking approvals and permits from the Town of Eastchester related to modifications at the former Lord & Taylor property at 750 White Plains Road in order to accommodate new tenants. The former department store includes about 215,000 square feet of space. Saks OFF 5TH, which sells designer goods at discounts, occupies about 37,000 square feet. White Plains Hospital is close to completing the buildout of 75,000 square feet of medical office space, and may begin opening in early July.

LT Eastchester has five new tenants lined up who will occupy a total of 56,000 square feet of space. Attorney Bob Davis of the Mount Kisco-based

law firm Singleton, Davis & Singleton PLLC, told the Eastchester Planning Board, "Two of the five new tenants will be nationally-known retailers: William Sonoma and Pottery Barn Kids," Davis said. "Their uses are permitted as-of-right at the site. Two of the other three new tenants are well-known national chains which fall under the formula fast-casual/quick-casual restaurant use category in the zoning code." The restaurants will require special permits.

Davis said that one of the restaurants, CAVA, has 17 locations in New York state, including one in Rye Ridge Plaza, and one to open soon in the Cross County Center in Yonkers. He described it as a popular fast casual establishment, known for

its Mediterranean inspired bowls, pitas, dips and dressings, with a fully customizable menu and a focus on hospitality and community.

"The second restaurant, with a similar focus, is Tatte Bakery and Café, which has 27 locations in Massachusetts and others in Virginia, Washington, D.C., and Maryland," Davis said. "Tatte is in the process of opening new locations in our Tri-State area including one recently in Ridgewood, New Jersey. Tatte features breakfast, lunch and brunch items and its famous pastries. Neither restaurant will serve alcoholic beverages and neither is proposing outdoor dining."

In addition to the two restaurants, approval is being sought now for a third new tenant, the Equinox Scarsdale Club, a health and fitness facility that has operated for many years at 800 White Plains Road. It will be closing that location and making the move to 750 White Plains Road.

Davis noted that the entire site covers approximately 11.03 acres and

that there are approximately 650 parking spaces surrounding the building. He said that once all five of the new tenants have moved in, the only remaining vacant spaces will be on the third floor and in a ground-level garage that currently is not in use.

Jerry Bermingham, a senior vice president of Saks Global, said, "Saks Global is the new name of the Lord & Taylor entity that owned the real estate that was part of Saks Fifth Avenue, which then in December purchased Neiman Marcus. With Bergdorf Goodman it is now consolidated under the same private ownership and is renamed Saks Global."

Bermingham said that they expect that White Plains Hospital may take vacant space on the third floor of the former Lord & Taylor building to use used for administrative purposes. He said the property owner plans to build an elevator tower that will allow people to enter on the east side of the building and go directly up to the third floor.

"Our difficulty with leasing the entirety of a complex that used to be a department store is that ... it all operates fine for a single tenant. For multiple tenants it has to revert to some of the things it used to be 20 years ago. It will be multiple stores along the southern front."

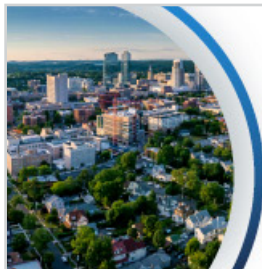
He said that the space for the health club will be a duplex with the entrance on the east side of the building and Equinox clients would be using the east side parking lot.

"Equinox clients will not be coming in off the parking lot that faces White Plains Road. They'll all be coming in from the other side," Bermingham said. "We're happy with having the progress we've had; never quick enough. But, we've kept this all within the envelope of the existing building without having to create a situation ... to change things up and create what might be considered other problems."

The Planning Board was expected to take up the matter again at its scheduled June 26 meeting.



Rendering of a revised tenant space at 750 White Plains Road in Eastchester.



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Siting Council denies UI monopole proposal on second crack

BY GARY LARKIN / glarkin@westfairinc.com



United Illuminating's new monopoles near the Metro-North rail line. Photo by Gary Larkin

This story has been updated with comments from Fairfield First Selectman Bill Gerber and United Illuminating.

NEW BRITAIN – The Connecticut Siting Council today denied United Illuminating's application to build monopoles as part of a transmission line upgrade between Fairfield and Bridgeport. The application, which was remanded back to the council after a successful legal challenge in April, was denied in a 4-2, with one abstention, straw poll vote in a virtual meeting.

Although the straw vote was technically non-binding, CSC Presiding Officer John Morissette instructed Siting Council staff to draft a formal opinion and decision denying UI's application. There will be a formal vote on that decision at a future Siting

Council meeting.

UI issued a statement Friday morning saying it is reviewing the decision.

"UI is reviewing yesterday's Connecticut Siting Council meeting and their non-binding straw poll vote," said UI spokesperson Sarah Wall Fliotics. "We look forward to working with the Council to advance the reliability, resiliency, and affordability of the transmission system from Fairfield to Bridgeport."

For the Town of Fairfield, City of Bridgeport and local Sasco Creek residents, the vote was a victory in a year-long effort to halt the installation of new monopoles connecting UI substations between Fairfield and Bridgeport.

"We are gratified that the Siting Council listened to the concerns of Fairfield residents, business owners, civic organizations, community leaders

"We believe that, in this day and age, any utility company like United Illuminating must plan for the long term to develop technology and expertise to bury transmission lines underground in an efficient and cost-effective way."

—Fairfield First Selectman Bill Gerber

and state legislators," First Selectman Bill Gerber said. "We believe that, in this day and age, any utility company like United Illuminating must plan for the long term to develop technology and expertise to bury transmission lines underground in an efficient and cost-effective way."

"Undergrounding' will improve storm resiliency of the electric grid, increasing the conservation of land and improving economic sustainability. UI's public statements to date regarding their astronomical cost estimates for undergrounding highlights that they have a long way to go in this regard and there is a massive undergrounding capabilities gap between them and other utilities in other states and countries where burying transmission lines is the norm."

CSC member Khristine Hall was one of the four council members to vote against the application.

"I have read the record as well as the draft remand findings of fact," said Hall. "My vote would be not to approve this project. I believe that based on my reading of the record that the impacts on the wetlands, the impact on cultural resources, and the impacts on local residents are significant. There could be alternative approaches that could lessen the impacts."

Morissette, was one of two council members to vote in favor of UI's alternative proposal to move the transmission lines and monopoles to the north side of the Metro-North tracks.

"UI's proposed project is the least cost alternative and therefore has the lowest impact on rates of any of

the solutions," Morissette said. "So, my non-binding straw poll vote is to approve with conditions."

Morissette directed council staff to write an opinion and a decision and order denying the proposed project in the application by UI.

UI's application for a certificate for the Fairfield to Congress railroad transmission line project consists of relocation and rebuild of its existing 115kV electric transmission lines along 7.3 miles of Metro-North Railroad corridor located east of Sasco Creek in Fairfield and UI's Congress Street substation in Bridgeport. It also calls for rebuilding of two existing 115kv lines along 2.3 miles to facilitate the interconnection between UI's Ash Creek, Resco, Pequannock, and Congress Street substations.

On April 23, New Britain Superior Court Judge Matthew Budzik struck down the original approval by CSC and remanded the case back to the council. As filed, UI's application was specifically for its existing 1430 line, according to CSC Executive Director and attorney Melanie Bachman. The proposed project configuration, identified as alternative 1, uses both single circuit and double circuit monopoles located south of the railroad corridor in both Fairfield and Bridgeport and single circuit and double circuit monopoles located north of the railroad for 5.8 miles in Route 8/I-95 corridor and for 0.3 mile approximate to Congress Street substation.

The estimated cost of the proposed project is \$255 million, inclusive of costs to transfer DOT facilities.

HEALTH CARE

\$108M blood center opens in Rye

BY PETER KATZ / pkatz@westfairinc.com

New York Blood Center Enterprises (NYBCe) formally opened its new blood center located at 601 Midland Ave., in Rye on June 17. In addition to being a blood donor center, it houses offices, labs and related spaces for the center's operations. The building's location at Midland Avenue and Peck Avenue was previously was an Avon warehouse and data center.



Ribbon-cutting at blood center in Rye on June 17.

The New York Blood Center delivers about 500,000 blood products annually to more than 150 hospitals, EMS and health care partners. NYBC is part of New York Blood Center Enterprises (NYBCe), which serves more than 17 states and delivers about one million blood products to more than 400 U.S. hospitals annually.

The ribbon-cutting came at what NYBCe described as a critical moment, with the organization having declared a blood emergency due to a sharp and sustained drop in blood donations across New York and New Jersey. Ground was broken for the project on June 15, 2023.

The Westchester County Local Development Corporation approved \$52 million in tax-exempt bond financing for the project. The total project cost had been estimated at \$108 million.

The center covers 187,000-square-feet and brings together blood collections, life sciences research, processing, cell therapy manufacturing and other operations under one roof.

“Our stunning Rye donor center is one of the centerpieces of our new campus, one that we hope will become a hub for the Westchester community,” said Andrea Cefarelli, the Blood Center’s senior vice president. “This incredible campus allows NYBCe to fulfill our mission of supporting the Tri-State area’s public health and sharing our life-saving research around the world.”

Among those attending the ribbon-cutting were Westchester County Executive Ken Jenkins, Westchester County Board of Legislators Chairman Vedat Gashi, County Legislator Catherine Parker, and Suburban Hospital Alliance of New York State President and CEO Wendy Darwell.

Jenkins said, “May the grand opening at the new campus in Rye multiply and magnify the next 60 years of your lifesaving research, innovation, and impact.”

Lauren Shields, a heart transplant recipient and blood donation advocate spoke at the event.

“Without the gift of blood donation, I would have never made it to my transplant day,” Shields said. “Each transfusion was a lifeline, keeping me alive while I waited for a donor to be found.”

Senate Minority Leader Chuck Schumer issued a message saying, “For over 60 years, the New York Blood Center has played an integral role in connecting New Yorkers with a critical resource at their greatest moment of need. The opening of a new donor center at their state-of-the-art Rye Campus will help usher in a new chapter in the New York Blood Center’s history and advance their vital mission for years to come.”

Michael Henrici, project executive at the Consigli Construction Co., who worked on the project said, “This project will undoubtedly support the health and futures of countless families who rely on New York Blood Center’s lifesaving resources. We are grateful to have had the opportunity, alongside our project partners, to bring this incredible new campus to life and build a foundation that will advance NYBCe’s meaningful mission for generations to come.”



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C&W report sees strong multifamily demand and recovering office market

BY PETER KATZ / pkatz@westfairinc.com

With the midpoint of 2025 rapidly approaching, real estate services company Cushman & Wakefield has released a report that foresees continued strong demand for multifamily housing and an office market showing early signs of recovery. The report "Midpoint 2025 - U.S. Economic & CRE Outlook" said the commercial real estate landscape continues to evolve in response to shifting economic forces.

In looking at the U.S. economy in general, the report suggested that tariffs and related economic policies will result in slower growth and growing inflationary pressures in the second half of the year. The authors, Rebecca Rockey, C&W's deputy chief economist, and senior economist James Bohnaker said policy changes would lay the groundwork for a stronger economy in 2026.

The report said that demand for multifamily housing remains strong and is likely to benefit from challenges

in the homebuying market.

"Renting will remain economically more favorable than purchasing housing due to high mortgage rates," the report said. "Robust demand remains a consistent theme for the multifamily segment as 102,000 units were absorbed in Q1 2025, building on momentum from 2024."

Cushman & Wakefield said that over the past 25 years, including three recessions, there has only been one quarter of negative net absorption of multifamily housing.

The report said that the office market is showing early signs of recovery, with sublease availability improving.

"Physical office occupancies have been stable for about three years, but company announcements show that employers are directionally moving back toward an office-centric approach," the report said. "Net absorption is on the rise. While still negative, nearly half of the markets we track reported positive absorption in Q1 2025. Moreover, demand is improving across

almost all markets, bringing aggregate absorption closer to a positive turning point.

Cushman & Wakefield said that well-located, newer Class A spaces could emerge as a strong opportunity in the evolving office market.

"Retailers will bear the brunt of the direct impact of higher prices stemming from tariffs, with some looking to offset those costs by rightsizing supply chains and real estate portfolios," Cushman & Wakefield said. "Profit margins were already pressured heading into 2025, and the additional costs will likely weigh on leasing over the next several quarters. Vacancy rates at shopping centers are trending near historic lows with a national average of 5.5% as of Q1 2025, even as recent bankruptcies and closures begin to hit the market."

The report said that consumer confidence, credit quality and the job market will need to be watched in the



Multifamily housing development Alexander Crossing in Yonkers.

months ahead. It said that demand is growing in alternative sectors like senior housing, data centers and built-to-rent, driven by structural demographic and economic shifts.

According to Kevin Thorpe, C&W's chief economist, "The trade war will be inflationary to the U.S. economy, in our view, but the additional upward pressure from tariffs will eventually abate, leading to a more attractive combination of faster growth, decelerating inflation and likely more accommodative monetary policy as 2026 unfolds. The policy agenda also has the potential to shift toward more growth-friendly items such as tax cuts and deregulation."

COURTS

Dutchess businessman arrested in alleged Utah fraud

BY BILL HELTZEL / bheltzel@westfairinc.com

A Dutchess County con man was arrested on June 11 for allegedly committing a scam in Utah while under government supervision for a New York fraud conviction.

An FBI agent and other law enforcement agents arrested Joseph Mori at a residence in Wappingers Falls, around 6 a.m. on June 11.

The arrest warrant was issued on June 4 by federal court in Salt Lake City, Utah, based on a grand jury indictment accusing Mori of money laundering conspiracy and engaging in a monetary transaction involving more than \$10,000 derived from

unlawful activity.

In the Utah case, a local municipality had reached a settlement with the victim of a swimming pool accident. Conspirators working with Mori pretended to represent the victim, according to the

indictment, and "inserted themselves into communications between the parties' lawyers."

The conspirators, who are not identified in the indictment, arranged for \$779,600 in settlement funds to be transferred to a bank account held by Global Office Group Inc., a Wappingers Falls firm founded by Mori in 2019.

Mori received the funds in October 2023, according to the indictment.

That was about six months after he was released from prison in New York and while still serving three years of supervised release.

Mori allegedly used the funds to pay personal expenses, such as credit card bills, gas, self-storage and restitution to victims in his previous criminal case.

In 2020, Mori was charged with wire fraud in New York. He owned and operated Partnercare Funding Inc., a loan brokerage business in Wappingers Falls that targeted small businesses throughout the United States and abroad.

Mori claimed he could obtain commercial loans for a 1% fee paid in advance, and that he would refund the fee if he was unable to obtain a loan.

"In reality, Mori had never been able to obtain a loan for a client," the charging papers state, and he failed to refund most of the fees.

He received \$451,410 from 35 clients and returned about \$97,000, for a net gain of \$354,410.

Mori pleaded guilty.

In April 2022, U.S. District Judge Kenneth M. Karas sentenced Mori to a year and a day in prison, followed by three years of supervision, in White Plains federal court. Mori surrendered to the Bureau of Prisons on June 21, 2022.

But from the time Mori was charged in 2020, to his sentencing and imprisonment in 2022, and up to February 4, 2025, all documents in the New York case were kept sealed.

Though no specific explanation for the secrecy is given in the now unsealed records, Mori's lawyer, Gordon Mehler, revealed a clue.

"The docket ... is sealed due to my client's ongoing cooperation," he stated in a November 2020 letter to judge Karas, and "my client's cooperation efforts are going smoothly."

