



Metro-North to receive 158 new rail cars

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'PASSING' OF OIL TANKS BRINGS MANRESA ISLAND PARK CLOSER TO REBIRTH

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BY GARY LARKIN / glarkin@westfairinc.com



Norwalk natives Austin and Allison McChord, who purchased and donated the former power plant property on Manresa Island. Photo by Gary Larkin

An overview photo of the oil tanks that were recently demolished. Photo courtesy of Manresa Island Corp.

YONKERS

American Sugar refinery on waterfront in Yonkers to close at end of the year

American Sugar Refining (ASR) has announced that its plant on the waterfront at 1 Federal St. in Yonkers will be closing at the end of the year. The company's Domino brand is primarily **Page 15**

ECONOMIC DEVELOPMENT

The Osborn files to move forward with expansion plan

The Miriam Osborn Memorial Home Association, owner and operator of The Osborn in the City of Rye is seeking site plan approval and a permit for tree removal to move forward ... **Page 16**

GOVERNMENT

SCORE Fairfield County faces dire financial straits

As an investor or a business owner you were told that for every dollar of funding you put into a nonprofit it could generate a \$45.72 return? Or that same nonprofit business helped launched... **Page 18**

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Lamont: Big housing bill needs to go back to drawing board

BY GARY LARKIN / glarkin@westfairinc.com

“We are committed to working collaboratively with the administration, the General Assembly, and housing advocates to craft viable, balanced solutions that promote affordability, equity, and growth; while ensuring the voices of local officials and residents remain central in the process.”

—Gov. Ned Lamont

Reaction was mixed Monday as Gov. Ned Lamont vetoed HB 5002, an act concerning housing and the needs of homeless persons by lowering housing costs, increase housing options and better support homeless persons.

Lamont, a Democrat, explained his reasoning for the veto in a press conference Monday.

“Reluctantly, I am going to veto that bill,” Lamont said. “I’m going to tell you why it’s reluctant. The bill makes a really good start for a really big problem facing our state. When it comes to jobs, economic growth, affordability, a lot of that comes back to the high price of housing. How zoning and the permitting process can drive up the price in the amount of time it takes to get the job done. We pay a terrible price for that in this state.”

“We can do better. We will do better. We’re going to have a better bill. I would like to see that bill back on my desk in a special session this fall. I think if housing to continue growing it has to be led by our towns. It has to be led by our first selectmen, our mayors.”

Democratic leadership was not happy with the governor’s decision.

“We are deeply disappointed that Governor Lamont has chosen to veto the most comprehensive effort to tackle Connecticut’s urgent housing crisis,” said Senate President Pro Tempore Martin M. Looney (D-New Haven) and Senate Majority Leader Bob Duff (D-Norwalk). “Connecticut cannot create jobs, lower costs, and attract businesses without building more housing.

“We have collaborated with Governor Lamont on many issues, including this bill, and we look forward to a continued partnership. The Governor earnestly believes he can get municipal officials and their interest groups to agree to a strong bill. When that happens, we look forward to seeing the proposal.”

On the other hand, the state Republican leadership applauded Lamont’s action.

“Let’s now go back to the drawing board, work together across the aisle and find real bipartisan solutions that address housing affordability — without gutting local control,” said Senate Minority Leader Stephen Harding (R-Brookfield). “Our towns and cities deserve a seat at the table — not a man-



Gov. Ned Lamont

date from Hartford.”

One town that backs the governor’s veto is Fairfield, where First Selectman Bill Gerber spoke about the impact the bill would have had on the housing shortage in municipalities.

“I understand that the shortage of housing units and dearth of housing choices is a crisis that must be solved,” Gerber said. “Ultimately this state of affairs, if allowed to continue unalleviated, will hurt the ability of our towns and state to compete for talented workers and remain economically vibrant. Our town is committed to thoughtful, inclusive planning that meets housing needs while preserving environmental sustainability and local decision-making.”

He said the Town of Fairfield will continue to work with state leaders, residents, and developers to find balanced housing solutions while maintaining local governance.

“I appreciate Governor Lamont’s willingness to work with towns that identify sites that we believe are suitable for housing development, and to assist us in realizing the potential of these properties,” Gerber added. “The governor’s veto acknowledges the importance of growth guided by people who know their communities best.”

As an example of the positive impact from affordable housing development, Gerber offered the following: “Fairfielders were concerned when GE sold its Fairfield headquarters to Sacred Heart University, taking approximately \$56 million of real estate value off the Grand list, and leaving a \$1.6 million tax revenue hole,” he explained.

“Not everyone understands that since then, Fairfield has added \$2.4 million of new annual tax revenue stemming from four housing developments: The Trademark (1401 Kings Highway); Alto (1401 Kings Highway); The Anchorage (9333 Unquowa Road) and Fairchild Apart-

ments (130 Fairchild Avenue).”

Housing advocates such as the Regional Planning Association and its DesegrateCT program were not enamored with the governor’s decision while the Connecticut Conference of Municipalities (CCM) were elated.

“We are deeply disappointed that Governor Lamont has vetoed H.B. 5002,”

DesegregateCT said in a statement. “This bill represents years of work from legislators, advocates, local leaders, everyday citizens, and indeed, the governor’s own staff to address the housing shortage and climate crisis in our state after many years of inaction and dithering. H.B. 5002 represented an important step forward, but instead we are moving back.

“Every day we wait as a state to act, another teacher, firefighter, or nurse can’t find a home; another new graduate or skilled worker leaves the state; another neighbor is pushed into homelessness; and another job remains unfilled.”

Open Communities Alliance (OCA), a Connecticut-based nonprofit that focuses on reversing housing segregation, expressed deep dismay at Lamont’s decision to veto HB 5002.

“Towns Take the Lead and HB 5002 were the result of years of hard work and compromise,” said Erin Boggs, executive director of OCA. “We are profoundly disheartened by the governor’s decision to once again leave families struggling to afford housing in Connecticut with fewer options.”

The CCM applauded the governor’s veto of HB 5002. His decision underscores the importance of thoughtful, inclusive policymaking that respects the role of local governments in shaping housing solutions that work for their unique communities, they said.

“Connecticut’s cities and towns recognize the urgent need to expand housing opportunities across the state,” according to a statement. “We are committed to working collaboratively with the administration, the General Assembly, and housing advocates to craft viable, balanced solutions that promote affordability, equity, and growth; while ensuring the voices of local officials and residents remain central in the process.”



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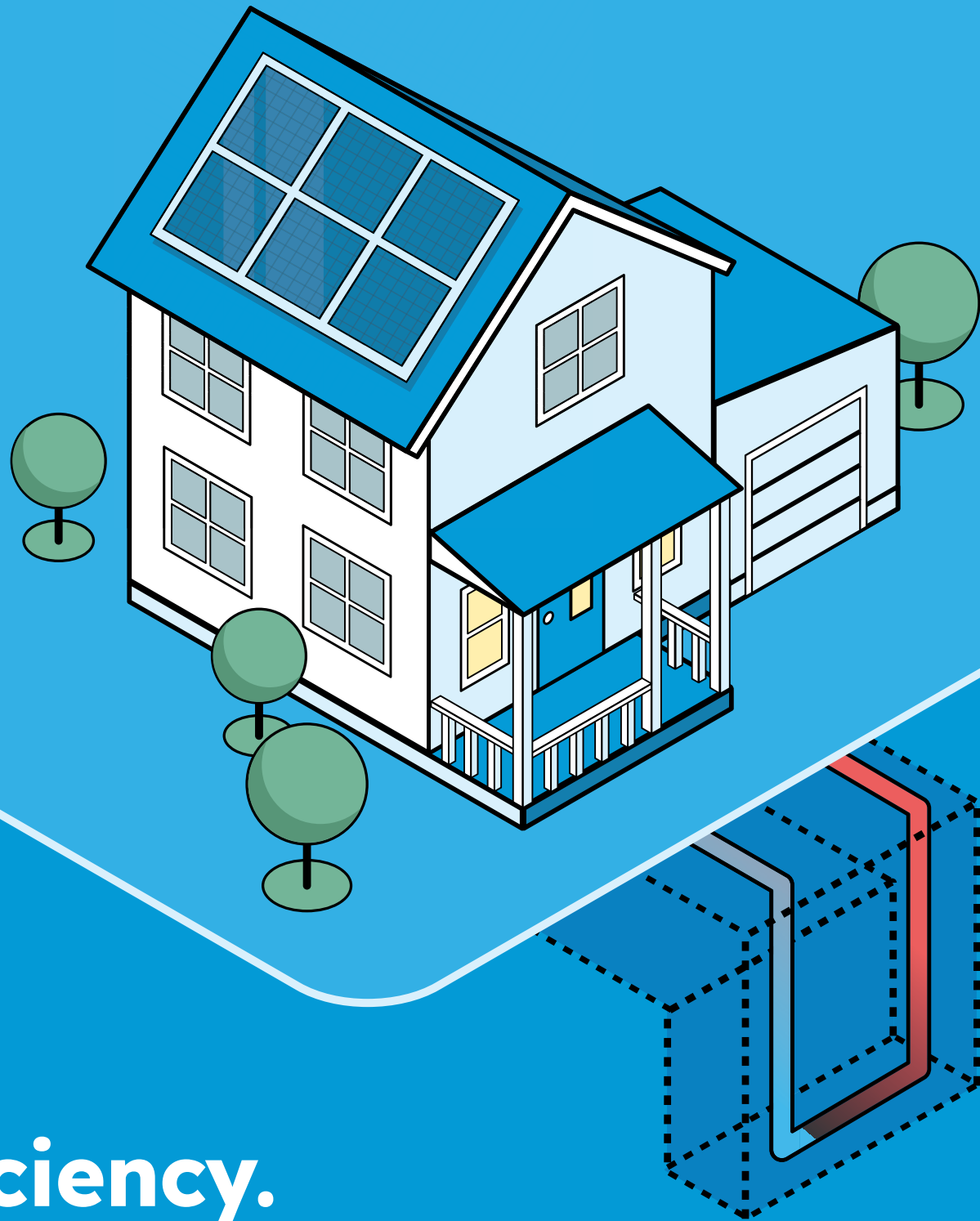
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Metro-North to receive 158 new rail cars as NYS begins \$10.9B program

BY PETER KATZ / pkatz@westfairinc.com

“Alstom’s \$75 million expansion is proof that manufacturing is back in the Southern Tier. We are ... rebuilding Upstate, making New York the place where things get made and made well.”

— Gov. Kathy Hochul

As part of a new program involving expenditures of up to \$10.9 billion by the Metropolitan Transportation Authority (MTA) to buy more than 2,000 rail cars, it was announced on June 23 that the Metro-North Railroad will receive 156 new M-9A rail cars from the first round of purchasing.

The MTA’s Finance Committee has approved an order for 316 of the new M-9A cars to be built in New York state by Alstom Transportation under a \$2.3 billion contract that also allows options for an additional 242 cars. Alstom operates plants in Hornell and Plattsburgh. In addition to the 156 cars to be built for Metro-North, 160 cars will be allocated to the Long Island Rail Road.

Metro-North Railroad President Justin Vonashek said, “I’m excited for our customers to experience even more reliable service when the M-9A railcars join our fleet. We are committed to providing the best customer ex-

perience every day on every ride on Metro-North.”

At a June 23 MTA Board of Directors committee meeting on the commuter railroads, Vonashek reported that Metro-North set a record for ridership last month with 6.17 million people using the Hudson, Harlem or New Haven lines. A daily ridership record was set on Monday,

May 20, with 255,648 riders using Metro-North trains.

