



# Westfair Business Journal

## WESTFAIR'S FAIRFIELD COUNTY 40 UNDER FORTY ARE "UNSTOPPABLE."

BY JUSTIN MCGOWN / [jmcgown@westfairinc.com](mailto:jmcgown@westfairinc.com) PAGE 6

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# A red (sauce) day: Frank Pepe's Neapolitan welcomed to Stamford

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

In May, U.S. Representative Rosa DeLauro declared on the steps of the US Capitol that “New Haven is the Pizza Capital of the United States.”

It was a controversial statement to be sure, but even if one sets aside the claims made by other cities, the question of who controls the so-called Capital is far from settled. “New Haven Style” pizza, called apizza by locals, is noted for having a charred crust, an emphasis on sauce over cheese, and legions of deeply divided yet devoted fans.

Frank Pepe's Pizza Napoletana, Sally's Apizza, and Modern Apizza all vie for control of New Haven and its apizza eaters as documented in the film “Pizza, a Love Story.”

In October 2021 Sally's Apizza opened in downtown Stamford.

On June 17 Stamford became the lat-

est front line in the conflict with the opening of the new Frank Pepe's location on High Ridge Road, marking the third time a Sally's and Frank Pepe's have battled for the control of the hearts, minds, and stomachs of residents of a single city.

Stamford Mayor Caroline Simmons was on hand to welcome the new location to the “vibrant restaurant scene here in the city,” and expressed gratitude for the more than 50 new jobs it created, while offering assurances that the restaurant's beer permits would soon clear.

“I want to give a big shout out to all the Pepe's employees. You're the heart and soul of this business and we can't wait to visit and bring our kids to this beautiful location,” Simmons said. “And to the Pepe's family, I know there's two granddaughters, Bernadette and Lisa, who are here, thank you so much for bringing the wonderful tradition of this family business to Stamford.”

“As we prepare to celebrate our one hundredth anniversary in 2025 we could not be more proud to carry on Grandma and Grandpa's legacy with all the pizza lovers in this amazing city,” replied Lisa Cusano, granddaughter of Frank Pepe and current owner of the company that still bears his name.

Governor Ned Lamont shared an anecdote about Mick Jagger mistakenly greeting New York while playing in New Jersey one night, only to cause a bigger uproar the next night by saying “Hello New Jersey, New York, and Connecticut with the great pizza!”

“That's why we're here today,” Lamont said. “Thank God we're taking Frank Pepe's all over the state and hopefully all over the country. It's the best in the world and I'm really proud that you're making Stamford one more home.”

According to Kevin Gagliardi, director of operations for the Frank Pepe family the decision to come to Stamford, the eighth location in Connecticut and the seventeenth overall, was driven by popular demand.

“We listened to our guests that visit our other stores and we were aware that a lot of



Stamford Mayor Caroline Simmons welcomes Frank Pepe's to Stamford on June 17, while Governor Ned Lamont, Stamford Chamber of Commerce President and CEO Heather Cavanagh, Chamber Chairman Todd Lindvall, and some Frank Pepe's employees look on.

guests actually drove from Stamford to some of our current locations, so we knew that Stamford had quite a bit of Pepe loyal people already in the community, and we've always wanted to be part of this community because it's so vibrant,” Gagliardi said.

In order to maintain consistency across those disparate locations Gagliardi emphasized that Frank Pepe's locations are owned by the family, and that there were no plans to ever move to a franchise model or sell outside the family.

That attitude extends not only to recipes such as the award winning “white clam pie.” To replicate the conditions of the famous first location opened in 1925, 99 years ago, Gagliardi explained that each new location contains a painstakingly accurate recreation of the original wood fired brick oven.

“We have one gentleman that has built all those ovens as we've expanded and he's now training his son. We like to keep things in the family,” Gagliardi said. After completion, he said that the company's director of quality oversees a three month long seasoning process, which dictates the opening date rather than the other way around.

He noted that the oven is capable of producing 600 pizzas a day with trained staff, but that the number was considered a limit.

“We don't like to cook more pizzas than the oven can handle because the heat and char is part of our legacy.”

Darryl Taylor, who works at the Lloyd Hotel in Stamford, ordered the first of that finite number.

“This is one of my favorite pizza places,” Taylor said, “and they're finally in Stamford so I wanted to show support.”

He noted that he used to be among those who visited locations in Danbury and Yonkers despite hailing from a pizza-rich city like Stamford.

Why?

“It's the best Pizza in Connecticut,” Taylor said.



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# Bedford resident depicts neighbors' 'dream' as her nightmare

BY BILL HELTZEL / bheltzel@westfairinc.com

Homeowner accuses new neighbors of flooding her property.

**A Bedford woman is suing neighbors who she claims flooded her property and then abandoned their place.**

Candice Lalicata accused Dream Farm LLC and owners Julie and William Harding of trespass and creating a public nuisance, in a June 12 complaint filed in Westchester Supreme Court.

"Excess stormwater runoff has done significant damage to plaintiff's property, including plaintiff's family home and farm buildings," the complaint states.

Lalicata bought a 5,100-square-foot country colonial and 4.4 acres at 168 Indian Hill Road for \$2.2 million in June 2021, according to a county property record. The estate includes a stable where she cares for a horse and two donkeys she rescued.

Dream Farm bought a 6.1-acre vacant property on 156 Indian Hill Road for \$1.75 million in October 2023. The business is based at an address on the Upper West Side of Manhattan that is associated with the Hardings.

Shortly after Dream Farm bought the property, the Hardings allegedly brought in heavy equipment to dig two trenches, without first submitting plans or obtaining permits.

The trenches are about three feet deep and hundreds of feet long. One spans the front of the Hardings' property, parallel with Indian Hill Road, and slopes toward Lalicata's property. The other trench runs perpendicular to the street and down a steep hill at the back of the property.

After excavation was completed last October, water inundated her front yard, infiltrated her house, flooded a stable and barn and overflowed a pond, according to the complaint.

Lalicata claims she has not seen such severe flooding in the three years she has lived there.

She says Julie Harding acknowledged the problem on March 24 and promised to take care of it, but did nothing.

On April 3, her attorney demanded that the Hardings take emergency action to redirect stormwater away from her property, the complaint states.

Instead, the Hardings allegedly denied having dug the trenches and have refused to redirect the runoff. Their lawyer purportedly insisted that the couple had done nothing more pick up sticks and leaves to clean up their yard.

"This statement is astonishing," the complaint states. "Any observer could see that the defendants made

use of a backhoe and ... neighbors have reported that they saw the heavy equipment at work."

Flooding has continued, according to the complaint, and the Hardings appear to have abandoned their property, leaving remnants of demolished structures and overgrown grass.

Lalicata wants the court to order the Hardings to pay for unspecified damages and restore their property to the condition before the trenches were dug.

Efforts to find contact information for Dream Farm and the Hardings, to ask for their side of the story, failed.

Lalicata is represented by White Plains attorney James R. Anderson.



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# Quick turn-around loans from Union Savings Bank offer financial flexibility

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“We’re in the process of moving and as a small business one of the things the landlord of the new building that we’re moving into wanted to see was that we had access to funds.”

**Business opportunities can come and go in the blink of an eye.**

Especially for small businesses facing opportunities that can come and go on short notice being able to seize the day is vital.

Brian Bakalar, who co-owns Gymnastics Revolution in Danbury with his wife Allyson faced one of those moments recently. He credits Union Savings Bank’s Rapid Loan and Credit product with helping his business take an important step forward.

“We’re in the process of moving and as a small business one of the things the landlord of the new building that we’re moving into wanted to see was that we had access to funds,” Bakalar said while carrying out the move.

“I talked with Christina Michael Cole who is both our banker and a client of the business, and she told me about their Rapid Loan,” Bakalar said. “It really works as a line of credit. I think it was like 36 hours later and with very little paperwork. We were then immediately able to go back to the landlord of this new building and say, ‘hey, we’ve got an additional \$50,000 at our disposal.’”

“Truth be told we didn’t actually use

the money that was available to us,” Bakalar said of the funds.

“What we really needed was just that safety net, or rather our landlord wanted to see it, and we were able to create that safety net in very short order.”

According to Joe Vereline, Union Savings Bank’s Vice President and Head of Business Banking, many customers have a need for loans at speed.

“We looked at our process internally, the time it takes to underwrite a conventional loan,” Vereline said. “You’re looking at a few days to a few weeks. We also took a look at the other community banks in the area and saw that nobody really offered this credit scoring, quick turnaround product and that it would be a good fit.”

The Rapid Line of Credit, Rapid Term Loan, and Rapid Cash Reserve products offered by Union Savings Bank rely more heavily on a customer’s credit score than traditional versions of the same products, according to Vereline. Businesses only need to provide basic information and proof that they have been in operation for at least a year. Extensive financial records are not required.

That method, while making the overall process much faster, requires



some compromises. Having an institution check a credit score can negatively impact it, something a business should take into account when considering it. The maximum amounts for each product are also lower than what a business might be able to secure if they go through the standard process with the line of credit and term loan both capped at \$50,000 and the cash reserve, which can serve as an overdraft loan, at \$25,000.

“We thought that would be the right amount for a small business with a quick turnaround and a good amount from a risk perspective,” Vereline said. “If somebody’s looking to buy a used sprinter van or a used trunk, they kind

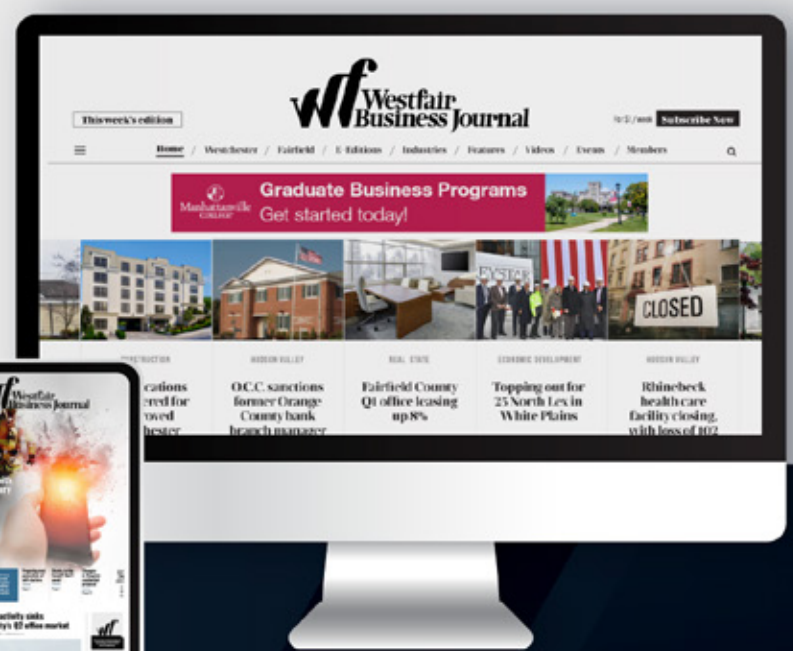
of fall under that \$50,000 range, so it’s been used for a lot of equipment purchases.”

Interest rates are also fixed, based off the current prime rates, which when speaking in mid-May Vereline noted were around 10.5 percent and 8.5 percent as of June 18. He also explained that the product lines are still in their pilot phase, and that insights gained from the roll out could be implemented in future versions of the product.

According to Vereline, Bakalar’s experience was largely representative of the more than 300 businesses to have used one of Union Savings Bank’s Rapid products since the launch of the pilot program in 2023.

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# Marsh Sanctuary challenges Mount Kisco solar project

BY BILL HELTZEL / bheltzel@westfairinc.com

Nature reserve says new Solar Law is illegal.

Marsh Sanctuary and nearby homeowners claim that the village of Mount Kisco has illegally spot zoned a parcel to allow construction of a massive solar power plant.

The sanctuary, six homeowners and Mount Kisco Chase Homeowners Association asked Westchester Supreme Court to nullify a new Solar Law that would allow the power plant to be built, in a complaint filed on June 10.

"The permitted solar power plant will harm property values," the complaint states, and "the rural and wooded character of the surrounding community."

The dispute concerns a 23.5-acre parcel at 180 South Bedford Road near Sarles Street.

John R. Bainlardi, a developer who served as vice chairman of the village's planning board, sold the property to Skull Island Partners for \$1.5 million in 2013. Skull Island

has purportedly leased the land to Sunrise Community Solar, operated by Doug Hertz, the former chairman of the village planning board.

Bainlardi and Hertz are not named as defendants in the lawsuit.

Skull Island's 23.5-acre parcel is in a conservation district that includes the 156-acre Marsh Sanctuary and 86 homes.

Sunrise Community Solar has asked the village for a special permit to build a solar power plant on the property, according to the complaint.

The special permit is a product of the Solar Law. In 2018, the village began considering zoning regulations that would allow solar panels. The original proposal, according to the complaint, did not allow large, ground-mounted arrays in a conservation district.

But at the last minute in the process, the complaint states, village staff told

the planning board that someone, who has not been identified, had asked for an exception allowing for a solar power plant on the Skull Island parcel.

The village crafted restrictions that excluded every other parcel in the conservation district, in effect, the complaint states, creating illegal spot zoning for the benefit of one property owner and lessee.

The village board of trustees enacted the Solar Law in 2018.

If the solar power plant is built, according to the complaint, nearly 700 trees would be removed, the habitats of turtles and eagles and other wildlife would be destroyed, and polluted stormwater runoff would threaten nearby homes.



The sanctuary and neighbors are asking the court to nullify the Solar Law and bar the village from granting a special use permit for the proposed solar power plant.

Mayor J. Michael Cindrich, village manager Edward W. Brancati and planning board secretary Michelle Russo did not reply to an email asking for their sides of the story.

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# WESTFAIR'S FAIRFIELD COUNTY 40 UNDER FORTY ARE "UNSTOPPABLE."

Westfair Business Journal hosted its nineteenth annual 40 Under Forty at The Point in Norwalk on June 13.

The 40 Under Forty winners. Photos by Diana Castillo.

The event saw the best and brightest young leaders from across Fairfield County celebrated for their outstanding contributions to both their businesses and their communities.

FOX 61 Morning News meteorologist and cohost Matt Scott served as the event's emcee. Scott kept the atmosphere light. He also took credit for the atmospheric lighting, which saw a picturesque sunset over Long Island Sound unfold just outside the tent where the ceremony took place at The Point in Norwalk.

Scott has long served as the master of ceremonies for Westfair events.

"This crowd gets bigger and bigger every year, I'm floored by everybody's support of the 40 Under Forty," Scott said.

"We have a number of people at the conference who I have had the pleasure of working with for a number of years as the host of this event. You are going to meet some of the brightest and— up — and coming stars of Connecticut."

Judges Nelson Merchan and Dr. Nikki Wingate selected the award recipients.

Wingate is an associate professor of marketing at the Welch College of Business and Technology at Sacred Heart University. Merchan is a business advisor for the Connecticut Small Business Development Center.

"A friend recently described feeling unstoppable, and that word perfectly embodies all of you winners," said Merchan in an address to the recipients and their guests. "You are forces of change, driven by a strong desire to make a difference. Keep sharing your energy and keep sharing your knowledge and your leadership. Together, as a community of unstoppable individuals we can lead not only ourselves but also those who need it most."

"You winners not only excel at

your jobs, but also share your heart and brain to have a positive impact in our communities. Your dedication to others is priceless. Keep trying. We are rooting for you," Merchan added.

Each award recipient received both a statuette commemorating their achievement and a "chocolate diploma" personalized by Noteworthy Chocolates.

After receiving their awards each recipient was asked a question about an aspect of their business background or worldview that helped them reach where they are today.

The awards were distributed to each recipient by the heads of their respective chambers of commerce. Participating chambers included the Bridgeport Regional Business Conference, the Fairfield Chamber of Commerce, the Greater Valley Chamber of Commerce, the Westport-Weston Chamber of Commerce, the Greater Norwalk Chamber of Commerce, the Greater Danbury Chamber of Commerce, the Darien Chamber of Commerce, The Ridgefield Chamber of Commerce, the Wilton Chamber of Commerce, the Stamford Chamber of Commerce, and the Greenwich Chamber of Commerce.

Audi of Fairfield served as a Silver Sponsor for the 40 Under Forty. Other sponsors of the event included CironeFridberg, Deloitte, M&T Bank Corporation, Vacheron Disabato and Associates, Noteworthy Chocolates, ONTHEMARC, RXR, Sacred Heart University, Yale New Haven Health, Merrill, Shar Creative, Events to Remember and the New York Yankees.