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Burke Rehabilitation doctor wins Brain Injury Association of New York State award

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Erika Trovato, D.O., M.S., knows all about how life brings you full circle. When she was a student at the New York College of Osteopathic Medicine, the Yonkers-born Trovato – who grew up in Lagrangeville in Dutchess County – volunteered at Burke Rehabilitation in White Plains, part of the Montefiore Health System. And though she completed her residency in physical medicine and rehabilitation at New York University Grossman School of Medicine's Rusk Rehabilitation – where the desire to specialize in brain injury medicine kicked in, leading to a Rusk fellowship in that discipline – Burke was in her future.

Today she is associate chief medical officer at Burke, which has the highest readmission prevention rate among the nation's top-ranked rehabilitation hospitals and is the largest provider of stroke rehabilitation in New York. (Ranked as a top rehabilitation hospital by Newsweek and U.S. News & World Report, Burke has 15 outpatient locations throughout the Bronx, the Hudson Valley and Westchester County, with more sites planned, including one at the former Lord & Taylor in Eastchester.)

At Burke, Trovato directs the Brain Injury Medicine Program, leading a multidisciplinary rehabilitation team of physical, occupational and speech therapists; nurses, neuropsychologists; and other specialists that cares for patients suffering from injuries, tumors, skull fractures, polytraumas (involving multiple organs) and hemorrhagic and ischemic strokes. (She is also program director of the Burke Brain Injury Medicine Fellowship.) Her work there has led her to receive the Marie Ivancich Memorial Award from the Brain Injury Association of New York State (BIANYS), presented at its annual conference, June 11 through 13 at Saratoga Springs, New York.

“Dr. Erika Trovato goes above and beyond for the brain injury community each and every day,” Eileen Reardon, executive director of the 43-year-old non-profit, said in a statement. “Not only is she a dedicated physician, helping survivors throughout their recovery journeys; she has been an amazing partner to BIANYS, helping with our organization's events and advocacy efforts. It is for those reasons, and more, that we have awarded Dr. Trovato the Marie Ivancich Memorial Award.”

“I was absolutely thrilled and honored,” said Trovato, who attended her first BIANYS conference in 2017 and has served on the planning committee for the

BIANYS Brain Injury Symposium since 2020. “It's such an important award, named in recognition of a mother and her child, who had sustained a brain injury. It's an award to recognize people who support BIANYS and are advocates for patients and caregivers.”

Family caregiving, she added, requires “a special person to take on that role.” It's a difficult, exhausting, often thankless one

“Movement and exercise are vital to rehabilitation. Exercise improves cognition, sleep, and mood.”

(earning \$12 to \$15 an hour through Medicaid.) And it's one that will be increasingly in demand as doctors see more brain injuries, due to an aging population, Trovato said. (The most common are from falls.)

Knowing how brain injuries occur is key to the type of rehabilitation, with protocols improving all the time, she added. In the case of concussions, a common brain injury, the treatment used to require “rest in a dark room for weeks on end.” Now

the playbook calls for a short period of rest, followed by getting patients back on their feet as soon as possible while monitoring the symptoms.

“Movement and exercise are vital to rehabilitation,” said Trovato, whose training in osteopathic medicine has gone beyond traditional med-

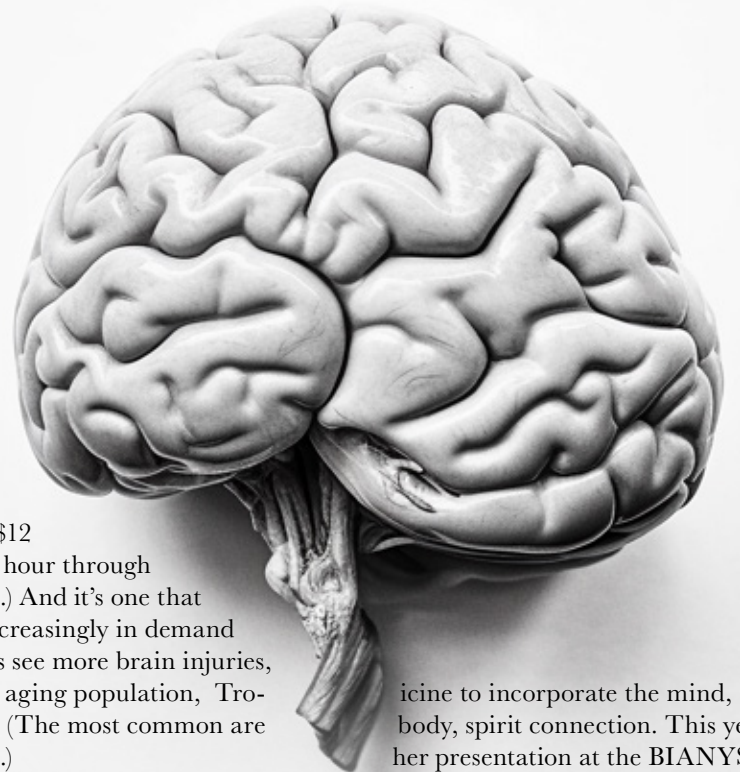
icine to incorporate the mind, body, spirit connection. This year, her presentation at the BIANYS conference focused on “Exercise – The Lifelong Treatment After Brain Injury.” “Exercise improves cognition....It improves sleep and mood.”

Any physical activity is better than none, she added, with the preferred activities in rehab dependent on the patient's injury and interests. Similarly, the arts are “a big component in the therapeutic approach,” again depending on the patient's needs and proclivities.

Safety features also play their part, noting roundabouts as an example. According to the U.S. Department of Transportation, they reduce serious and fatal injuries, including head injuries, at intersections 82% by forcing drivers to slow down and yield to oncoming traffic.

Ultimately, an ounce of prevention really is worth a pound of cure when it comes to brain health. Along with exercise and safety comes knowledge. In partnership with the New York State Athletic Trainers' Association, BIANYS offers COPE: Concussion Outreach Prevention Education with free in-person sessions and online educational modules geared toward anyone who is engaged with student athletes, be they parents, coaches or school faculty and staff. COPE programs are supported by funding provided by the New York State Department of Health, in collaboration with the New York State Senate.

“A lot of prevention,” Trovato said, “is founded on educating individuals.”



Erika Trovato,

D.O., M.S., associate chief medical officer of Burke Rehabilitation in White Plains and the recent recipient of the Brain Injury Association of New York State's Marie Ivancich Memorial Award. Photograph courtesy Erika Trovato, D.O., M.S.

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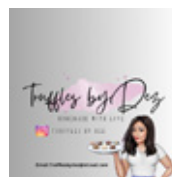


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A primer on addiction

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

NSDUH
NATIONAL SURVEY ON DRUG USE AND HEALTH

According to the 2023 United States National Survey on Drug Use and Health (NSDUH):

- 48.5 million (16.7%) of Americans aged 12 and older battled a substance use disorder in the past year.
- 10.2% of Americans 12 and older had an alcohol use disorder in the past year.
- About 27.2 million Americans 12 or older (9.7%) reported battling a drug use disorder in the past year.
- That same year, 7.5 million (2.7%) of Americans 12 and older struggled with alcohol and drug use disorders simultaneously.
- 20.4 million American adults (7.9%) suffered both a mental health disorder and a substance use disorder, or co-occurring disorders in the past year.



Nicolette Natale,

D.O., whose areas of expertise include the treatment of substance abuse disorders. Courtesy Nicolette Natale, D.O.



To delve into this complex subject, we turned to Nicolette Natale, DO, chief medical officer for Recovered.org, an organization that provides information and resources for mental health and addiction treatment.

Natale, who is board-certified in emergency medicine and licensed in psychiatry, supports patients with mental health conditions, including addiction; C-PTSD (complex post-traumatic stress disorder, which goes beyond PTSD); veterans' mental health; and co-occurring disorders.

She received a doctorate in osteopathic medicine (D.O.) from Nova Southeastern University and holds a Bachelor of Arts from the University of Miami, where she double-majored in psychology and English literature.

Dr. Natale, thanks for your time. Addiction is rarely out of the news these days and has often served as the dramatic basis for fictional stories in which the addict/alcoholic continues to lead a “normal” work life. Describe for us the differences among the terms “user,” “addict/alcoholic” and “functional addict/alcoholic.”

“As attention and education on addiction continue to increase, many of these terms are used interchangeably and aren't really reflective of the actual mental health disorder that individuals are facing. Substance abuse is a mental health disorder and not a choice. Typically, the term ‘user’ refers to someone who uses a substance recreationally but isn't physically or psychologically

dependent on it. An ‘alcohol user’ may be used to refer to someone who drinks alcohol on occasion or socially, usually less than seven drinks a week (for women) to less than 14 drinks a week (for men). This doesn't mean consuming this much alcohol in one sitting, but rather alcohol consumption spread throughout a seven-day period.

“An ‘addict’ or ‘alcoholic’ is usually used to refer to those who have a physiological or psychological dependence on a substance, and it is often outwardly apparent to others that their addiction is impacting their lives. Addicts/alcoholics often deal with relationship, work, education, financial or legal troubles due to their substance use, and although their addiction is causing problems, they continue to seek out the drug. ‘Functional alcoholics or addicts’ (although not an actual medical diagnosis) is usually used to refer to individuals with substance abuse problems but who may still be able to hold jobs, conceal their addiction from others, maintain relationships and manage finances. These individuals don't usually fit the stereotype of an ‘addict’ yet are still struggling equally as much with their addiction.”

Is there such a thing, then, as a drug/alcohol user who will never cross over into addiction? What makes an addict?

“Yes. Drug users may never cross into addiction. Addiction differs in that it is a chronic condition of compulsively seeking the drug. Although the use of the drug leads to negative consequences in the person's life, addicts continue to seek out the drug. Many addicts will also experience withdrawal symptoms after stopping the

drug, which can be dangerous or even deadly in certain situations.”

From what you've seen, how common are drug and alcohol addictions or use in the workplace?

“Based on research, it's estimated that almost 9% of employed individuals suffer from a substance abuse disorder. These rates may be increasing as remote positions become more popular, potentially making it easier to conceal an addiction from an employer.”

The work-addiction relationship would seem to be a complex one. On the one hand, the stress of work might lead to or exacerbate addiction. On the other hand, work, like addiction, is sometimes an escape.

“High-stress jobs can lead to substance use as a way to ‘escape’ the pressures of the job, deal with anxiety or depression or, for some, make it easier to perform their job. (Think of a salesman who feels more confident after a drink or two pitching a new product.) On the other hand, work, like substances, can also become an addiction. Both work and substance use trigger reward centers in the brain that release certain chemicals that make us feel good. As we feel a sense of joy or accomplishment from completing a work project, we can similarly become addicted to the ‘high’ of this feeling.”

What about recovering addicts? Even if you are clean and sober for years, can past addiction impair judgment through altered brain chemistry?

“Substance abuse is a mental health disorder and not a choice.”

And while drug and alcohol use has declined post-pandemic, those with substance abuse disorders often do not seek out treatment. The U.S. also remains the leader in overdose deaths.

Drug and alcohol abuse can pose special challenges in the workplace, despite companies having strict policies on hiring, and firing, those who drink to excess and take drugs. According to the U.S. Commission on Civil Rights, under the Americans With Disabilities Act, or ADA:

- “An employer may not discriminate against a person who has a history of drug addiction but who is not currently using drugs and who has been rehabilitated.
- “An employer may prohibit the illegal use of drugs and the use of alcohol at the workplace.
- “It is not a violation of the ADA for an employer to give tests for the illegal use of drugs.”

Despite stricter workplace policies and increased awareness, addiction remains a silent challenge—one that 9% of employed individuals are estimated to face.

“When individuals are in recovery, they are working on changing automatic behaviors and responses that have become essentially ‘wired’ into their brain via neuroplasticity (the brain’s ability to change). As recovering addicts stop using and alter their behavior, their brains also begin to rewire themselves, extinguishing the pathways associated with addiction. As time goes on, these changes become more permanent, but the pathways of addiction will always be present, so it is something individuals in recovery need to always be aware of and how it may impact their decisions.”

What roles do the current mental health challenges, especially among the young, play in addiction? Is it a chicken-and-egg case in which it’s hard to determine whether mental health issues cause addiction or addiction causes mental health issues?

“It can absolutely be thought of as a chicken-and-egg situation. Individuals with mental health conditions like PTSD (post-traumatic stress disorder), anxiety or depression are at higher risk of using substances, and it is often a way people cope with their illness, essentially self-medicating. This is particularly true among adolescents, who may not have other more effective and appropriate tools to cope. On the other hand, substance abuse disorders can worsen or even trigger certain mental health conditions. The two often feed into each other, producing a cycle that can be challenging to break free from without professional help.”

The United States declared war on drugs in 1971, spending more than \$1 trillion over the years, and while there have been some gains, it seems to remain a dance with the devil. Can you share any statistics and insights into recidivism and addiction?

“Substance abuse is a chronic, relapsing mental health disorder. Relapse rates are estimated between 40% and 60% for most individuals. Although most people don’t think of addiction the same way as other chronic illnesses – like type 2 diabetes, for example – once in remission, the relapse rate for this condition is quite similar (somewhere around 30% to 40%) to addiction. This doesn’t mean these conditions aren’t treatable, but when it comes to substance abuse, recovery requires ongoing support and may require multiple attempts or treatments, just like other chronic diseases.”

Given the enormous challenges of addiction, what are the best treatments? Did we miss an opportunity by focusing on incarceration?

“Addiction is a complex condition and often requires a combination of

evidence-based approaches to help individuals achieve sobriety and maintain it. Typically, medication-assisted treatment, psychotherapy (such as cognitive behavioral therapy), and peer support all play a role. Incarcerating individuals with substance abuse disorders has definitely led to missed opportunities. Putting someone behind bars doesn’t address the underlying reasons they are using. When we start treating addiction as the health issue that it is, rather than just a crime, individuals will have a better chance at a lasting recovery.”

Would new strategies toward pain management help, given that pain medications are often paths to addiction?

“The opioid crisis has led to a surge in addiction over the last 20 years. Recently, Journavx (suzetrigine), a new non-opioid pain medication, has become FDA (U.S. Food and Drug Administration)-approved, which will hopefully provide an alternative to prescribing opioids and reduce rates of addiction.”

What roles should local, state and federal health agencies play?

“Local, state and federal health agencies have a responsibility to provide affordable addiction treatment for everyone, funding preventative education for our youth and supporting harm reduction programs like naloxone distribution and syringe exchanges. These small changes can make big

differences when it comes to addiction. Also, public policy will hopefully start seeing addiction for what it is, a mental health condition, rather than a choice, which may help treatment become more accessible and acceptable.”

What’s the best way for us to avoid the trap of addiction?

“Focusing on prevention is key to avoiding addiction. This can be done by providing individuals with mental health support (both professionally and peer-to-peer), teaching individuals healthy coping strategies and educating youth about the dangers of substance abuse early. Teaching parents signs of addiction to recognize in their children/teens is also an excellent way to potentially prevent an addiction.”

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Demonstrators turn out in Hudson Valley for 'No Kings' protests

BY PETER KATZ / pkatz@westfairinc.com



At the Mount Kisco rally. Photo by Marni Marron.



Part of the protest gathering in Mamaroneck. Photo by Ritika Arora.

there were a few incidents in which police used force when demonstrators became overly demonstrative.

Against the background of Defense Secretary Hegseth suggesting that the order President Trump used to federalize the California National Guard and deploy troops to Los Angeles could be used in other states, Texas Gov. Greg Abbott deployed the state's National Guard ahead of the "No Kings" protests. In Missouri, Gov. Mike Kehoe activated his state's National Guard as a precautionary measure.

Ezra Levin, co-executive director of the national organization Indivisible, characterized the "No Kings" demonstrations as "historic."