Alstom is due to deliver test cars for the LIRR in 2029 with all of the cars in the first order due to be delivered to both railroads by 2032. The M-9A cars will be used to replace M-3 cars that were built by the Budd Company beginning in about 1982.

The M-9A cars will feature enhanced windows, USB charging ports and accessibility improvements including automatic doors for bathrooms.

According to MTA Chief of Rolling Stock Program Tim Mulligan, “The MTA is the biggest rail car purchaser in North America, and we are using



M-9A cars.

innovative methods to bring down costs and delivery time. By building on the reliable design of previous cars, we were able to work with the contractor to get things done better, faster, and cheaper.”

Alstom’s has four manufacturing plants in Hornell, which combined are the largest passenger rail manufacturing facility in North America. There have been two recent expansions of the facility, which has produced more

than 8,000 new or refurbished rail vehicles to customers across North America, including 1,000 subway cars for New York City.

Gov. Kathy Hochul at the June opening of a \$75 million addition, said, “Alstom’s \$75 million expansion is proof that manufacturing is back in the Southern Tier. We are ... rebuilding Upstate, making New York the place where things get made and made well.”

\$7.5M self-storage facility proposed for Yonkers

BY PETER KATZ / pkatz@westfairinc.com

The entity 1270 Saw Mill Associates LLC is expected to go before the Yonkers Planning Board at its July 9 meeting to seek site plan approval for constructing a self-storage building on what is now a construction storage site at 1270 Saw Mill River Road.

The project, which has an estimated cost of \$7.5 million, would be on a parcel located on the easterly side of Saw Mill River Road just south of Tompkins Avenue, which runs east-west endings in a T-intersection with Saw Mill River Road.

The 0.25-acre site has been continuously used and operated as a construction yard and equipment facility for more than 50 years. The developer says that the area adjacent to the site is not densely occupied or heavily used. Across from the site is a restaurant. To the rear of the site is a hill, which has three residences, with one of the back yards backing up to the property.

The proposed self-storage building

would be just over 71 feet in height and have six stories. There would be 82,140 square feet of space inside. The developer said that the facility would not offer trucks for rent. The developer says that the facility likely would have three full-time employee and one part-time employee. It is expected there would be 30 construction jobs created by the project.

The ground floor would include a small office area for operations and a display area, while the remaining floors would contain the self-storage units. Twelve parking spaces and four loading spaces would be provided at the ground floor level.

The Yonkers Zoning Board of Appeals already has granted variances needed for the project including one because the building would exceed the maximum permitted floor area ratio. Another variances was needed because the front yard setback would be less



Rendering of storage facility at 1270 Saw Mill River Rd. imposed on photo of site.

than the 20 feet required. A height variance was needed because the building’s height would exceed the 35 feet and two-stories normally allowed.

The Zoning Board said it took into account the hardship faced by the applicant if the variances were not granted as weighed against any detriment to

the health, safety, and welfare of the neighborhood and community. It determined that the applicant has designed a straight-forward building that fits onto the site. It determined that granting the variances would not result in a detriment to nearby properties.

“The current use of the subject property as a construction yard results in loud construction noises and heavy traffic,” the Zoning Board determined. “Self-storage units have less traffic and will have less impact on the neighborhood. Additionally, ten neighbors have written letters of support for the project.”

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'PASSING' OF OIL TANKS BRINGS MANRESA ISLAND PARK CLOSER TO REBIRTH

BY GARY LARKIN / glarkin@westfairinc.com

A group of state, local, and federal elected officials gathered at 200 Woodward Ave. on Manresa Island on the morning of Friday, June 20, to mark the “passing” of three oil tanks that once graced the site of the former Connecticut Light & Power and NRG power plant.

The celebration of life, if you will, even included a eulogy by state Senate Majority Leader Bob Duff (D-Norwalk) and three cakes in the shape of the aforementioned tanks baked by Something Sweet Bakery of Greenwich.

“I would like to say those oil tanks were lovely oil tanks,” Duff said. “They were earnest oil tanks. They gave their life for this community. It’s time to say, ‘ashes to ashes, dust to dust.’ It’s a little bit like a funeral here. But like with any funeral, you have a rebirth that is going back to a place that is more natural. And something that the public can enjoy that is cleaner that speaks to our dragon flies that are flying all around us here and saying thank you for reclaiming this land for us.”

He went on to share the feedback and support he has seen from the community once it was announced that the former plant would be a park – Manresa Island Park. “Hearing the excitement from folks about the future of this property has really been nothing short of transformational,” he said.

A major milestone

Manresa Island Corp., a nonprofit leading the former industrial site’s rehabilitation into a public waterfront park, is estimated to cost up to \$120 million. This includes the purchase price of the island, cleanup of environmental hazards like coal ash and asbestos, and the development of the park’s amenities.

Officials on Friday celebrated a major milestone: the demolition of three 7.5-million-gallon steel oil tanks, that have sat empty on the island for over a decade. It is the first of what the organization expects will be a long list of milestones achieved between now and 2030, when the park is expected to fully open.

“Repurposing Manresa Island into one of the most ambitious environmental and public space projects in Norwalk’s history will enhance the quality of life for our community for decades to come,” said Norwalk Mayor Harry Rilling. “The park will substantially increase access to Norwalk’s shoreline and recreational experiences, providing endless social, environmental, and economic benefits—from protecting our coastline and wildlife to creating a new destination for families and educators. We’re proud to see the first signs of progress taking shape.”

The project was made possible with the donation of the property by Norwalk natives Austin and Allison McChord, who purchased the property last fall from Manresa LLC for an undisclosed amount of money. Austin McChord is the founder of the IT software firm Datto, which he sold for \$6 billion in 2022 to Kaseya.

“This is a milestone for this project,” Allison McChord said. “I want to thank state and local government and for the partners and the members of the community who shared their thoughts. We’ve received a lot of positive feedback from the community. It gives us a lot of energy. We are super-excited to get this project to get to where it needs to be.”

Demolition plan

The demolition of the tanks has opened up 76,000 square feet of land for subsurface investigation to inform a comprehensive site remediation plan, according to Jessica Vonashek, executive director of Manresa Island Corp. Also, the deconstruction and removal of the oil tanks, which took place from May 19 until last week, netted about 1,500 tons of recycled steel. The broader site remediation plan that is being done by engineering consultant AKRF with the state Department of Energy & Environmental Protection will address ash and other residual materials from the former coal-burning and later oil-powered facility. The permitting phase for the remediation is expected by the end of this year, according to Manresa Island Corp. documentation. Implementation of the plan is due to begin in 2026.

The station, which is part of a 125-acre site, was retired in 2013 after providing electric to Connecticut for six decades.

On Friday Manresa Island Corp., community leaders and elected officials, including Gov. Ned Lamont, U.S. Rep. Jim Himes, Duff, Mayor Rilling, and Norwalk Common Council President Barbara Smyth, marked the moment with a press conference held in front of the former plant, which operated on the island between 1953 and 2013.

“Imagine a five years from now, sailing in on a day like this, seeing what



The demolition of one of the three large oil tanks at the decommissioned Manresa Island power plant. Photo courtesy of Manresa Island Corp.

this is, stopping at the marina, going to the beach front, maybe something happening at the community center there,” Gov. Lamont said. “It just doesn’t just happen. It takes imagination. It was sort of interesting to see the history of this place. You know you see there was a guy named John Kaiser about 200 years ago that built the bridgeway and turned this into farmland.”

Vonashek told the story about meeting with Rep. Himes some years back to discuss what could be done with Manresa Island.

“For the first time in decades, we’re seeing physical change on-site that reflects the vision this community has been shaping: a healthy, welcoming, and inspiring waterfront,” Vonashek said.

Himes reiterated the importance of the project, which will incorporate the nearby Maritime Aquarium in South Norwalk.

“The Manresa Island project promises to be a game-changer for Norwalk and the entire region, unlocking access to a stretch of shoreline that has been closed to the public for more than 70 years,” he said.

Next steps

The removal of the oil tanks represents the first physical update on the island since it was designated as a brownfield site in 2013. Located within a 5-acre bermed area on the southeastern end of the island, the three 1971-built tanks stood at approximately 40 feet tall with a 180-foot diameter, each encompassing a footprint of approximately 25,450 square feet.

Manresa Island Corp. announced its mission of transforming the island into a publicly accessible park



An overview photo of the oil tanks that were recently demolished. Photo courtesy of Manresa Island Corp.

“Repurposing Manresa Island into one of the most ambitious environmental and public space projects in Norwalk’s history will enhance the quality of life for our community for decades to come.”

— Norwalk Mayor Harry Rilling

on Oct. 1, 2024. Since then, the organization and its partners have toured well over 500 people on-site, gathered thousands of surveys from the community, held two community engagement meetings that drew around 800 attendees in total, partnered with the schools on the planting of pollinator gardens, served as a training facility for the Norwalk and Stamford Fire Departments, and engaged with dozens of local business and community leaders.

On July 13, Manresa Island Corp. will host its third community engagement session in the form of a Community Day Festival at Cove Point, where the latest vision for the park will be revealed. Led by renowned landscape architecture firm and community engagement facilitator SCAPE, the latest design was informed by this robust period of feedback, aligning with the organization’s pledge that Norwalk voices will continue to shape the development as it evolves.

New Rochelle approves third phase of Garden Street development

BY PETER KATZ / pkatz@westfairinc.com

“We have approximately 2,763 square feet of retail space at the ground floor and there will be some office space, which is going to provide an elevator and lobby as well as some parking for two floors of commercial space.”

— Kathleen BradshawHochul

New Rochelle has given site plan approval to ML Garden LLC for the construction of the third and final phase of its Garden Street project. The first phase is a six-story building that was completed in the summer of 2021. It includes the new home of the Westchester Family Court that serves the area, with two courtrooms, three hearing rooms, judge’s chambers, and offices for non-judicial staff. There are two floors reserved as commercial space on top of the court facility. The second phase of the project was for a 24-story tower that has 186 affordable housing units.

The third phase of the project is for a 28-story apartment building along with the construction of elevator access to the two floors of commercial space above the family court. All of the units in the new building would be priced as affordable housing.

Kathleen Bradshaw general counsel of ML Garden LLC, told the New Rochelle Planning Board that the project is on approximately 0.44-acre.

“We are proposing 211 apartments all to be affordable,” Bradshaw said. “We have approximately 2,763 square feet of retail space at the ground floor and there will be some office space, which is going to provide an elevator and lobby as well as some parking for two floors of commercial space.”

She said that rental rates for the apartments will be priced to be affordable to people earning from 80%

of the Area Median Income (AMI) to as low as 40% of the AMI.

“We have 36 studios, 106 one-bedrooms and 69 two-bedroom units,” Bradshaw said. “The retail space on the ground floor is going to be at the level of the sidewalk and the facade will accommodate the commercial spaces as well as the lobby entrance for the building. We have 321 parking spaces in the building. Two levels will be below grade and 10 levels will be above grade. We are proposing that the exit from the parking garage onto Garden Street is going to have a ‘right turn only’ exit heading toward North Avenue.”

Architect Brian Newman of the firm Newman Design said that the architectural

style of the new building would blend with the designs of the completed buildings. He said that the two lower levels of parking are anticipated to be for use by the commercial spaces with the upper levels for use by residents of the building. He said that the eleventh floor would be the lowest residential floor of the building and would have a recreation room of about 2,000 square feet along with an outdoor roof terrace with a seating area that could be used by residents.

In July of 2019, the Westchester County Board of Legislators approved a 30-year lease for 35,000 square feet of space for the new Family Court. Among the matters Family Court handles are adoption, child custody, guardianship and paternity, as well as cases of child abuse and neglect and cases of domestic violence.