The 40 under Forty for 2024 are:

1. **Stephen Abramson**, Director of Service at Kyber Security
2. **Nicholas D'Addario**, President of Hi-Ho Energy Services
3. **Jenny Delorbe**, Operations

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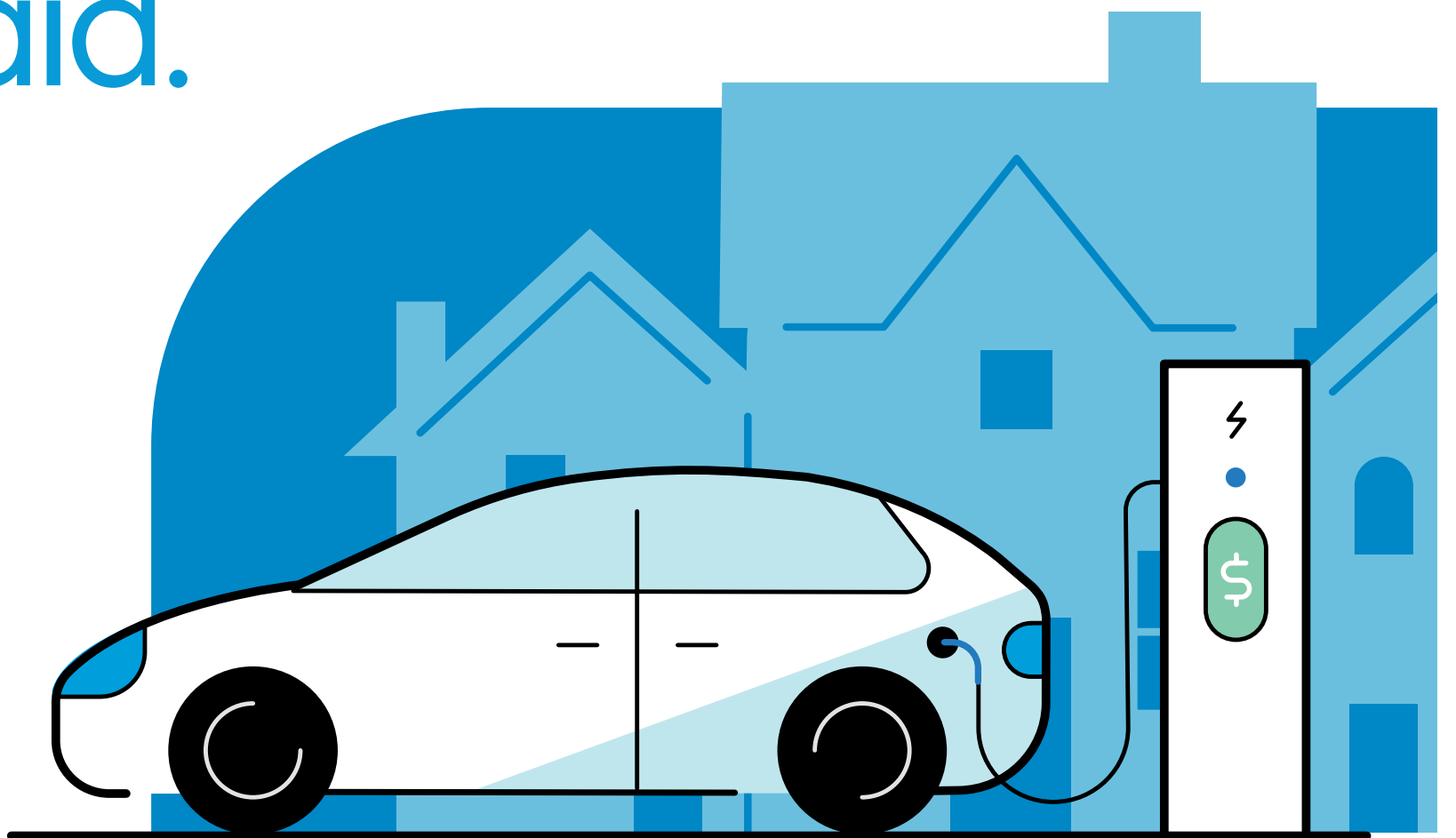
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13. **Brent Dean**, Director of Academy Partnerships at Danbury Public Schools
14. **Louis A. Giannini**, Senior Director of Product Management at Orion
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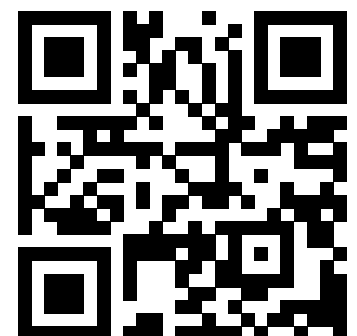
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## Orange County moves ahead with purchase of Sugar Loaf Mountain

BY PETER KATZ / pkatz@westfairinc.com

Orange County is going ahead with the purchase of the 309-acre property that includes Sugar Loaf Mountain following approval by the County Legislature of two resolutions by 20-0 votes. One resolution determined that there would be no significant adverse environmental impacts from the purchase. The second resolution appropriated \$2.21 million to cover the cost, authorized County Executive Steve Neuhaus to sign whatever documents approved by the county attorney were needed to effectuate the purchase and transferred the funds into a new capital project account for the purchase.

Neuhaus had to sign the resolutions to put them into effect. He took the action during a visit to the property with Chris Palmer of the Palmer family that previously owned the land, Jeremy Schneider, communications manager of Orange County Land Trust (OCLT), Jim Delaune, executive director of OCLT, and County Legislator Glenn Ehlers.

The OCLT had secured an option on the property two years ago from the Palmer Family and in January of this year Neuhaus joined representatives of OCLT to announce that OCLT had taken title to the property

and there was a plan for the county to buy it from OCLT. The property is situated in the town of Chester in Orange County.

"The concept of preserving the mountain has been talked about for decades. We are so excited about acquiring this county gem and can't wait to have the public be able to use this," said Neuhaus.

"Now this land will be protected, and our families will be able to enjoy it for years to come."

OCLT Executive Director Jim Delaune said, "We applaud members of the county's legislature for their unanimous support of the Sugar Loaf Mountain project. This vote represents a huge first step in the process of creating a new county park and making this iconic property accessible to the public."

After the OCLT obtained its option on the property, The Peter and Carmen Lucia Buck Foundation, a longtime supporter of OCLT, agreed to support the acquisition with a loan.



Steve Neuhaus holding papers in foreground; from left in back: Chris Palmer, Jeremy Schneider, Jim Delaune and Glenn Ehlers.

The Walden Savings Bank pledged a loan making it possible for OCLT to begin due diligence on the project.

As the project began to take shape, OCLT announced its conservation plans to the public and launched the "Save the Mountain" campaign. The campaign's message was that the project would be a win for conservation, outdoor recreation, tourism and local businesses. "Save the Mountain"

generated more than \$200,000 in community donations.

The New York State Department of Environmental Conservation and Land Trust Alliance demonstrated their support for the project with a state Conservation Partnership Program grant, as did Scenic Hudson, which also provided financial support for the acquisition through its Climate and Environmental Justice grant initiative.

## Plug pulled on \$500M HV power plant project

BY PETER KATZ / pkatz@westfairinc.com

Danskammer Energy, LLC has confirmed to the Business Journal and notified the New York State Department of Environmental Conservation (DEC) that it is withdrawing its application to construct a new natural gas fired combined cycle power generation facility at the Danskammer Energy Center in the town of Newburgh. The project had an estimated cost of \$500 million.

Thomas M. Gray, president and CFO of the company, confirmed the withdrawal of the Title V air permit

application for the Danskammer Energy Center.

"The proposed repowering efforts will not move forward," Gray told the Business Journal. "Danskammer's existing operations will continue as usual, serving as a reliability peaking resource serving New

York state."

Attorneys Patricia D. Naughton and Brenda C. Colella, who represent

Danskammer, in a letter dated June 17 that was emailed to DEC Administrative Law Judge Michael S. Caruso, said that Danskammer was withdrawing its application for a Title V permit and was

separately withdrawing its application that was filed under Article 10 of the state's Public Service Law.

The DEC in 2021 had denied an air quality permit for the project and Danskammer had been challenging the rejection. In June of last year, it asked the DEC to pause the proceedings for one year and the DEC agreed to do so.

The original Danskammer Point generating facility burned coal to produce steam to turn electric generators. The plant changed hands several times over the years and was converted to burn natural gas with oil as a backup. In recent years it

served as a peaker plant, operating only when there was a very high demand for electricity.

Danskammer Energy LCC had wanted to build a new facility alongside the existing plant that could generate 536 megawatts of electricity. A megawatt is one million watts of electricity. Danskammer said the new plant would result in 450 construction jobs and produce \$50 million in new tax revenue for local governments and schools in the next 15 to 20 years. The company said the upgraded power plant would have lowered electricity bills for customers in the Hudson Valley by \$50 million a year.

Scenic Hudson was among the Hudson Valley environmental groups that had opposed the new plant. It said that at a time when New York is committed to combating climate change; this plant will accelerate it and that renewable sources of supply can meet projected demand.



The TR Sleeve, created by Packaging And Crating Technologies (PACT) in Watertown, Connecticut, was featured at Europe's largest industry battery expo in Stuttgart, Germany, June 18 through 20. The sleeve is part of PACT's patented Thermo Shield paper wrap to control lithium battery fires. Courtesy PACT.

## Connecticut packaging company finds a place on the world stage

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Packaging And Crating Technologies LLC (PACT) may be based in Watertown in Litchfield County, but it has taken its show on the international road, expanding its innovative product line that prevents lithium-ion battery fires to numerous affiliates in South Korea earlier this year. Last week in Stuttgart, Germany, the family-owned company presented its newest safety solutions to the 20,000 attendees at the European Battery Show, which brought together

engineers, research and development executives, quality control experts, business leaders and manufacturing companies from around the globe to discuss solutions to challenges facing the high-tech world. Specifically, the PACT team led an educational session while unveiling its newest tools in preventing lithium-ion battery fires – the TR Sleeve and the TR Envelope.

“We are uniquely positioned to address the hot topics of how to safely charge, transport and recycle lithium-ion batteries that are used to power a variety of e-mobility equipment and handheld devices,” said Rodger Mort, PACT’s chief operating officer. He added that this is because of the company’s patented flagship product, Thermo Shield, a lightweight paper material with a moisture vapor ink application that prevents thermal runaway and thus, explosive fires and deadly gas emission.

One of its emerging formats that was on display was the TR Sleeve, which uses the same technology as Thermo Shield but individually wraps around each battery cell to prevent thermal runaway propagation within electric vehicles, battery packs and renewable energy storage systems. Mort added that TR Sleeve can be applied to all battery cell designs and ensures comprehensive protection by serving as a heat and flame barrier without compromising the overall performance of the battery. The biodegradable TR Sleeve preserves the

environment in that it neutralizes smoke formation so that harmful hydrogen and methane gas are not circulated into the air.

The European Battery Show also saw the debut of the TR Envelope, made from the PACT Thermo Shield and designed to transport and recycle small-

er devices such as cell phones, tablets, pagers, smartwatches and rechargeable A to D batteries safely. Besides everyday consumer use, PACT plans on marketing TR Envelope to airports and airlines as passengers are mandated to put away their cell phones during certain times of the flight for safety reasons.

It’s a natural leap for PACT, which was founded in 2012 by green packaging professionals Michael Jackson Sr. and Larry Nussbaum to embrace a green future by designing cost-effective, patented, crating solutions like LiftVans and PleatWrap, as well as custom packaging for the aerospace, medical, electronics, tooling, machinery, furniture, fine art and automotive sectors.

The company is a member of the Commercial Relocation Network, the Council on Safe Transportation of Hazardous Materials and the International Association of Movers. It is also a preferred vendor for the U.S. Department of Defense and has been awarded a special permit from the U.S. Department of Transportation for the shipping of lithium-ion batteries, as it has passed the SAE-G-27 test standard for the shipping of these batteries by commercial airlines.

“We’re so excited to introduce our latest innovations that reduce battery fires on an international stage,” said Mort. “If we can save even one life, while preventing property damage and personal injury, we’ve done our job.”

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## BCW Conference Focused on Impact of AI on Cybersecurity

The BCW recently hosted a conference on cutting-edge advancements in artificial intelligence (AI) and its transformative role in fortifying cybersecurity measures at Pace University.

As part of the BCW's yearlong AI Alliance 360° program, the May 23 conference was the fifth in the series and it examined advances in artificial intelligence and how it is impacting the world of cybersecurity in business and academia within the context of Westchester County.

The panel consisted of business leaders, cybersecurity experts, and faculty from the Seidenberg School of CSIS, including: Vipul Nagrath, senior vice president of product development for ADP; Robert Cioffi, CTO and co-founder of Progressive Computing; Antony K. Haynes, partner for Dorf Nelson & Zauderer LLP; Jonathan Hill, dean of Seidenberg School of CSIS; Joe Acampora, clinical assistant professor of information technology and director of Pace Cyber Range; Li-Chiou Chen, professor of information technology and executive director of Pace Cyber Center; and David Sachs, Professor of Information Technology for Pace University.

“Our reliance on digital infrastructure increases every day, making cybersecurity more important than ever,” said BCW president and CEO Marsha

Gordon, who moderated the panel. “The BCW is proud to lead these critical discussions on AI's role in cybersecurity, especially for the business community.”

Marvin Krislov, president of Pace University, said the event continues a fruitful partnership with the BCW. “AI is changing the ways in which we do work and we're constantly identifying ways to harness it on behalf of our students. With our cutting-edge research, exceptional & dedicated faculty, and world-class facilities like our Cyber Range, we are prepared for what the future holds and are ready to lead the way in this field,” said Krislov.

On the Pleasantville campus, Pace operates the Cyber Range, a state-of-the-art computer science lab where students learn how to identify and defend against cybersecurity attacks in real-time through

interactive, simulated platforms.

“Here at Pace, we're blessed with a deep bench of faculty and staff doing exceptional work on the frontlines of AI and cybersecurity,” said Hill. “At the same time, there are very intelligent people working to undermine those efforts.”

Chen said that AI can be used as a tool to defend our technological systems, but it can also be used and exploited to attack them. “How we train, reinforce, and maintain the AI systems that we use to protect

our cybersecurity will ultimately determine their success,” said Chen.

Acampora said that cybersecurity must be in a constant state of monitoring and upgrading because hackers are quickly evolving their attacks. “AI is an amazing thing, but we have to remember that it's not a set and forget technological solution for cybersecurity,” said Acampora.

Cioffi said all businesses must train their staff to spot cyber-attacks. “We're seeing real-world examples of AI being used very effectively in cyberattacks,” said Cioffi. “As these techniques evolve, we each have a responsibility to remain vigilant and maintain the ‘human firewall’ that our knowledge and instincts create.”

Nagrath said that employees will always be critical to the effective use of AI in business. “We need to move past the idea of AI or humans. It needs to be AI and humans,” said Nagrath.

Haynes noted that the U.S. government has been slow to protect the public from the abuse of A.I. or its failure. “In the United States' approach to regulation, we wait for the disaster to happen, and then after the disaster has happened, we'll pass laws,” said Haynes, using the example of who is to blame for a fatal accident with a self-driving vehicle. “These are open issues that we need to think about as a society.”

Sachs said that privacy and security with AI are the issues that keep him up at night. “If I'm working on a document and I want Copilot to help me with that document...where is all that data going? What if I want to get it back?” said Sachs. “This all started in November of 2022. That's 18 months ago. If that were a baby, would you trust it with your company documents?”



Left to right, BCW Chairman Jamie Schutzer, Jonathan Hill, Dean of Seidenberg School of Computer Science and Information Systems; Vipul Nagrath, Senior Vice President of Product Development for ADP; Antony K. Haynes, Partner for Dorf Nelson & Zauderer LLP; Li-Chiou Chen, Professor of Information Technology and Executive Director of Pace Cyber Center; Robert Cioffi, CTO & Co-Founder, Progressive Computing; David Sachs, Professor of Information Technology for Pace University, BCW President & CEO Marsha Gordon, Pace University President Martin Krislov and Joe Acampora, Clinical Assistant Professor of Information Technology and Director of Pace Cyber Range





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# The Inn at Longshore, an inspiration for 'The Great Gatsby,' to get multimillion-dollar upgrade

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

It was the kind of party that F. Scott Fitzgerald, author of "The Great Gatsby," and wife Zelda would've enjoyed as The Inn at Longshore in Westport kicked off the summer season with a June 12 patio event in which 100 locals in sleek summer finery savored specialty cocktails, oysters, pizzas and passed hors d'oeuvres from the inn's La Plage restaurant and the musical stylings of Joni & John.