Because of the parade marking the 250th anniversary of the U.S. Army, Indivisible decided not to stage a "No Kings" rally in Washington, D.C., and instead made Philadelphia the headquarters city for the demonstrations.

New York City Mayor Eric Adams had said in advance that he expected a large number of people to turn out to demonstrate in the city and the 34,000 members of the New York Police Department will be protecting everyone. Adams said he had told the federal government that the National Guard would not be needed in New York City.

In Florida, Brevard County Sheriff Wayne Ivey said peaceful protests are part of democracy, and people are invited to express their opinions but, "If you throw a brick, a firebomb, or point a gun at one of our deputies, we will be notifying your family where to collect your remains because we will kill you."

"These demonstrations are historic."

— Ezra Levin, Co-Executive Director, Indivisible

There were more than 2,000 "No Kings" protests in the U.S. on June 14 with the overall number of participants variously estimated at from five million to nine million. A number of the rallies taking place in the Hudson Valley attracted crowds estimated at one thousand or more.

The demonstrations were in protest against what participants perceived as harmful Trump Administration policies and Donald Trump's increasingly authoritarian conduct of the presidency. Hudson Valley events ranged from a march in Newburgh

to a large turnout in the area of the Mount Kisco Metro-North train station and the gathering of a few senior citizens on a sidewalk in White Plains.

The demonstrations took place under the umbrella name "No Kings," designed to convey the message that the U.S., which came into existence in order to get out from under rule by the King of England, will not tolerate its president behaving like a king and trying to consolidate power in the executive branch that he controls.

Protests were held at various times during the overcast and drizzly

Saturday in Mount Kisco, Croton-on-Hudson, Yonkers, Mamaroneck, Larchmont, Nanuet, New Paltz and Middletown among other communities. A group from New Rochelle traveled into New York City to join an estimated 50,000 people taking part in a "No Kings" demonstration. The organization Indivisible Westchester was involved in organizing many of the protests. There were also thousands of residents who protested throughout neighboring Connecticut, including about 7,000 at the Capitol in Hartford as well the New Haven Green.

The demonstrations in the Hudson Valley and the vast majority of those nationwide were peaceful. Nationally,



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County addresses stress and trauma affecting attorneys

BY PETER KATZ / pkatz@westfairinc.com

“Attorneys concentrate on helping clients who may be experiencing trauma and stress—often absorbing this trauma and stress themselves.”

— Stephanie Perez, Administrator, Office of Assigned Counsel (OAC)

The Westchester County Office of Assigned Counsel (OAC) has hosted a virtual seminar to explore the causes and effects of trauma and stress on its panel of public defender attorneys who represent clients in criminal and family court. Public defender attorneys are assigned to represent a wide array of individuals who cannot afford to retain counsel. Cases often involve traumatic and violent situations

The objective of the virtual seminar was to provide strategies to reduce the impacts of stressful and traumatic situations attorneys encounter. OAC worked in collaboration with the Westchester Department of Community Mental Health and community partners including as the Westchester Library System and the Westchester County Bar on the seminar.

The initial virtual seminar was titled “In Defense of Defenders: Understanding and Mitigating Burnout, Vicarious Trauma and Moral Injury.” It pointed out that when a client’s trauma history

impacts the attorney’s mindset and emotional state it is called “vicarious trauma.” The seminar focused on how to identify sources of such trauma, and what might be done to deal with it.

Joseph Glazer, deputy commissioner of the county’s Department of Community Mental Health, who himself is an attorney, told the Business Journal that it’s not just public defenders who can find themselves exposed to trauma and stress while providing legal services.

“No matter how you look at the entire spectrum of the practice of law your client can be anybody. Your client can be the nicest person that you’ve ever met in your entire life or your client can be the opposite,” Glazer said. “As an attorney, you take your clients as you find them. We’ve all as attorneys had that client who has made life difficult. If I go to court with you and I know the facts and believe you should get a certain disposition and you don’t that could affect me. If I believe you should walk out of there with a dismissed case and you wind up going

to prison not only is that a reflection on me but it can feel like a failure.”

Glazer said that the day-to-day practice of law can have emotional impacts on attorneys whether they’re practicing family law, criminal law or corporate law and that some attorneys probably don’t recognize it. He suggested that alcoholism and substance abuse can be manifestations of experiencing and not properly dealing with stress and trauma.

“Working 80 hours a week can lead to burnout,” Glazer said. “Having a crappy boss can be extremely stressful. The state bar association and many attorney associations are talking about attorney wellness. There’s a lot of potential emotional impact that the day-to-day practice of law can have for any attorney.”

Andrew Bell, a psychologist and program director for the County Department of Community Mental Health said, “Defense attorneys face a paradox --- what makes them so effective in their work can also raise their susceptibility to occupational hazards: vicarious trauma, job burnout and moral injury. We hope that exploring these issues through the lens of trauma and toxic stress will lead them

to seek out and implement some of the strategies and supports highlighted in the seminar to help them navigate the unique stressors they face in this important work.”

According to County Executive Ken Jenkins, “The ‘In Defense of Defenders’ seminar is a great model of how the expertise of one county department can be utilized as a resource for the well-being and benefit of county employees in another. This type of synergy is what makes Westchester County government strong and effective.”

County Attorney John Nonna described the seminar as being “on the mark and well received by the participants.”

Stephanie Perez, administrator of the OAC explained, “Attorneys on the Assigned Counsel Panel provide high quality legal representation to their clients. They concentrate on helping clients who may be experiencing trauma and stress, often absorbing this trauma and stress themselves. In crafting ‘In Defense of Defenders,’ the OAC’s objective was to focus on the wellness of these attorneys who provide this critically important representation, and to support them with resources and tools for practicing self-care.”

REAL ESTATE

Mongers Market property in Bridgeport listed at \$6M after business shuts down

BY GARY LARKIN / glarkin@westfairinc.com



BRIDGEPORT – The former site of Mongers Market on Railroad Avenue is the latest in a string of large commercial real estate that have either changed hands or about to in the city, according to Southport-based Angel Commercial LLC.

The 1155 Railroad Ave. complex that was a Pratt-Read Tool factory and up until last month the home of the vintage, antique, and industrial salvage indoor market, is listed by Angel Commercial for \$5.99 million. It was last appraised for \$2.29 million in 2024, according to city property records. It

was last sold to Bridgeport Renaissance LLC in 2012. It features two buildings totaling 126,471 square feet on 2.88 acres. The property is well-positioned for adaptive reuse or continued commercial operations.

Meanwhile, Bridgeport’s commercial real estate market continues to gain traction with the recent sale of two prime investment properties on Commerce Drive totaling \$4.85 million.

“The activity we’re seeing reflects a growing appetite for well-located, commercial properties in Bridgeport,” said Jon Angel, President of Angel Com-

mercial, LLC, who brokered both sales. “Bridgeport’s strategic location, zoning flexibility, and business-friendly environment are drawing strong interest from investors and owner-users alike.”

The first property – Commerce Drive Business Park at 1730 Commerce Drive – sold for \$3.65 million. The 87,778-square-foot, multi-tenanted industrial building spans 3.79 acres and occupies an entire city block. It is anchored by long-term tenant Beacon Roofing Supply, which has occupied approximately 60% of the property since 2011. Originally built during the post-WWII industrial expansion, the

property has retained its historic durability while accommodating modern industrial needs.

Just down the street, 1832 Commerce Drive — a 11,728-square-foot, two-story industrial building on 0.25 acres — sold for \$1.2 million. Located in a Residential-Office Centers zone, the property is partially leased to CORE by Kleenup Restoration of New England Inc. and was formerly owned and occupied by New England Heating Parts Co.. It was purchased by 16-10 Realty Corp.

“Bridgeport’s transformation is well underway, and the demand for flexible, strategically located commercial properties remains strong,” added Angel.



A rendering of the new Long Lots Elementary School in Westport, due to open in 2027. Rendering courtesy of Town of Westport

EDUCATION

New \$103M Long Lots school gets go-ahead from P&Z

BY GARY LARKIN / glarkin@westfairinc.com

Construction of new Westport elementary complex could start this year

WESTPORT – The construction of a new \$103.2 million Long Lots Elementary School complex and Stepping Stones preschool moved one big step forward to breaking ground for an anticipated September 2027 opening after the town Planning & Zoning Commission approved the school’s final permit and site plan.

After the remote special meeting First Selectwoman Jen Tooker was in a celebratory mood as she thanked all involved in the nearly three-year endeavor.

“I am extremely grateful to the Flood and Erosion Control Board, Conservation Commission, Board of Finance, the RTM, and the Planning & Zoning Commission – all of which voted unanimously to move this significant Town project forward,” Tooker

said in a prepared statement. “These elected and appointed members took the time to listen and deliberate the merits of the plans, conditions and finances. They heard their constituents and voted accordingly.”

The special permit and site plan were approved during a special meeting of the Planning & Zoning Commission Monday, June 16. The permit allows for the construction of a new Long Lots Elementary School, parking lot, multipurpose fields, playgrounds, basketball court, play area and drainage system and to permit non-exempt excavation and fill, for property located in the Residence A/AA district.”

It has taken about three years for the town government to get to where it is now. The Long Lots Elementary School Building Committee was approved by the RTM in September

2022 and a feasibility study to build a new school was accepted in October 2023.

“From multiple iterations of plans and reviews; from a combined 50+ committee, commission, and board meetings over the past 2.5 years, where the design plans, financials and details were scrutinized, updated, reviewed, discussed, and multiple opportunities for public input was provided, to today, I have been confident that the LLSBC produced a site plan that incorporates and addresses multiple stakeholders’ advice, information, concerns and issues,” the first selectwoman added.

“Now, as this phase of the project moves forward, I remain confident that the Building Committee will continue to focus on its mission and bring the new Long Lots Elementary School and Stepping Stones Preschool to ultimate completion.”

It is anticipated that groundbreaking will occur this year with an anticipated move-in date in September 2027,

according to Tooker.

At its June 12 meeting the RTM voted to approve an appropriation in the amount of \$101,920,000 – \$103,190,124 along with bond and note authorization – to the Educational Facility Improvement Fund Account for the construction of the new Long Lots Elementary School.

One day after the final P&Z permit approval the Long Lots School Building Committee held a meeting to update residents about the project and next steps, including an executive session to review submissions for RFP/RFQ for structural PEER review.

Opponents of the project have less than two weeks to gather 1,860 signatures, or 10% of registered voters, to force a referendum.

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COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie Local business cases, June 11 - 17

RealDeal Trucking LLC, Mount Vernon, Wilton A. Tate, 25-22516-SHL: Chapter 7, assets \$38,000, liabilities \$90,579. Attorney: Todd S. Cushner.

Syed Naqvi, Sloatsburg, codebtor Al-Noor L.E.D. and S.M.D. Wholesalers Inc., 25-22527-CGM: Chapter 13, assets \$236,100, liabilities \$311,633. Attorney: Allen A. Kolber.

Zahav Ventures LLC, Spring Valley, Ephraim Diamond, member, 25-22536-SHL: Chapter 11, assets and liabilities \$10 million - \$50 million. Attorney: J. Ted Donovan.

U.S. District Court, White Plains Local business cases, June 11 - 17

Jose Mejia-Aguilar, Spring Valley vs. Christopher Meredith Inc., Pomona, 25-cv-4934-KMK: Fair Labor Standards Act. Attorney: Brandon A. Thomas.

ProMax Auto Parts Depot Ltd., Brampton, Ontario, Canada vs. Elite Battery Group Inc., Mount Vernon, 25-cv-4941-KMK: Trademark infringement. Attorney: Cameron S. Reuber.

Gateway Commercial Finance LLC, Palm Beach County, Florida vs. Montefiore Health System Inc., Westchester, et al, 25-cv-4942-NSR: Breach of contract. Attorney: Jared A. Ullman.

Mid-Hudson Civic Center Inc., Poughkeepsie vs.

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

Questions and comments regarding this section should be directed to:

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

Everest National Insurance Co., Warren, New Jersey, 25-cv-4947-NSR: Insurance. Attorney: Douglas J. Steinke.

TV Seshan, M.D. P.C., White Plains vs. Aetna Inc., Hartford, Connecticut, et al, 25-cv-4958-KMK: Motion to confirm arbitration award. Attorney: Michael Smikun.

Donald Zimmerman, Boynton Beach, Florida vs. Apex Global Solutions LLC, Montebello, 25-cv-5008: Negligence, class action. Attorney: Steven Sukert.

Keia Thompson, Mercer County, New Jersey vs. Apex Global Solutions LLC, Montebello, 25-cv-5021-PMH: Deceptive acts, class action. Attorney: Todd S. Garber.

District Council No. 9 International Union of Painters and Allied Trades, White Plains vs. American Graphic Design Inc., Suffolk County, 25-cv-5030-CS: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

Kandace Williams, Salisbury, North Carolina vs. Apex Global Solutions LLC, Montebello, 25-cv-5040: Contract, class action. Attorney: Steven Sukert.

Organic Outpost Inc., Poughquag, et al, vs. town of East Fishkill, et al, 25-cv-5080: Civil rights, removal from Dutchess Supreme Court. Attorneys: Joseph Giangrande (pro se) for plaintiffs, Kimberly H. Lee for defendants.

Bhushani Kumar, Westchester vs. Community Living Corp., Mount Kisco, et al, 25-cv-5106-CS: Job discrimination. Attorney: Tanvir H. Rahman.

DEEDS

Above \$1 million

749 Palisade Realty LLC, White Plains. Seller: Lynn Smith, Athens, Ohio. Property: 749 Palisade Ave., Yonkers. Amount: \$1.2 million. Filed May 23.

Ali, Gunce, White Plains. Seller: Essar Group LLC, Pleasantville. Property: 10 City Place, White Plains. Amount: \$1.5 million. Filed May 21.

Charnoff, Daniel, Scarsdale. Seller: JAF Builders Corp., Scarsdale. Property: 1 Ardmore Road, Scarsdale. Amount: \$3.5 million. Filed May 22.

Chason, Andrew, Harrison. Seller: 22 Tomahawk Drive LLC, White Plains. Property: 38 Avondale Road Harrison. Amount: \$1.3 million. Filed May 22.

Ezratty, Debra, Armonk. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 3 Dewitt Drive, New Castle. Amount: \$1.7 million. Filed May 23.

Goldsmith, Adam, New York. Seller: 2 Elm Hill LLC, Hawthorne. Property: 4 Elm Hill Drive, Rye Town. Amount: \$3 million. Filed May 22.

Hetzel, Elise, Palm Beach Gardens, Florida. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 210 Horseman Blvd. 40, Mount Pleasant. Amount: \$2.5 million. Filed May 21.

McMahon, Colleen, Hartsdale. Seller: Belleview Avenue, No. 1 Builder LLC, Armonk. Property: 709 Belleview Ave., Mount Pleasant. Amount: \$1.2 million. Filed May 21.

North Payne LLC, Elmsford. Seller: Adelino F. Pastilha, Elmsford. Property: 14 N. Payne St., Greenburgh. Amount: \$2.9 million. Filed May 21.

Place to Live LLC, Tarrytown. Seller: Margaret A. Pike, Tarrytown. Property: 45 Hudson View Way, 407, Greenburgh. Amount: \$1.7 million. Filed May 22.

Sheinbaum, Marc, Scarsdale. Seller: Frederick S. Fish Investment Co., No 32-Scarsdale LLC, Englewood, New Jersey. Property: 2 Weaver St., Scarsdale. Amount: \$2.1 million. Filed May 21.

Skyhawk Delta LLC, White Plains. Seller: Theodore Miller, Scarsdale. Property: 6 Fox Meadow Road, Scarsdale. Amount: \$2.2 million. Filed May 21.