Renderings of third phase of Garden Street development in New Rochelle.

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State of the Economy Series Takes a Deep Dive into Healthcare

Westchester County's healthcare landscape is undergoing a profound transformation, according to panelists at the Business Council of Westchester's State of the Economy series held June 17.

The insightful panel discussion delved into several key trends reshaping medical care in the region. The distinguished panelists included Dan Blum, Chief Executive Officer, ENT & Allergy; Paul Dunphey, Senior Vice President & Chief Operating Officer, NYP Westchester Hospital and President, NYP Hudson Valley Hospital; Jennifer Malone-Seixas, Regional Vice President, Westchester/Fairfield, Atria Senior Living; and Joe Simone, President, Simone Development Companies.

Panel moderator and BCW President & CEO Marsha Gordon launched the conversation by underscoring the profound regional impact of the healthcare sector. "Local hospitals and health systems represent almost \$20 billion in economic activity in the 16th Congressional District, which covers central and southern Westchester. That's just the hospitals systems in one district," said Gordon, citing data from the Healthcare Association of New York State. "That includes almost 83,000 jobs generating nearly \$5 billion in tax revenue for local and state governments. The health sector provides 4.4 million in outpatient appointments and treated 664,000 patients in emergency rooms in 2023."

A significant theme was the increasing integration of artificial intelligence (AI), with panelists highlighting its growing impact on claims adjudication, patient screening, and the crucial task of reading diagnostic tests. AI's role in streamlining operations and enhancing diagnostic accuracy is set to revolutionize healthcare delivery.

The discussion also addressed the ongoing consolidation of local healthcare into large networks. These expansive systems are now offering comprehensive "cradle-to-grave" care, conveniently located within Westchester and providing access to top medical talent from New York City. This shift aims to offer patients a more integrated and accessible healthcare experience.

Westchester County Executive Ken Jenkins delivered a greeting, and he commended the healthcare leaders for their vital work and significant contributions to the local economy.

A major development on the horizon is the fall opening of NewYork-Presbyterian The One, Westchester's newest state-of-the-art healthcare facility at 1111 Westchester Avenue in White Plains. This \$500 million complex promises to be a game-changer, offering over 90 adult and pediatric care services and featuring leading doctors from Columbia, further solidifying Westchester's position as a hub for world-class medical care.



From left, BCW Chairman of the Board James Schutzer of Alera Group; Joe Simone, President, Simone Development Companies; Jennifer Malone-Seixas, Regional Vice President, Westchester/Fairfield, Atria Senior Living; Michael Goldrick, Chairman of the Board, President & CEO, PCSB Bank; BCW President & CEO Marsha Gordon; Paul Dunphey, Senior Vice President & Chief Operating Officer, NYP Westchester Hospital and President, NYP Hudson Valley Hospital and Dan Blum, CEO, ENT & Allergy.

The panel emphasized a crucial reorientation of healthcare delivery towards the consumer experience. This new focus prioritizes convenience, speed of care, and strategic location, acknowledging the evolving expectations of patients in today's fast-paced world.

Addressing the critical challenge of workforce development, the panelists discussed the growing need for new doctors and nurses, especially with an aging population. A promising solution highlighted was the new workforce pipeline created through NewYork-Presbyterian's partnership with Iona University and the establishment of The NewYork-Presbyterian Iona School of Health Sciences. This collaborative initiative offers a

forward-thinking vision for healthcare education, directly connecting students with job opportunities.

Finally, the expansion of senior living communities as the population ages was a key topic, along with the common misconceptions the public holds regarding planning for long-term care. This underscored the need for greater public awareness and education on future care needs.

The panel's insights revealed how Westchester County is not merely adapting to these changes but actively serving as a blueprint for the consolidation of healthcare and the delivery of world-class medical care in suburban areas.

PCSB Bank was the Presenting Sponsor of the event. The Contributing Sponsors were Dorf Nelson & Zauderer LLP, Empire City Casino by MGM Resorts, IMA Financial Group, NewYork-Presbyterian, RM Friedland, Simone Development Companies and Westchester County Office of Economic Development

The event was hosted by Reckson at 360 Hamilton Avenue, White Plains.



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Couple questions costs of luxury custom home

BY BILL HELTZEL / bheltzel@westfairinc.com

An Irvington couple has accused a contractor of defective work and improper billing practices in the development of a customized \$2.1 million house.

Cathryn Devons and Robert Porody accused We Are Carbon Inc. of unjust enrichment, June 17 in Westchester Supreme Court.

But the contractor's attorney, David Graff, described the lawsuit as "unusually generalized and vague" and "wholly without merit, baseless and frivolous."

Former caterer Sam Fertik, of Pound Ridge, formed Carbon Custom Builders in 2019 and We are Carbon in 2021. According to a recent story in Bedford and New Canaan Magazine, he strives to build energy efficient, carbon-neutral luxury homes that use thick insulation, for instance, and triple-pane windows that let in lots of natural light.

Devons' 1.8-acre Irvington property

is on Lewis Road next to Halsey Pond and had belonged to her mother, according to county property records.

Devons is an assistant clinical professor at Icahn School of Medicine at Mount Sinai, specializing in geriatrics and palliative medicine. Porody, who also is a doctor, has worked for pharmaceutical companies, including Regeneron Pharmaceuticals.

In 2021, Devons and Porody hired We Are Carbon to build a home at a \$2,074,633 "guaranteed maximum price," according to the complaint. Work was supposed to be substantially completed in 11 months but the town did not issue a temporary certificate of occupancy until August 2024, 34 months after construction began.

They allege that significant work still needs to be done, including fixing problems with the HVAC system, electrical system, flooring, carpentry, plumbing, driveway pavement, and structure.

They claim that We Are Carbon failed to sufficiently document project costs, submitted duplicate invoices, and charged for services and materials used on unrelated projects.

The couple charged the contractor with diversion of construction trust funds, conversion of assets, breach of fiduciary duty, breach of contract, and unjust enrichment. They are asking for unspecified monetary damages and for an accounting of project costs.

"We Are Carbon intends to pursue all of its rights," Graff said, "including



investigating potential counterclaims and applications for sanctions, fees and costs. ... We Are Carbon looks forward to thoroughly investigating its rights and remedies in the discovery process, and very much looks forward to its day in court."

ECONOMIC DEVELOPMENT

Rye Country Day School looks to add new buildings, parking, athletic spaces

BY PETER KATZ / pkatz@westfairinc.com

Rye Country Day School, which operates on a 34.4-acre campus at 3 Cedar St. in Rye, has developed a plan to enhance its facilities by adding a new academic building on the western portion of its property and new athletic facilities on the eastern portion of the campus. It is seeking site plan approval from the City of Rye.

In November of 2022, the school acquired approximately nine acres of land from the New York State Thruway Authority, expanding the size of its campus to 34.4 acres. The new plan would increase usage of those nine acres.

New athletic facilities proposed for the eastern side of the property would include a new field house with an indoor hockey rink and support areas including locker rooms, office space, storage, and multipurpose space. There would be an artificial turf sports field that would be elevated above a new parking lot containing 180 spaces. There presently are 306 parking spaces on the school's campus, which would be expanded to 459 parking spaces by the proposal, an increase of 153 spaces.

There would be a pedestrian tunnel constructed under Boston Post Road to connect the eastern and western parts

of the campus. Access to the pedestrian tunnel would be through the athletic facilities and a new structure containing a staircase and elevator on the west side of Boston Post Road near the existing admissions building.

According to Jonathan Kraut of the Purchase-based law firm Harferist Kraut & Perlstein LLP, land uses adjacent to the campus are residential to the north and west, and a highway corridor to the south and east.

The main components of the construction plans include: removal of Parking Lot 1 and development of the new academic building on the western portion of the campus; removal of the existing ice rink building, modest expansion to the squash court area and expanded parking along the western portion of the campus with a drop-off and pick-up loop to improve traffic circulation on Grandview Avenue; development of new athletic facilities consisting of an artificial turf field, ice rink, field house with an indoor track and other related support areas on the eastern portion of the campus; development of parking below the new field on the eastern portion of the campus; a

drop-off and pick-up loop road around the athletic facilities on the eastern portion of the campus; and the pedestrian tunnel under Boston Post Road for use by students, staff and visitors along with new traffic signals installed at the intersection of Cedar Street and Boston Post Road.

The new two-story academic building would be approximately 40,250 square feet and would be situated where the school's Parking Lot 1 now exists. The parking spaces that would be lost would be replaced with an expanded parking lot in the vicinity of the currently existing ice rink that will be demolished.

"The new building is contemplated to contain modern dedicated spaces to foster learning and innovation in science, technology, engineering and mathematics where students can learn and apply their knowledge in a variety of settings, including various labs and flexible classroom spaces," Kraut said.

Kraut said that the school is proposing to remove the existing ice rink building because it is reaching the end of its expected lifespan and would need significant improvements and up-

grading if not replaced. A new facility for playing squash would be built on the west side of the Scott A. Nelson Athletics Center in a portion of the area currently occupied by the ice rink.

The new parking area proposed along the western edge of the campus would provide approximately 153 spaces. Existing Parking Lot 3 will be converted to a landscaped area with a reconfigured road loop to be used solely for lower school drop-off and pick-up.

All student parking would be relocated to a new parking facility on the eastern portion of the campus across Boston Post Road. Kraut pointed out that the eastern portion of the campus is presently vacant with the exception of a trail used for practicing cross-country racing.

The site has been devoted to educational uses since 1869, first operating as the Rye Female Seminary, before officially becoming Rye Country Day School in 1921. The school currently serves youngsters in pre-kindergarten through 12th grade from Westchester County, Fairfield County and New York City.



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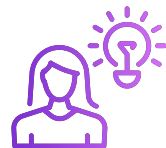


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Coping with stress-related disorders

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

According to the American Psychological Association, about three in four adults in the United States have experienced ill-health effects due to stress in the past month

“Frequent headaches, body aches (especially back and neck pains), abdominal symptoms (often associated with IBS, or irritable bowel syndrome), heart racing or palpitations, chest tightness and flare ups of eczema or psoriasis, along with changes in appetite, are all common symptoms of stress,” said Daren Wu, M.D., chief medical officer at Open Door Family Medical Center, which seeks to provide affordable, quality health care services in Westchester and Putnam counties.

“If you’re experiencing these symptoms, it’s important to see a health care provider and be open to making beneficial lifestyle changes,” he added. “This might include getting regular exercise, improving your sleep habits, eating a healthier diet and building stronger social connections.”

While the stress of everyday life – including work, relationships, housing issues, caregiving responsibilities and financial concerns – can affect your health, strong stress management skills can help you navigate the difficulties and thrive.

Recently, Wu answered questions about stress’ relationship to health and how we can address its challenges:

Dr. Wu, thank you for your time. What specific disorders are you seeing that are stress-related, and are you seeing more of these now than in the past?

“Stress contributes to many of the chronic and acute conditions we treat in primary care. At Open Door, we see even higher rates of stress-related health issues, because our patients face significant social and economic challenges or what we call “social determinants of health.” We see a lot of high blood pressure, diabetes, insomnia, anxiety, depression, migraines, abdominal symptoms, autoimmune disorders (like lupus and psoriasis), and chronic pain. All of these have clear links to chronic stress. The number has gone up significantly in the last few years, with added financial strain, housing insecurity and

caregiving burdens.”

From a physical perspective, how does stress cause these health conditions?