The literary reference is by no means idle. The inn – which the Greenwich Hospitality Group, owner of the Delamar Hotel Collection, leases from the town – will close at the end of the year for an \$8 million renovation and expansion that is designed to preserve its character as a place that inspired Fitzgerald's seminal 1925 novel.

Said Greenwich Hospitality Group Founder and CEO Charles Mallory: "The building has undergone numerous alterations over the years. Our proposed changes aim to highlight its original architectural beauty. Our modifications are more appropriate than previous alterations.

"I have consulted with Charles Scribner, whose family's publishing house released 'The Great Gatsby.' He agrees that F. Scott Fitzgerald's time in Westport, particularly relating to Longshore, likely inspired the novel. We plan to acknowledge this Gatsby heritage in our restoration plans."

The proposed refurbishment – spearheaded by Kenneth R. Nadler Consulting LLC in Mount Kisco – includes the addition of a small porte cochere, or covered entryway, to the white clapboard inn, which crowns the end of the winding, town-owned Longshore Golf Course; a new, waterfront entrance for the maritime-themed La Plage, helmed by Delamar corporate chef and partner Frederic Kieffer; the expansion of accommodations from 12 to 15 rooms, serviced by an elevator; a bridal suite, as the inn is a prime wedding venue; and upgrades to the roof, windows and mechanical system. A renovation of La Plage will be part of a second phase. Elements beloved by Westport residents – including the signature dome and red roof – will remain.

With the remodeling of The Inn at Longshore, the presence of the Delamar Southport and the launch later this year of the Delamar Westport and

its Dandelion restaurant of Mediterranean cuisine, the Greenwich Hospitality Group will have three complementary area venues to accommodate guests. (Farther afield, the Delamar Mystic, also opening later this year and including a La Plage restaurant, brings the total of Delamar hotels to five, including the Delamar West Hartford and the flagship Delamar Greenwich Harbor.)

Guests, more like exiles, are very much what the Fitzgeralds were in the spring of 1920 when they arrived in Westport – then a blend of struggling, onion-blighted farmers-turned-Prohibition bootleggers, artists looking for a convenient, affordable retreat and new money – having been kicked out of the Commodore Hotel (now the Grand Hyatt New York, adjacent to Grand Central Terminal in Manhattan) for their incessant, alcohol-fueled partying. It was the dawn of Prohibition, but the Fitzgeralds, flush with cash from the sale of his first novel, "This Side of Paradise," were content to let the good times roll, as was Connecticut, one of only two states, the other being Rhode Island, that never bothered to ratify Prohibition.

The couple rented the gray cottage at 244 Compo Beach Road across the street from the 175-acre Longshore estate of Frederick E. Lewis, the Tarrytown-born, multimillionaire adventurer, inventor, sportsman and philanthropist, whose mysteriousness did not prevent him from throwing elaborate parties and fundraisers featuring the likes of magician Harry Houdini, Russian ballerina Anna Pavlova, actresses Ina Claire and Marie Dressler and Connecticut Gov. Marcus Holcomb. It was catnip to Zelda, an international flapper and mermaid who couldn't get enough of swimming. She in turn may have been a bit of catnip to Lewis, who kicked her out of one of his parties but continued to let her go skinny dipping off his private beach.

The enigmatic millionaire, the festive, liquor-soaked estate, the cottage across the street, the dock across the water with its beckoning green light: They're all part of Fitzgerald's "Gatsby," the story of a poor soldier turned bootlegger who amasses and spends a fortune to impress a first love whose goodness is mostly a figment of his imagination. And they were all part of

the Fitzgeralds' sojourn in Westport.

Connecting the Westport dots first was writer Barbara Probst Solomon in a 1996 piece for The New Yorker. She would be joined 22 years later by Westport historian Richard Webb Jr. who grew up near the Fitzgerald cottage – still a private home, but now bearing a plaque to mark the Fitzgeralds' tenure – to become author of "Boats Against the Current: The Honeymoon Summer of Scott and Zelda" (Prospecta Press, \$40, 178 pages), and co-creator with Robert Steven Williams of the documentary "Gatsby in Connecticut: The Untold Story." h

Some, like the late Fitzgerald scholar Matthew J. Bruccoli, have downplayed "Gatsby's" Westport connection in favor of Long Island, where the novel is set and where it was written, in Great Neck. But novelists cull from a variety of sources to serve their narratives.

"The good things and the first years...will stay with me forever...,"



Rendering of the proposed renovation and expansion of The Inn at Longshore in Westport, which would upgrade the establishment while preserving certain beloved features – the dome and red roof, among them – along with the inn's historical significance. *Image courtesy the Greenwich Hospitality Group.*

Fitzgerald wrote to his wife in 1934. By then, mental, physical, professional and financial challenges conspired to ensure that their Westport days were long past them. But thanks to The Inn, visitors can stand on the shore in search of "The Great Gatsby's" dock and green light, "like boats against the current, borne back ceaselessly to the past."



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From left, Max E. Orlov, president of Mobility City in Hartsdale, and son Alexander at the new Hartsdale location. Photograph by Georgette Gouveia.

## Keeping the disabled on the move

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

In a corner of the new 2,000-square-foot Mobility City, there's a poster with an image of President Franklin D. Roosevelt (1882-1945) – the only American president to serve more than two terms, from 1933 to '45, and to be disabled – that contains this quote:

“Men are not prisoners of fate but only prisoners of their own minds.”

To Max E. Orlov -- president of the Hartsdale-based franchise, which is located on the site of the former Peachwave frozen yogurt shop at 228 E. Hartsdale Ave. – Roosevelt was not only a titan of leadership for putting people back to work during the Great Depression but also an example of what he wants to help the disabled, particularly the elderly disabled, do – remain vital human beings.

“Elderly handicapped people are forgotten in this country,” he said. Mobility City, which serves the tristate region, is designed to help them and anyone who needs to rent or buy a walker, rollator (walker on wheels), scooter, wheelchair, lift chair or electric bed. Prices range from \$1,000 for a scooter to \$4,000 for a chair. (A portion of this is covered under the Durable Medical Equipment benefits of Medicare Part B, Medicaid and some private insurance, provided you meet certain requirements, not the least of which is demonstrable need.)

With 60 locations, Mobility City is the only national franchise to rent, sell and service such equipment. Indeed, service is a significant part of the business, Orlov said. The franchise also accepts donated equipment that it will rehabilitate and in turn donate, said Alexander Orlov, Max Orlov's son, who is also part of the business.

With four employees, Max Orlov said he is hoping to grow the franchise and eventually add at least another five others.

He intends to stay on the move by putting others in motion.

For more, call 914-999-1400, 917-673-8825 or visit [westchesterny.mobilitycity.com](http://westchesterny.mobilitycity.com).

# Happy 750th birthday, Amsterdam

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

While New York City celebrates its 400th anniversary, the city for which it was originally named as New Amsterdam will be marking its 750th anniversary in October. From the 13th century, when fishermen hauled in their catch of sprats and herring, through its golden age in the 17th century (when Amsterdam was the richest city in the Western world) to the bustling metropolis it is today, this beautiful city of stunning architecture and gently flowing canals is one not to be missed. And there could scarcely be a more enjoyable time to visit than in its special anniversary year.

What's on offer? Special exhibits and cultural events, including world-class art, music and theater – all discoverable through the I Amsterdam website – will pepper the calendar throughout the year, all leading up to an October 2025 climax.

With its upcoming celebrations in mind, I recently whisked myself off to the Dutch capital for a reminder of just how lovely this largely anglophone European city is and why it is such a favorite with Americans.

From Amsterdam's sprawling airport, Schiphol, I could have reached my hotel by train from the city's Centraal Station in just 14 minutes, followed by a short tram ride, but my kind hosts at Waldorf Astoria Amsterdam insisted on my being met. Driver Andriy found me in the arrivals area, scooped my bags into the trunk of his sleek black Mercedes and in no time at all – less than the train and tram combined and in exceedingly greater comfort – we were trundling across Amsterdam's cobbled streets in style, avoiding the bicycles that are a constant hazard for both cars and pedestrians in Amsterdam and turning left onto tony Herengracht (Street), running alongside the canal of the same name.

At the steps of the Waldorf Astoria, front desk agent Floris – immaculately attired in an impeccably-cut navy blue suit – was waiting to greet me, the check-in itself done in a beautiful side room off the main entrance hall, the minimal paperwork graciously taken care of in seconds. “One last

thing,” announced Floris, reaching for an antique box behind where he was seated, and presenting me with four different Trudon vials to consider – Trudon being the world's oldest candle-maker still active today – “we would love to know your favorite scent or scents.”

This was for use in the guest room by housekeeping, he was quick to point out. Although I was taken with Cyrnos, with its myrtle, thyme, black fig and lavender notes,

I eventually plumped for Joséphine, evoking the scent of bergamot, rose and jasmine created for the empress by the celebrated parfumeur Houbigant, which I could now look forward to during the course of my two-day stay.

“H” also stands for Hooft. The Waldorf was once the home of the powerful Hooft family, and you can see that initial carved into the magnificent white marble and wood staircase that takes you from the entrance hall all the way, so it seems if you look up, to the heavens. Also, in the central section of the hotel is the light-filled, open-all-hours Peacock Alley. Now a feature of all Waldorf Astorias worldwide, the Alley is the pulse of the Amsterdam hotel, where I loved to have a mid-morning cup of coffee. For drinks later in the day, the downstairs Vault bar, elegant and sophisticated as opposed to hip and edgy, was the place to go.

The Maurer Room, adjoining Peacock Alley, was where I fantasized about throwing a small private dinner for friends, making merry amid this monumental room's riotous Rococo decorations and 18th-century murals depicting bucolic Tuscan scenes.

Up on the third floor, along a corridor painted and carpeted in shades of pale blue, punctuated with gorgeous orchids in Meissen pots, my supremely comfortable, airy corner suite, complete with a gorgeously appointed marble bathroom, overlooked the Herengracht, a picture-postcard-perfect view I had to pinch myself to believe was real. Luminous and expansive



Waldorf Astoria Amsterdam Photographs courtesy Waldorf Astoria Amsterdam.

by day, it was in the soft evening light made even more magical.

Overlooking the hotel's immaculately laid out private garden, the two Michelin-star restaurant Spectrum is helmed by Dutch chef Sidney Schutte. Having first encountered Schutte when judging the “Taste of Waldorf” cooking event in New York eight years ago, when his Confit Beech Anemone dish won a top prize, I was excited to sample his cuisine on home turf.

From the “finger food” bites to the cubes of brioche, like dice, fried on all sides with a candy-floss-like interior; to the watermelon, pistachio and mint, the asparagus in season and baby scallop appetizers; and the “art” dish of raw scallops with Netherlands caviar and fried duck skins on beetroot: Everything I ate and drank sang. All of this was but the buildup, though, to the zenith – duck with eggplant, tulip bulb and pomegranate, a meringue of seaweed with frozen foie gras at the side. Whoever announced the death of fine dining needs to think again, because these dishes – including a remarkable cheesecake with black truffle and bee pollen for dessert – were dazzling, devised by a true virtuoso and prepared and served by an exceptional kitchen brigade and front-of-house team.

Breakfast rolled around before you knew it, and I was excited to sample the “Taste of Amsterdam,” which included smoked salmon, cheeses, meats, breads, jams and fruit dramatically presented on a tiered stand. When I asked about herring, once a mainstay of the Netherlands diet, I was told no, there was none on the menu, since these days no one ever

asked for it. The following day, however, a magnificent plate of herrings was presented to me at breakfast, with the words: “For you, sir, from the best-known herring merchant in the city.” Now that's what you call a great restaurant where everything, by the way, was served on exquisite blue and white Meissen china.

Between eating, enjoying top-of-the-line treatments in the hotel's own Guerlain spa, with its sauna, steam rooms and “ever-flowing” pool, or simply sitting at the window admiring the garden or the canal, the joys of Amsterdam were all around. The Van Gogh Museum and Anne Frank House are both a mile away; the Rijksmuseum, a 15-minute stroll.

Returning to the hotel in the small hours on my final evening, I got a kick out of using my room key card to open the hotel's mighty front door, which obligingly clicked right open. For a few moments as I walked through the great lobby to the elevator – tiptoeing past the night porter rather endearingly asleep at his desk, no Rembrandt watchman he – I had the feeling of what say, the 17th-century writer-historian Pieter Bor, or indeed any scion of the noble Hooft family, must have felt like, returning home after a night on the tiles.

Unmistakable grandeur, with a touch of townhouse intimacy thrown in: City hotels don't come finer than the Waldorf Astoria Amsterdam.

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*Jeremy Wayne is a travel adviser with Superior Travel of New York. Contact him at [jeremy@superiortravel.com](mailto:jeremy@superiortravel.com).*

## WESTCHESTER

## COURT CASES

**U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, June 12 - 18**

**Dawkins Development Group Inc., White Plains, Daniel S. Dawkins, president,** 24-22537-SHL: Chapter 11, assets \$100,000 - \$500,000, liabilities \$500,000 - \$1 million. Attorney: Julie C. Curley.

**U.S. District Court, White Plains Local business cases, June 12 - 18**

**Executors of Estate of Charles J. Spiegel Jr. vs. Atria on the Hudson, Ossining, et al,** 24-cv-4513-KMK: Personal injury, removal from Westchester Supreme Court. Attorney: Andre J. Major.

**Aby Berts, Teaneck, New Jersey vs. Westchester County Health Care Corp., Valhalla, et al,** 24-cv-4540-CS: Wrongful termination. Attorneys: Daniel C. Folchetti, Joseph Jeziorowski.

**Erika Espinosa Alvarez, New Rochelle vs. Youngie Inc., New Rochelle,** 24-cv-4565-KMK: Fair Labor Standards Act. Attorney: Lawrence Spasojevich.

**Unite Here Retirement Fund, White Plains vs. SSP America, Ashburn, Virginia,** 24-cv-4569-CS: Employee Retirement Income Security Act. Attorney: Jeremy E. Meyer.

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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**Laura Aristizabal, Croton-on-Hudson vs. Irvington Laundry & Cleaners Inc., Irvington, et al,** 24-cv-4582-NSR: Job discrimination. Attorney: Jaazaniah Asahguii.

**Hussnain Ali, et al, vs. Quick Stop Deli and Convenience Inc., White Plains,** 24-cv-4617-PMH: Fair Labor Standards Act. Attorney: Jarret T. Bodo.

**Layla Capaci, Wurtsboro vs. Wellpath New York LLC, Harrison, et al,** 24-cv-4626: Wrongful death. Attorney: Jaehyun Oh.

**Jorge Padilla, White Plains vs. Quick Stop Deli and Convenience Inc., White Plains, et al,** 24-cv-4642: Denial of overtime compensation. Attorneys: Jesse S. Barton, Catalina Sojo.

**Michael Nolan, Austin, Texas, et al, vs. International Business Machines, Armonk,** 24-cv-4653: Age discrimination. Attorneys: Brantley R. Pringle Jr., Heidi A. Coughlin.

## DEEDS

## Above \$1 million

**114 South Willow Avenue LLC,** Pleasantville. Seller: Amanda Carlson, Blauvelt. Property: 14 Virginia Place, Mount Pleasant. Amount: \$1.4 million. Filed May 30.

**34 Oxford Road LLC,** White Plains. Seller: Matthew Fosina, New Rochelle. Property: 34 Oxford Road, White Plains. Amount: \$1.3 million. Filed May 30.

**51 Borchter Avenue LLC,** Yonkers. Seller: Cork Enterprises Ltd., Yonkers. Property: 51 Borchter Ave., Yonkers. Amount: \$1.3 million. Filed June 3.

**76 Morningside LLC,** Yonkers. Seller: Amrik Singh, Yonkers. Property: 74-76 Morningside Ave., Yonkers. Amount: \$1.1 million. Filed May 30.