Weisman, Andrew E., New York. Seller: Rac Closing Services LLC, Cheshire, Connecticut. Property: 2 Cedar Lane, New Castle. Amount: \$2.2 million. Filed May 22.

Below \$1 million

134 Lockwood Realty LLC, Bardonia. Seller: Luis F. Quintero, White Plains. Property: Dobbs Ferry Road, Greenburgh. Amount: \$155,000. Filed May 22.

178 Wyndcliff LLC, Yonkers. Seller: John P. Eggers, Croton-on-Hudson. Property: 5 Joseph Wallace Drive, Cortlandt. Amount: \$450,000. Filed May 23.

39 Old Snake Road LLC, Pound Ridge. Seller: Everbank NA, Jacksonville, Florida. Property: 39 Old Snake Hill Road, Pound Ridge. Amount: \$916,000. Filed May 21.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Pamela A. Ray, Hawthorne. Property: 237 Brady Ave., Mount Pleasant. Amount: \$610,000. Filed May 22.

Be Maui LLC, Larchmont. Seller: Kathy Mueller, Naples, Florida. Property: 225 Stanley Ave., 409, Mamaroneck. Amount: \$400,000. Filed May 22.

Blue Mountain Housing Development Corporation Inc., Bedford Hills. Seller: Northern Westchester Professional Park Associates II LP, North Salem. Property: 12 McLain St., Bedford. Amount: \$300,000. Filed May 21.

Burhans Avenue Corp., Yonkers. Seller: Maria Demarco, Yonkers. Property: 128 Helena Ave., Yonkers. Amount: \$307,000. Filed May 21.

ELDCD Development LLC, New York. Seller: Richard C. Ryan, Bronxville. Property: 40 Alta Vista Drive, Yonkers. Amount: \$135,000. Filed May 22.

Fourteen Willard Avenue Extension LLC, Saybrook, Connecticut. Seller: Sandra V. Maguire, Granite Springs. Property: 24 Raemont Road, Somers. Amount: \$900,000. Filed May 22.

Greenberg, Alexander C., Harrison. Seller: 103 Frances Ave LLC, Harrison. Property: 103 Frances Ave., Harrison. Amount: \$845,000. Filed May 23.

Guerrero, Angela, Yonkers. Seller: US Bank Trust NA, Dallas, Texas. Property: 3134 Lexington Ave., Cortlandt. Amount: \$545,000. Filed May 21.

Hudson Valley Acquisitions3 LLC, Elmsford. Seller: John DiDonato, Peekskill. Property: 1209 Orchard St., Peekskill. Amount: \$100,000. Filed May 22.

Iron Ridge Associates LLC, Port Chester. Seller: One Way Properties LLC, Port Chester. Property: 66 Townsend Ave., Rye Town. Amount: \$100,000. Filed May 21.

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

Miller, Matthew, Jersey City, New Jersey. Seller: Dalton Studios LLC, Huntington. Property: 135 Main St., Lewisboro. Amount: \$785,000. Filed May 22.

Mountain High LLC, Melville. Seller: Argentina Santana, Yonkers. Property: 690 Corbalis Place, Yonkers. Amount: \$350,000. Filed May 21.

Nicodemus, Frederick R. Jr., Yonkers. Seller: 7 Maryland Ave Realty LLC, Armonk. Property: 7 Maryland Ave., North Castle. Amount: \$800,000. Filed May 22.

Peekskill Property Holdings LLC, Yonkers. Seller: Hapiene Sampson, Pattersonville. Property: 301 N. Division St., Peekskill. Amount: \$425,000. Filed May 19.

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

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

Rosolen, Lilia, Tarrytown. Seller: Freedom 24 LLC, Croton-on-Hudson. Property: 71 Melrose Ave., Cortlandt. Amount: \$815,000. Filed May 21.

SGB Realty Group LLC, Monroe. Seller: Hudson Valley Acquisitions3 LLC, Elmsford. Property: 1209 Orchard St., Peekskill. Amount: \$200,000. Filed May 22.

Sheinbaum, Marc, Scarsdale. Seller: Stephen Oder Scarsdale LLC, Englewood, New Jersey. Property: 43 Holland Ave., Scarsdale. Amount: \$990,000. Filed May 21.

Sokaki Remington LLC, Larchmont. Seller: Steven Coscia, New Rochelle. Property: 60 Remington Place 1, New Rochelle. Amount: \$480,000. Filed May 21.

Streany, Joseph, Yorktown Heights. Seller: Wilmington Savings Fund Society FSB, Anaheim, California. Property: 2751 Ogden Drive, Yorktown. Amount: \$840,000. Filed May 21.

Tamarez, Eduardo, Mount Vernon. Seller: ADP Management Company Corp., Yonkers. Property: 138 Glen Ave., Mount Vernon. Amount: \$825,000. Filed May 21.

Federal Tax Liens, \$10,000 or greater, Westchester County, June 11 - 17

Chadwick, Damian R.: Irvington, 2018, 2023 personal income, \$73,513.

Cherena, Keylina Rivera: Larchmont, 2021 - 2022 personal income, \$29,281.

Darby, Regina: Yonkers, 2016, 2017, 2019 personal income, \$128,173.

Esquiva, Edison and Rosa M. Esquiva: Mamaroneck, 2023 personal income, \$58,592.

Gemmola, Edmond A. and Carol A. Gemmola: Croton-on-Hudson, 2022 personal income, \$12,816.

Jerome, Leonardo: Mount Vernon, 2019, 2022 personal income, \$45,916.

Kalikow, Marc M. and Hannah Kalikow: Scarsdale, 2021 - 2023 personal income, \$151,856.

Kennedy, Whittimore: Mount Vernon, 2018 - 2023 personal income, \$38,142.

Lala, Linda: Scarsdale, 2019, 2023 personal income, \$193,921.

Norman, Derrick A.: Yonkers, 2016, 2018, 2020 - 2023 personal income, \$52,173.

Parkview Operating Company LLC: Mount Vernon, 2024 quarterly taxes, \$87,726.

Sateriale, John M., Jr.: Yorktown Heights, 2020 - 2021 personal income, \$59,244.

Scarlett, Michael: Mount Vernon, 2015 – 2016, 2018, 2021 personal income, \$44,288.

WORKERS' COMPENSATION BOARD

Failure to carry insurance or for work-related injuries and illnesses.

9 Barrels of Salt Inc., Yonkers. Amount: \$6,500.

Blackstar Official LLC, White Plains. Amount: \$31,500.

Boss Burger & Sweets LLC, New Rochelle. Amount: \$1,500.

Carnell Commercial Inspections Inc., Valhalla. Amount: \$24,000.

CB Jerk Center Incorporated, Mount Vernon. Amount: \$21,000.

D&S Beauty and Barber Inc., Mohegan Lake. Amount: \$9,750.

Dawson's Service Solution LLC, Mount Vernon. Amount: \$21,000.

East West Building Maintenance Inc., Eastchester. Amount: \$21,000.

JV Dash LLC, Yonkers. Amount: \$13,500.

Lois Nail & Spa Inc., Yorktown Heights. Amount: \$22,000.

Meals-On-Wheels of White Plains Inc, White Plains. Amount: \$15,000.

N-East Site Contracting Inc., Shrub Oak. Amount: \$21,000.

Oh Sung Electronics USA Inc., Harrison. Amount: \$21,000.

Pro Tech Benz Incorporated, Pelham. Amount: \$21,000.

Rumba 151 Inc., Cortlandt Manor. Amount: \$21,000.

Sorby Contracting 2 Corp., Hawthorne. Amount: \$21,000.

United Services Design & Consultants Inc., White Plains. Amount: \$19,500.

JUDGMENTS

Adegoke, Adeola S., West Harrison. \$5,913 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 5.

Bamberger, Christopher, Mohegan Lake. \$5,840 in favor of Capital One NA, Richmond, Virginia. Filed May 5.

Benjamin, Shantelle, Mount Vernon. \$5,081 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

Butrico, Christopher M., Yonkers. \$3,085 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 5.

Carlo, Luis A., Yonkers. \$4,506 in favor of Capital One NA, Glen Allen, Virginia. Filed May 5.

Chewing, Albert M., Peekskill. \$21,792 in favor of Capital One NA, Glen Allen, Virginia. Filed May 2.

Chin, Yuri J., Mount Vernon. \$2,192 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

Cotto, Dianne M., New Rochelle. \$16,525 in favor of American Express National Bank, Sandy, Utah. Filed May 6.

Danvers, Elisha, Mount Vernon. \$2,214 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

De Castro, Heidi T., Harrison. \$3,644 in favor of Capital One NA, Richmond, Virginia. Filed May 6.

DelBianco, Maria, Port Chester. \$2,569 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 5.

Ezeagbor, Anthony, Yonkers. \$4,190 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 5.

Figuroa, Erick, Port Chester. \$1,913 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

Gomez, Ariana, Dobbs Ferry. \$1,532 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

Hardy, Richard, Mount Vernon. \$1,486 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

Hill, Chiffone J., Yorktown Heights. \$3,753 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 5.

Issa, Nazila, Irvington. \$2,736 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Koepfel, William W., Rye. \$238,000 in favor of Besen & Associates Inc., New York. Filed May 6.

Lapidus, Menachem M., Brooklyn. \$108,036 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 24.

Lazala, Edwin, Yonkers. \$10,575 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Letizia, Christopher R., Mamaroneck. \$5,991 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 6.

Mancuso, Anthony, Yorktown Heights. \$4,548 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 28.

Matias, Felix R. S., Pelham. \$5,461 in favor of Capital One NA, Mclean, Virginia. Filed May 2.

Matos, Chelsea R., Cortlandt Manor. \$4,039 in favor of Capital One NA, Glen Allen, Virginia. Filed May 2.

Mccormick, Michael P., Scarsdale. \$5,899 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 28.

Molnar, Jacqueline C., Pleasantville. \$5,197 in favor of Capital One NA, Glen Allen, Virginia. Filed May 2.

Montanez, Ashley, Mohegan Lake. \$10,585 in favor of American Express National Bank, Sandy, Utah. Filed May 5.

Morgan, Matthew D., Mount Vernon. \$12,542 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 28.

Moser, Christophe G., Rye. \$43,048 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Ortega, Carmen, Sleepy Hollow. \$3,775 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Perez, Jonathan C., Yorktown Heights. \$6,166 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 25.

Pesce, Vincent, Dobbs Ferry. \$2,358 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 1.

Plummer, Rebecca, White Plains. \$23,420 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 5.

Ponce, Valerie, New Rochelle. \$10,468 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 29.

Quintal, Sean P., Mount Vernon. \$4,167 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Ramos, Sigfredo, Hawthorne. \$4,879 in favor of Midland Credit Management Inc., San Diego, California. Filed April 30.

Recio, Jose R., Mount Vernon. \$2,132 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 5.

Reyes, Jaime, Yonkers. \$6,090 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

Rocha, Sandra M., Yorktown Heights. \$3,982 in favor of Capital One NA, Glen Allen, Virginia. Filed May 5.

Rodriguezwheeler, Joanna, Chappaqua. \$5,953 in favor of Capital One NA, Richmond, Virginia. Filed May 5.

Rosenberg, William, Port Chester. \$2,229 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 5.

Sayegh, Agnese, West Harrison. \$3,620 in favor of Midland Credit Management Inc., San Diego, California. Filed May 1.

Scott, Indeina R., Mount Vernon. \$8,682 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 5.

Shemonoski, Kevin P., Hastings-on-Hudson. \$4,648 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 29.

Smith, Jamila, Mount Vernon. \$12,780 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 29.

Smith, Karriem, Yonkers. \$3,363 in favor of Midland Credit Management Inc., San Diego, California. Filed April 30.

Stone, Thomas, Yonkers. \$2,130 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 24.

Torres, Alejandra, Yonkers. \$3,017 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 6.

Valvona, Jessica, Port Chester. \$7,751 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 5.

Ventura, Johnathan, Yonkers. \$5,306 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 1.

LIS PENDENS

Barclays Bank Delaware, as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$532,000 affecting property located at 45 Webster Ave., Harrison. Filed May 7.

Brown, Denise, as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$207,000 affecting property located at 8 Poplar Circle, Peekskill. Filed May 2.

Capital One Bank USA NA, as owner. Filed by MEB Loan Trust US Bank NATrust. Action: Foreclosure of a mortgage in the principal amount of \$73,000 affecting property located at 236 Morsemere Ave., Yonkers. Filed May 6.

DiFolco-Queen, Danielle, as owner. Filed by Citizens Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$115,000 affecting property located at 507 Hill St., Mamaroneck. Filed May 2.

Gretczko, Elvire A., as owner. Filed by Wells Fargo Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$476,000 affecting property located at 87 Gramatan Drive, Yonkers. Filed May 15.

Jean Carl, administrator, as owner. Filed by Longbridge Financial LLC. Action: Foreclosure of a mortgage in the principal amount of \$990,000 affecting property located at 9 South Lane, Somers. Filed May 2.

Lee, Lawrence E., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$399,000 affecting property located at 219 S. Sixth Ave., Mount Vernon. Filed May 6.

Myke, Joy A., as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,324,785 affecting property located at 395 Croton Ave., Cortlandt. Filed May 6.

Quan, Hongxia, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$608,000 affecting property located at 4 Meadow Road, Scarsdale. Filed May 6.

Robinson, Donald, as owner. Filed by Wells Fargo Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$475,000 affecting property located at 3499 Overlook Ave., Yorktown. Filed May 2.

Simunyola, Kela, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 14 Touissant Ave., Yonkers. Filed May 2.

Stewart, Coddell, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$579,000 affecting property located at 351 S. Seventh Ave., Mount Vernon. Filed May 6.

Torres, Carmen, as owner. Filed by HSBC Bank USA NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$557,000 affecting property located at 54 Oscaleta Road, South Salem. Filed May 2.

Valdez, Arcedo, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$381,000 affecting property located at 38 Gordon St., Yonkers. Filed May 5.

Yunayev, Boris, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$751,000 affecting property located at 9 Morningside Ave., Yonkers. Filed May 7.

MECHANIC'S LIENS

Brooks, Marlene, Mount Vernon. \$3,874 in favor of Innov8tive Environmental Service, Valhalla. Filed May 28.

Chatterton Hill Realty LLC, White Plains. \$85,048 in favor of Meta Construction N. Corp. Filed May 28.

Molina, Maria, Mount Pleasant. \$1,393 in favor of Innov8tive Environmental Service, Valhalla. Filed May 28.

Rizwan, Raja, Greenburgh. \$14,414 in favor of Innov8tive Environmental Service, Valhalla. Filed May 28.

Silverman, Immaculate, Cortlandt. \$3,193 in favor of Innov8tive Environmental Service, Valhalla. Filed May 28.

St. Clair Owners LLC, Yonkers. \$116,896 in favor of Byram Concrete & Supply LLC, White Plains. Filed May 28.

NEW BUSINESSES

Partnerships

FC Ossining Soccer, 23 Terrace Ave. Apt. 1, Ossining 10562. c/o Diego L. Alvarez Tenezaca and Jorge A. Morocho Sumba. Filed May 21.

Keane Family Partnership, 12 Rolling Ridge Road, White Plains 10605. c/o Kevin J. and Keira Keane. Filed May 29.

Sole Proprietorships

3rd Eye Vibe, 167 Locust Ave., No. 2, New Rochelle 10805. c/o Stephanie Lopez. Filed May 29.

Archangels Assemble, 7 Snowden Ave., Ossining 10562. c/o Michael Pizzo Longo. Filed May 23.