“Chronic stress activates the body’s ‘fight or flight’ response, raising cortisol and adrenaline levels. In today’s

world, with always-on, always-present stressors, big and small, the body is frequently in this ready-to-fight-or-run mode. Over time, this deregulates blood pressure, blood sugar, immune response and gut health, leading to the many real acute and chronic illnesses that we see today.”

How do you know these disorders are stress-related and not simply physical in nature without a stress component?

“Symptoms often worsen during stressful periods. You might notice physical changes when you’re stressed — like before public speaking, taking a test, facing a competition or dealing with difficult news. Common stress responses include chest tightness, a racing heart, digestive upset, sudden bathroom urgency, neck and shoulder tension or headaches. These symptoms typically fade once the stressful situation passes. Effective treatment often involves not just managing symptoms with medication, but also addressing the underlying stressors and providing additional support.”

Is it the amount of stress, or is it the way the stress is managed that causes health issues?

“The chronic stress that leads to health issues develops in two ways: Unrelenting pressure builds up over time, and people lack adequate coping resources like time, support, therapy or rest.

“If you’re experiencing these symptoms, it’s important to see a health care provider and be open to making beneficial lifestyle changes,” he added. “This might include getting regular exercise, improving your sleep habits, eating a healthier diet and building stronger social connections.”

“Many people feel they don’t have space to decompress or heal, which transforms temporary stress into ongoing health problems. Others simply don’t know effective stress management techniques.

“This explains why some people remain resilient under extreme pressure while others feel overwhelmed by situations that wouldn’t bother most people. The good news is that everyone can improve their stress management skills. Effective techniques include deep breathing, connecting with loved ones, finding purpose and meaning, developing spirituality (which doesn’t require organized religion) and spending time in nature. These approaches reduce stress and build long-term resilience.”

Do you see a direct correlation between certain adverse events in one’s life (for example, divorce, death, sickness of a loved one, loss of a job) and illness?

“Absolutely, and many people recall certain life events or experiences that preceded an illness. Autoimmune conditions, dramatic weight increase (which by itself also drives higher probability of other illnesses), sleeping problems, diabetes, high blood pressure, depression and anxiety are all more common after major stressors.”

Once a patient has a stress-related disorder is it only the physical problem itself that is treated?

“No, effective treatment addresses both physical symptoms and underly-

ing stress. While medications can be very helpful for managing symptoms, comprehensive care includes many nonmedication approaches – improving sleep and exercise habits, trying yoga or meditation, strengthening social connections, exploring spirituality, pursuing hobbies and connecting with behavioral health specialists. Sometimes addressing basic needs like food security or stable housing becomes the first step in the healing process. The goal is treating the whole person, not just isolated symptoms.”

What can be done proactively to reduce the likelihood of getting a stress-induced illness?

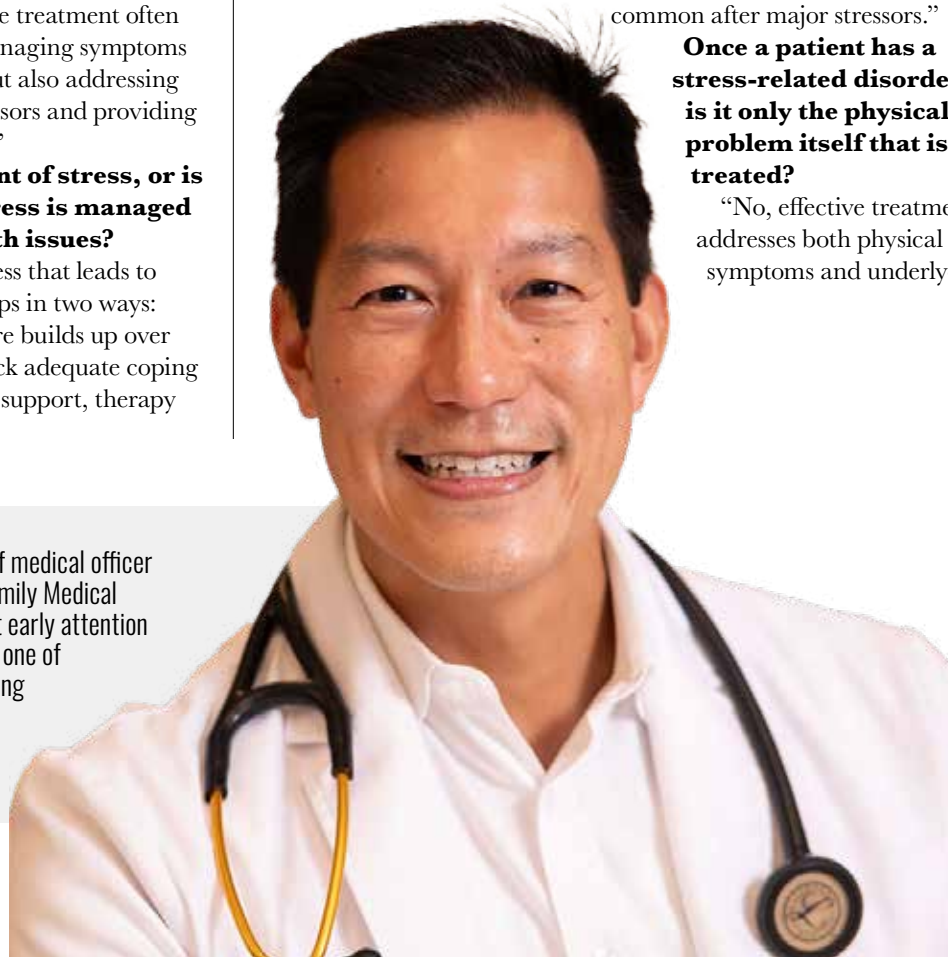
“Prevention is always more effective than treatment. The same strategies that help manage existing conditions — prioritizing sleep, exercise, social connections and stress management techniques – work even better when practiced before problems develop. Building these habits now creates resilience that protects against future health issues.

“I see the power of addressing stress daily at Open Door. I recall Ramona, a patient diagnosed with rheumatoid arthritis during a period of extreme emotional distress. Her daughter was trapped in an abusive marriage overseas, and immigration concerns prevented Ramona from helping. She had all the physical symptoms and lab markers for rheumatoid arthritis and needed specialist care. But once her daughter safely joined her in this country, her symptoms disappeared completely within months. She no longer needed any medications.

“Ramona’s story illustrates a crucial truth: When we address the root causes of stress and build strong support systems, our bodies often have remarkable healing capacity.

The earlier we invest in our well-being, the better equipped we become to handle life, and it’s inevitable challenges while protecting our health.”

Darren Wu, chief medical officer at Open Door Family Medical Center, said that early attention to health can be one of stress’ best coping mechanisms.



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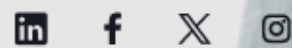
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Encouraging men to lead healthier lives

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Angel Rodriguez, M.D., medical director of primary care at White Plains Hospital Physician Associates. Courtesy White Plains Hospital Physician Associates.



It's a well-known fact that men are not as diligent as women when it comes to their health, which may contribute to why they die sooner.

For answers on the larger picture and what can be done to change it, we turned to Angel Rodriguez, M.D., medical director of primary care at White Plains Hospital Physician Associates.

Previously, he served as medical director of the Westchester division of the NewYork-Presbyterian Medical Group in Bronxville and at Jansen Hospice and Palliative Care in White Plains.

After earning his medical degree from the Albert Einstein College of Medicine in the Bronx, Rodriguez completed a residency in internal medicine at NewYork-Presbyterian/Columbia University Irving Medical Center in Manhattan. He is board-certified in both internal medicine and in hospice and pallia-

tive medicine.

Dr. Rodriguez, thank you for your time. We know women are more proactive than men when it comes to health and doctor visits. Why is that and how much of it is about the tradition of men just gutting things out?

“Early detection, treatment and prevention of any health condition usually leads to a more favorable outcome. Yet men are far less likely than women to visit a physician regularly.

“Many men cite fear of finding out what could be wrong as a roadblock to scheduling an annual exam. Ironically, this

reluctance to be proactive is part of what increases their health risks. Rather than seeking medical attention, some men tend to get most of their support for health concerns from their female partners. Unless their partner is a medical professional, this approach isn't ideal.

“Men may feel embarrassed about certain health issues, especially those related to sexual or urinary function. Traditional views on masculinity support the belief that men should be strong and self-reliant. This can result in a ‘superhero’ mentality where some men believe they are naturally healthier than others and don't feel the need for regular checkups. They tend to wait until there's a specific problem they feel they can no longer handle on their own before seeking care.”

But isn't one of the challenges for men that the nature/nur-

ture dynamic favors women? From an evolutionary, genetic standpoint, women are healthier than men and live longer. They also have more diverse interests and a greater social support system. Then add to these that colleges and graduate schools are dominated by women. It would seem that nature — and to a lesser extent, society — selects for women, no?

“While research indicates women, on average, live longer than men, it's important to understand that this longevity doesn't necessarily mean ‘health favors women over men’ in all aspects.

“Women generally live longer than men in most countries. While women live longer, they tend to experience more years living with illness and disability compared to men. On the other hand, men have higher mortality rates from most leading causes of death, including heart disease, cancer and accidents. Both genders face unique health challenges, and both biological and social factors contribute to disparities in health outcomes.

“The factors influencing health differences include:

- Biological differences: Sex hormones, genetics and anatomy all play a role in disease risk and progression.
- Behavioral differences: Men are more likely to engage in risky behaviors such as smoking, excessive alcohol consumption and driving without a seatbelt, contributing to higher rates of accidental and trauma-related deaths.
- Social and cultural factors: Gen-

der roles and societal expectations can influence health-seeking behaviors and access to care.

- Health-care utilization: Women tend to utilize health-care services more frequently than men, including preventative and diagnostic care.
- Gender bias in health-care: Studies suggest women's symptoms may be dismissed or attributed to psychological rather than physical causes, potentially leading to delayed or inadequate treatment.”

With former President Joe Biden's recent stage 4 prostate cancer diagnosis, there has been a renewed interest in, and controversy over, when to get screened. At what age should men be screened for prostate cancer?

“Prostate cancer screening is generally recommended for men at average risk beginning between ages 50 and 55. Decisions about screening should be made on an individual basis after a discussion with a health-care provider, weighing the potential benefits and risks. For men at higher risk — such as Black men or those with a family history of prostate cancer — screening may be considered earlier, starting around age 40 to 45. Routine screening is typically not advised for men over 70 or for those with a life expectancy of less than 10 years.”

What other diseases are men most at risk for and when should they be screened for them?

“Men are at higher risk for several diseases compared to women, including heart disease and cancer.

“While research indicates women, on average, live longer than men, it’s important to understand that this longevity doesn’t necessarily mean ‘health favors women over men’ in all aspects.”

Men should start getting regular wellness exams at age 35, and an annual checkup is recommended after age 50 due to screening for and addressing age-related health issues. Screening recommendations vary by disease and individual risk factors, but generally include regular checks for blood pressure, cholesterol, diabetes and specific cancer screenings. These exams are important for identifying potential issues early on and maintaining overall good health.

“With heart disease a leading cause of death for men, screenings (blood pressure, cholesterol and diabetes) should begin in early adulthood and continue regularly. Colorectal cancer screening should begin at age 45 for average-risk individuals. Lung cancer screening with low-dose CT scans is recommended for those with a history of heavy smoking, starting at age 50 to 55.”

What about mental health issues, which can lead to violent

behavior?

“Addressing men’s mental health through awareness, treatment and validation is crucial to promote overall well-being. Certain mental health conditions, like depression, anxiety and PTSD (post-traumatic stress disorder), can manifest as anger, irritability or aggression. Men are less likely to seek help for their mental health and more likely to die by suicide than women.