**Baron, Ronald S.,** New York. Seller: 12 Arrow Tree LLC, Hawthorne. Property: 12 Arrow Tree Drive, Ossining. Amount: \$1.9 million. Filed June 3.

**DJIT Bertoline Associates LLC,** Peekskill. Seller: HQ River Front Enterprises LLC, Yonkers. Property: 7 John E. Walsh Blvd., Peekskill. Amount: \$10 million. Filed June 5.

**Forrest, Francine,** Harrison. Seller: Broadway 79 LLC, Harrison. Property: 79 Broadway, Harrison. Amount: \$1 million. Filed June 4.

**LI Parcel E LLC,** Fort Washington, Pennsylvania. Seller: Dina C. Denlea, White Plains. Property: 201 Horseman Blvd., Unit 201, Mount Pleasant. Amount: \$1 million. Filed June 5.

**Rockcreek LLC,** Yonkers. Seller: Oleg Y. Tumanov, Scarsdale. Property: 228 Rock Creek Lane, Scarsdale. Amount: \$2.8 million. Filed June 4.

**Rockman, Melissa K.,** Bronxville. Seller: Astor 55 LLC, Chicago, Illinois. Property: 15 Kensington Road, 401, Eastchester. Amount: \$2.3 million. Filed June 4.

**Tennis Equities Inc.,** Mount Kisco. Seller: Genesis Health Clubs Saw Mill LLC, Wichita, Kansas. Property: 70 Kensico Drive, Mount Kisco. Amount: \$7.1 million. Filed June 4.

**Toll Northeast V Corp.,** Fort Washington, Pennsylvania. Seller: Bhattacharjee Sandipan, Danbury, Connecticut. Property: 4 Wright Drive, New Castle. Amount: \$1.4 million. Filed June 4.

**Trulybest Management Corp.,** Purchase. Seller: James Jockle, Port Chester. Property: 12 Castle Landing Road, Rye Town. Amount: \$1.3 million. Filed May 30.

**Valada, Vidya,** Scarsdale. Seller: Skyhawk Bravo LLC, Scarsdale. Property: 149 Clarence Road, Scarsdale. Amount: \$1.2 million. Filed June 5.

**Vernon Management Co.,** Rye Brook. Seller: MEJ Properties LLC, New Rochelle. Property: 165 Summit Ave., Mount Vernon. Amount: \$1.4 million. Filed May 30.

**Wenzel, Carolyn D.,** Rye. Seller: 50 Franklin LLC, Thiells. Property: 50 Franklin Ave., Rye City. Amount: \$1.5 million. Filed June 4.

**Yamada, Yoshihisa,** Tokyo, Japan. Seller: Light Optical Works Ltd., Nagano-Ken, Japan. Property: 7 Irving Place, Harrison. Amount: \$1.2 million. Filed May 30.

## Below \$1 million

**200 California Road Corp.,** Sugarloaf, Pennsylvania. Seller: Joshua Mercado, Hartsdale. Property: 200 California Road, Mount Vernon. Amount: \$625,000. Filed May 30.

**21 McKinley LLC,** Chester. Seller: Martha L. Quirdumbay, Elmsford. Property: 21 McKinley Ave., White Plains. Amount: \$840,000. Filed May 30.

**266 White Plains Road Unit A2 LLC,** Tuckahoe. Seller: Eastchester 10709 LLC, Eastchester. Property: 266 White Plains Road, Eastchester. Amount: \$339,000. Filed June 5.

**49 Elm LLC,** Filed Maryknoll. Seller: Jaime Chuchuca, Tarrytown. Property: 49 Elm St., Mount Pleasant. Amount: \$675,000. Filed May 30.

**5AIF Sycamore 2 LLC,** Irvine, California. Seller: RRS Capital Partners LLC, New Windsor. Property: 22 Monroe St., Mount Vernon. Amount: \$225,000. Filed May 30.

**Amodio, Michael P.,** White Plains. Seller: 2021-1 Realty Holdings III LLC, Summit, New Jersey. Property: 39 Livingston Ave., Yonkers. Amount: \$650,000. Filed May 30.

**Bason Jr., James J.,** White Plains. Seller: Equity Trust Co., Briarcliff Manor. Property: Poplar Street, Greenburgh. Amount: \$230,000. Filed June 3.

**Better Limit LLC,** Yonkers. Seller: Vincenzo Sapienza, Maspeth. Property: 24 Tighe Road, Somers. Amount: \$610,000. Filed June 5.

**Bozeman, Bruce,** Seller: Queen Equities LLC, Lakewood, New Jersey. Property: 61 Oregon Road, Cortlandt. Amount: \$855,000. Filed June 5.

**DGW Land Group LLC,** Mount Vernon. Seller: 417 South Fifth Holdings LLC, Mount Vernon. Property: 417 S. Fifth Ave., Mount Vernon. Amount: \$750,000. Filed May 30.

**Immobiliare Assets LLC,** South Salem. Seller: Nicholas Simons, White Plains. Property: 548 York Hill Road, Yorktown. Amount: \$815,000. Filed May 31.

**JRF Real Estate Development Inc.,** Briarcliff Manor. Seller: Mosbrucker Emily, New York. Property: 1503 Maple Ave., Peekskill. Amount: \$690,000. Filed May 31.

**Kondaur Capital Real Property 2 LLC,** Orange, California. Seller: Christopher J. Mazza, Dobbs Ferry. Property: 34 Maplewood Ave., Greenburgh. Amount: \$840,000. Filed June 3.

**Long Court Realty Inc.,** White Plains. Seller: Mary S. Roediger, Woodland Hills, California. Property: 1 Renaissance Square, 29A, White Plains. Amount: \$934,000. Filed May 30.

**Margro, Patricia,** Mount Vernon. Seller: Locust Development LLC, Scarsdale. Property: 30 Locust Ave., Eastchester. Amount: \$400,000. Filed May 31.

**Miller, Richard,** Port Chester. Seller: 35 Perry Avenue LLC, Port Chester. Property: 35 Perry Ave., Rye Town. Amount: \$675,000. Filed June 3.

**Patrella, Robert,** Harrison. Seller: Livwell Crystal LLC, Harrison. Property: 59 Crystal St., Harrison. Amount: \$625,000. Filed May 31.

**Rios, Gretchen,** Lake Peekskill. Seller: Practical Wellness LLC, Red Hook. Property: 2 Anton Place, Cortlandt. Amount: \$350,000. Filed June 5.

**Rizos Property Management LLC,** Tarrytown. Seller: Lexi King, Yorktown Heights. Property: 330S Broadway, Greenburgh. Amount: \$272,000. Filed June 3.

**Rovet, Yves,** White Plains. Seller: Simplistic Holdings LLC, White Plains. Property: 2 Gramatan Drive, Yonkers. Amount: \$425,000. Filed May 31.

**SK Developing LLC,** Somers. Seller: Kevin King, Somers. Property: 278 Heritage Hills, Somers. Amount: \$560,000. Filed May 31.

**Tomassi, Mark,** Bedford Hills. Seller: General Putnam Developers Inc., Patterson. Property: 441 Bedford Road, Bedford. Amount: \$480,000. Filed May 31.

**Vulaj-Gojcaj, Ann M.,** Mahopac. Seller: North Edge Realty Corp., Katonah. Property: 5 County Line, Drive, Somers. Amount: \$300,000. Filed May 31.

**Federal Tax Liens, \$10,000 or greater, Westchester County, June 12 - 18**

**Antonio Domingues Woodworking Inc.:** Port Chester, 2023 quarterly taxes, \$29,611.

**Lambe, Kieran J.:** Yonkers, 2021 personal income, \$45,400.

**McDonough, Matthew K.:** Yorktown Heights, 2016 - 2017, 2020 - 2021 personal income, \$139,785.

**Praino, John:** Katonah, 2020 personal income, \$16,805.

**Quality Glass Service Inc., d.b.a., Glass Doctor:** Yorktown Heights, 2020 corporate income, \$10,819.

**Silva, Michael J. and Traci Silva:** South Salem, 2016 personal income, \$10,544.

**Smykle, Oryan** and **Lauren Braswell**: Briarcliff, 2019, 2020, 2022 personal income, \$72,222.

**Watt, Rose**: Mount Vernon, 2022 personal income, \$60,776.

## JUDGMENTS

**Altro, Robert**, Mamaroneck. \$2,433 in favor of Discover Bank, New Albany, Ohio. Filed May 6.

**Amoako, Comfort O.**, Yonkers. \$3,263 in favor of Discover Bank, New Albany, Ohio. Filed May 6.

**Ashmar Realty II LLC**, Wellesley, Massachusetts. \$31,099 in favor of Dorothy Dougherty, Bronxville. Filed May 8.

**Beckford, Kirk L.**, Mount Vernon. \$5,409 in favor of Discover Bank, New Albany, Ohio. Filed May 6.

**Brock, Martin L.**, Port Chester. \$4,804 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 2.

**Chaudhry, Adnan A.**, Yonkers. \$13,906 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 2.

**Clear Cast Technologies Inc.**, Ossining. \$30,420 in favor of Hop Industries Corp., Lyndhurst, New Jersey. Filed May 10.

**Dahmani, Ali**, Larchmont. \$2,370 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 2.

**Delossantos Sr., Raymundo**, Mount Vernon. \$2,636 in favor of Discover Bank, New Albany, Ohio. Filed May 6.

**Donohue, Jennifer**, Mohegan Lake. \$2,297 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 6.

**Echevarria, Lindsey M.**, New Rochelle. \$8,080 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 8.

**Efthimiou, Toula**, Scarsdale. \$8,906 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 2.

**Feliciano, Gabriela**, Port Chester. \$5,085 in favor of Capital One NA, Glen Allen, Virginia. Filed May 9.

**Frederick, Simone A.**, New Rochelle. \$9,409 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 10.

**Giraldo, Orlando**, Yonkers. \$3,153 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 2.

**Gomez, Nelson E.**, Mount Vernon. \$4,294 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 6.

**Gonzalez, Julian**, Yonkers. \$59,197 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 10.

**Grosso, Ronald G.**, Yorktown Heights. \$2,736 in favor of Discover Bank, New Albany, Ohio. Filed May 7.

**Guido, Dianne M.**, Bronxville. \$3,327 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 10.

**Heredia, Pedro**, New Rochelle. \$5,590 in favor of Capital One NA, Richmond, Virginia. Filed May 8.

**Hernandez, Alfonso N.**, New Rochelle. \$6,603 in favor of Capital One NA, Richmond, Virginia. Filed May 8.

**Herrero, Camille**, Yonkers. \$2,418 in favor of Discover Bank, New Albany, Ohio. Filed May 8.

**Hiller, Zisha**, Bedford Hills. \$11,513 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

**Howard, Jason B.**, White Plains. \$4,358 in favor of Capital One NA, McLean, Virginia. Filed May 2.

**Lopez, Pavel**, New Rochelle. \$16,339 in favor of Discover Bank, New Albany, Ohio. Filed May 8.

**Manradgh, Nicole**, Mount Vernon. \$8,646 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

**McFarlane, John**, Yonkers. \$1,633 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 2.

**Nikovic, Aida**, Yorktown Heights. \$16,909 in favor of Discover Bank, New Albany, Ohio. Filed May 2.

**Ortiz, Jasmine**, New Rochelle. \$7,969 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 2.

**Oshea, Erin L.**, Harrison. \$6,979 in favor of Capital One NA, Richmond, Virginia. Filed May 6.

**Pace, Nicole**, New Rochelle. \$2,283 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 8.

**Paldino, Ronald D.**, Yonkers. \$20,115 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 10.

**Peart, Donna P.**, Mount Vernon. \$5,131 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 6.

**Perez, Angel L.**, Mount Kisco. \$11,902 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed May 3.

**Placencio, Alondra**, Rye. \$8,053 in favor of Capital One NA, Richmond, Virginia. Filed May 6.

**Prudente, Jorge A. M.**, Yonkers. \$6,981 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

**Quix, Domingo**, Port Chester. \$1,975 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 8.

**Ramos, Jennifer M.**, Bronxville. \$2,729 in favor of Capital One NA, Richmond, Virginia. Filed May 6.

**Rivera, Eriel**, Yonkers. \$5,435 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed May 8.

**Silva, Martin**, New Rochelle. \$8,188 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 10.

**Simmons, Iasia C.**, Mount Vernon. \$6,245 in favor of Capital One NA, McLean, Virginia. Filed May 8.

**Sorto, Yunis A.**, Yonkers. \$2,907 in favor of Discover Bank, New Albany, Ohio. Filed May 8.

**Suarez, Ricardo M.**, Pleasantville. \$1,768 in favor of Capital One NA, Glen Allen, Virginia. Filed May 6.

**Taylor, Naeem**, New Rochelle. \$5,953 in favor of Geico General Insurance Co., Woodbury. Filed May 3.

**Tenesaca, Marcelo J.**, Port Chester. \$4,783 in favor of Capital One NA, Richmond, Virginia. Filed May 6.

**Tomas, Wilber**, White Plains. \$1,008 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 9.

**Valenza, Alexis**, Tuckahoe. \$2,158 in favor of Capital One NA, Glen Allen, Virginia. Filed May 6.

**Valverde, Castillo M.**, New Rochelle. \$6,183 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 2.

## LIS PENDENS

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

**Allen, Jerome**, estate, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$152,000 affecting property located at 37A Hillside Terrace, Unit 202, White Plains. Filed May 22.

**Ascuasiati, Juan C.**, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 13 Crest View Ave., Cortlandt. Filed May 20.

**Barclays Bank Delaware**, as owner. Filed by Bear Stearns Asset Backed Securities I Trust 2006-1m1 Asset-Backed Certificates Series 2006-1m1 US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$604,000 affecting property located at 40 Indian Road, Port Chester. Filed May 20.

**Bedford Bridge LLC**, as owner. Filed by Bridge Funding Inc. Action: Foreclosure of a mortgage in the principal amount of \$1,450,000 affecting property located at 111 Bedford Center Road, Bedford. Filed May 20.

**Bell, Peter F.**, as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 47 High St., Armonk. Filed May 22.

**Chang, Alec**, as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$1,920,000 affecting property located at 67 Old Church Lane, Pound Ridge. Filed May 22.

**Davila Jr., Arthur**, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 46 Griffith Ave., Yonkers. Filed May 20.

**Davis, Kenroy**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$414,000 affecting property located at 9 Washington Place, Mount Vernon. Filed May 21.

**Doe, John**, as owner. Filed by Towd Point Mortgage Trust 2019-4 US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 54 Betsy Brown Road, Rye. Filed May 17.

**Fratarcangeli, Massimo**, as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$506,000 affecting property located at 108 Whitman Ave., Yonkers. Filed May 17.

**Neugebauer, Angela**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$380,000 affecting property located at 29 Bell Ave., Mount Vernon. Filed May 22.

**Rosario, Daniel**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$418,000 affecting property located at 56 Clinton Place, Mount Vernon. Filed May 17.

**Sealy, Vernon**, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 80 Fletcher Ave., Mount Vernon. Filed May 17.

**Secretary of Housing & Urban Development**, as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$579,000 affecting property

located at 115 S. 11th Ave., Mount Vernon. Filed May 21.

**Valcourt Consulting & Design Inc.**, as owner. Filed by La Filed Mays Inc. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 680 White Plains Road, Eastchester. Filed May 22.

## MECHANIC'S LIENS

**180 Hartsdale Owners Inc.**, Greenburgh. \$4,946 in favor of NCC Design Ltd., Yonkers. Filed May 24.

**595 McLean Owners Inc.**, Yonkers. \$2,500 in favor of NCC Design Ltd., Yonkers. Filed May 24.

**Clemente, Michael**, Mamaroneck. \$131,903 in favor of Nail Stone Contracting Inc., White Plains. Filed May 28.

**Great Point Opportunity Fund A QOZB**, Yonkers. \$29,662 in favor of Rubb Inc., Filed May 23.

**Hudson View Building No. 4 LLC**, Yonkers. \$264,814 in favor of Rubb Inc., Filed May 23.

**Jones, Carole A.**, Yonkers. \$29,800 in favor of JJJJ Construction Corp., Mount Vernon. Filed May 28.

**Macy**, Yonkers. \$10,823 in favor of United Rentals North America Inc., Chappaqua. Filed May 24.

**Stalter, Joel**, Yorktown. \$10,566 in favor of TH Remodeling & Renovations Inc., Filed May 28.

**Tanzola, Patrick**, Rye. \$14,168 in favor of Premier Comfort Inc., Peekskill. Filed May 29.

## NEW BUSINESSES

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

## Partnerships

**M&C Painting & Home Improvement**, 125 Lake St., Apt. 8Hs, White Plains 10604. c/o Catalina Arias and Miguel Angel Gutierrez Vasco. Filed May 3.