Bigpallet, 100 Waring Place, Yonkers 10703. c/o Konan J. Athacou. Filed May 28.

Born of Light, 555 Bronx River Road, Yonkers 10704. c/o Yasiel Montan, Yelitza Rojas And Manuela Rodriguez. Filed May 23.

Brownstone Analytics, 7 N. Lawrence Ave., Elmsford 10523. c/o Paul G Brown. Filed May 28.

Ctpyny, P.O. Box 102, Pound Ridge 10576. c/o Aimee Elsner. Filed May 27.

Exodos Services, 152 Columbus Ave., No. 2, Tuckahoe 10707. c/o Paola Elizabeth Quizhpi Peñafiel. Filed May 22.

Flee Temptations, 652 Van Cortlandt, Yonkers 10705. c/o Etic Arevalo. Filed May 23.

Jorge Vizhco Carpentry, 18 Sands St., 1B, Port Chester 10573. c/o Jorge Vizhco Tenesaca. Filed May 22.

Keelyz, 34 Elliot St., Mount Vernon 10553. c/o Sherica Ducasse. Filed May 21.

La Esquina De Los Caballeros, 2 Lafayette Ave., New Rochelle 10801. c/o Henry Jossue Martinez. Filed May 22.

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

Precise Painting & Drywall Repairs, 290 Concord Road, Yonkers 10710. c/o Fernando Alves De Melo. Filed May 29.

Prime Repair & Fleet, 339 Tarrytown Road, Elmsford 10523. c/o Maria N Calderon Loaiza. Filed May 22.

R&D Home Services, 36 Heatherdell Road, Ardsley 10502. c/o Yam Keung. Filed May 21.

Refined Rebels, 669 Main St., Unit 593, New Rochelle 10801. c/o Deazia Farrington. Filed May 29.

Rosini Restorations, 2 Lockwood Ave., 2D, Bronxville 10708. c/o John J. Rosini. Filed May 22.

Sasa Hair Braiding & Locs, 200 Gramatan Ave., Mount Vernon 10550. c/o Sandna Augusto. Filed May 22.

Seaboard Foods, 211 Franklin Ave., Mount Vernon 10550. c/o Kemar Powell. Filed May 22.

The Loaf Life, 250 Purchase St., Rye 10580. c/o Mariana M. Luiz. Filed May 21.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Loan Funder LLC Series 99010, as owner. Lender: SBG Ground UPS LLC. Property: 20 Dallas Drive, Blooming Grove. Amount: \$1.7 million. Filed May 8.

M1 Bank, as owner. Lender: New York Wallkill I LLC. Property: 755 Route 211 Wallkill. Amount: \$6.4 million. Filed May 12.

Orange Bank & Trust Co., as owner. Lender: Warwick Guard LLC and DeGraw & Dehaan Architects LLP. Property: 252 State School Road, Warwick. Amount: \$2.2 million. Filed May 8.

Sunview Equities Inc., as owner. Lender: Northeast Community Bank. Property: in Palm Tree. Amount: \$8.4 million. Filed May 5.

Below \$1 million

Bank of America, as owner. Lender: Alexis Cassandra. Property: in Wallkill. Amount: \$43,837. Filed May 12.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: 2 Pine Hill Road, Minisink. Amount: \$100,000. Filed May 8.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Wallkill. Amount: \$100,000. Filed May 9.

Kiavi Funding Inc., as owner. Lender: Balance Equity LLC. Property: 709 Tower Ave., Filed Maybrook. Amount: \$235,200. Filed May 12.

Loan Funder LLC Series 67040, as owner. Lender: 301 Tower LLC. Property: 301 Tower Ave., Filed Maybrook. Amount: \$30,000. Filed May 13.

TEG Federal Credit Union, as owner. Lender: Ronald Nelson Jr. Property: 30 McBride Road, Chester. Amount: \$400,000. Filed May 12.

Ulster Savings Bank, as owner. Lender: M2s 01 LLC and Andre H. Keel. Property: 40 Well Sweep Lane, Chester. Amount: \$518,620. Filed May 13.

DEEDS

Above \$1 million

2480 Property Holdings LLC, Pleasant Valley. Seller: Parkway Services LLC, Pleasant Valley. Property: in Pleasant Valley. Amount: \$1 million. Filed May 8.

33 Broadway Tivoli LLC, Brooklyn. Seller: Barn 33 Broadway LLC, Tivoli. Property: in Red Hook. Amount: \$6.5 million. Filed May 6.

65 Main Street Realty LLC, Monsey. Seller: Chevra Shas Keren Yeshua of Monsey, Monsey. Property: 65 Main St., Monsey. Amount: \$2.1 million. Filed May 15.

BD Meadow Hillburn Owner LLC, Warren, New Jersey. Seller: TJG Realty of Rockland LLC, Suffern. Property: 260 Route 17, Hillburn. Amount: \$10.3 million. Filed May 16.

Boatwright, Bret, New York. Seller: Antar Holdings Corp., Poughkeepsie. Property: 11 Heber Road, Wappinger. Amount: \$5 million. Filed April 28.

CB 525 West LLC, LaGrangeville. Seller: Marie A. Arteca, Dover Plains. Property: 376 Chestnut Ridge Road, Dover Plains. Amount: \$5 million. Filed May 5.

Level3bbb LLC, Brooklyn. Seller: Reverie Property Ventures LLC, Wappingers Falls. Property: 69 Yellow City Road, Amenia. Amount: \$5.7 million. Filed May 8.

Lithia Real Estate Inc., Medford, Oregon. Seller: James Vignogna, Hopewell Junction. Property: in Wappinger. Amount: \$1.2 million. Filed May 6.

Moove In Partners Pawling LLC, York, Pennsylvania. Seller: Pawling Self Storage LLC, Hyde Park. Property: in Pawling. Amount: \$7.8 million. Filed May 7.

Below \$1 million

11 Victoria LLC, Spring Valley. Seller: Kenneth J. Malm, Airmont. Property: 11 Victoria Drive, Airmont. Amount: \$840,000. Filed May 15.

239 All Angels LLC, Wappingers Falls. Seller: Nancy J. Mellott, Rhinebeck. Property: in Rhinebeck. Amount: \$290,000. Filed May 1.

4244rt44 LLC, Pleasant Valley. Seller: David B. Keddy, Millbrook. Property: in Washington. Amount: \$394,000. Filed May 6.

4350 Albany Post Road LLC, Hyde Park. Seller: Gambino Trust, Bradenton, Florida. Property: 4350 Albany Post Road, Hyde Park. Amount: \$370,000. Filed May 8.

45 Vernon BSD LLC, Spring Valley. Seller: Vernon Terrace LLC, Montvale, New Jersey. Property: 45 Vernon Terrace, city of Poughkeepsie. Amount: \$310,000. Filed May 7.

55 M&T Land Development LLC, Pleasant Valley. Seller: Dimitra P. Kustas Trust, LaGrangeville. Property: in LaGrange. Amount: \$900,000. Filed May 8.

8 Medical Park LLC, Suffern. Seller: Joseph E. Deutsch, Pomona. Property: 8 Medical Park Drive, Pomona. Amount: \$750,000. Filed May 15.

Albert, Charles E., New Rochelle. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$656,000. Filed April 29.

Bostian, Joseph, Red Hook. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed May 8.

Coronel, Ronald Enrique Aquino, New Rochelle. Seller: RC Property Holdings 2 Inc., Patterson. Property: 23 Jewett Ave., city of Poughkeepsie. Amount: \$395,000. Filed April 28.

Delarosa, Nicholas, New Windsor. Seller: Radpad First LLC, Beacon. Property: 7 Colonial Road, 17, city of Beacon. Amount: \$225,500. Filed May 5.

Edet, Unwana K., Poughkeepsie. Seller: Reddog 156 Properties LLC, Hyde Park. Property: in town of Poughkeepsie. Amount: \$325,000. Filed May 1.

ESMR Capital LLC, Fishkill. Seller: Kathy L. Schwager, Pleasantville. Property: in Pleasant Valley. Amount: \$225,000. Filed May 1.

Hudson Home Buyers LLC, Salisbury. Seller: James A. Lieberman, Poughkeepsie. Property: 68 Henmond Blvd., town of Poughkeepsie. Amount: \$237,500. Filed May 6.

Kathleen Nemec Trust, Hilton Head Island, South Carolina. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$448,000. Filed May 7.

KH Properties LLC, LaGrangeville. Seller: Red Wing Properties Inc., Stormville. Property: in LaGrange. Amount: \$290,000. Filed April 30.

Lunger, Shmuel, Spring Valley. Seller: 16 Eisenhower Avenue LLC, Spring Valley. Property: 24 Eisenhower Ave., New Square. Amount: \$890,000. Filed May 15.

McEnroe, Erich, Amenia. Seller: Van Dorn Realty LLC, New York. Property: 5408 Route 22, North East. Amount: \$465,000. Filed May 2.

Naik, Dayan, Pelham. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$472,000. Filed May 8.

Nicholas Daniello Trust, Mount Vernon. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$418,000. Filed May 6.

Nicolette Legacy LLC, Hopewell Junction. Seller: Mary Ann DiStefano, Wappingers Falls. Property: in Wappinger. Amount: \$485,000. Filed May 2.

Palombo, Francesca M., Poughkeepsie. Seller: Citrea LLC, Poughkeepsie. Property: 15 Morehouse Road, town of Poughkeepsie. Amount: \$145,000. Filed May 1.

Paul E. Vettorino Trust, Yorktown Heights. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$491,500. Filed May 7.

Prokopowicz, Dominic, Yonkers. Seller: Yellow Dream Properties LLC, Chester. Property: in Fishkill. Amount: \$435,000. Filed April 28.

Rc3 Properties LLC, LaGrangeville. Seller: Kikuchi Makoto, Poughquag. Property: 12 Dodge St., Beekman. Amount: \$315,000. Filed May 6.

Romanowski, Robert, Monsey. Seller: 702 Kennedy LLC, Spring Valley. Property: 702 Kennedy Drive, Spring Valley. Amount: \$308,000. Filed May 15.

Roygbiv Designs Inc., Hopewell Junction. Seller: Filed Mayhew Family Trust, New Fairfield, Connecticut. Property: 1793 Route 52, Fishkill. Amount: \$510,000. Filed May 5.

Siempre Estates LLC, Staatsburg. Seller: Tricia O'Malley, Fishkill. Property: Cream St., town of Poughkeepsie. Amount: \$337,500. Filed May 7.

Vignogna, Aaron, Poughquag. Seller: 10 Robinson Street 1 LLC. Property: in city of Beacon. Amount: \$228,500. Filed May 6.

Winters, Lawrence, Hopewell Junction. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$877,000. Filed May 2.

YoBo Properties LLC, Verbank. Seller: Rosemarie Patterson Trust, Hyde Park. Property: 23 Van Dam Road, Hyde Park. Amount: \$500,000. Filed May 5.

JUDGMENTS

Allen, Justin, Warwick. \$1,296 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 5.

Alvarez, Joel, Campbell Hall. \$6,313 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Baker, Charles E., Huguenot. \$2,774 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 5.

Bauer, Michelle, Cuddebackville. \$5,229 in favor of Discover Bank, Columbus, Ohio. Filed May 7.

Baynes, Kevin Anthony, Middletown. \$41,190 in favor of Lafayette Federal Credit Union, Rockville, Maryland. Filed May 7.

Benjamin, Cristopher, Middletown. \$7,471 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Burnett, Aston Jr., Middletown. \$1,422 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed May 7.

Cantalicio, Tchaikovsk, Central Valley. \$2,158 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 5.

Clink, Megan, Circleville. \$5,086 in favor of Discover Bank, Columbus, Ohio. Filed May 8.

Cuddy, Cyndee J., Montgomery. \$2,365 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 7.

Dauids Tefilin Inc., Monroe. \$64,874 in favor of M&T Bank, Buffalo. Filed May 7.

Ekstein, Eliezer, Highland Mills. \$5,715 in favor of Discover Bank, Columbus, Ohio. Filed May 6.

Elvado Park LLC, Tierra Amarill, New Mexico. \$39,315 in favor of Simply Funding LLC, Chester. Filed May 8.

Francois, Stanley, Chester. \$3,779 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 5.

Guerrero, Dariana, Goshen. \$7,854 in favor of Bank of America, Charlotte, North Carolina. Filed May 6.

Guevara, Jose M. Jr., Middletown. \$13,754 in favor of Bank of America, Charlotte, North Carolina. Filed May 6.

Hagedorn, Nichole B., Filed Maybrook. \$17,449 in favor of Discover Bank, Columbus, Ohio. Filed May 6.

Hoag, Rebecca, Walden. \$2,503 in favor of Midland Credit Management Inc., San Diego, California. Filed May 7.

Jackson, Liscole Young, Newburgh. \$4,639 in favor of Capital One, Glen Allen, Virginia. Filed May 8.

Jones, Steven W., Middletown. \$2,728 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 7.

Kabore, Judith, Middletown. \$9,365 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 5.

Kemp, Wesley, Monroe. \$2,495 in favor of Meenan Oil Company LP, Woodbury. Filed May 7.

KJ Communication Inc., Monroe. \$140,580 in favor of M&T Bank, Buffalo. Filed May 7.

Laguerre, Jessie, Newburgh. \$3,589 in favor of Synchrony Bank, Draper, Utah. Filed May 7.

Lewis, Devon M., Middletown. \$7,988 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

MacEachern, George, Sparrow Bush. \$2,582 in favor of Citibank, Sioux Falls, South Dakota. Filed May 8.

McIntosh, Shirley M., Middletown. \$5,903 in favor of Bank of America, Charlotte, North Carolina. Filed May 7.

McKenna, Susan E., Pine Bush. \$6,674 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 5.

Milk Mechanical Consulting Inc., Monroe. \$95,732 in favor of M&T Bank, Buffalo. Filed May 7.

Muniz, Dylan, Middletown. \$3,629 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Murray, Kyle, Newburgh. \$4,625 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 8.

Newton, Masland, Middletown. \$4,314 in favor of Citibank, Sioux Falls, South Dakota. Filed May 6.

Oleary, Stephen D., Port Jervis. \$27,076 in favor of Bank of America, Charlotte, North Carolina. Filed May 6.

Palmer, Francella, Newburgh. \$19,075 in favor of Rupco Inc., Kingston. Filed May 7.

Pimentel, Maria G., New Windsor. \$2,796 in favor of Discover Bank, Columbus, Ohio. Filed May 8.

Restorfx of Tempe LLC, Chandler, Arizona. \$86,119 in favor of GCM Prime LLC, White Plains. Filed May 6.

Sabatino, Doviana, Pine Bush. \$2,448 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 5.

Santiago, Ilene, Middletown. \$4,244 in favor of Park Hill Housing LLC, Middletown. Filed May 8.

Schwartz, Pinchus S., Monroe. \$22,912 in favor of Capital One, Glen Allen, Virginia. Filed May 5.

Shaw, Jillien, Newburgh. \$950 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed May 7.

Simon, Adriana J., Middletown. \$6,000 in favor of Isaac Equities LLC, Monroe. Filed May 7.

Simon, Filed Mayer, Monroe. \$13,570 in favor of Capital One, Glen Allen, Virginia. Filed May 5.

Simon, Meyer, Monroe. \$13,448 in favor of Capital One, Glen Allen, Virginia. Filed May 5.

Simon, Meyer, Monroe. \$10,771 in favor of Capital One, Glen Allen, Virginia. Filed May 5.

Stein, Menachem, Monroe. \$6,613 in favor of TD Bank, Brooklyn Park, Minnesota. Filed May 6.