“Traditional masculinity norms can discourage men from expressing vulnerability or seeking help. A primary care provider can be a helpful resource. They can provide a referral to a qualified mental health professional, such as a psychologist, psychiatrist or clinical social worker. By highlighting the importance of mental health treatment and providing accessible resources, we can help men address their mental health needs.”

How can we persuade the

men in our lives to take better care of themselves?

“Persuading men to prioritize their health and well-being can be challenging, but there are effective ways to provide encouragement. In my experience, the main factor for many of my male patients coming to the office is the presence of a significant other in their lives. This could be a mother, wife or partner. Many of my male patients are usually referred to me by their wives or girlfriends who many times accompany them to the first appointment. This usually alleviates many fears or embarrassment that may exist.

“Some of the things that I have seen, from loved ones, in getting the man in their life to the doctor are:

- Modeling healthy behaviors themselves by prioritizing their own health and well-being;
- Engaging in healthy activities together, such as exercising, cooking nutritious meals or attending

checkups;

- Offering to help with scheduling appointments or finding a doctor and being an active listener without judgment;
- Openly talking about health, including mental health, to create a safe space for them to express concerns;
- In the face of signs of struggles, encouraging them to seek professional help from a doctor or therapist;
- Reminding them that taking care of their health is important for their well-being and allows them to live a longer, healthier life with loved ones.

“Persuading men to take better care of themselves involves a combination of understanding the barriers they face, offering support and having open and caring conversations about their health and well-being.”

To make an appointment with Angel Rodriguez, M.D., call 914-849-4100.

YONKERS

American Sugar refinery on waterfront in Yonkers to close at end of the year

BY PETER KATZ / pkatz@westfairinc.com

“Staying ahead of evolving customer demands is essential to maintaining our competitive advantage.”

— Doug Romain

American Sugar Refining (ASR) has announced that its plant on the waterfront at 1 Federal St. in Yonkers will be closing at the end of the year. The company’s Domino brand is primarily made in the Yonkers refinery along with refineries in Baltimore and Chalmette, Louisiana.

The third phase of the project is for a 28-story apartment building along with the construction of elevator access to the two floors of commercial space above the family court. All of the units in the new building would be priced as affordable housing.

Kathleen Bradshaw general counsel of ML Garden LLC, told the New Rochelle Planning Board that the project is on approximately 0.44-acre.

“We are proposing 211 apartments all to be affordable,” Bradshaw said. “We have approximately 2,763 square feet of retail space at the ground floor and there will be some office space, which is going to provide an elevator and lobby as well as some parking for two floors of commercial space.”

She said that rental rates for the apartments will be priced to be affordable to people earning from 80%

ASR said that the Yonkers closing is part of several changes it is making in its operations.

“Staying ahead of evolving customer demands is essential to maintaining our competitive advantage,” said Doug Romain, ASR’s senior vice president and COO. “Our multi-year strategy includes major investments in acquisitions, new facility construction, expansions and modernization

of existing assets as well as capital and process improvement projects that are making our operations and supply chain network even stronger.”

ASR said that its strategy includes operating plants that can be more flexible production facilities and that are strategically located to best serve its customers and deliver sweetener products when needed by customers.

ASR points out that it acquired the Rochester-based sweetener company, ingredientsPLUS last year, which has production facilities in Lakeville, New York and Landisville, Pennsylvania, to service the Northeast and Mid-Atlantic regions. ASR is investing in an expansion to double the size of its Buffalo plant.

ASR also transitioned its Chalmette Refinery in Louisiana, and its Baltimore Refinery into continuous oper-



ASR refinery on Yonkers waterfront. Satellite photo via Google Maps.

ations to gain increased operational efficiencies and improve sustainability.

“Throughout our history, we have made considerable investments and operational changes to meet our customers’ sweetening needs,” said Rob Sproull, a company senior vice president. “These recent changes are simply an extension of our continuous improvement journey to provide exceptional customer value and service. We will continue to operate large cane sugar refineries across the U.S. with the capacity to meet our customers’ cane sugar requirements. And, now, we’re further complementing the capabilities of our refineries with smaller, more flexible operations to effectively service our customers in the Northeast and Mid-Atlantic U.S. geographies.”

In May of 2022, American Sugar celebrated the first arrival at the Yonkers refinery of its newly constructed 450-foot-long barge Knot Refined. It was the first ocean-going, dry cargo barge of its size built in the United States in about two decades. The barge has made round trips from the Port of Palm Beach in Florida to ASR’s Yonkers and Baltimore refineries.

The Yonkers refinery typically has received 40 barge deliveries a year, resulting in about 515,000 tons of raw sugar being brought to the plant annually. The approximately 300 workers at the plant had refined and packaged the sugar for shipment to customers. Eight packaging lines at the plant handled more than four million pounds of sugar per day.

IBM Selectric typewriters blamed for cancer

BY BILL HELTZEL / bheltzel@westfairinc.com

Simpson is demanding “compensatory and punitive damages to the highest extent permitted by law.”

An Ohio woman diagnosed with malignant mesothelioma is blaming IBM for her illness.

Loretta R. Simpson, 74, of Toledo, accused Armonk-based IBM of negligence, in a complaint filed on June 10 in Westchester Supreme Court.

Simpson contends that from 1968 to 2002 she was exposed to asbestos in IBM Selectric typewriters and computers that caused the cancer that was diagnosed last year.

She frequently breathed in asbestos fibers and dust from the IBM equipment, according to the complaint, and it can take from 10 to 50 years for cancer to appear.

Asbestos was used as a heat and fire resistant material in consumer products, building materials and auto parts in the 20th Century. Then scientist linked the substance to health risks, such as mesothelioma, a cancer that forms around the lungs and other organs.



IBM Selectric typewriter

The U.S. Centers for Disease Control and Prevention recorded 2,669 new cases of mesothelioma in 2022. And 2,127 people died from the disease in 2023.

Simpson says she used IBM Selectric

typewriters when she worked as a typist for Travelers Insurance, from 1969 to 1970. She continued using IBM typewriters and computers when she worked as a stenographer and accounting clerk for the City of Toledo, from 1970 to 2002.

IBM should have known that its products were dangerous, the complaint states, yet it failed to warn people about the dangers, advise people how to avoid the risks, use safer materials, or remove products with asbestos from the market.

The complaint does not specify exactly where or how much asbestos was used in the IBM products. Nor does it say how Simpson’s alleged exposure to asbestos can be differentiated from other possible sources, such as old building materials at work or home, industrial sites near her home or secondary exposure from other people.

IBM did not reply to a message, asking for its responses to the allegations.

Simpson is demanding “compensatory and punitive damages to the highest extent permitted by law.”

She is represented by Manhattan attorney Suzanne M. Ratcliffe. Her firm, Maune Raichle Hartley French & Mudd, litigates mesothelioma cases exclusively and has sued IBM several times in the past few years.

ECONOMIC DEVELOPMENT

The Osborn files to move forward with expansion plan

BY PETER KATZ / pkatz@westfairinc.com

The Miriam Osborn Memorial Home Association, owner and operator of The Osborn in the City of Rye is seeking site plan approval and a permit for tree removal to move forward with a planned expansion of the facilities on its campus at 101 Theall Road. The footprint of the campus itself would not be expanded.

The Osborn’s property comprises 55.88 acres and is located in the R-2 One-Family Zoning District. According to Attorney Steven Wrabel of the White Plains-based law firm McCullough Goldberger & Staudt, LLP, “the site is adjacent to the RA-6 ‘Active Senior Residence’ District to the north, which includes the St. Regis Residences.

To the west, across Theall Road, are several large office buildings in the B-2 ‘Central Business’ District, as well as the Rye Manor apartment building in the RA-5 District. The property is bordered to the south by the Osborn School and Osborn Road, with single-family homes across Osborn Road. East of the site is Boston Post Road, with additional single-family homes.”

The Osborn has been operating

from the Theall Road site since 1908. The services currently offered include memory care and assisted living, skilled nursing care, independent living apartments, and related community amenities. The Osborn campus includes facilities needed to provide its services such as office space and food preparation areas.

Wrabel points out that the last major update to The Osborn’s facilities was completed over 20 years ago, as part of its “Pathway 2000” master plan.

“Since those improvements were completed, treatment methods have become more sophisticated, the standard of care has greatly improved, and the expectations for a top-tier senior living facility have grown significantly,” Wrabel told Rye’s Planning Commission. “To address this evolving marketplace, and to ensure a level of care for its residents into the future, The Osborn undertook a detailed zoning amendment process with the City of Rye. The result of this zoning process was the establishment of ‘R-2 Senior Living

Facilities’ as a use permitted in the R-2 District ‘subject to additional standards and requirements’ (sometimes referred to as a ‘Special Permit’ use).”

Wrabel said that The Osborn has undertaken a planning review with its residents and others and now is ready to ask Rye to approve its proposed new site plan.

Wrabel described the plans as calling for new independent living apartment buildings to be constructed within the central portion of the property and at the north end of the site. Two new “hybrid” independent living buildings are also along the eastern side of the property. A new assisted living building is also proposed at the north side of the campus.

Wrabel said that the site plan also calls for a new wellness amenity building in the center of the campus, and some new cottages at the interior of the property.

Wrabel said that some of the new buildings would have basement level parking and that modifications would

be made to existing surface parking and interior roadways. He said The Osborn would provide more parking spaces than would be required under zoning. He said there would be no change in entrances or exits at the site.

He said that the construction would result in the addition of 108 new housing units to the site and there would be a landscaping plan to maintain the current lush look of the property. He also said that the proposed new structures have been situated to minimize impacts to neighboring properties and they would have very limited visibility even in winter.

It’s been estimated that 177 trees would be removed to make way for the new construction. The Business Journal was told that some of the trees are small enough to be replanted elsewhere while others are in poor condition. The Journal was told that additional trees would be planted to more than make up for those that are removed and Rye’s requirements regarding trees would be observed.

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SCORE Fairfield County faces dire financial straits

BY GARY LARKIN / glarkin@westfairinc.com

SCORE is an organization primarily run by retired executives who teach aspiring and maturing small business owners how to run their businesses.

As an investor or a business owner you were told that for every dollar of funding you put into a nonprofit it could generate a \$45.72 return? Or that same nonprofit business helped launched nearly 60,000 small businesses that led to 143,623 new jobs?

Would you think such an operation that has been around for 61 years is worth funding? Well, the national directors of SCORE, an entrepreneur organization funded through the U.S. Small Business Administration (SBA), are scratching their heads wondering why such a question should even be posed.

SCORE Fairfield County is seeking donations to keep it afloat in light of federal SBA funding cuts. To donate, go to SCORE Foundation

SCORE Fairfield County and the 219 other chapters throughout the country are facing a bleak reality as the Trump administration has proposed pulling the \$17 million in the fiscal year 2026 discretionary budget that funds the nonprofit starting Oct. 1, 2025. SCORE is an organization primarily run by retired executives who teach aspiring and maturing small business owners how to run their businesses.

“What we are hearing from our regions and district people is that the line item from the SBA as requested is zero,” said Ashwini Bhaskar, co-chair of SCORE Fairfield County. “That has been proposed by the administration a couple of months back.”

Bhaskar, who is an engineer with 30 years of management consulting experience including a stint at KPMG and IBM, has been in touch with the national SCORE office and its board since the Department of Government Efficiency (DOGE) budget cuts were first announced earlier this year.