## Sole Proprietorships

**Jordan Acker Tutoring**, 35 Harvard Court, White Plains 10605. c/o Jordan Acker. Filed May 9.

**JRG Consulting**, 73 Heatherdell Road, Ardsley 10502. c/o John R. Garcia. Filed May 21.

**K-Rich Do It All**, 1228 S. Division St., Peekskill 10566. c/o Keith Richard Holmes. Filed May 7.

**L Espresso M**, 1 Richfield Ave., Yonkers 10704. c/o Jennifer McNeelance. Filed May 6.

**La French Pour**, 1 Richfield Ave., Yonkers 10704. c/o Jennifer McNeelance. Filed May 6.

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

**Liberty Pavingstones Contractor**, 1309 Park St., Peekskill 10566. c/o Luis Yunga. Filed May 13.

**LPO Recovery Services**, 1 Eastbourne Apt. 3B, Bronxville 10708. c/o Lowell P. Oden. Filed May 20.

**Mr. Moys Transportation Service**, 43 Bronx River Road, 6C, Yonkers 10704. c/o Andrew Moy. Filed May 10.

**MRJL Home Remodeling**, 155 W. Kingsbridge Road, Mount Vernon 10550. c/o Jorge R. Morales. Filed May 10.

**Muk Samuray Landscaping**, 50 Bowman Ave., Apt. 2, Rye Brook 10573. c/o Jaime F. Sanchez Castillo. Filed May 10.

**Nelson Landscaping Service**, 3000 Navajo St., Yorktown Height 10598. c/o Nelson Jose Zhingre. Filed May 13.

**Neuro Car Tec**, 28 N. Lawn Ave., Elmsford 10523. c/o Claudio Pomaquiza. Filed May 14.

**On Da Grind Apparel Co.**, 64 Adams St., Mount Vernon 10550. c/o William R. Biagmon and Ratisha D. McCall. Filed May 17.

**Pepa Buse Mosaics & Crafts**, 451 Underhill Road, Scarsdale 10583. c/o Josefina Maria Emma. Filed May 17.

**Piece of Cake Party & Event Planning**, 105 Weskora Ave., Pleasantville 10570. c/o. Filed May 23.

**Pivot Point Productions**, 22 Peachtree Drive, Cortlandt Manor 10567. c/o Neal Pushkin. Filed May 22.

**Plus Side of Thingz**, 51 Hon. Rhoda L. Quash, New Rochelle 10801. c/o. Filed May 23.

**Ramstudio**, 2 Beverly Road, Cortlandt Manor 10567. c/o Janae M. Ramos. Filed May 6.

**Romanoff, Liudmyla Nikolaevna**. 17 Harrows Lane., Purchase 10577. c/o Liudmyla Nikolaevna Romanoff. Filed May 8.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Orange Bank & Trust Co.**, as owner. Lender: Golf Links Apartments LLC. Property: in Wawayanda. Amount: \$2.5 million. Filed May 2.

#### Below \$1 million

**Bhangu, Manvir S.**, as owner. Lender: Trustco Bank. Property: in Union Vale. Amount: \$485,000. Filed May 7.

**Dak Homes LLC**, as owner. Lender: FM Home Loans LLC. Property: in Rhinebeck. Amount: \$106,000. Filed May 22.

**EH Capital LLC**, as owner. Lender: Equity Homes New York II Inc. Property: in Mount Hope. Amount: \$100,000. Filed May 2.

**Kiavi Funding Inc.**, as owner. Lender: Sophie T. LLC. Property: in Wawayanda. Amount: \$352,500. Filed April 25.

**Loan Funder LLC Series 73309**, as owner. Lender: 29 94 LLC. Property: in Port Jervis. Amount: \$10,500. Filed April 30.

**Mid-Hudson Valley Federal Credit Union**, as owner. Lender: Thomas and Brittany Nagy. Property: in Wawayanda. Amount: \$515,200. Filed April 30.

**Patterson Calhoun LLC**, as owner. Lender: CPC Funding SPE 1 LLC. Property: in city of Poughkeepsie. Amount: \$350,000. Filed May 8.

**Sharestates Investments LLC**, as owner. Lender: Landmark 19EP LLC. Property: in Newburgh. Amount: \$50,000. Filed May 2.

**Stanton, Brianna**, as owner. Lender: Ulster Savings Bank. Property: in Clinton. Amount: \$644,000. Filed May 21.

### DEEDS

#### Above \$1 million

**1 Manor Drive LLC**, Suffern. Seller: Shaya and Chaya Feferkorn, Monsey. Property: 1 Manor Drive, Monsey. Amount: \$1.5 million. Filed May 24.

**272 59 LLC**, Montebello. Seller: Care365 Realty LLC, Airmont. Property: 272 Route 59, Airmont. Amount: \$3.3 million. Filed May 22.

**39 Highview Avenue LLC**, Spring Valley. Seller: Brian Condon, referee and Samuel Ehrenthal, Nanuet. Property: 39 Highview Road, Monsey. Amount: \$1.2 million. Filed May 24.

**Feller MHP LLC**, Las Vegas, Nevada. Seller: DiMarco Properties LLC, Oldsman, Florida. Property: in LaGrange. Amount: \$2 million. Filed May 3.

**Rhinecliffe Realty LLC**, New York. Seller: 42 Wyndclyffe Court LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$22.7 million. Filed May 3.

**Six Grand Park Drive LLC**, Lakewood, New Jersey. Seller: Fund B Qtip Trust, et al, Monsey. Property: 6 Grandpark Drive, Wesley Hills. Amount: \$1.2 million. Filed May 22.

**Wolodarsky, Menachem**, Monsey. Seller: 34 Ridge LLC, Monsey. Property: 42 Ridge Ave., Spring Valley. Amount: \$1.1 million. Filed May 30.

#### Below \$1 million

**14 Singer LLC**, Spring Valley. Seller: Israel Taubenfeld, Airmont. Property: 14 Singer Ave., Spring Valley. Amount: \$999,999. Filed May 30.

**302 South Mountain LLC**, Chestnut Ridge. Seller: Margaret F. Comito, decedent, et al, National City, California. Property: 302 S. Mountain Road, New City. Amount: \$410,000. Filed May 28.

**4 Municipal LLC**, Stony Point. Seller: Greenwood Management LLC, Brooklyn. Property: 4 Municipal Plaza, Spring Valley. Amount: \$775,000. Filed May 29.

**50 Lake Street LLC**, New Windsor. Seller: Michael Doyle Collin, Germanville, Pennsylvania. Property: 50 Lake St., Poughkeepsie. Amount: \$315,000. Filed May 2.

**59 Demarest LLC**, Pomona. Seller: Edgar R. Chacha, Garnerville. Property: 59 Demarest Ave., West Haverstraw. Amount: \$560,000. Filed May 23.

**62 Matone LLC**, Brooklyn. Seller: Mindy R. Zlotogura, referee and Kenrick G. Brooks, West Nyack. Property: 62 Matone Circle, West Haverstraw. Amount: \$318,500. Filed May 24.

**66 East Concord Management LLC**, Monsey. Seller: Chaim and Margulia Neiman, Monsey. Property: 66 E. Concord Drive, Monsey. Amount: \$750,000. Filed May 30.

**Bailey, Donna L.**, Poughkeepsie. Seller: O'Donnell Residential Construction Inc., Hopewell Junction. Property: 133 Vassar Road, Poughkeepsie. Amount: \$435,000. Filed May 2.

**Barber, Shaye and Miriam Barber**, Monsey. Seller: Summit Patio Homes LLC, Monsey. Property: 44 Dessau Circle, New Hempstead. Amount: \$875,000. Filed May 22.

**Biston, Shmuel**, Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 16 Jackson Ave., New Square. Amount: \$680,000. Filed May 22.

**BVA Construction Corp.**, Hopewell Junction. Seller: Galente Family Trust, Millbrook. Property: in Washington. Amount: \$45,000. Filed May 6.

**Congregation Ohel Yaakov Inc.**, Spring Valley. Seller: Lippe Friedman, Spring Valley. Property: 90 West St., Spring Valley. Amount: \$287,640. Filed May 31.

**Eckerson LLC**, Brooklyn. Seller: Merry K. Garcia, Sloatsburg. Property: 3 Ballard Ave., Sloatsburg. Amount: \$415,000. Filed May 28.

**Empire City Crane LLC**, Congers. Seller: 69 Route 59 LLC, Bronx. Property: 69 Route 59, Nyack. Amount: \$300,000. Filed May 22.

**Forgellos Renovations LLC**, Stamford, Connecticut. Seller: Velocity House Buyers LLC, Monroe. Property: in Hyde Park. Amount: \$185,000. Filed May 2.

**Fromovitz, Yakov Y.**, Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 30 Wilson Ave., New Square. Amount: \$721,000. Filed May 28.

**Gluck, Yitzchok**, Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 30 Wilson Ave., New Square. Amount: \$625,000. Filed May 22.

**Gurnee Avenue New York LLC**, Monsey. Seller: 97 Gurnee Ave LLC, Monsey. Property: 97 Gurnee Ave., Haverstraw. Amount: \$350,000. Filed May 30.

**H&B Partners Inc.**, Nanuet. Seller: Denise Sullivan, referee, et al, Nanuet. Property: 10 Ivy Lane, Pomona. Amount: \$571,000. Filed May 30.

**HR 31 Coolidge LLC**, Alpine, New Jersey. Seller: Ramona Bueno and Brenda Diaz, Stony Point. Property: 31 Coolidge St., Haverstraw. Amount: \$199,000. Filed May 22.

**Jerusalem New York LLC**, Spring Valley. Seller: Marie J. St. Fleur, Spring Valley. Property: 12 IBeck Court, Spring Valley. Amount: \$975,000. Filed May 29.

**Kalisch, Lazer**, Brooklyn. Seller: 205 West Parmenter LLC, Poughkeepsie. Property: 13 S. Clinton St., Poughkeepsie. Amount: \$319,000. Filed May 3.



**Kinraich, Miriam T.**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Filmore Lane, Monsey. Amount: \$625,000. Filed May 30.

**Pierre, Judith** and **Jacques Pierre**, Spring Valley. Seller: Turnkey Property Brothers LLC, Monsey. Property: 12 Howard Ave., Tappan. Amount: \$745,000. Filed May 21.

**PR Real Estate Partners LLC**, Pearl River. Seller: Pearl River Brick Building LLC, Pearl River. Property: 20 30 N. William St., Pearl River. Amount: \$800,000. Filed May 31.

**Right Time Properties LLC**, Poughkeepsie. Seller: Charles J. Kane III, Pleasant Valley. Property: 155 Dutchess Turnpike, Poughkeepsie. Amount: \$39,500. Filed May 1.

**Sajoma House Flipper LLC**, LaGrangeville. Seller: Enrique Velazquez Cantor, Poughkeepsie. Property: in Poughkeepsie. Amount: \$83,000. Filed May 3.

**Security From Above LLC**, Spring Valley. Seller: BSD Realty SH LLC, Spring Valley. Property: 24 Harrison Lane, New Square. Amount: \$700,000. Filed May 29.

**Sinclair, Michael**, Bronx. Seller: Herb Redl LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$372,000. Filed May 2.

**Stern, Jacob**, Ramapo. Seller: 39 Westside Inc., Haverstraw. Property: 39 Westside Ave., Haverstraw. Amount: \$505,000. Filed May 31.

**Tayel, Mohammed** and **Allison Tayel**, Stony Point. Seller: Van Wart Development LLC, Brooklyn. Property: 38 Van Wart Place, Tappan. Amount: \$870,000. Filed May 23.

**Velocity House Buyers LLC**, New Windsor. Seller: Frederick L. Kolthay, Mahopac. Property: 89 S. Quaker Lane, Hyde Park. Amount: \$180,000. Filed May 2.

**Wang, Liu**, New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$866,500. Filed May 3.

## JUDGMENTS

**Adams, Sebastian**, Montgomery. \$8,228 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 16.

**Alvarezluna, Javier**, Filed Maybrook. \$2,917 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 22.

**Armijo, Rene R.**, Middletown. \$5,479 in favor of Bank of America, Charlotte, North Carolina. Filed May 22.

**Beckford, Oshen**, Newburgh. \$1,430 in favor of Cavalry SPV I LLC and Synchrony Bank, Draper, Utah. Filed May 21.

**Bland, Venisia**, Westtown. \$5,526 in favor of Synchrony Bank, Draper, Utah. Filed May 22.

**Calvente, Jose**, Pine Bush. \$2,781 in favor of UHG I LLC, Williamsville. Filed May 21.

**Campoverde, Julia**, Tuxedo Park. \$4,574 in favor of Capital One, Richmond, Virginia. Filed May 17.

**Ciampoli, Savannah**, Washingtonville. \$2,160 in favor of Cavalry SPV I LLC, Valhalla. Filed May 20.

**Cirillo, Alfred M.**, New Windsor. \$6,095 in favor of Capital One, Richmond, Virginia. Filed May 17.

**Cocks, Michael W.**, Montgomery. \$22,835 in favor of Discover Bank, New Albany, Ohio. Filed May 21.

**Colon, Yvette**, New Windsor. \$20,874 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 16.

**Corretje, Rafael Quinones**, New Windsor. \$4,122 in favor of Slomins Inc., Hicksville. Filed May 16.

**Curbelo, Juan**, Pine Bush. \$1,426 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 22.

**Delgado, Sharon M.**, Middletown. \$7,460 in favor of Bank of America, Charlotte, North Carolina. Filed May 20.

**Dilaura, Francesco**, Bullville. \$15,148 in favor of Colonial Property Management LLC, Spring Valley. Filed May 21.

**Duncan, Makesi**, Blooming Grove. \$4,962 in favor of Capital One, McLean, Virginia. Filed May 17.

**Engel, Chaya**, Monroe. \$4,806 in favor of Capital One, Richmond, Virginia. Filed May 17.

**Engen, Chris J.**, Newburgh. \$18,420 in favor of Discover Bank, New Albany, Ohio. Filed May 22.

**Ferara, Elisha**, Middletown. \$5,768 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 16.

**Graham, Dwayne**, Monroe. \$4,226 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 22.

**Green, Jermaine**, Filed Maybrook. \$5,084 in favor of Capital One, McLean, Virginia. Filed May 17.

**Hadjiyerou, Theocharis G.**, Monroe. \$12,871 in favor of Bank of America, Charlotte, North Carolina. Filed May 17.

**Harrington, Michelle**, Port Jervis. \$1,822 in favor of Capital One, McLean, Virginia. Filed May 16.

**Horne, Barbara**, Port Jervis. \$1,342 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 20.

**Inniss Jr., Michael D.**, Middletown. \$7,810 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 22.

**King, Marc** and **Jessica King**, Highland Mills. \$10,582 in favor of 275 Skyline Drive LLC, Highland Mills. Filed May 20.