Tamburello, Jaimie, Pine Bush. \$20,807 in favor of JP-Morgan Chase Bank, Wilmington, Delaware. Filed May 7.

Tremper, Stella E., Huguenot. \$6,061 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Verde, Christopher, Middletown. \$10,576 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed May 6.

Winters, Scott J. Jr., Monroe. \$2,035 in favor of TEG Federal Credit Union, Poughkeepsie. Filed May 5.

Zamora, Charlie, Middletown. \$12,000 in favor of 30 Bradner Avenue LLC, Glen Oaks. Filed May 7.

MECHANIC'S LIENS

168 Union Holding LLC, as owner. \$11,100 in favor of Wennersten Inc. Property: 168 Union St., city of Poughkeepsie. Filed May 1.

Colonial Realty Holding LLC, as owner. \$17,160 in favor of Wennersten Inc. Property: 166 Union St., city of Poughkeepsie. Filed May 1.

DKH Realty LLC, as owner. \$6,789 in favor of MJG Plumbing & Heating Inc. Property: 409 Fishkill Ave., city of Beacon. Filed May 1.

Dutchess County SPCA Inc., as owner. \$34,000 in favor of Acorn Plumbing & Heating LLC. Property: 634-636 Violet Ave., Hyde Park. Filed May 2.

Ferrazzara, Laura, as owner. \$1,525 in favor of Polanco Giovanna C. Rosario. Property: in Chester. Filed May 14.

Hudson Valley Housing Development Fund Company Inc., as owner. \$54,855 in favor of Jam Roofing Inc.

Property: 36 S. Remsen Ave., Wappinger. Filed April 30.

Hudson Valley Housing Development Fund Company Inc., as owner. \$152,146 in favor of Jam Roofing Inc. Property: In Wappinger. Filed April 30.

Ortiz, Janice and Omega R. Ortiz, as owner. \$29,125 in favor of Joe the Plumber Plus Inc. Property: in Blooming Grove. Filed May 16.

Simpson, Robert A., as owner. \$7,069 in favor of Before USA Group Inc. Property: 3307 Pine Cone Court, city of Poughkeepsie. Filed May 6.

Wabno Hospitality Inc., as owner. \$992,000 in favor of Enrindy Hospitality LLC. Property: 90 Route 17K, Newburgh. Filed May 12.

NEW BUSINESSES

Sole Proprietorships

Best Life Bookkeeping, 125 Village Green Court, Warwick 10990. c/o Melanie Rachele Rombal. Filed May 16.

Blue Lightening Landscaping, 2 Schoonmaker Road, New Hampton 10958. c/o Brandon Ray Baudendistel. Filed May 19.

Burgh Eatz, 949 Route 32, Newburgh 12550. c/o Lenny Vazquez. Filed May 8.

Fashion Wok, 70 North St., Middletown 10940. c/o Yunbo Wang. Filed May 12.

Hairin With Erin, 400 NY 211 Suite 17, Middletown 10940. c/o Erin Louise Sullivan. Filed May 20.

Hairy Coo Concepts, 105 Ketcham Ave., Mountaintown 1053. c/o Wendy Anna

Juenger. Filed May 16.

JFD & Family, 46 Genung St., Middletown 10940. c/o James F. Delillo. Filed May 14.

Kodo Gi Grips, 39 Albert St., Middletown 10940. c/o David Spencer Bergman. Filed May 19.

Leahs Transportation, 10 Rizhun Road, Monroe 10950. c/o Leah Brach. Filed May 20.

MG Solutions, 1 Ashley Ave., Middletown 10940. c/o Ming-jia Guan. Filed May 13.

Mia Marie Beauty, BB Hair Lounge 25 1/2 Green St., Goshen 10924. c/o Mia Marie Romer. Filed May 12.

Prestige Legal Services, 31 S. Plank Road, Suite 101, Newburgh 12550. c/o Jasmine Nicole Jones. Filed May 15.

Special Bookkeeping, 8 Keats Road, Middletown 10941. c/o Dawn Rodgers. Filed May 16.

Trustigo Notary Services, 40 Fulton St., No. 245, Middletown 10940. c/o Yalitzta Spulveda. Filed May 13.

Venus Multiservicios, 144 North St., Middletown 10940. c/o Shellsea Ramirez Garcia. Filed May 13.

BUILDING PERMITS

Commercial

Kleitos LLC, Norwalk, contractor for Kleitos LLC. Perform replacement alterations at 209 Liberty Square, Norwalk. Estimated cost: \$1,000. Filed April 10.

IJ Group LLC, Norwalk, contractor for IJ Group LLC. Perform replacement alterations at 77 Wall St., Norwalk. Estimated cost: \$1,000. Filed April 10.

Infinity Solar Systems LLC, Norwalk, contractor for Warren and Danielle Hicks. Remove roof and reroof 12 Crossland Place, Norwalk. Estimated cost: \$12,050. Filed April 15.

JKS Construction, Norwalk, contractor for Vcave LLC. Construct canopy at 85 New Canaan Ave., Norwalk. Estimated cost: \$5,000. Filed April 10.

Pugo's Painting LLC, Norwalk, contractor for Ryan I. Pambianchi. Renovate single-family residence at 22 Possum Lane, Norwalk. Estimated cost: \$20,000. Filed April 14.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for John Paul and Lauren Morrell. Install new roof and gutters at 16 Arnold Lane, Norwalk. Estimated cost: \$10,823. Filed April 11.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 501 Merritt 7, Norwalk. Estimated cost: \$1,750,000. Filed April 10.

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

Questions and comments regarding this section should be directed to:

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

Residential

AMO Carpentry LLC, Norwalk, contractor for Theodore C. and Leslie B. Markus. Expand existing deck at 108 Partrick Ave., Norwalk. Estimated cost: \$14,200. Filed April 7.

Drosos, Ioannis, Norwalk, contractor for Ioannis Drosos. Remove existing aluminum siding and install vinyl siding, remove roof and re-roof 15 Dairy Farm Road, Norwalk. Estimated cost: \$30,000. Filed April 9.

Godoi, Jona M., Norwalk, contractor for Jona M. Godoi. Convert existing space into an accessory dwelling unit (ADU) at 3 Raymond Terrace, Norwalk. Estimated cost: \$5,000. Filed April 14.

Gunner LLC, Norwalk, contractor for Christopher McDonald and Margaret Stott. Remove roof and reroof 36 Meeker Court, Norwalk. Estimated cost: \$75,700. Filed April 11.

Hutchings, Brendan and Erica Hutchings, Norwalk, contractor for Brendan and Erica Hutchings. Renovate rear dormer to expand second floor at 68 Quintard Ave., Norwalk. Estimated cost: \$65,000. Filed April 11.

Mackintosh, Muriel, Norwalk, contractor for Muriel Mackintosh. Renovate single-family residence at 1 Flintlock Road, Norwalk. Estimated cost: \$100,000. Filed April 11.

Mammone, Marguerite, Norwalk, contractor for Marguerite Mammone. Construct deck with stairs above in-ground pool at 1 Rochelle Road, Norwalk. Estimated cost: \$10,000. Filed April 8.

MLR Properties LLC, Norwalk, contractor for Patrick G. Fox. Construct third-floor dormer, add one window, remove two existing skylights in attic area at 28 Shorefront Park, Norwalk. Estimated cost: \$16,753. Filed April 8.

Newfield Contracting Inc., Norwalk, contractor for Jacqueline Santana. Remove roof and reroof 9 Arnold Lane, Norwalk. Estimated cost: \$28,000. Filed April 7.

Omega Development LLC, Norwalk, contractor for Sharon and Ifaa Raizer-Amit. Renovate single-family residence at 2 Aiken St., Norwalk. Estimated cost: \$30,000. Filed April 11.

Omega Development LLC, Norwalk, contractor for MaryKate Locantore. Remove one overhead garage door at 25 Regency Drive, Norwalk. Estimated cost: \$6,000. Filed April 11.

Perry Verrone LLC, Norwalk, contractor for William M. Kutik and Nancy S. Breakstone. Remove roof and reroof 41 Orchard Hill Road, Norwalk. Estimated cost: \$38,500. Filed April 7.

Power Home Remodeling Group LLC, Norwalk, contractor for Marie Gentile. Remove siding and replace with Tribuilt house wrap and form-fitted insulated vinyl at 27 Woodlawn Ave., Norwalk. Estimated cost: \$62,540. Filed April 10.

Power Home Remodeling Group LLC, Norwalk, contractor for Elince Abarca. Remove and replace 15 windows at 39 Lincoln Ave., Norwalk. Estimated cost: \$16,590. Filed April 10.

Purdue Renovations LLC, Norwalk, contractor for Michael D. Davis. Construct two-story rear addition, renovate first floor and second-floor dormer at 16 Woodbine St., Norwalk. Estimated cost: \$402,426. Filed April 9.

Racine, Suzanne V., Norwalk, contractor for Suzanne V. Racine. Renovate single-family residence at 8 Pettom Road, Norwalk. Estimated cost: \$15,000. Filed April 10.

Reichelt, David, Norwalk, contractor for David Reichelt. Remodel existing kitchen and replace existing cabinets at 1 Frank St., Norwalk. Estimated cost: \$40,000. Filed April 8.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Lisette F. Tuccinardi and Nicole Fatone. Replace roof at 5 Fillow St., Norwalk. Estimated cost: \$10,300. Filed April 11.

Sanzel Properties LLC, Norwalk, contractor for Sanzel Properties LLC. Construct superstructure for new single-family residence, 162 Strawberry Hill Ave., Norwalk. Estimated cost: \$500,000. Filed April 14.

Seyal, Robina, Norwalk, contractor for Robina Seyal. Renovate single-family residence at 51 Grandview Ave., Norwalk. Estimated cost: \$100,000. Filed April 11.

Sound Renovation LLC, Norwalk, contractor for Elizabeth Kent. Remove and install 14 replacement windows at 130 Rowayton Woods Drive, No. 8/130, Norwalk. Estimated cost: \$17,195. Filed April 8.

Steele, Bray and Ausra Steele, Norwalk, contractor for Bray and Ausra Steele. Construct second-story addition over existing footprint for family room at 36 N. Bridge St., Norwalk. Estimated cost: \$40,000. Filed April 8.

Vas Construction Inc., Norwalk, contractor for Michael S. Lawton and Lindsay M. Perform replacement alterations at 13 Covewood Drive, Norwalk. Estimated cost: \$282,777. Filed April 7.

Vas Construction Inc., Norwalk, contractor for Jack A. Smith. Construct superstructure for rear addition at 3 Gull Road Norwalk. Estimated cost: \$1,272,000. Filed April 7.

Veliz, Elfrid E., Norwalk, contractor for Joan Latimer West. Renovate single-family residence at 2 Nyiked Terrace, Norwalk. Estimated cost: \$300,000. Filed April 9.

COURT CASES

Bridgeport Superior Court

Bach, Thomas, et al, Easton. Filed by Gregory Maher, Milford. Plaintiff's attorney: Daly Weihing & Bodell, Bridgeport. Action: the plaintiff was working as a delivery person for Instacart and when making a delivery to the defendant's residence he was caused to fall violently to the ground due to the existence of snow and/or ice on the outside front steps of the premises, which created a dangerous and defective condition. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146147-S. Filed May 5.

Kennelly, James, et al, Fairfield. Filed by Deenah Banner, Bridgeport. Plaintiff's attorney: Richard S Salvaggio, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146381-S. Filed May 12.

Progressive Direct Insurance Company, Hartford. Filed by Samuel A. Saunders, Bridgeport. Plaintiff's attorney: Bradley Law Group LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146821-S. Filed May 21.

Turnpike Shopping Center LLC, et al, Fairfield. Filed by Lujen Amansuri, Fairfield. Plaintiff's attorney: Collier & Manning Trial Lawyers LLC, Milford. Action: the plaintiff was walking on the sidewalk controlled by the defendants when she was caused to slip and fall on old snow and ice. As a result of the negligence of the defendants, the plaintiff sustained injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146326-S. Filed May 9.

Urbina, Miguel Angel, Shelton. Filed by Melissa Lacerda-Araujo, Easton. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146003-S. Filed April 30.

Danbury Superior Court

Curran, Emil J., Danbury. Filed by Karen Taylor, Sandy Hook. Plaintiff's attorney: Senich Law Firm The LLC, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054388-S. Filed May 2.

Ledwith, Christopher, et al, Brookfield. Filed by Scot Halas, New Fairfield. Plaintiff's attorney: Thibodeau Beadnell Law Group, Danbury. Action: the plaintiff suffered significant property damage allegedly due to defendants' breach of allowing modifications to the drainage system, which resulted in excessive water runoff onto plaintiff's property in violation of Connecticut state and local statutes, health and environmental codes. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054457-S. Filed May 7.

Mormak LLC, et al, New Fairfield. Filed by US America Dream LLC, Danbury. Plaintiff's attorney: Candace Veronica Fay, Danbury. Action: the plaintiff and defendants entered a contract for the sale of a real property. The contract provided for the plaintiff, to deposit money to the defendants' attorney. Plaintiff, through counsel, notified defendants that the buyer could not obtain a written commitment from a bank or institutional lender for a mortgage and requested the deposit be returned. However, the defendants transferred the property to another entity and despite repeated demands to the defendants' attorney, the attorney has refused to return the deposit. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054422-S. Filed May 5.

Tactical Construction Services LLC, et al, Danbury. Filed by Michael Lopes, Danbury. Plaintiff's attorney: J Christopher Kervick, New London. Action: the plaintiff and the defendants executed an agreement whereby defendants agreed to remove and replace the roof on plaintiff's property. Defendants commenced work and engaged as a subcontractor to remove and remediate the asbestos upon the premises. The defendants began the performance of the asbestos remediation and defendants resumed the removal and replacement of the roof. During the work, the defendants failed to take precautions to prevent the contaminated material from entering the interior of the premises and falling upon exterior of the property. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054127-S. Filed April 11.

Stamford Superior Court

Opulence Pedi Spalnc., Seymour. Filed by Catherine Rotondo, Westport. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff was lawfully on the defendant's premises when the plaintiff was provided a massage chair. As she was getting her manicure done defendant's employee failed to confirm that the massage chair was secure and in working condition, causing the plaintiff to fall to the ground when she sat on it and suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073068-S. Filed April 23.

Trimboli, Kelley Ann, et al, Norwalk. Filed by Isi Eucedamolina, Norwalk. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073108-S. Filed April 24.

DEEDS

Commercial

1100 Kings Highway LLC, Wilton. Seller: LAR Associates, Fairfield. Property: 1100 Kings Highway East, Fairfield. Amount: \$3,100,000. Filed May 22.

41-45 Stillwater Ave LLC, Stamford. Seller: 41-45 Stillwater Ave LLC, Stamford. Property: Rotary Commons, Stamford. Amount: \$1. Filed May 12.

Anderson, Tammy, Los Angeles, California. Seller: Clementine Interiors LLC, Stamford. Property: 34 Sawmill Lane, Greenwich. Amount: \$6,050,000. Filed May 7.

BKCube LLC, Stamford. Seller: Marc Mitchell Bennett, Stamford. Property: 28 Merriland Road, Stamford. Amount: \$1,210,000. Filed May 16.

Brown, Jason and Bridgett Brown, Cos Cob. Seller: 30 Benenson Development LLC, Stamford. Property: 30 Benenson Drive, Cos Cob. Amount: \$4,630,000. Filed May 9.

Feinstein, Stephen and Stephanie Manheim, Greenwich. Seller: 530 Round Hill Road LLC, Greenwich. Property: 530 Round Hill Road, Greenwich. Amount: \$10. Filed May 9.