“We don’t expect the number to

be zero,” he said. “But we expect it to be cut. One of our co-chairs, Steve Smith (of Westport), happens to sit on the national board. Right now, they are trying to come up with a SCORE model that will presume we will not get any funding.”

Such a plan calls for SCORE trying to create its own revenue by charging

\$25 for national workshops and webinars. At the moment, the plan does not include charging for chapter programs, Bhaskar said.

So, how much funding does SCORE Fairfield County need to exist?

It has a budget of under \$100,000, with \$40,000 coming from the national office to provide marketing and infrastructure services. The local SCORE comes up with the rest of the budget revenue through sponsorships.

“If we lose the (SBA) funding, you are not going to be able to communicate and do the marketing,” Tom Shimko, said co-chair of Fairfield County SCORE. “And you’re not going to be able to use the infrastructure.”

That infrastructure includes such things as keeping up the website, producing the webinars, and marketing for all educational services, according to Bob Rogan, SCORE Fairfield County business mentor.

For fiscal year 2024, SCORE Fairfield County had 2,231 client mentoring sessions, 110 local live workshops, and 9,046 total sessions that included national educational events. All of this was done with only 111 volunteers in Fairfield County. As a chapter, Fairfield County has created 822 new businesses and 1,699 new jobs.

One small business owner who has used SCORE Fairfield County’s services for years cites it as the primary reason she is still in business and has even expanded. She has been working with SCORE Business Mentor Rogan while she has gotten her businesses



Volunteers from SCORE Fairfield County sat down with the Fairfield County Business Journal recently to discuss its financial issues. From left, Tom Shimko, co-chair; Bob Rogan, business mentor; Ashwini Bhaskar, co-chair; Don Ciaramella, business mentor. At far right is Laura Sabia, a small business owner who is a SCORE client. Photo by Gary Larkin

Laura Sabia of Greenwich has owned three Pure Barre franchises in Darien, Westport, and Fairfield for more than a decade. Pure Barre is a low-impact, total body workout that utilizes the ballet bar for isometric movements. More recently, she became owner of three lifestyle magazines – Greenwich Lifestyle, Darien/New Canaan Lifestyle, and another in upper Westchester, New York. She oversees a total of 52 employees.

“For the fitness franchises, I moved here (Connecticut) when I was 25,” Sabia said. “I was a customer at a studio out of Florida where I was living and I absolutely loved it. I had just graduated from grad school with a masters in education and leadership. I was able to manage a bunch of college students. But I had never owned a business.”

“I have gotten everything from my experience with SCORE. I’ve had a lot of legal issues come up over the years. Talking out situations. I didn’t know what a balance sheet was. Understanding the financials and how making decisions impacts that. They have helped

me with tons of employee issues, how to manage that. I have 52 employees. That’s a lot of people to manage.

It’s not sustainable to pay a lawyer \$450 an hour if you have a question. That’s not sustainable.”

For Bhaskar, Laura’s story is just one of many that exist in Fairfield County thanks to the efforts of SCORE.

“We work with a million people in Fairfield County,” he said. “We have almost 14,000 in our database who have gone through our education. When a bank sponsoring a workshop for \$1,000, we put the flyers that are sponsored by M&T Bank.

“So, they get all the eyeballs from the 14,000 people that we send it out to. Remember, we do our workshops in the library. And the library promotes it to their patrons. And we do partnerships with chambers of commerce, and they will put it out to their members.

“Our pitch to sponsors is that for just \$1,000, they can get nearly 40,000 people seeing their bank while we are able to get out our message to prospective small business owners.”



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SIGN UP

Make way for Fairfield's Safe Streets campaign

BY GARY LARKIN / glarkin@westfairinc.com

Collaborating with the Fairfield Safe Streets Alliance, Gerber, state lawmakers, and local schools officially got out the word on making road safety a priority in Fairfield.

Fairfield Police were reminded just how dangerous local roads can be as a 25-year-old moped driver was struck and killed by a vehicle in a hit-and-run accident at 9:30 p.m. Saturday, June 21.

While it was the first confirmed fatality on town roads this year, the loss of life was among 106 traffic deaths in the state this year, according to UConn's Crash Data Repository. That compares to 311 reported for all of 2024. Last year Fairfield Police conducted thousands of traffic stops in town. In only the first six months of 2025 Fairfield officers have already made more than 6,000 stops to address unsafe driving behavior, according to Fairfield Police Chief Robert Kalamaras.

As for the June 21 fatal crash, Chief Kalamaras said his department has yet to make an arrest but has someone in custody.

"We did the investigation later in the evening on Saturday" (June 21), said Fairfield Police Chief Robert Kalamaras. "It was a hit-and-run with an individual on a moped, which was struck in the intersection of Post Road and Benson Road near Chick-fil-A. The striking operator fled the scene. We were able to identify him and apprehend him. We brought them in for questioning. We are now putting together evidence for an arrest warrant."

Despite lifesaving measures being taken on the scene, the driver succumbed to his injuries at a local hospital.

Out of respect for the family, police have not released the individual's identity at this time.

Witnesses provided police with video of the crash as well as information that led to the identification of the fleeing vehicle driver, according to Fairfield Police.

The unfortunate tragedy turned out to be the backdrop of Monday's kick-off of First Selectman Bill Gerber's Safe Streets campaign, which included speeches by Chief Kalamaras, Riverfield Elementary School Principal Mary Rose Dymond, and Lt. Gov. Susan Bysiewicz among other state lawmakers. The press conference took place in front of the Fairfield Public Library complete with police and firefighters on hand.

"Complete streets"

Collaborating with the Fairfield Safe Streets Alliance, Gerber, state lawmakers, and local schools officially got out the word on making road safety a priority in Fairfield. The campaign calls for getting the message out to drivers, pedestrians, and bicyclists about the

importance of being alert and safe on the roads. That includes handing out street signs asking drivers to slow down and carrying out an information campaign to educate all about the literal rules and laws of the road.

The first selectman shared how his work with Chief Kalamaras got the campaign moving with two words – "complete streets."

"I never heard the term 'complete streets' before," Gerber said. "You should Google it. It's really about how you engineer streets to be safer. The cool thing about learning about complete streets is that every corner you pull up to, every street you cross you will be thinking about what a complete street should look like. You'll ask yourself, 'Why isn't this curbed out further? Why isn't safe to cross the street?' It doesn't have to be like that."

While Gerber thanked Sarah Roy, an outreach and engagement specialist with C'T Rides and her "street nerds" for teaching about the importance of complete streets, he sang the praises of Chief Kalamaras' lesson about the "Three E's."

"Police Chief Kalamaras taught me the concept of engineering, education, and enforcement," Gerber said. "Bob told me at a committee meeting that the engineering part is all about the complete street. That's the way you change the geometry of your roads to slow people down and make it safer."

Stories of peril

Riverfield Elementary School Principal Dymond and Lt. Gov. Bysiewicz shared personal stories about victims of dangerous driving.

"It just takes one misstep to turn the tide in the other direction," Dymond said. "I had thought I had experienced that near fatal misstep two years ago. As I headed home from an event on I-95 with my own kids, I got a call from one of our staff. Her voice was panicked as she described the scene she had just witnessed.

"As she was driving on Mill Plain Road and approached the Onquowa Road intersection, she saw one of our fifth-graders being hit by a vehicle.



Fairfield Police Chief Robert Kalamaras speaks at Monday's Safe Streets kickoff in front of Fairfield Public Library. Photo by Gary Larkin

This student was on a bike or scooter, I don't recall which, and wearing a helmet. I pulled over my own car to get more information and called the school to alert them that their assistance might be required. As the ambulance arrived, we collected the information needed for emergency responders and reached out the parents."

"Thankfully, the student's injuries were minimal and treated. However, there was another impact – one that often gets overlooked. It's the emotional trauma of such an event on the student, the parents, the driver, the onlookers and everyone involved."

Bysiewicz, who procured a \$600,000 connectivity grant to install sidewalks on Reef Road, told a story about her brother who was gravely injured when he was struck by a hit-and-run driver.

"Here's why I am a proud road safety nerd," the lieutenant governor said. "It all started on Nov. 12, 2022. The governor (Ned Lamont) and I were just reelected. I was taking a walk in a park talking on my cell with sister Gail. We both noticed that my sister-in-law was trying to call both of us. So, we joined the call and she was very panicked.

"She was at Yale New Haven Hospital. She said she had to make a very difficult decision about my brother, John, who had been in a bicycle accident. He was taking a bike ride in Guilford. He had been hit by a driver who under the influence and left by that driver on the side of the road. Because of the incline, drivers couldn't see my brother. Fortunately,

a Good Samaritan found him and called an ambulance. He had multiple bone breaks and blood loss."

My sister-in-law was calling if it was OK if she said to the hospital personnel if they could amputate one my brother's legs."

The good news is that 17 surgeries later her brother is walking, biking, and swimming, she said.

The Fairfield Safe Streets Alliance reminds all who use local roads of some of the laws on the books for drivers, pedestrians, and bicyclists:

Motor vehicles must give at least three feet of space when passing a bicyclist.

Drivers should not enter an intersection unless you can go through without stopping.

- Pedestrians are prohibited from walking on the road if a sidewalk is available and to use the shoulder or edge of the road if there is no sidewalk.
- Pedestrians must follow walk/don't walk signs.
- Bicyclists must follow all traffic signals, signs, and rules of the road just like drivers.
- Cyclists must ride as close to the right side of the road as possible.

Since the hit-and-run crash in Fairfield remains an active and ongoing investigation, police ask anyone with information to contact the Fairfield Police Department at (203) 254-4800. Anonymous tips can be submitted via the Fairfield PD mobile app, by texting the keyword FPDCT and your message to 847411 (Tip411), or online at fpdct.com/tips.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie
Local business cases, June 18 - 24

North Shore Financial I Inc., Tarrytown, Richard Banach, president, 25-22541-SHL: Chapter 7, assets \$2,074,721, liabilities \$3,161,376. Attorney: pro se.

Guacamole Restaurant Inc., Montrose, Leticia Hernandez, president, 25-22554-SHL: Chapter 7, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

23 Washington Avenue LLC, Spring Valley, Samson Gleck, member, 25-22560-SHL: Chapter 7, assets \$500,000 - \$1 million, liabilities \$100,000 - \$500,000. Attorney: pro se.

Sterlion Creations Inc., Airmont, Joel Stern, CEO, 25-22563-SHL: Chapter 11, assets \$0 - \$50,000, liabilities \$1 million - \$10 million. Attorney: Joshua R. Bronstein.

U.S. District Court, White Plains
Local business cases, June 18 - 24

Tamara Wareka, Germany vs. Revolution Esthetics LLC, Middletown, 25-cv-5140-JGLC: Copyright infringement. Attorney: Taryn R. Murray.

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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Phone: 914-694-3600

T.V. Seshan M.D. P.C., White Plains vs. Anthem Blue Cross Blue Shield, 25-cv-5152-KMK: Motion to confirm arbitration award. Attorney: Joseph G. Devine Jr.

Donelle Durham, Auburn, Georgia vs. Vassar College, Poughkeepsie, 25-cv-5154-KMK: Job discrimination. Attorney: Steven M. Warshawsky.

Christopher Lyn, Poughkeepsie vs. Mount Saint Mary College, Newburgh, 25-5165-KMK: Job discrimination. Attorney: Carlo A.C. DeOliveira.

Vania Smith vs. How Ya Brewing LLC, Tuckahoe, et al, 25-cv-5188-KMK: Fair Labor Standards Act. Attorney: Douglas Mace.

Denis A. Neyra, Queens vs. Donata US Inflight Catering LLC, White Plains, 25-cv-5200-NSR: Fair Labor Standards Act. Attorney: Abdul K. Hassan.