**Knapp, Isabel**, Pine Bush. \$22,592 in favor of Discover Bank, New Albany, Ohio. Filed May 20.

**Kong, Wai M.**, New Windsor. \$19,462 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 17.

**Lester, Eric R.**, Campbell Hall. \$27,225 in favor of Capital One, Glen Allen, Virginia. Filed May 17.

**Lorusso, Dania**, Goshen. \$2,903 in favor of Cavalry SPV I LLC, Valhalla. Filed May 21.

**Marotta, Heather L.**, New Windsor. \$4,723 in favor of Discover Bank, New Albany, Ohio. Filed May 22.

**McKay, Christopher R.**, Johnson. \$3,709 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 22.

**Miller, Isaiah C.**, Filed Maybrook. \$6,621 in favor of Discover Bank, New Albany, Ohio. Filed May 20.

**Morales, John**, Washingtonville. \$4,093 in favor of Cavalry SPV I LLC, Valhalla. Filed May 20.

**Noel, Yves**, Monroe. \$2,089 in favor of Discover Bank, New Albany, Ohio. Filed May 21.

**Odell, Norman III**, Walden. \$2,248 in favor of Discover Bank, New Albany, Ohio. Filed May 21.

**Padham, Jennifer L.**, New Hampton. \$19,854 in favor of Bank of America, Charlotte, North Carolina. Filed May 17.

**Perez, Lorenzo**, Warwick. \$1,569 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 17.

**Ramadan, Maria**, Cornwall-on-Hudson. \$2,583 in favor of Slomins Inc., Hicksville. Filed May 16.

**Ramgeet, Bijon D.**, Circleville. \$2,335 in favor of Capital One, McLean, Virginia. Filed May 16.

**Ruiz, Cynthia**, Middletown. \$3,929 in favor of Synchrony Bank, Draper, Utah. Filed May 22.

**Rundle, Linda L.**, Circleville. \$1,919 in favor of Citibank, Sioux Falls, South Dakota. Filed May 20.

**Stalter, Laurie A.**, Pine Island. \$7,517 in favor of Barclays Bank, Wilmington, Delaware. Filed May 17.

**Stamper Jr., James L.**, New Windsor. \$5,768 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 21.

**Straker, Eugene**, Florida. \$3,217 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed May 17.

**Valenti, Emilio**, Monroe. \$8,347 in favor of Cavalry SPV I LLC, Valhalla. Filed May 20.

**Valerio, Quiana**, Pine Bush. \$3,357 in favor of Cavalry SPV I LLC, Valhalla. Filed May 20.

**Vandunk, Elba**, Monroe. \$24,173 in favor of Discover Bank, New Albany, Ohio. Filed May 21.

**Vaquero, Olivetti**, Newburgh. \$1,259 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 22.

**Yao, Jean**, New Windsor. \$3,537 in favor of Discover Bank, New Albany, Ohio. Filed May 21.

## MECHANIC'S LIENS

**A&M Urbanski Farms LLC**, as owner. \$430,684 in favor of Ecovis Group Inc. Property: 12 Wisniewski Road, Goshen. Filed May 17.

**A&M Urbanski Farms LLC**, as owner. \$449,118 in favor of Ecovis Group Inc. Property: 12 Wisniewski Road, Goshen. Filed May 17.

**Hans Persoon** and **Clara Persoon Living Trust** as owner. \$13,827 in favor of Ecovis Group Inc. Property: 276 Maple Ave., Goshen. Filed May 17.

**Hans Persoon** and **Clara Persoon Living Trust** as owner. \$270,136 in favor of Ecovis Group Inc. Property: Goshen. Filed May 17.

**Newburgh SHG 1 LLC**, as owner. \$11,900 in favor of Uppercut Associates Inc. Property: 157 Broadway, Newburgh. Filed May 20.

**Newburgh SHG 50 LLC**, as owner. \$12,603 in favor of Uppercut Associates Inc. Property: 184 Liberty St., Newburgh. Filed May 20.

**Newburgh SHG 50 LLC**, as owner. \$3,350 in favor of Pedros Construction & Drywall Inc. Property: 184 Liberty St., Newburgh. Filed May 21.

**Newburgh SHG 54 LLC**, as owner. \$4,100 in favor of Pedros Construction & Drywall Inc. Property: 190 Chamber St., Newburgh. Filed May 21.

**Red Lobster and Middletown Resources LP**, as owner. \$5,352 in favor of Trap Zap Environmental Systems Inc. Property: 450 Route 211 East, Wallkill. Filed May 21.

## NEW BUSINESSES

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

## Partnerships

**WA Acres**, 75 Burnt Corners Road, Middletown 10940. c/o Jeffery M. McGarr and Robert J. Sutton. Filed May 30.

Sole Proprietorships

**Brea**, 10 Wood Road, Chester 10918. c/o John Thomas Lambert III. Filed May 23.

**Celtic Valley Carriage**, 28 Pilgram Corners Road, Middletown 10940. c/o Alanna Louise Bodman. Filed May 28.

**Eric Stein Studio**, 84 Boxbaum Road, Huguenot 12746. c/o Eric Stein. Filed May 24.

**HDT Repair**, 124 Wickham Ave., Middletown 10940. c/o Charles A. Lucemo. Filed May 29.

**Kaitlynn Bauernfeind Photography**, 7 Ulster Place, Port Jervis 12771. c/o Kaitlynn Brianna Bauernfeind. Filed May 29.

**Kevin Landscaping**, 123 William St., Newburgh 12550. c/o Sanabria Selvin Levi Chacon. Filed May 28.

**Maribel Housekeeping**, 16 Westparmenter St., Newburgh 12550. c/o Maribel Enamorado. Filed May 24.

**Mr. Motorsports**, 201 Shoddyhollow Road, Otisville 10903. c/o Samuel E. Rogers III and Trevor C. Metakes. Filed May 24.

**Nolos, Iceys**, 30 Walnut Lane, Middletown 10940. c/o Mariano Santiago III. Filed May 30.

**RTCleaning**, 3 Redwood Drive, Highland Mills 10930. c/o Joseph Ryan Tinger. Filed May 23.

**SML**, 13 Mockingbird Lane, Washingtonville 10992. c/o Matthew T. Klepacki. Filed May 30.

**Solis Landscaping**, 455 Blue Chip Lane, Wallkill 12589. c/o Kelvin S. Solis. Filed May 23.

**Strawberry Fields Ice Cream**, 129 Lake Ave., Middletown 10940. c/o Antonietta E. Macri. Filed May 29.

**Technical Services Group**, 2721 Colonial Drive, New Windsor 12553. c/o Peter Lawrence Ireland. Filed May 24.

## BUILDING PERMITS

### Commercial

**181 Main Street LLC**, Norwalk, contractor for 181 Main Street LLC. Perform replacement alterations at 181 Main St., Norwalk. Estimated cost: \$1,000. Filed April 26.

**DeSouza Services**, Norwalk, contractor for AGW Sono Partners LLC. Perform replacement alterations at 137 Washington St., No. A101, Norwalk. Estimated cost: \$10,000. Filed May 1.

**Duque Carpentry LLC**, Norwalk, contractor for Highview West Condo. Repair and replace entry landscaping and stairs at 26 Prospect St., Norwalk. Estimated cost: \$51,363. Filed April 22.

**EG Construction & Services LLC**, Norwalk, contractor for R41 Owner LLC. Reconstruct and renovate addition at 41 Wolfpit Ave., Norwalk. Estimated cost: \$329,000. Filed May 2.

**Eire Construction LLC**, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$350,000. Filed May 1.

**Newfield Construction Group LLC**, Norwalk, contractor for the city of Norwalk. Construct new Sono school site at 1 Meadow St., Norwalk. Estimated cost: \$2,500,000. Filed May 3.

**AVP, Cloud Infrastructure Engineer, Synchrony Bank, Stamford, CT.** Supervise the development & implementation of new web solutions to integrate with third party apps. Req Bachelor's or foreign equivalent in Comp Sci, Info Sys & Security, Engg, or related, & 2 yrs of relevant exp. 100% telecommuting permitted. To apply, email resume to HR Manager referencing job code CT0040 in subject line to: kristine.mackey@syf.com

**Sellers, Kenneth and Lilian Diaz**, Norwalk, contractor for Kenneth Sellers and Lilian Diaz. Construct the addition of two stories at 105 S. Main St., Norwalk. Estimated cost: \$550,000. Filed April 29.

**Titan Construction Inc.**, Norwalk, contractor for Brookfield Properties. Perform replacement alterations at 100-101 N. Water St., Norwalk. Estimated cost: \$150,000. Filed April 29.

**TWP Home LLC**, Norwalk, contractor for Elda Maritza Hernandez. Replace three double-hung windows at 11 Bedford Ave., No. L2, Norwalk. Estimated cost: \$2,717. Filed May 3.

**Viking Construction Inc.**, Norwalk, contractor for Carver Foundation. Construct superstructure for two-story addition at 7 Academy St., Norwalk. Estimated cost: \$908,000. Filed April 25.

### Residential

**ACR Property LLC**, Norwalk, contractor for ACR Property LLC. Renovate first floor and second floor of 26 Taylor Ave., Norwalk. Estimated cost: \$40,000. Filed May 2.

**Coastal Luxury Homes LLC**, Norwalk, contractor for Michael V. Lukacs. Construct a new two-story single-family residence at 11 Marvin St., Norwalk. Estimated cost: \$116,000. Filed April 23.

**Dietz, Christopher**, Norwalk, contractor for Kelly Wood. Construct a superstructure for a one-story addition at 8 Acorn Lane, Norwalk. Estimated cost: \$200,000. Filed May 1.

**DiGiorgi Roofing & Siding Inc.**, Norwalk, contractor for Jamison Medby. Replace 14 double-hung window inserts and one gliding window insert at 1 Knickerbocker Ave., Norwalk. Estimated cost: \$15,348. Filed April 26.

**Erie Construction Mid-West LLC**, Norwalk, contractor for Ashley Chimblo. Strip existing roof and reroof 222 Flax Hill Road, Norwalk. Estimated cost: \$32,960. Filed April 24.

**Erie Construction Mid-West LLC**, Norwalk, contractor for David Turner. Tear off roof and decking and replace at 42 Orchard St., Norwalk. Estimated cost: \$35,353. Filed April 24.

**Fine Home Contracting LLC**, Norwalk, contractor for Jonathan Scott Fromme. Remodel kitchen and remodel bearing wall at 4 Mohawk Drive, Norwalk. Estimated cost: \$73,000. Filed April 22.

**Genovese, Stephan A.**, Norwalk, contractor for Mark Mohrmann. Install a generator at rear of single-family residence at 58 Old Rock Lane, Norwalk. Estimated cost: \$18,000. Filed April 25.

**Home Depot USA Inc.**, Norwalk, contractor for Bryan Pilkington. Remove 12 existing windows and replace at 63 Melbourne Road, Norwalk. Estimated cost: \$15,011. Filed April 24.

**Home Depot USA Inc.**, Norwalk, contractor for Rachel B. Kearse. Remove existing window and replace at 69 Woodward Ave., Norwalk. Estimated cost: \$1,338. Filed April 24.

**Juniper Road Design Build Ltd.**, Norwalk, contractor for Seth Hand Johnson. Remodel kitchen and remodel two bathrooms at 142 Highland Ave., Norwalk. Estimated cost: \$200,000. Filed May 2.

**Lopez Brothers Home Improvement LLC**, Norwalk, contractor for Best Properties LLC. Construct a second-floor addition at single-family residence at 18 Cedar Crest Place, Norwalk. Estimated cost: \$160,000. Filed May 2.

**Mantz Construction LLC**, Norwalk, contractor for John Coviello. Construct a one-story addition at rear of a single-family residence at 19 Crockett St., Norwalk. Estimated cost: \$118,405. Filed April 25.

**McKinley, Michelle and Brian McKinley**, Norwalk, contractor for Michelle and Brian McKinley. Create a second-floor laundry room at 55 Spring Hill Ave., Norwalk. Estimated cost: \$10,000. Filed May 3.

**Millstream Construction LLC**, Norwalk, contractor for Stephanie Duin. Remove existing shingle roof and replace with asphalt shingle system at 1 Bartlett Ave., Norwalk. Estimated cost: \$8,800. Filed April 26.

**MJM Construction LLC**, Norwalk, contractor for Megan Burns-Min. Install a generator at side of single-family residence at 83 Shorefront Park, Norwalk. Estimated cost: \$11,000. Filed May 2.

**Power Home Remodeling Group LL**, Norwalk, contractor for William and Justine Gubitose. Remove existing roof and reroof 46 Scofield Place, Norwalk. Estimated cost: \$16,123. Filed April 22.

**Power Home Remodeling Group LL**, Norwalk, contractor for Theodore Underhill Jr. Remove existing roof and reroof 29 Lincoln Ave., Norwalk. Estimated cost: \$58,299. Filed April 22.

**Power Home Remodeling Group LL**, Norwalk, contractor for Jay R. and Roxanne S. Freedman. Remove 25 existing windows and replace and two sliding glass doors at 3 Dock Road, Norwalk. Estimated cost: \$69,918. Filed April 22.

**Power Home Remodeling Group LL**, Norwalk, contractor for Monica Marandola and James Lynch. Remove 13 existing windows and replace at 31 Possum Circle, Norwalk. Estimated cost: \$16,769. Filed April 23.

**Power Home Remodeling Group LL**, Norwalk, contractor for Cadman MacLean. Remove 11 existing windows and replace at 14 Glen Ave., Norwalk. Estimated cost: \$14,020. Filed April 23.

**Power Home Remodeling Group LL**, Norwalk, contractor for Pamela Johnson. Remove existing roof and reroof at 57 Lockwood Lane, Norwalk. Estimated cost: \$15,299. Filed April 23.

**Rassa-Soto, Fredy R.**, Norwalk, contractor for Fredy R. Rassa-Soto. Construct a second-story addition over existing first floor at 16 Cornwall Road, Norwalk. Estimated cost: \$250,000. Filed April 23.

**Realize Services LLC**, Norwalk, contractor for James J. Keenan III, and Mary Ellen Keenan. Remove old shingles and install new ones at 17 Cedar Crest Place, Norwalk. Estimated cost: \$7,200. Filed May 1.

**Rhino Back Roofing LLC**, Norwalk, contractor for Leonard and Diane Coleman. Remove existing shingles and replace with new shingles at 19 Maher Drive, Norwalk. Estimated cost: \$17,702. Filed May 3.

**Royce, Sean**, Norwalk, contractor for Sean Royce. Construct a two-story addition with new front porch at 121 Keeler Ave., Norwalk. Estimated cost: \$60,000. Filed May 2.

**Sky Framing LLC**, Norwalk, contractor for Daniel J. Kilmurray. Install a pergola over existing patio at 19 Shagbark Road, Norwalk. Estimated cost: \$140,000. Filed April 22.

**Towle Custom Builders LLC**, Norwalk, contractor for Allison Dijkum. Construct one story at rear and front entry door and expand kitchen at 12 McKinley St., Norwalk. Estimated cost: \$211,232. Filed April 24.

**Zakhar, Theodore**, Norwalk, contractor for Vincent and Marie LaRocca. Replace roof at 5 Christopher Court, Norwalk. Estimated cost: \$17,100. Filed April 24.

**Zakhar, Theodore**, Norwalk, contractor for Joseph A. Macaluso Jr. Replace roof at 69 Lockwood Lane, Norwalk. Estimated cost: \$12,600. Filed April 24.

## COURT CASES

### Bridgeport Superior Court

**Danjczek, Robert**, Monroe. Filed by Mark Carlson, Southport. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134056-S. Filed May 13.

**Dareddy, Madhukar**, Bridgeport. Filed by Erica G. Fernandez, Bridgeport. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134096-S. Filed May 14.

**Hartford Fire Insurance Company, et al**, Bridgeport. Filed by Erika Dock, Bridgeport. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134240-S. Filed May 17.

**Metro-North Commuter Railroad Co.,** New Haven. Filed by Neil Lucas, Greenwich. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was a passenger on a commuter train owned, controlled and/or maintained by the defendant. He was on an inbound train to New York City, which stopped at Greenwich Train Station. As the plaintiff, attempted to exit the train, the door suddenly and without warning closed on the plaintiff's left arm and the train began moving. To free himself from the moving train, the plaintiff forcefully pulled his arm out of the door causing him to fall from the platform and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134103-S. Filed May 14.

**Willow Bridge E.C.W. LLC, et al,** East Hartford. Filed by Kimberley Abrams, Stamford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was on the premises owned and controlled by the defendant when she allegedly was caused to fall due to the wet and slippery condition of the elevator floor, thereby causing her to suffer injuries. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. FBT-CV-24-6134085-S. Filed May 13.

## Danbury Superior Court

**Cervantes, Rosa, et al,** Danbury. Filed by Linda Sawtelle, Danbury. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: The plaintiff was walking on a public street when the dog owned by the defendant suddenly and without warning attacked the plaintiff. As a direct result of said attack, the plaintiff was knocked to the ground and sustained permanent injuries. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-24-6049517-S. Filed March 15.

**Estevez, Brayán,** Danbury. Filed by Robinson Castro-Espinal, Danbury. Plaintiff's attorney: Hirsch Andrade LLP, 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. DBD-CV-24-6049664-S. Filed March 28.

**Frank Capasso & Sons Inc., et al,** Northford. Filed by Birmingham on The River Condominium Association Inc., Bridgeport. Plaintiff's attorney: Zeldes Needle & Cooper, Bridgeport. Action: The plaintiff entered into an agreement with the defendant whereby the plaintiff will seek more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049776-S. Filed April 8.