Hammersmith Partners LLC, Greenwich. Seller: Fred N. Durante Jr., Greenwich. Property: 328 Palmer Hill Road, Greenwich. Amount: \$1. Filed May 7.

Iweorah, Hillary Amaechi and Claudia Iweorah, Fairfield. Seller: 181 Riverview LLC, Monroe. Property: 181 Riverview Circle, Fairfield. Amount: \$1,810,000. Filed May 19.

Jamilkowski, Jack and Maryann Robinson, Harrison, New York. Seller: Orchard Holdings LLC, Cos Cob. Property: 22 Osee Place, Cos Cob. Amount: \$1,015,000. Filed May 9.

JMR Partners LLC, Stamford. Seller: Michael Kenny and Julia DeMoranville, Stamford. Property: 98 Southfield Ave., Unit J-2A, Stamford. Amount: \$515,000. Filed May 14.

Lolar LLC, Greenwich. Seller: Matthew Sage Withrow and Morgan Withrow, Stamford. Property: 35 Turner Drive, Greenwich. Amount: \$2,700,000. Filed May 6.

Namaste Holdings Connecticut LLC, Greenwich. Seller: Pecksland Partners LLC, Greenwich. Property: 54 Round Hill Road, Greenwich. Amount: \$10. Filed May 9.

Pasco, Jillian and Thomas J. Barresi, Stamford. Seller: Old Mill Home LLC, Stamford. Property: 299 Ingleside Drive, Stamford. Amount: \$860,000. Filed May 14.

Porchuck Luxury Homes LLC, P.O. Box 2463. Seller: Ave-Zaz Development Corp., East Islip, New York. Property: 94 Porchuck Road, Lot B, Greenwich. Amount: \$1,650,000. Filed May 8.

Roleder, Amanda, Fairfield. Seller: Phoenix at 1140 Fairfield Beach Road Corp, Ridgefield. Property: 1140 Fairfield Beach Road, Fairfield. Amount: \$1,400,000. Filed May 21.

SP-V Green Properties LLC, Powell, Ohio. Seller: SCF RC Funding IV LLC, Princeton, New Jersey. Property: 929 Newfield Ave., Stamford. Amount: \$10. Filed May 14.

Wang, Hongcheng, Bellevue, Washington. Seller: Sound Cove Property LLC, Old Greenwich. Property: 39 Glenbrook Road, Unit 3V, Stamford. Amount: \$292,500. Filed May 12.

Wang, Zhiyi and Shu Man Tang, Stamford. Seller: Wilmington Savings Fund Society, Seal Beach, California. Property: 37 Southfield Ave., Stamford. Amount: \$1,260,000. Filed May 13.

Wehmeier, Erika and Helge Wehmeier, Sewickley, Pennsylvania. Seller: Nopatree Holding LLC, Arlington, Virginia. Property: Townhome, No. 5B, The Costwolds, Greenwich. Amount: \$1. Filed May 6.

Zhang Boyuan and Zhi Li, Stamford. Seller: 10x Athletic USA LLC, Greenwich. Property: 44 Amherst Road, Riverside. Amount: \$3,200,000. Filed May 6.

Residential

14 Clinton Street LLC, Fairfield. Seller: Nita Patel and Jason Vena, Fairfield. Property: 14 Clinton St., Fairfield. Amount: \$900,000. Filed May 23.

Aitken, Chandler and Karl Christian Kolderup, Stamford. Seller: Samira Siskind and Steven M. Siskind, Stamford. Property: 288 Stamford Ave., Stamford. Amount: \$1,460,000. Filed May 16.

Baertsoen, Vincent and Lenka Novakova, Stamford. Seller: Stephen Lavoie and Elizabeth Lavoie, Stamford. Property: 2 Cider Mill Road, Stamford. Amount: \$1,143,000. Filed May 16.

Baranwal, Tarun Kumar and Shaili Baranwal, Stamford. Seller: Keith Banks and Jennifer Banks, Old Greenwich. Property: 30 Arnold St., Old Greenwich. Amount: \$3,110,000. Filed May 9.

Barletti, Roberto, New York, New York. Seller: Rafael Bokow, Inwood, New York. Property: 61 Rock Spring Road, Unit 34, Stamford. Amount: \$575,000. Filed May 13.

Beder, Lance, Stamford. Seller: Jerzy Wojcik and Anna Wojcik, Stamford. Property: 7 Fourth St., Unit 2G, Stamford. Amount: \$269,000. Filed May 14.

Begasse, Jean Luc and Karine Begasse, Boynton Beach, Florida. Seller: Jean Luc Begasse and Karine Begasse, Boynton Beach, Florida. Property: 106 Pond Road, Stamford. Amount: \$1. Filed May 13.

Broadnax, Gabrielle, Stamford. Seller: Nubia Esperanza Derosa, Stamford. Property: 154 Cold Spring Road, Unit 52, Stamford. Amount: \$345,000. Filed May 16.

Cardone, Laurie, Fairfield. Seller: Laurie Cardone, Fairfield. Property: 429 Woodridge Ave., Fairfield. Amount: \$0. Filed May 22.

Carrasco, Anna and Andois Carrasco, Stamford. Seller: Anna Carrasco, Stamford. Property: 91 Strawberry Hill Ave., Unit 829, Stamford. Amount: \$1. Filed May 12.

Cha, Jae Wong and Lynda Park Cha, Old Greenwich. Seller: Hajime Nanahara, Riverside. Property: 55 Richmond Drive, Old Greenwich. Amount: \$10. Filed May 5.

Cowie, James P. and Stephanie A. Cowie, Greenwich. Seller: Frank Lionetti and Leigh Lionetti, Cos Cob. Property: 54 Valley Road, Unit B, Cos Cob, Amount: \$10. Filed May 9.

Dean, Clare and Rui Niu, Stamford. Seller: Anita E. Keire, Greenwich. Property: Butternut Hollow Road, Greenwich. Amount: \$1. Filed May 5.

Dodson, Robert and Julie Dodson, Stamford. Seller: Judy E. O'Brien and Phyllis A. Infanto, Stamford. Property: 1 Broad St., No.19A, Stamford. Amount: \$1,020,000. Filed May 16.

Finn, Paula Z. and Thomas E. Finn, Fairfield. Seller: Paula Z. Finn, Fairfield. Property: 160 Fogg Wood Road, Fairfield. Amount: \$0. Filed May 23.

Francesconi, Trevor and Diana King Francesconi, New York, New York. Seller: Teresa M. Drew, Stamford. Property: 24 Tremont Ave., Stamford. Amount: \$950,000. Filed May 14.

Friedman, Jonathan Robert and Margaret Ruth Friedman, Fairfield. Seller: Audrey Patti, Fairfield. Property: 277 Meadowbrook Road, Fairfield. Amount: \$312,500. Filed May 23.

Gilio, Elizabeth, Stamford. Seller: Jonathan Foster, Arlington, Virginia. Property: 1 Broad St., Park Tower, No.14B, Stamford. Amount: \$530,000. Filed May 12.

Gorsky, Evan and Ariel Gorsky, Stamford. Seller: Howard G. Nusbaum and Doreen M. Paul, Stamford. Property: 80 Urban St., Stamford. Amount: \$1,275,000. Filed May 15.

Haggerty, Lauren E. and Brendan Behm, Stamford. Seller: Michael Calderone and Emily Calderone, Stamford. Property: 90 Wood Ridge Drive, Stamford. Amount: \$740,000. Filed May 12.

Heagney, Thomas J., Greenwich. Seller: Jennifer Marzullo, Greenwich. Property: 61 Byram Shore Road, Greenwich. Amount: \$10. Filed May 9.

Heagney, Thomas J., Greenwich. Seller: Virgil De La Cruz and Margaret De La Cruz, Stamford. Property: 63 Byram Shore Road, Greenwich. Amount: \$3,150,000. Filed May 9.

Jansen, Meredith L. and Kjetil J. Jansen, DuBai, United Arab Emirates. Seller: Frank M. Franzese, Stamford. Property: 100 Hope St., Unit 16, Stamford. Amount: \$582,000. Filed May 12.

Jaques, Peter and Susan Jaques, Norwalk. Seller: Jennifer L. Corbett, Fairfield. Property: 410 Redding Road, Fairfield. Amount: \$2,070,000. Filed May 21.

Knight Jr., G. William and Susan F. Knight, Old Greenwich. Seller: Ira J. Novsam and Elisabeth A. Cohan, Stamford. Property: 114 Blueberry Drive, Stamford. Amount: \$1,650,000. Filed May 16.

Kolaj, Daniel, Stamford. Seller: Andrew Hirtenstein, Atlanta, Georgia. Property: 47 Horton St., Unit C, Stamford. Amount: \$315,000. Filed May 15.

Lantigua De La Cruz, Humberto D. De La Cruz and Annel Escalante, Stamford. Seller: Cole Carpenter, Stamford. Property: 106 Woodside Green, Unit 3B, Stamford. Amount: \$286,000. Filed May 15.

Li, Stan and Tammy Li, Stamford. Seller: James K. Landau and Lesly G. Solomon, Stamford. Property: 77 E. Ridge Road, Stamford. Amount: \$1,550,000. Filed May 15.

Longo, Marc and Donna Longo, Fairfield. Seller: Kevin Rugg and Pamela Rugg, Fairfield. Property: 28 Elm St., Fairfield. Amount: \$1,100,000. Filed May 19.

Lopez May, Luciano, Riverside. Seller: Michael Banks and Albina Banks, Old Greenwich. Property: 7 Robin Place, Old Greenwich. Amount: \$3,395,000. Filed May 8.

Martin, John and Caroline Cannon, Riverside. Seller: Riga Grewal Lazenby and Ashleigh Joseph Lazenby, Greenwich. Property: 45 Willow Road, Riverside. Amount: \$10. Filed May 9.

McGavock, Molly and Timothy McGavock, Stamford. Seller: Keven Clifton and Olga Clifton, Stamford. Property: 1824 Newfield Ave., Stamford. Amount: \$1,250,000. Filed May 12.

Mirabile, John and Caterina Mirabile, Stamford. Seller: Maria Martinez Arcila and Fredy Coromoto Linares, Stamford. Property: 275 Bridge St., Unit 275-4, Stamford. Amount: \$326,000. Filed May 15.

Sr. Software Engineer, Gartner, Inc., Stamford, CT. Prtctpte in a scrum team with a rspnsbilty for dsgn, development, & dlvrty of Web Apps & microsvcs both spprtng the co web-site & othr engagmnt apps, such as email. Req Master's deg or foreign equiv deg in Comp Sci, Comp Engg or rel + 3 yrs rel wrk exp. Telecommtng prmttd on a hybrid schedule as dtrmnd by the emplyr. To apply, please email resume to: Josh.Dubinsky@gartner.com and reference job code: 99796.

Mraz, Deanne, Ridgefield. Seller: Richard H. Saxl, Fairfield. Property: 753 Sasco Hill Road, Fairfield. Amount: \$2,650,000. Filed May 19.

Orefice, Sarah and Ian Orefice, Stamford. Seller: Samantha Carroll Duckworth and Roy D. Duckworth IV, Stamford. Property: 87 Greenleaf Drive, Stamford. Amount: \$2,385,000. Filed May 15.

Pavon, Blanca E. and Melchisedec Castro Ramos, Stamford. Seller: Blanca E. Pavon, Stamford. Property: 87 Bridge St., Stamford. Amount: \$10. Filed May 15.

Smajlaj, Anthony Michael, Somers, New York. Seller: Schipper Family Partnership, New Canaan. Property: 169 Mason St., Unit 1G, Greenwich. Amount: \$715,000. Filed May 7.

Stansfield, William T. and Jane H. Stansfield, Fairfield. Seller: William T. Stansfield and Jane H. Stansfield, Fairfield. Property: 31 Barnhill Court, Fairfield. Amount: SN/A. Filed May 23.

Stavrou, Fiona and Nicholas Bellamy, New York, New York. Seller: Peter Dodge and Tiffany Bennett Dodge, Cos Cob. Property: 3 Cat Rock Road, Cos Cob. Amount: \$2,355,000. Filed May 6.

Sullivan, Samuel and Jessica Tumio, Fairfield. Seller: Chris Bourassa, Southport. Property: 185 Woodrow Ave., Southport. Amount: \$790,000. Filed May 23.

Takeda, Katsuo, New York, New York. Seller: Pamela D. Greenidge and James Holman, Stamford. Property: 44 Strawberry Hill Ave., Unit 7D, Stamford. Amount: \$350,000. Filed May 13.

Tello Guzman, Julio, Stamford. Seller: Francisco Zayas and Celia Anchundia, Stamford. Property: 75 Courtland Hill St., Stamford. Amount: \$700,000. Filed May 13.

Ventosa, Alejandro and Cristina Lazaro, Riverside. Seller: William Bogardus and Jennifer Bogardus, Greenwich. Property: 39 Indian Head Road, Riverside. Amount: \$10. Filed May 9.

Wang, John and Zhen Zhen, New York, New York. Seller: E. Joseph Hochreiter, Greenwich. Property: 6 Sandy Lane, Greenwich. Amount: \$2,508,950. Filed May 5.

Weitzman, Jane, Greenwich. Seller: Stuart A. Weitzman and G. Weitzman, Greenwich. Property: 169 Taconic Road, Greenwich. Amount: SN/A. Filed May 6.

White, Matthew, Beacon, New York. Seller: Matthew D. Grassie and Julia E. Grassie, Stamford. Property: 20 Willowbrook Place, Stamford. Amount: \$700,000. Filed May 16.

Williams, Ryan and Jerelyn Rodriguez, Stamford. Seller: Megan P. Duffy, Stamford. Property: 68 Knickerbocker Ave., Stamford. Amount: \$660,000. Filed May 13.

Zambrano, Ever A. and Maria Fernanda Contreras Luna, Greenwich. Seller: Cheryl G. Hothorn, Greenwich. Property: 75 Bowman Drive, Greenwich. Amount: \$1,837,500. Filed May 6.

Zazzarino, Louis, White Plains, New York. Seller: Jim C. Ballard, Greenwich. Property: Hollis Street, Greenwich. Amount: \$95,000. Filed May 6.

Zazzarino, Louis, White Plains, New York. Seller: Mary E. Ballard, Greenwich. Property: 9 Carleton St., Greenwich. Amount: \$855,000. Filed May 6.

LIS PENDENS

C and P Professional Services LLC, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 31 Randall Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 5.

Calderon, Cesar A., et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Stamford Water Pollution Control Authority. Property: 92 Toms Road, Stamford. Action: foreclose defendants' mortgage. Filed June 5.

Louis, Dafnee, et al, Stamford. Filed by Frankel & Berg, Norwalk, for 33 Greenwich Avenue Condominium Association Inc. Property: 37 Greenwich Ave., Unit 1-6B, Stamford. Action: foreclose defendants' mortgage. Filed June 10.

Luco, Claudia F., et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for Daly Commons Condominium Inc. Property: 18-20 Daly St., Stamford. Action: foreclose defendants' mortgage. Filed June 3.

Viteri, Luis, et al, Stamford. Filed by Korde & Associates PC, New London, for Arvest Bank. Property: 269 Long Ridge Road, Stamford. Action: foreclose defendants' mortgage. Filed June 10.

MORTGAGES

Amberg, Robert M. and Mary Shaun Hart Amberg, Fairfield, by Andrew F. Amendola. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 48 Beaumont Place, Fairfield. Amount: \$720,390. Filed April 25.

Andersen, Valentyna F., Stamford, by Freya E. Lombardo. Lender: Westchester Modular Homes of Fairfield County LLC, Bethel. Property: 166 Henry St., Greenwich. Amount: \$30,000. Filed April 22.