International Union of Operating Engineers Local 15, et al, Long Island City, Queens vs. Transit Construction Corp., Yonkers, 25-cv-5234: Employee Retirement Income Security Act. Attorney: James M. Steinberg.

International Union of Operating Engineers Local 14, et al, Long Island City, Queens vs. Transit Construction Corp., Yonkers, 25-cv-5236: Employee Retirement Income Security Act. Attorney: pro se.

Latif Duncan, Mount Vernon vs. Community Based Services, North Salem, et al, 25-cv-5250: Fair Housing Amendments Act. Attorney: Mary G. Ferone.

DEEDS

Above \$1 million

111 WP Mistis Properties LLC, White Plains. Seller: 111 Lafayette Avenue LLC, Huntington. Property: 111 Lafayette Ave., North Castle. Amount: \$2.8 million. Filed May 28.

12 Foxes Realty LLC, White Plains. Seller: Adam B. Winston, Armonk. Property: 12 Fox Ridge Road, North Castle. Amount: \$2.1 million. Filed May 29.

560 Taxter LLC, Dobbs Ferry. Seller: Cookie R. Colucci, Elmsford. Property: 560 Taxter Road, Greenburgh. Amount: \$2.1 million. Filed June 2.

Aufiero, Joseph. Seller: 22 Romney Place LLC, Yonkers. Property: 22 Romney Place, Yonkers. Amount: \$1.1 million. Filed May 29.

Back To Yonkers LLC, Ossining. Seller: Michael J. Khader, Yonkers. Property: 58 Bruce Ave., Yonkers. Amount: \$1.8 million. Filed May 28.

The Bank of New York Mellon, Fort Washington, Pennsylvania. Seller: John W. Buckley, White Plains. Property: 38 Greenridge Ave., White Plains. Amount: \$1.3 million. Filed May 27.

The Bank of New York Mellon, Greenville, South Carolina. Seller: Gary M. Rikoon, Yorktown Heights. Property: 1340 Kitchawan Road, Yorktown. Amount: \$2.4 million. Filed June 2.

Carlomusto, Joseph, Old Brookville. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 200 Horseman Blvd., Mount Pleasant. Amount: \$2.4 million. Filed May 28.

Hou, Jie, Scarsdale. Seller: 492 Main Street LLC, Bronx. Property: 492 Main St., Harrison. Amount: \$1.3 million. Filed June 2.

Maarten Huygens Horse Sales North LLC, North Salem. Seller: 9 Bloomer LLC, North Salem. Property: 9 Bloomer Road, North Salem. Amount: \$1.8 million. Filed June 2.

Pescatore, Bailey, Athens. Seller: Avonteer Holdings LLC, Ossining. Property: 362 Hawley Road, North Salem. Amount: \$1.7 million. Filed May 30.

Sinlett Syndicate LLC, Eastchester. Seller: Frank Gallo, Bronx. Property: 3 Deerfield Ave., Eastchester. Amount: \$1.5 million. Filed May 30.

Tappan Sea Assets LLC, Tarrytown. Seller: Zhang Yachao, Tarrytown. Property: 144 S. Broadway, Greenburgh. Amount: \$1.1 million. Filed May 30.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: KI Toll Fort AIV LLC, New York. Property: 6 Dewitt Drive, New Castle. Amount: \$6.4 million. Filed May 29.

US Bank NA, St. Paul, Minnesota. Seller: Vera Arles, White Plains. Property: 314 First Ave., Mount Vernon. Amount: \$1 million. Filed May 29.

US Bank Trust NA, New York. Seller: Joseph Ruggiero, Chappaqua. Property: 42 Stratford Road, Eastchester. Amount: \$1 million. Filed May 27.

Below \$1 million

1 High Street Realty NY LLC, Mahopac. Seller: John DiGregorio, Peekskill. Property: 205 High St., Peekskill. Amount: \$910,000. Filed May 29.

227 Central Avenue Associates LLC, Rye. Seller: Philomena V. Russo, Rye. Property: 227 Central Ave., Rye City. Amount: \$955,000. Filed May 27.

Anidi Ifeanyichukwu U., White Plains. Seller: MJD Contracting Corp, Carmel. Property: 2 High View Road, New Castle. Amount: \$902,000. Filed May 30.

Black Rock Builders & Developments LLC, Bronx. Seller: AEN Contracting LLC, Yorktown Heights. Property: 1707 Marie Lane, Yorktown. Amount: \$200,000. Filed May 30.

Castro, Stephanie, Yonkers. Seller: US Bank Trust NA, Dallas, Texas. Property: 5 Lent St., Cortlandt. Amount: \$290,000. Filed May 29.

Cosc LLC, Eastchester. Seller: Kilkee Realty LLC, Yonkers. Property: 721 Kimball Ave., Yonkers. Amount: \$785,000. Filed May 27.

Dias, Milton, Mount Vernon. Seller: 99 Lockwood Corp., White Plains. Property: 417 Seventh Ave., Mount Vernon. Amount: \$540,000. Filed May 30.

Dixon, James, Bronxville. Seller: Crestwood Capital LLC, Pleasantville. Property: 197 Chittenden Ave., Yonkers. Amount: \$910,000. Filed May 29.

Gil, Kirsy, Hawthorne. Seller: Dafy 71 LLC, Somers. Property: 24 Lochland Road, Mount Pleasant. Amount: \$876,000. Filed May 28.

Graif, Michael, Scarsdale. Seller: Broadway By Holland LLC, Bronx. Property: 53 Holland Ave., White Plains. Amount: \$975,000. Filed May 30.

Guaman, Flor, Valhalla. Seller: Vangar LLC, Ossining. Property: 16 Agate Ave., Ossining. Amount: \$475,000. Filed June 2.

Ibrahim, Mariam, Bronx. Seller: 415 S. Second Avenue LLC, Mount Vernon. Property: 415 S. Second Ave., Mount Vernon. Amount: \$905,000. Filed May 27.

Inmogestion LLC, Tuckahoe. Seller: D2g Realty LLC, Yonkers. Property: 1131 Nepperhan Ave., Yonkers. Amount: \$650,000. Filed May 30.

Loffredo, Immacolata, Ossining. Seller: Var Properties NY LLC, Brewster. Property: 15 Ernst Road, Cortlandt. Amount: \$570,000. Filed May 29.

Malloy, Saleia, Bronx. Seller: 46 Claremont Avenue LLC, Mount Vernon. Property: 46 Claremont Place, Mount Vernon. Amount: \$785,000. Filed May 29.

Neuringer, Shane, Cincinnati, Ohio. Seller: Wilmington Trust NA, Chicago, Illinois. Property: 313 Heathcote Ave., Mamaroneck. Amount: \$850,000. Filed May 30.

Otero, Edwin, Yonkers. Seller: NBV Realty Corp., Yonkers. Property: 68 Storey Lane, Yonkers. Amount: \$699,000. Filed May 30.

Piper Properties 3262 LLC, Yorktown Heights. Seller: Nancy M. Connolly, Mohegan Lake. Property: 3261 Chelsey St., Yorktown. Amount: \$350,000. Filed May 27.

Rosaria & Jack LLC, New Rochelle. Seller: Fedele F. Gelsomino, Amity Harbor. Property: 7 Alpha Place, New Rochelle. Amount: \$350,000. Filed May 27.

Santiago, Michael A., Mohegan Lake. Seller: Mts29 LLC, Mahopac. Property: 3736 Hudsonview St., Yorktown. Amount: \$570,000. Filed May 28.

Saunders, Terrence Jr., Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill, 12k, Yonkers. Amount: \$415,000. Filed May 28.

Sonia House LLC, Wilmington, Delaware. Seller: Andrew Stuckey, Mount Kisco. Property: 63 Brookside Ave., Mount Kisco. Amount: \$700,000. Filed June 2.

Taveras, Michelle, Bronx. Seller: 131 West Sanford Boulevard LLC, Brooklyn. Property: 131 Sandford Blvd., Mount Vernon. Amount: \$810,000. Filed May 29.

Valley Island 104 LLC, Valley Stream. Seller: Claudia C. Huie, Bronx. Property: 552 Van Cortlandt Park Ave., Yonkers. Amount: \$385,000. Filed May 27.

Federal Tax Liens, \$10,000 or greater, Westchester County, June 18 - 24

Adaken, Dhowgar: Mount Kisco, 2018, 2019, 2023 personal income, \$62,924.

Bello, Angelica R.: Yonkers, 2020 - 2022 personal income, \$71,335.

Broadnax, Denise M.: Yonkers, 2012, 2017 - 2023 personal income, \$87,628.

Diaz, Lawren and Rafael A. Diaz Sr.: White Plains, 2012, 2013, 2019 personal income, \$50,129.

Dornau, Ronald E. and Alisa K. Dornau: Briarcliff, 2017 - 2021, 2023 personal income, \$536,865.

Forster, David and Danielle Forster: Harrison, 2020 - 2023 personal income, \$252,170.

Gutierrez, Christine N.: Yonkers, 2019 - 2022 personal income, \$299,846.

JC&J Staffing LLC: White Plains, 2024 quarterly taxes, \$12,956.

Lieb, Alex: Shenorock, 2018, 2021, 2022 personal income, \$43,321.

Owens, Isaiah: Mount Vernon, 2019 - 2023 personal income and failure to collect employment taxes, \$120,482.

Owens, Lillie P.: Mount Vernon, 2020 - 2023 personal income, \$70,687.

Resendis, Pedro: Yonkers, 2020 - 2022 personal income, \$71,335.

Rios, Jose R.: White Plains, 2017 personal income, \$14,178.

Tommarello, John II: 2022 - 2023 personal income, \$76,476.

WORKERS' COMPENSATION BOARD

185 East 163 Street Housing Development Fund Corporation, Yonkers. Amount: \$34,500.

Alliance Mechanical Group Inc., Bedford Hills. Amount: \$21,000.

Bulletproofbodies LLC, Elmsford. Amount: \$23,500.

El Bodegon Mini Market Corp., Port Chester. Amount: \$2,500.

Evolution HVAC LLC, Harrison. Amount: \$21,000.

Future Leaders & Beyond Daycare Inc., Yonkers. Amount: \$4,500.

Hands On Auto Details Inc., Yonkers. Amount: \$7,000.

Joan M. Hayes CPA LLC, Yonkers. Amount: \$21,000.

Kidz Korner of New Rochelle Inc., Mamaroneck. Amount: \$34,500.

Let's Make a Deal of New York LLC, Yonkers. Amount: \$21,000.

Peekskill Food Mart Corp., Peekskill. Amount: \$17,000.

Perilove LLC, Yonkers. Amount: \$1,500.

PFA Contracting Inc., New Rochelle. Amount: \$500.

The Brothers Grocery & Deli Corp., Yonkers. Amount: \$22,500.

Two Americans Inc. d.b.a. An American Bistro, Sleepy Hollow. Amount: \$31,500

JUDGMENTS

Angel, Carlos E., White Plains. \$17,795 in favor of Capital One NA, Richmond, Virginia. Filed May 8.

Berila, Yilka, White Plains. \$3,824 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Bernard, Pierre, Yonkers. \$4,865 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Brito, Francisco ADL, Yonkers. \$6,933 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Brown, Nicole, Mount Vernon. \$2,655 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 5.

Calandro, Daniel M., Croton-on- Hudson. \$5,504 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 5.

Cardenas, Luis, Yonkers. \$12,270 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 9.

Colon, Pedro, Cortlandt Manor. \$6,685 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 5.

Constanza, Nestor, Port Chester. \$8,275 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 8.