**Progressive Casualty Insurance Company, et al,** Hartford. Filed by Stephen Bartko, Redding. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff suffered a collision allegedly caused by an uninsured motorist. The defendant is required to provide and its policy contains provisions for uninsured motorist benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049349-S. Filed March 4.

## Stamford Superior Court

**Reyes, Alberto,** New Canaan. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: The plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6066404-S. Filed April 24.

**Saadawy, Patricia,** Norwalk. Filed by Norwalk Hospital, d.b.a., Nuvance Health, Norwalk. Plaintiff's attorney: Eric Herman Opin, Milford. Action: The plaintiff provided hospital and medical services to the defendant who has failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6066101-S. Filed April 8.

**Silvestri, Steven,** Norwalk. Filed by Lindsay Stanizeski, Norwalk. Plaintiff's attorney: Joseph J. Romanello Jr. Attorney at Law, Danbury. Action: The plaintiff was on the defendant's premises delivering a package to defendant at the request of the defendant. At said time the defendant's dog suddenly and without notice or warning, ran outside via the entry door of the premises. Once outside the defendant's dog viciously attacked and bit the plaintiff's back thigh thereby causing her to sustain and suffer severe permanent 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-24-6066226-S. Filed April 15.

**Viveros, Diego,** Norwalk. Filed by Cavalry SPV I, LLC, Greenwich. Plaintiff's attorney: Patrick Joseph Fitzgerald III, Albany. Action: The plaintiff is the owner of the defendant's credit account debt. The defendant used a credit account to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6066510-S. Filed May 1.

## DEEDS

### Commercial

**11 French Road LLC,** Greenwich. Seller: Zack Paige Greenwich LLC, Charlotte, North Carolina. Property: 11 French Road, Greenwich. Amount: \$10. Filed May 30.

**28 Verona LLC,** Riverside. Seller: William Aaronson and Sarah Aaronson, Riverside. Property: 28 Verona Drive, Riverside. Amount: \$6,200,000. Filed May 29.

**36 French LLC,** Greenwich. Seller: 36 French Road LLC, Greenwich. Property: 36 French Road, Greenwich. Amount: \$10. Filed May 31.

**75 Round Hill Road LLC,** Greenwich. Seller: Zack Paige Greenwich LLC, Charlotte, North Carolina. Property: 75 Round Hill Road, Greenwich. Amount: \$10. Filed May 30.

**Glenn, Ryan and Brianne Glenn,** Brooklyn, New York. Seller: FGB II, LLC, Fairfield. Property: 111 Adley Road, Fairfield. Amount: \$1,515,000. Filed June 7.

**Horowitz, Michael,** Stamford. Seller: YNWA LLC, Stamford. Property: 37 Davenport Drive Stamford. Amount: \$1,625,000. Filed May 30.

**L&K Express Management Corp.,** Hartsdale, New York. Seller: Faragasso East Elm LLC, Greenwich. Property: 155 E. Elm St., Greenwich. Amount: \$1,750,000. Filed May 31.

**Mejia Lopez, Luis Alberto,** Port Chester, New York. Seller: GD Rentals LLC, Norwalk. Property: 30 Fourth St., Unit 1730, Stamford. Amount: \$345,000. Filed May 29.

**Sandoval, Oscar,** Stamford. Seller: Madni House LLC, Stamford. Property: 23 West St., Stamford. Amount: \$749,000. Filed May 28.

**Smith, Stanley S.,** Fairfield. Seller: 888 Oldfield Road LLC, Greenwich. Property: 892 Oldfield Road, Unit 6, Fairfield. Amount: \$1,399,000. Filed June 6.

**Stofa Homes LLC,** Fairfield. Seller: Joseph Rideg Jr., Fairfield. Property: 2470 N. Benson Road, Fairfield. Amount: \$520,000. Filed June 7.

**Vora Brothers LLC,** Fairfield. Seller: Michael S. Palmieri, Fairfield. Property: 93 Millspaugh Road, Fairfield. Amount: \$100,000. Filed June 4.

**Zero To 60 LLC,** New York, New York. Seller: Roy Allen Freeman, Greenwich. Property: Lot 29, Hecho Lane, Greenwich. Amount: \$10. Filed May 31.

### Residential

**Arnold, Steven and Mary Kinsey Arnold,** Jupiter, Florida. Seller: Richard D. Beckman and Kristen Beckman, Greenwich. Property: 100 Husted Lane, Greenwich. Amount: \$6,000,000. Filed June 3.

**Bobrovich, Julia,** Stamford. Seller: Thomas A. Grigalunas Jr., Stamford. Property: 127 Greyrock Place, Unit 601, Stamford. Amount: \$382,500. Filed May 28.

**Boguslaski, Charles R.,** Cos Cob. Seller: Brooke Day and Stephen Day, Greenwich. Property: 311 Cognewaugh Road, Cos Cob. Amount: \$10. Filed May 31.

**Bria, Madeline and Dominick Bria,** Stamford. Seller: Pablo Bellagamba, Southport. Property: 168 Belltown Road, Unit B-1, Stamford. Amount: \$520,000. Filed May 28.

**Campbell, Matthew and Lilia Pacheco Ramirez,** Norwalk. Seller: Michael O'Hara, Fairfield. Property: 81 Wilton Road, Fairfield. Amount: \$875,000. Filed June 6.

**Carillo, Antonio and Maria Arvan,** Stamford. Seller: Veronica Ortiz, Norwalk. Property: 17 Leeds St., Stamford. Amount: \$425,000. Filed May 31.

**Coady, Christopher and Zoe Weisberg,** Narragansett, Rhode Island. Seller: Edward T. Hessell and Eileen R. Hessell, Fairfield. Property: 52 Papurah Road, Fairfield. Amount: \$912,000. Filed June 3.

**Cropper, Natalie,** Charleston, South Carolina. Seller: David D. Xu and Hua Wang, Parsippany, New Jersey. Property: 25 Forest St., Unit 12J, Stamford. Amount: \$400,000. Filed May 29.

**Cucchiarelli, Elise and Stephen Cucchiarelli,** Norwalk. Seller: James O'Neill and Heather O'Neill, Fairfield. Property: 21 Middlebrook Drive, Fairfield. Amount: \$841,000. Filed June 6.

**De Lucio, Camila and Jose Nicolas Ingaramo,** New York, New York. Seller: Eleanor Lindberg and Beth Barsanti, Greenwich. Property: 71 Fairfield Road, Greenwich. Amount: \$2,395,000. Filed May 31.

**Deb, Parijat Pramil and Srirupa Das,** San Jose, California. Seller: Francine Y. Collington, Stamford. Property: 71 Strawberry Hill Ave., No. 217, Stamford. Amount: \$245,000. Filed May 31.

**DePetris, Andrea Elizabeth,** Hamden. Seller: Michael Wieneke and Jessica Wieneke, Greenwich. Property: 310 Bruce Park Ave., Unit 2, Greenwich. Amount: \$825,000. Filed May 29.

**DePhillips, Edward,** Fairfield. Seller: Nicolas Vene and Paul Sussex, Fairfield. Property: Lot 15, Map 154, Fairfield. Amount: \$1,400,000. Filed June 3.

**Falchook, Frederick and Suzanne Falchook,** Stamford. Seller: Jeremy Marshall and Yu Huang, Stamford. Property: 300 Haviland Road, Stamford. Amount: \$1,111,000. Filed May 31.

**Flynn, Hannah and Austin Flynn,** Old Greenwich. Seller: Sarah A. Russo and Robert W. Russo, Old Greenwich. Property: 17 Edgewater Drive, Old Greenwich. Amount: \$2,100,000. Filed June 3.

**Fritschle, Paul and Walter Boot,** Lubec, Maine. Seller: Charles Vito DeCarlo and Stephanie C. DeCarlo Stamford. Property: 18 Harvard Ave., Stamford. Amount: \$690,000. Filed May 28.

**Gagnon, Richard and Donna Gagnon,** Fairfield. Seller: Adele Keating, Fairfield. Property: 210 Southport Woods, Unit 8-B-1, Fairfield. Amount: \$265,000. Filed June 7

**Goswami, Sanjay and Lauren Lombardo,** Fairfield. Seller: Parvaneh Haghighat, Longmeadow, Massachusetts. Property: 115 Gay Bowers Road, Fairfield. Amount: \$1,505,000. Filed June 4.

**Gudis, Emma and Gregory C. Gudis,** New York, New York. Seller: Shawna Hamilton Doster, Greenwich. Property: 361 N. Maple Ave., Greenwich. Amount: \$2,700,000. Filed May 31.

**Hance, Michael R.,** Bellmore, New York. Seller: Michael A. Scarpetta and Eleanora Scarpetta, Shelton. Property: 228 Jennings Road, Fairfield. Amount: \$985,000. Filed June 6.

**Healy, Patrick and Taylor Carr,** Fairfield. Seller: Patrick M. Ednie and Theresa Ednie, Southport. Property: 55 Catherine Terrace, Fairfield. Amount: \$915,000. Filed June 5.

**Kelemen, Beata I.,** Norwalk. Seller: Nikhil Bagga, Stamford. Property: 79 Courtland Ave., No. 10, Stamford. Amount: \$470,000. Filed May 28.

**Khokon, Asaduzzaman,** Stamford. Seller: Mohammad Rahim and Mahmudul Alam, Stamford. Property: 26 Vista St., Stamford. Amount: \$692,000. Filed May 29.

**Kreitman, Sarah,** Greenwich. Seller: Sarah Kreitman, Greenwich. Property: 26 Cobb Island Drive, Greenwich. Amount: SN/A. Filed May 28.

**Krill, Alexander and Meghan Krill,** Fairfield. Seller: Lisa M. Hoey and John Thomas Hoey, Fairfield. Property: 80 Margemere Drive, Fairfield. Amount: \$1,410,000, Filed June 3.

**Lane, David Brandon** and **Casey Ann Lane**, Fairfield. Seller: Jose Suarez, Fairfield. Property: 80 Hubbell Lane, Fairfield. Amount: \$775,000. Filed June 4.

**Lea G. Russell** and **Alexander W. M. Russell**, Old Greenwich. Seller: Marko Djuranovic and Grace L. Djuranovic, Greenwich. Property: 4 Gisborne Place, Old Greenwich. Amount: \$3,950,000. Filed May 31.

**Marks, Alyson R.** and **Daniel P. Fraser**, Fairfield. Seller: Linda Muscato, Fairfield. Property: 347 Winnepeg Drive, Fairfield. Amount: \$856,000. Filed June 5.

**Masi, Matthew James**, Stamford. Seller: Lorelle L. McLane and Steven F. Minninger Jr., Stamford. Property: 94 Southfield Ave., Unit 2, Stamford. Amount: \$510,000. Filed May 31.

**Murphy, Krystal K.** and **Timothy J. Murphy**, Fairfield. Seller: Robert K. Spitz, Greenwich. Property: 469 Taconic Road, Greenwich. Amount: \$1. Filed June 3.

**Needell, Cheryl** and **Gary Needell**, Cos Cob. Seller: Larry Bailey and Cecilia Bailey, Cos Cob. Property: 320 Valley Road, Cos Cob. Amount: \$2,475,000. Filed May 31.

**Nguyen, Kathleen H.**, Stamford. Seller: Kristianna Dest, Stamford. Property: 88 Givens Ave., Stamford. Amount: \$620,000. Filed May 31.

**Nichols, Arthur W.**, Fairfield. Seller: Patricia J. Nichols and Arthur W. Nichols, Fairfield. Property: 24 Ryegate Road, Fairfield. Amount: SN/A. Filed June 4.

**Senior SAP Technical Lead, General Reinsurance Corporation, Stamford, CT:** Ensures availability, reliability, & responsiveness of the global SAP environment, specially focused but not limited to non-ABAP environment. 100% telecommuting permitted. \$148,500/yr. To Apply: Email CV to LDALESIO@genre.com with Job Code #473 in the subject line.

**Nichols, Sarah K.**, Greenwich. Seller: Dora Farrenkopf and Leo Farrenkopf. Property: Rye, New York. Property: 20 Church St., Unit B56, Greenwich. Amount: SN/A. Filed June 3.

**O'Dea, James A.**, Greenwich. Seller: George A. Smith III and Maureen Smith, Greenwich. Property: 70 Glen Ridge Road, Greenwich. Amount: \$1,750,000. Filed June 3.

**Ohanesian, Scott R.** and **Claudia Ortiz**, Greenwich. Seller: William J. Caragol and Virginia Caragol, Riverside. Property: 179 Sheephill Road, Riverside. Amount: \$1. Filed June 3.

**Papadopoulos, Effle**, Greenwich. Seller: Peter O'Farrell and Sheila O'Farrell, Greenwich. Property: Lot 1, Map 5313, Greenwich. Amount: \$2,865,000. Filed May 31.

**Rastegar, Andrew Jacob** and **Rebecca Rastegar**, Stamford. Seller: Rosa Rastegar, et al, Stamford. Property: 218 Bedford St., No. 2B, Stamford. Amount: \$183,600. Filed May 30.

**Ratakonda, Deepti** and **Prasana Thati**, Greenwich. Seller: Lorraine Slavin, Greenwich. Property: 81 Sherwood Place, Unit D., Greenwich. Amount: \$2,295,000. Filed June 3.

**Rothschild, Alan H.** and **Shirlee Ann Stokes**, Pound Ridge, New York. Seller: Rachel Dorf Gotler and Ross Gotler, Larchmont, New York. Property: 92 Aspen Lane, Stamford. Amount: \$1,400,000. Filed May 29.

**Sherman, Addison** and **Allison Sherman**, Fairfield. Seller: Ryan D. Smith and Erin M. Smith, Fairfield. Property: 330 Morehouse Lane, Southport. Amount: \$3,000,000. Filed June 5.

**Stelmaszek, Richard Adam**, Fairfield. Seller: Adam Stelmaszek, Fairfield. Property: 69 Webster St., Fairfield. Amount: \$150,000. Filed June 3.

**The Suzanne R. Weiss 2011 Revocable Trust**, Jupiter, Florida. Seller: 62 Mason Street LLC, Greenwich. Property: 62 Mason St., Unit 2W, Greenwich. Amount: \$10. Filed June 3.

**Tinti, Joseph** and **Laura Tinti**, Stamford. Seller: Angela Colarossi, Stamford. Property: 99 West Trail, Stamford. Amount: \$928,000. Filed May 29.

**Traynor, Sean M.** and **Michelle E. Traynor**, Greenwich. Seller: Campbell Builders & Development LLC, Greenwich. Property: 23 Widgeon Way, Greenwich. Amount: \$4,595,000. Filed May 31.

**Trivedi, Amit** and **Salina Trivedi**, Chicago, Illinois. Seller: Mark Egan Beatty and Abigail Preston Beatty, Fairfield. Property: 10 Pansy Road, Fairfield. Amount: \$1,300,000. Filed June 3.

**Vishwanatha, Trilok** and **Rakshitha Venkatesh**, Stamford. Seller: Dona Lessow, Stamford. Property: 44 Cerretta St., Unit 11C, Stamford. Amount: \$451,000. Filed May 31.

**Wise, Terrence** and **Jelena Wise**, Greenwich. Seller: William Graham, Greenwich. Property: 630 North St., Greenwich. Amount: \$10. Filed May 31.

**Yang, Renee**, Stamford. Seller: Michael J. Boothroyd and Laura Denny, Stamford. Property: 265 Sylvan Knoll Road, Stamford. Amount: \$340,000. Filed May 31.

**Zarrini, Soly** and **Shannon Zarrini**, New York, New York. Seller: Laura L. Curley, Fairfield. Property: 143 Baros St., Fairfield. Amount: \$765,000. Filed June 3.

## LIS PENDENS

**Balcombe, Michael L.**, Stamford. Filed by Ackerly & Ward, Stamford, for Prospect Grove Condominium Association Inc. Property: Unit P-7E, Prospect Grove Condominium, Stamford. Action: foreclose defendant's mortgage. Filed May 22.

**Farrington, Jennifer, et al**, Greenwich. Filed by Brock & Scott PLLC, Farmington, for Pentagon Federal Credit Union. Property: 68 N. Water St., Greenwich. Action: foreclose defendants' mortgage. Filed May 31.