Beasley, Thomas and Sharon Beasley, Greenwich, by Shetal Nitin Malkan. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 26 Kirby St., Greenwich. Amount: \$702,075. Filed April 23.

Boldrighini, Jodie, Fairfield, by Anna Chmarzynska. Lender: First County Bank, 117 Prospect St., Stamford. Property: 200 Harvester Road, Fairfield. Amount: \$200,000. Filed April 22.

Boone, Aaron J. and Laura L. Boone, Riverside, by David W. Hopper. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 70 Summer Road, Greenwich. Amount: \$4,110,000. Filed April 22.

Boyle, Edward and Ellen R. Boyle, Southport, by Daniel Vincent Randazzo. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 778 Mill Hill Road, Southport. Amount: \$970,700. Filed April 23.

Carvajal, Juan and Elvia Alfaro-Carvajal, Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 240 Wardwell St., Apt. 2, Stamford. Amount: \$50,000. Filed April 25.

Cesario, Rafael and Rosena Rivkin, Fairfield, by Beverly H. Brooks. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 196 York Road, Fairfield. Amount: \$27,552. Filed April 23.

CIL Realty Incorporated, Hartford, by Sharon S. Spinelli. Lender: KeyBank NA, 127 Public Place, Cleveland, Ohio. Property: 35 Very Merry Road, Stamford. Amount: \$1,148,081. Filed April 23.

Cobanoglu, Cosku and Ezgi Eris Cobanoglu, Greenwich, by Morris L. Barocas. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 37 Sundance Drive, Cos Cob. Amount: \$800,000. Filed April 22.

Connors, Suzanne Marie, Fairfield, by Antonio Ferraro. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 125 Nichols St., Fairfield. Amount: \$150,000. Filed April 25.

Daingerfield, Ed L. and Linda Wolf Daingerfield, Stamford, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 110 Van Rensselaer Ave., Stamford. Amount: \$225,000. Filed April 22.

Debnar, Mary Ann, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 25 Hunt Terrace, Greenwich. Amount: \$500,000. Filed April 21.

Estrada, Jose I. and Andrea Steffania Buitrago Esquivel, Stamford, by John R. Hall. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Spruce St., Apt. 14, Stamford. Amount: \$160,500. Filed April 24.

Fanning, Michael and Nora Fanning, Fairfield, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 169 Nichols St., Fairfield. Amount: \$45,805. Filed April 23.

Farrington, Thomas, Stamford, by Antonio Faretta. Lender: Wells Fargo Bank, NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 146 Four Brooks Road, Stamford. Amount: \$123,000. Filed April 23.

Franco, Daniel, Stamford, by Michael C. Jachimczyk. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 106 Holcomb Ave., Stamford. Amount: \$418,000. Filed April 21.

Franzen, George Michael and Dawn Walmsley, Fairfield, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 51 Marne Ave., Fairfield. Amount: \$102,000. Filed April 22.

Freedman, Laura, Greenwich, by Gillian V. Ingraham. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 12 Glenville St., Unit 211, Greenwich. Amount: \$650,000. Filed April 23.

Gasper, Dorothy M., Fairfield, by Janine M. Becker. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 134 Fox St., Fairfield. Amount: \$160,000. Filed April 22.

Getsov, Hristian and Jessica Foucar, New York, New York, by Dennis Bujdud. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 76 Hemlock Drive, Stamford. Amount: \$807,000. Filed April 25.

Gola, Vlora and Florant Gola, Marlboro, New Jersey, by Mario P. Musilli. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 24 Limerick St., Stamford. Amount: \$862,500. Filed April 24.

Greenberg, Samuel Paul and Casey Arin Greenberg, New York, New York, by Jeremy E. Kaye. Lender: Wells Fargo Bank, NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1 Saint Claire Ave., Old Greenwich. Amount: \$2,852,000. Filed April 23.

Gupta, Shashwat and Brooke Glanzman, New York, New York, by Brooke Cavaliero. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 222 Hubbard Ave., Stamford. Amount: \$800,000. Filed April 22.

Harper, Jeffrey and Jennifer B. Harper, New York, New York, by Marissa L. Florio. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 218 Nichols St., Fairfield. Amount: \$937,500. 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:

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Westfair Communications Inc.
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Mount Kisco, NY 10549
Phone: 914-694-3600

Hirsch, Zachary Adam and **Jessica Lynn Levatino**, Menlo Park, California, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 14 Tyler Lane, Riverside. Amount: \$2,236,000. Filed April 23.

Howard Stephen John and **Jamie Walker**, Fairfield, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 561 Melville Ave., Fairfield. Amount: \$450,000. Filed April 22.

Kerber, Erica Beth and **David Kane Kraft**, Fairfield, by Robert Rose. Lender: Ion Bank, 1430 New Haven Road, Naugatuck. Property: 269 Homefair Drive, Fairfield. Amount: \$50,000. Filed April 21.

Ketcham, Rebecca, Stamford, by Marissa L. Florio. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 35 Woodway Road, Apt. A17, Stamford. Amount: \$388,000. Filed April 22.

Kwon, Michelle and **Aakash Bhambhani**, Stamford, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 108 Seaside Ave., Apt. 10, Stamford. Amount: \$596,250. Filed April 21.

Landmesser, Arthur and **Lara Landmesser**, Mount Vernon, New York, by N/A. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 10 Sleepy Hollow Road, Fairfield. Amount: \$1,280,000. Filed April 24.

Lionetti, Mark Ryan and **Michelle Francesca Lionetti**, Stamford, by Robert E. Murray Jr. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 124 Akbar Road, Stamford. Amount: \$732,000. Filed April 25.

Loshmanov, Kaleriya, Fairfield, by Crystal E. Ogrinc. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 296 Melody Lane, Fairfield. Amount: \$100,000. Filed April 25.

Mallory, Dixon and **Sarah Saeli**, Greenwich, by Theresa M. Marsan. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 469 Riversville Road, Greenwich. Amount: \$50,000. Filed April 21.

McCaffery, Michael, Fairfield, by Shetal Nitin Malkan. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 1701 Jennings Road, Fairfield. Amount: \$800,000. Filed April 25.

McKenzie Reid, Nadene and **Cecil Reid**, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 14 Frisbie St., Stamford. Amount: \$280,000. Filed April 22.

Miller, Casey and **Thomas Jankins**, Stamford, by Gerald M. Fox III. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 25 Brundage St., Stamford. Amount: \$584,000. Filed April 21.

Miller, Derek A. and **Caroline J. O'Brien**, Stamford, by Eva Lee Chan. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1133 Shippan Ave., Stamford. Amount: \$751,500. Filed April 23.

Moitoso, Lenny Edward, Fairfield, by Crystal E. Ogrinc. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 17 Tahmore Place, Fairfield. Amount: \$25,000. Filed April 25.

Morrow, Cassandra, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 51 Valley Lane, Fairfield. Amount: \$76,865. Filed April 21.

Ortiz, Stephanie and **Norberto Ortiz**, Fairfield, by Albert Strazza. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 213 Knapps Highway, Fairfield. Amount: \$435,490. Filed April 21.

Peterson, Anne-Marie and **Cullen McMahon**, Greenwich, by Scarlett A. Almonte. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 19 Sherwood Farm Lane, Greenwich. Amount: \$500,000. Filed April 21.

Ramos Florian, Eugenio, Stamford, by Cesar L. Sousa. Lender: NQM Funding LLC, 4800 N. Federal Highway, Building E, Suite 200, Boca Raton, Florida. Property: 32 Cardinal St., Fairfield. Amount: \$504,000. Filed April 25.

Reyes-Yanes, Jonas, et al, Stamford, by Stephen J. Schelz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 16 Bouton Street West, Stamford. Amount: \$636,650. Filed April 21.

Rouzeau, Bertha and **Annie Meranville**, Stamford, by Andrew L. Wallach. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 53 Maple Ave. Stamford. Amount: \$524,012. Filed April 24.

Ruprecht, Andrew Barnard and **Andee Olson Ruprecht**, New York, New York, by Robert E. Murray Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 6 Greenfield Place, Greenwich. Amount: \$1,967,000. Filed April 21.

Sabella, Joseph and **Lauren M. Sabella**, Fairfield, by Jeffrey Mishley. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 120 Mohican Hill Road, Fairfield. Amount: \$968,000. Filed April 21.

Schulz, Andrea and **Andrew Kasim**, Fairfield, by Antonio Faretta. Lender: Spring EQ LLC, P.O. Box, 2026, Flint, Michigan. Property: 442 Joan Drive, Fairfield. Amount: \$100,000. Filed April 21.

Shanahan III, Joseph B. and **Catherine T. Shanahan**, Greenwich, by James Kavanagh. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 182 Milbank Ave, 4, Greenwich. Amount: \$2,720,000. Filed April 22.

Shastri, Aashish, Stamford, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 27 Windmill Circle, Stamford. Amount: \$880,000. Filed April 24.

Shelly-Cummins, Nicholas and **Dympna Fiona Shelly-Cummins**, Stamford, by Calm P. Browne. Lender: First County Bank, 117 Prospect St., Stamford. Property: 177 Culloden Road, Stamford. Amount: \$406,000. Filed April 23.

Shen, Caroline J., Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Meadow Place, Old Greenwich. Amount: \$1,530,000. Filed April 21.

Shomorony, Andre and **Rebekah Lowin**, Philadelphia, Pennsylvania, by Jonathan J. Martin. Lender: Wells Fargo Bank, NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 49 Indian Mill Road, Cos Cob. Amount: \$2,400,000. Filed April 22.

Siebert-Ortiz, Wendy and **Ruben Ortiz**, Stamford, by Lisa M. Shea. Lender: Scientific Federal Credit Union, 60 Colver Ave., Groton. Property: 92 Red Fox Road, Stamford. Amount: \$100,000. Filed April 24.

Simone, Domenica, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 11B Greenlawn Drive, Fairfield. Amount: \$200,000. Filed April 22.

Singh, Gurjit and **Loni Cruz**, Stamford, by Frank J. MacPhail. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 36 Coburn St., Fairfield. Amount: \$421,600. Filed April 24.

Sorrentino, Amanda and **Joseph Sorrentino**, Fairfield, by Antonio Faretta. Lender: Homebridge Financial Services Inc., P.O. Box, 2026, Flint, Michigan. Property: 62 Jay Circle, Fairfield. Amount: \$222,308. Filed April 24.

Sullivan, Patrick Francis, Norwalk, by George M. Xylas. Lender: Plaza Home Mortgage Inc., 9808 Scranton Road, San Diego, California. Property: 54 W. North St., Unit 109, Stamford. Amount: \$130,000. Filed April 25.

Tucker, Ryan R. and **Kyaiera M. Mistretta Tucker**, Stamford, by Maria C. Miller. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 275 Guinea Road, Stamford. Amount: \$250,000. Filed April 23.

Vigliotti, Patricia and **Michael Vigliotti**, Stamford, by Stephen J. Carriero. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1285 Hope St., 12, Stamford. Amount: \$291,000. Filed April 25.

Vincent, Linda, Branford, by Mark C. Valentine. Lender: American Heritage Lending LLC, 19800 MacArthur Blvd., Suite 950, Irvine, California. Property: 122 Stratfield Road, Fairfield. Amount: \$543,634. Filed April 22.

Walters, Gregory P. and **Demetria G. Walters**, Stamford, by W. Glenn Major. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 347 Oaklawn Ave., Stamford. Amount: \$585,000. Filed April 22.

Wright, Marcia, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 180 Turn of River Road, Stamford. Amount: \$150,000. Filed April 21.

Zimmerman, Eva Rachelle, New Haven, by Susan Kohn. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 46 Gate Ridge, No. 46, Fairfield. Amount: \$641,750. Filed April 22.

Zubkoff, Nicholas G. and **Kailey Matthews**, Greenwich, by Philip V. D'Atessa. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 10 Nutmeg Drive, Greenwich. Amount: \$1,760,000. Filed April 23.

NEW BUSINESSES

CCHS75, 32 Valley View Road, Norwalk 06851, c/o Val B. Angione. Filed April 28.

Fairfield County Foot Surgeons, 120 East Ave., 1-E, Norwalk 06851, c/o Harris Greenberger. Filed April 28.

Her Fashion Vault, 565 Westport Ave., Norwalk 06851, c/o Jaspreet Kaur. Filed April 28.

JP Plumbing & Heating LLC, 128 Osborne St., Apt. 304, Danbury 06810, c/o Juan Amos Perez Delamora. Filed April 28.

The Color Café Hair Studio, 456 Main Ave., Norwalk 06851, c/o Kim Scalfani. Filed April 28.

The Color Café North, 456 Main Ave., Norwalk 06851, c/o Kim Scalfani. Filed April 28.

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Legal Notices

Notice of Formation of KYMESQ LAW, PLLC. Articles of Organization filed with SSNY on 05/07/2025. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Kymberly A. Robinson, Esq. 11 Foxhall Place, Scarsdale, NY 10583 Purpose: any lawful purpose #63822

Notice of Formation of BuildWise Solutions, LLC Art. of Org. filed with SSNY on 08/29/2024. Offc. Loc.: Westchester County. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 333 Mamaroneck Ave., PMB 150, White Plains, NY 10605. Purpose: Any lawful act or activity. #63824

Notice of Formation of Joy Hvac LLC. Of Org. filed with SSNY on 05/15/2025 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 43 Winthrop Avenue, Elmsford,NY,10523 Purpose: any lawful purpose #63825

Notice of Formation of Mighty Joe Young Carpentry LLC. Of Org. filed with SSNY on 05/20/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC 196 Jefferson Avenue, Valhalla,NY,10595, Purpose: any lawful purpose #63828

Notice of Formation of APOLLO PERFORMANCE TRAINING, LLC. Articles of Organization filed with SSNY on 01/23/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Brett Poniros, 220 Tompkins Avenue, Pleasantville, NY 10570. Purpose: any lawful purpose. #63829

VL COX FILM, LLC, Art. of Org. filed with NY Secy. of State on 5/28/25. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to:The LLC, 40 Village Green, #667, Bedford, NY 10506 (the LLC's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63830

GJELAJ LAW PLLC Filed 11/6/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 75 Salisbury Rd, Yonkers, NY, 10710 Purpose: Law #63831

Notice of Formation of Kirk Creek Insurance Services, LLC. Arts. of Org. filed with SSNY on 4/17/2025. Office location: WESTCHESTER County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kirk Creek Insurance Services, LLC 20 Baldwin Avenue, Larchmont, NY 10538. Purpose: any lawful act or activity. #63833

Notice of Formation of Keshkar LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on Jan 5, 2025. Office Location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: 14 Valentine Rd, Braircliff Manor, NY 10510. Purpose: Any lawful act or activity. #63835

Notice of formation of STORM PR, LLC. Arts of Org. filed with SSNY on 6/9/2025. Office loc. Westchester County. SSNY designated as agent upon whom process may be served. SSNY shall mail copy of any process to STORM PR, LLC, 30 Westwood Avenue, New Rochelle, NY 10801. Purpose: any lawful act or activity. #63836

Notice of Formation of JohnFrank LLC articles of org. filed by the Secy of State NY (SSNY) on 06/03/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to principle office, 31 Winchester CT. Yorktown Heights NY 10598. Purpose: any lawful business activity. #63837

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, July 10, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids. Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list. NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124. Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs. The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award. Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation 4 Burnett Blvd., Poughkeepsie, NY, 12603 D265522, PIN 881559, FA Proj , Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY CRACK SEALING - Various Locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 0.00%