**Kabir, Salaha, et al**, Stamford. Filed by Robert J. Sciglimpaglia, Norwalk, for the city of Stamford. Property: 316 Shippan Ave., Stamford. Action: foreclose defendants' mortgage. Filed May 24.

**Murphy, Richard, et al**, Fairfield. Filed by Neubert, Pepe & Monteith PC, Hartford, for Community Loan Servicing LLC. Property: 215 Saxonwood Road, Fairfield. Action: foreclose defendants' mortgage. Filed May 23.

**Otte, Edward A.**, Greenwich. Filed by Law Offices of Wayne D. Efron PC, Greenwich, for Shannon Law Otte. Property: 17 Hill Road, Greenwich. Action: foreclose defendant's mortgage. Filed May 20.

**Teal, Wendy, et al**, Stamford. Filed by Korde & Associates PC, New London, for Midfirst Bank. Property: Lot D, H. Seymour Miller, Stamford. Action: foreclose defendants' mortgage. Filed May 23.

**Teplen, Philip, et al**, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 159 Blue Bell Lane, Fairfield. Action: foreclose defendant's mortgage. Filed May 23.

## MORTGAGES

**41 Gerry Street LLC**, Greenwich, by Daniel M. McCabe. Lender: American Heritage Lending LLC, 19800 MacArthur Blvd., Suite 950, Irvine, California. Property: 41 Gerry St., Greenwich. Amount: \$803,400. Filed April 29.

**895 Lake Property LLC**, New York, New York, by Jamila Virgil. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 895 Lake Ave., Greenwich. Amount: \$4,000,000. Filed April 25.

**Abrams, Kurt** and **Jhanay Abrams**, Stamford, by Kenneth M. Nass. Lender: New American Funding LLC, 14511 Myford Road, Suite 100, Tustin, California. Property: 2 Ledge Terrace, Stamford. Amount: \$105,140. Filed April 15.

**Adams, Janice M.** and **David H. Adams**, Fairfield, by Isaac J. Walcott. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 363 Lenox Road, Fairfield. Amount: \$150,000. Filed April 25.

**Adler, Philip** and **Anne Adler**, Greenwich, by Jacqueline Garcia. Lender: Agrippa Holding LLC, 9 Sandyfields Lane, Stony Point, New York. Property: 15 Brookside Park, Greenwich. Amount: \$1,000,000. Filed April 25.

**Adrian, Jessica Ann** and **Alexander Andreadis-Lambiotte**, Westport, by Stan R. Dombrowski. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 55 Elm Tree Place, Stamford. Amount: \$549,500. Filed April 18.

**Albano, Kelly** and **Peter Albano**, Greenwich, by Erica Grace Marttin. Lender: BNY Mellon NA, 201 Washington St., 8th Floor, Boston, Massachusetts. Property: 115 Old Mill Road, Greenwich. Amount: \$500,000. Filed April 25.

**Avrova, Donka D.** and **Dora Amerio**, Queens, New York, by Andrew L. Wallach. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 127 Greyrock Place, Unit 608 Stamford. Amount: \$195,000. Filed April 15.

**Bauer, Abby** and **Scott Bauer**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 292 Pratt St., Fairfield. Amount: \$205,000. Filed April 25.

**Booth, Andrew** and **Nancy Booth**, Cos Cob, by Laura K. Noe. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 43 Valleywood Road, Cos Cob. Amount: \$1,516,800. Filed April 29.

**Cabello, Yvan Ramos** and **Felinda Cabello**, Norwalk, by Arianne O'Donnell. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 135 Mulberry St., Stamford. Amount: \$282,500. Filed April 18.

**Campbell, Celia R.**, Fairfield, by Robert D. Russo. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 109 Cummings Ave., Fairfield. Amount: \$415,000. Filed April 22.

**Campo, Edwin** and **Rosa Campo**, Stamford, by Charles A. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 512 Roxbury Road, Stamford. Amount: \$175,000. Filed April 18.

**Carter-Hasan, Alva J.**, Stamford, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 87 Snow Crystal Lane, Stamford. Amount: \$50,000. Filed April 19.

**Costello, Michael C.**, Fairfield, by John R. Fiore. Lender: Pitney Bowes Employees Federal Credit Union, 27 Waterview Drive, 27-1A, Shelton. Property: 100 Overhill Road, Fairfield. Amount: \$100,000. Filed April 26.

**Dunne, Kyle A.** and **Sarah L. Dunne**, Fairfield, by Eric S. DaSilva. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 151 Riverview Circle, Fairfield. Amount: \$711,000. Filed April 25.

**Freda, Christopher** and **Nina Skarica**, Stamford, by Donna Castronovo. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 53 Gregory Road, Cos Cob. Amount: \$800,000. Filed April 29.

**Frederick, Gina S.** and **Steven M. Frederick**, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 42 Fawnfield Road, Stamford. Amount: \$100,000. Filed April 16.

**Galindo, Laura I.**, Bridgeport, by John J. Moranski. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 77 Hibiscus St., No. 8, Fairfield. Amount: \$158,000. Filed April 25.

**Gazal, Leonardo G.** and **Camilia G. Finamore-Gazal**, Greenwich, by Antonio Faretta. Lender: Better Mortgage Corp., 175 Greenwich St., 59th floor, New York, New York. Property: 16 Summit Road, Riverside. Amount: \$350,000. Filed April 26.

**Goodman, Henry N.** and **Susan Goodman**, Greenwich, by Randie P. Paterno. Lender: US Bank NA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 10 Bailiwick Woods Circle, Greenwich. Amount: \$1,425,000. Filed April 29.

**Gunn, Cassandra Jo** and **Thomas Robert Cahill**, Stamford, by Lauren J. Mashe. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 374 Pepper Ridge Road, Stamford. Amount: \$729,000. Filed April 19.

**Gusy, Martin F.**, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 9 Saddle Rock Road, Stamford. Amount: \$174,000. Filed April 16.

**Islam, Shahnaaz**, Stamford, by Heena Hussain. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 44 Strawberry Hill Ave., Apt. 3J, Stamford. Amount: \$100,000. Filed April 17.

**Jones, John J.** and **Susannah R. Hayes**, Weston, by Marlene E. Macaуда. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 240 Harbor Road, Southport. Amount: \$2,437,500. Filed April 22.

**Kim, Susie Miyoung**, Bridgeport, by Paul M. Kaplan. Lender: Bank of Hope, 7 Corporate Park, Suite 200, Irvine, California. Property: 240 Sunnyridge Ave., Unit 62, Fairfield. Amount: \$150,000. Filed April 26.

**Kistler, Roland** and **Alison Kistler**, Old Greenwich, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 22 Marshall St., Old Greenwich. Amount: \$400,000. Filed April 29.

**Levtchenko, Michael** and **Jennifer Levtchenko**, Fairfield, by Zionyamarquize Q. Bohannon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 3473 Redding Road, Fairfield. Amount: \$300,000. Filed April 23.

**Maldonado, Luis, et al**, Stamford, by Richard J. Slagle. Lender: GuardHill Financial LLC, 49 Avery St., Stamford. Property: 65 Webb Ave., Stamford. Amount: \$810,000. Filed April 16.

**McMahon, Robert M.** and **Kristin D. McMahon**, Fairfield, by Samuel T. Rost. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 965 Old Post Road, Fairfield. Amount: \$2,152,750. Filed April 22.

**Megale, Vincent A.** and **Cynthia R. Megale**, Stamford, by Douglas Seltzer. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 98 Houston Terrace, Stamford. Amount: \$86,200. Filed April 17.

**Mehra, Rakesh** and **Irene Venous Mehra**, Stamford, by Josie Ponce. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 73 Dora St., Stamford. Amount: \$90,000. Filed April 17.

**Muller, Peter M.** and **Donna G. Muller**, Stamford, by Shambu Rao. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 196 Club Road, Stamford. Amount: \$250,000. Filed April 19.

**Munshi-South, Jason** and **Versha Munshi-South**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 20 Fairway Drive, Stamford. Amount: \$340,000. Filed April 16.

**Needleman, Eric** and **Kelly B. Needleman**, Greenwich, by Jeremy E. Kaye. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 33 Boulder Brook Road, Greenwich. Amount: \$3,000,000. Filed April 29.

**Oen-Lee, Jonathan Keith** and **Karin Grace Oen-Lee**, Greenwich, by Brooke Cavaliero. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 23 Taylor Drive, Cos Cob. Amount: \$750,000. Filed April 29.

**Pitaniello, Laura**, Fairfield, by Joseph J. Mager Jr. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 147 Trillium Road, Fairfield. Amount: \$720,000. Filed April 24.

**Purcell, Philip**, Old Greenwich, by Steven D. Kolodny. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 175 Hobart Ave., Greenwich. Amount: \$572,343. Filed April 30.

**Ramesh, Vijay** and **Divya Rajan**, Fairfield, by Robert Rose. Lender: Ion Bank, 1430 New Haven Road, Naugatuck. Property: 818 Holland Hill Road, Fairfield. Amount: \$20,000. Filed April 23.

**Reding, Diana** and **Byron Reding**, Fairfield, by Chris Barreto. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 205 Shrub Oak Lane, Fairfield. Amount: \$300,000. Filed April 26.

**Richards, Michael** and **Cameron Choniski**, Wilton, by Chris Barreto. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 133 Quens Grant Lane, Fairfield. Amount: \$725,000. Filed April 22.

**Salefski, Peter Robert** and **Kathryn Duffy K. Salefski**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 512 Rowland Road, Fairfield. Amount: \$276,000. Filed April 23.

**Santos, David** and **Susana Correa Vial**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 111 Lake Ave., Greenwich. Amount: \$315,000. Filed April 30.

**Shah, Amit** and **Christina Shah**, Norwalk, by Emily D. Wilson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 62 Jeniford Road, Fairfield. Amount: \$935,000. Filed April 24.

**Sklover, Andrew** and **Lauren Sklover**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 69 Mather Road, Stamford. Amount: \$75,000. Filed April 15.

**Stonecker, Derron S.**, Old Greenwich, by Robert M. Falck. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 12 Hillcrest Lane, Old Greenwich. Amount: \$3,000,000. Filed April 29.

**Starr, Andrew Y.** and **Susheila K. Starr**, Greenwich, by Kristina E. Kelly. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 136 Shore Road, Old Greenwich. Amount: \$2,695,000. Filed April 29.

**Stephens, Kaitlin Eckenberger** and **Matthew Tyler Stephens**, Stamford, by Charles B. Abate. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville, New York. Property: 482 Woodbine Road, Stamford. Amount: \$936,000. Filed April 18.

**Strauss, Mark**, Greenwich, by Antonio Faretta. Lender: The Loan Store Inc., 6340 N. Campbell Ave., Suite 100, Tucson, Arizona. Property: 1 North St., Old Greenwich. Amount: \$400,000. Filed April 25.

**Suburban Investment Partners LLC**, Fairfield, by Peter V. Lathouris. Lender: AM West Funding Corp., 6 Pointe Drive, Suite 300, Brea, California. Property: 314 Suburban Ave., Fairfield. Amount: \$250,484. Filed April 25.

**Third Floor Capital LLC**, Greenwich, by Kevin Covais. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 271 Lake Ave., Greenwich. Amount: \$750,000. Filed April 29.

**Tranfo, Joseph A.**, Greenwich, by Robert E. Colapietro. Lender: Ameritrust Mortgage Corp., 17341 Irvine Blvd., Suite 285, Tustin, California. Property: 45 Quail Road, Greenwich. Amount: \$2,850,000. Filed April 29.

**Urban, Anthony M.** and **Jeanine M. Urban**, Stamford, by Bayon J. Watts Jr. Lender: US Bank NA, 9380 Excelsior Blvd, Hopkins, Minnesota. Property: 57 Old Mill Lane, Stamford. Amount: \$120,350. Filed April 19.

**Veliz Paiz, Herbert M.** and **Lilian C. Ortiz de Veliz**, Fairfield, by Louis A. Afonso. Lender: ARC Home LLC, 224 Strawbridge Drive, Suite 200, Moorestown, New Jersey. Property: 21 Stephen St., Stamford. Amount: \$268,000. Filed April 15.

**Wallack, Russell** and **Carrie Wallack**, Greenwich, by N/A. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 49 Willow Road, Riverside. Amount: \$978,000. Filed April 30.

**Warner, Christopher**, Stamford, by James Kavanagh. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 13 Brookfield Ave., Fairfield. Amount: \$336,000. Filed April 23.

**West, Amy L.** and **David W.J. West**, Cos Cob, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 80 Rockwood Lane, Greenwich. Amount: \$3,000,000. Filed April 30.

**Wilson, Eduardo** and **Fayoola Wilson**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 14 Coachlamp Lane, Stamford. Amount: \$175,000. Filed April 19.

**Wylder, Andrew** and **Amy Wylder**, Carlsbad, California, by Cheryl A. Carolan. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 30 Robert Court, Fairfield. Amount: \$1,199,400. Filed April 26.

**Zarrilli, Michael**, Stamford, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 34 Crescent St., Apt. 2H, Stamford. Amount: \$292,500. Filed April 17.

## NEW BUSINESSES

**A Cat's Place**, 322 Westport Ave., Norwalk 06851, c/o Peter Raymond CFO. Filed May 6.

**A1 Homeservices**, 182 Seaside Ave., Stamford 06902, c/o Darren L. Baldwin. Filed May 1.

**Ace Nails**, 489 Hope St., Stamford 06906, c/o Ace Nails 188 LLC. Filed May 13.

**Barvera**, 148 Bedford St., Stamford 06901, c/o Pierre Lahoud. Filed May 15.

**Brave Repair**, 101 Webbs Hill Road, Stamford 06903, c/o Alex Braverman. Filed May 13.

**Business Profit Advisory**, 1266 E. Main St., Suite 100R, Stamford 06902, c/o Howard A. Fields. Filed May 23.

**C.A.P. Landscaping**, 33 Mayflower Ave., Stamford 06906, c/o Cesar Augusto Palma Leiva. Filed May 1.

**Cap Ex 1.0 LLC**, 281 Tresser Blvd., Unit 103, Stamford 06901, c/o Nicholas Reed. Filed May 20.

**Carol Cohen Fine Wine**, 70 Forest St., Unit 17A, Stamford 06901, c/o Carol Cohen. Filed May 23.

**Elemental Resto**, 17 Bartlett Manor, Norwalk 06850, c/o Ely Aguirre. Filed May 3.

**Grille at Silvermine**, 95 N. Seir Hill Road, Norwalk 06852, c/o Lou Montanari. Filed May 7.

**JRG Wallpaper**, 53 Lincoln Ave., Norwalk 06854, c/o Jorge Ramos Guzman. Filed May 1.

**Plato's Closet**, 120 New Canaan Ave., Norwalk 06850, c/o Fritz Tyler. Filed May 3.

**Strawberry Hill Animal Hospital**, 350 Westport Ave., Norwalk 06851, c/o Vetcor of Connecticut LLC. Filed May 6.

**Tradehaus Consulting**, 150 Glover Ave., Unit 215, Norwalk 06850, c/o John Patton Burhans. Filed May 3.

**Yarn Meadow**, 27 Nash Place, Norwalk 06854, c/o Stephanie Mancini. Filed May 1.

**Associate, Platform Engineering (Greenwich, CT):** Design and implement proprietary systems throughout all areas of the firm. Research, design, code, test, and deploy projects in collaboration with investment management professionals to implement new ideas. Model complex data structures, patterns, and relationships. Research, design, code, test, and deploy distributed systems, real-time and low-latency event processing, messaging infrastructure, and open-source software. Develop automation tools and scripts using Python, PowerShell, and other programming languages to streamline platform operations and ensure optimal performance. Establish and monitor the platform's operations using New Relic to maximize system performance and detect and resolve issues before they affect end-users. Maintain thorough and up-to-date documentation for various systems and processes, including technical diagrams, standard operating procedures (SOPs), and user manuals. Req's Bachelor's degr plus 2 yrs exp. The salary for this role is \$100,000.00-\$110,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to RecruitingTeam@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D49AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

# Legal Notices

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

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

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

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

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

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

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

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

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

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

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, July 11, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using [www.bidx.com](http://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](http://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](http://www.dot.ny.gov/doing-business/opportunities/const-planholder). Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation  
4 Burnett Blvd., Poughkeepsie, NY, 12603

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