Cordero, Justalina, Yonkers. \$3,599 in favor of Capital One NA, Richmond, Virginia. Filed May 12.

Crosbie, Philecia, White Plains. \$3,089 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 9.

Cruickshank, Cheryelle, Mount Vernon. \$1,490 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Darcy, Eric R., Pleasantville. \$6,157 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Darrah, Geraldine A., Mount Vernon. \$2,250 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Duschenchuk, Brian W., Yorktown Heights. \$15,230 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Espinal, Jose L., Yonkers. \$8,113 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Family Always First Home Care LLC, Brooklyn. \$824,296 in favor of Buena Vista Associates LP, Yonkers. Filed May 9.

Faulkner, Sharon, Mount Vernon. \$5,173 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 12.

Garcia, Alfredo, Port Chester. \$3,084 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 12.

Haimchand, Chetanand, Montrose. \$13,085 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Holloman, Darrell X, Yonkers. \$3,488 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Jbara, Mwafaq N., Yonkers. \$5,402 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Jbara, Mwafaq N., Yonkers. \$8,558 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Kajtazaj, Hajrije, New Rochelle. \$9,786 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Lopez, Candelario Jr., New Rochelle. \$3,478 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

McLeod, Marlon H., Mount Vernon. \$4,544 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Moreno, Francisco, Mount Vernon. \$3,326 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Mucaj, Vasel, Yonkers. \$3,918 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 5.

Norman, Shawn A., Yonkers. \$29,616 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 6.

Payabyab, Sharon, White Plains. \$4,442 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 9.

Perrone, Andrew, New Rochelle. \$10,430 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 9.

Pineda, Filed Mayra E, Yonkers. \$6,559 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 5.

Prempeh, Akosua, Hartsdale. \$10,419 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 9.

Ragin, Shavon, Yonkers. \$5,607 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 13.

Ragin, Shavon, Yonkers. \$15,706 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Ramos, Miguel, Yonkers. \$11,734 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Regina, Della, New Rochelle. \$4,425 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Ricks, Devonna M., New Rochelle. \$17,052 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Rodriguez, Denise A., Buchanan. \$14,974 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Ruano, Ana, Mamaroneck. \$15,035 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Santana, Joselin C., Bronx. \$15,253 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 9.

Sisco, Joseph R., Mount Vernon. \$9,515 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 12.

Sollozzo, Anna, Yonkers. \$2,825 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

Starks, Joseph, Purchase. \$33,239 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 8.

Williams, Darlene R., Croton-on- Hudson. \$6,376 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 8.

Williams, Anthony J., Yonkers. \$11,687 in favor of Capital One NA, Richmond, Virginia. Filed May 6.

Williams, Joyce, Mount Vernon. \$8,271 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 13.

Williams, Joyce, Mount Vernon. \$14,155 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 13.

Zapata, Victor, Yonkers. \$3,570 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 9.

Zhagui, Luis, Peekskill. \$2,238 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 13.

LIS PENDENS

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

Brooks, Dorrine S., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$328,000 affecting property located at 528 S. Seventh Ave., Mount Vernon. Filed May 16.

Johnson, Monique, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 607 S. Fifth Ave., Mount Vernon. Filed May 12.

Carano, Holly, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$408,000 affecting property located at 8 Armstrong St., Cortlandt. Filed May 8.

Caruolo, William F, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$245,000 affecting property located at 3 Spring Hill Road, North Salem. Filed May 15.

Citibank NA, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 316 Langdon Ave., Mount Vernon. Filed May 14.

Clarke, Inez, as owner. Filed by MSR Asset Vehicle LLC. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 11 N. Washington Ave., Hartsdale. Filed May 12.

Dinotte, Thomas, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$175,000 affecting property located at 1505 Pine Brook Road, Yorktown. Filed May 9.

Gallagher, Martin G., as owner. Filed by Citibank N A. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 1 Woodbine Road, Greenburgh. Filed May 16.

Hnatow, Brent -Trust, as owner. Filed by Ulster Savings Bank. Action: Foreclosure of a mortgage in the principal amount of \$225,000 affecting property located at 242-244 Washington Ave., Pleasantville. Filed May 9.

Hughes, Robin L., as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$409,000 affecting property located at 258 County Center Road, White Plains. Filed May 14.

Johnson, Monique, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 607 S. Fifth Ave., Mount Vernon. Filed May 12.

Keybank NA, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 44 First Ave., Ossining. Filed May 12.

Lena Mae Wynn Adams Revocable Living Trust, as owner. Filed by Lorraine Terrace Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$17,000 affecting property located at 25 Lorraine Terrace, Unit 151, Mount Vernon. Filed May 14.

Maggipinto, Theresa, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$100,000 affecting property located at 432 Kimball Ave., Yonkers. Filed May 13.

McCarthy, Michelle, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$299,000 affecting property located at 39 Riverview Place, Yonkers. Filed May 14.

Mebane, Agnes, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$112,000 affecting property located at 46 Jackson Place, Greenburgh. Filed May 8.

Monica, Frank, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$195,000 affecting property located at 17 Rogers Lane, Yorktown Heights. Filed May 8.

MECHANIC'S LIENS

1015 Saw Mill River Holdings LLC, Yonkers. \$12,655 in favor of Eastern Roofing Systems Inc. Filed June 3.

11 Bronx River Road Owners Inc., Yonkers. \$25,093 in favor of Restoration Specialties Inc., Mount Vernon. Filed June 2.

70 Pier LLC, Yonkers. \$27,375 in favor of TK Elevator Corp. Filed June 3.

Calcagno Preservation Partners LLC, Yonkers. \$70,140 in favor of TPH-Project Services LLC, New York. Filed May 30.

Davis, Stephanie, Mamaroneck. \$48,569 in favor of Brad Demotte Architects PC, Ridgefield. Filed June 2.

Dunwoody, Nancy A., Peekskill. \$14,856 in favor of Roto-Rooter Services Company, Mamaroneck. Filed June 5.

I Park Broadway LLC, Yonkers. \$295,483 in favor of MLP Solutions LLC, Yonkers. Filed May 30.

Miroza T3 LLC, Yonkers. \$12,008 in favor of Basile Inc., Kenilworth, New Jersey. Filed June 5.

Torres, Kyle, Cortlandt Manor. \$9,240 in favor of Check List Repairs & Contracting, Cortlandt Manor. Filed June 2.

Yonkers Preservation LLC, Yonkers. \$54,560 in favor of TPH-Project Services LLC, New York. Filed May 30.

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

Questions and comments regarding this section should be directed to:

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

NEW BUSINESSES

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

Sole Proprietorships

Agape Financial Coaching, 92 North Ave., Suite 4, New Rochelle 10801. c/o Ibanessa Soto. Filed May 30.

Alex Faith, 1 Chatsworth Ave., No. 53, Larchmont 10538. c/o Alexandria Sedlak Gonzalez. Filed June 4.

Aplus Faithful Writing Services, 1 Chatsworth Ave., 53, Larchmont 10538. c/o Alexandria Sedlak Gonzalez. Filed June 4.

Blue Oasis Living Water, 7 Snowden Ave., Ossining 1062. c/o Michael Pizzolongo. Filed June 4.

Cedor Associates, 97 Faneuil Place, New Rochelle 10801. c/o Gabrielle Cedor. Filed June 3.

Divine Beauty & Esthetics, 227 N. Division St., Peekskill 10566. c/o Osmin Gomez. Filed May 30.

Duran Repairs, 17 S. Division St., New Rochelle 10805. c/o Edinson F. Duran Ramirez. Filed May 30.

Eddys Construction, 18 St. Joseph's Ave., No. 1, Yonkers 10703. c/o. Filed June 5.

Femme Au Bureau, 13 Bent Ave., Port Chester 10573. c/o Judith M. Munoz Gaitan. Filed June 4.

Haulistic Transport, 10 Halcyon Place, Yonkers 10701. c/o Jan Ashby. Filed May 30.

Hearts Always Wagging Dog School, 246 Centre Ave., Apt. 2, New Rochelle 10805. c/o Ayesha Appia. Filed June 2.

latay.com, 454 Riverdale Ave., 5F, Yonkers 10705. c/o Israel Rosa. Filed June 4.

Law Office of Barry S. Kaiser, 455 Central Park Ave., Scarsdale 10583. c/o. Filed June 5.

Little Big Fork, 55 Primrose Ave., Scarsdale 10583. c/o Giordana Franesca DiCarlo. Filed June 3.

Lizzy & Ramona, 2 Stanley Road, White Plains 10605. c/o Lauren N. Martinez. Filed June 2.

Loja Consulting, 203 Legend Drive, No. 2313, Sleepy Hollow 10591. c/o Diana A. Loja. Filed June 3.

Malloycare, 207 Central Ave., White Plains 10606. c/o Hanif Malloy. Filed May 30.

Precise Painting & Sheetrock Repairs, 165 Huguenot, New Rochelle 10801. c/o Juliana Prado De Melo. Filed June 3.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Loan Funder LLC Series 96895, as owner. Lender: SBG Ground UPS LLC. Property: 10 Mangin Road, Blooming Grove. Amount: \$3.8 million. Filed May 13.

Below \$1 million

4244rt44 LLC, as owner. Lender: Loan Funder LLC Series 96772. Property: in Washington. Amount: \$200,000. Filed May 6.

Calogero Megan L. and Angelo W. Calogero, as owner. Lender: America Credit Union. Property: in Union Vale. Amount: \$406,020. Filed April 30.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Mount Hope. Amount: \$100,000. Filed May 14.

Federal Savings Bank, as owner. Lender: Nelson Negron Jr. and Michelle Canals. Property: in Newburgh. Amount: \$598,000. Filed May 16.

Loan Funder LLC Series 79938, as owner. Lender: CJRG LLC. Property: 10 Mary Cane Road, Greenwood Lake. Amount: \$128,550. Filed May 14.

Loan Funder LLC Series 99901, as owner. Lender: JIMB LLC. Property: 133 W. Mom-basha Road, Monroe. Amount: \$276,000. Filed May 14.

Rc3 Properties LLC, as owner. Lender: Express Capital Holdings LLC. Property: in Beekman. Amount: \$150,000. Filed May 6.

Vontive Inc., as owner. Lender: 44 Center Street LLC. Property: 44 Center St., Highland Falls. Amount: \$569,400. Filed May 13.

Wallkill Valley Federal Savings and Loan Association, as owner. Lender: Kamp Properties LLC. Property: 997 State Route, Montgomery. Amount: \$405,000. Filed May 15.

DEEDS

Above \$1 million

ACJ Capital LLC, Hopewell Junction. Seller: Lawrence C. Winters, Hopewell Junction. Property: in East Fishkill. Amount: \$1 million. Filed May 13.

Aguado, Joan, Rhinebeck. Seller: Red Hook Alchemy LLC, Orlando, Florida. Property: in Red Hook. Amount: \$4.6 million. Filed May 9.

Jayadevi Hospitality LLC, Hyde Park. Seller: Kaku Inc., Hyde Park. Property: in Hyde Park. Amount: \$1.5 million. Filed May 19.

Rinor & Rinori Inc., Beacon. Seller: Marybeth Wise, Greenwich, Connecticut. Property: 2651 E. Main St., Wappinger. Amount: \$1.1 million. Filed May 15.

Below \$1 million

2008 Cherry Hill LLC, Manalapan, New Jersey. Seller: Geraldine A. O'Hare, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$238,000. Filed May 14.

2644 East Main Street LLC, Wappinger Falls. Seller: Glenn R. Scofield, Fishkill. Property: in Fishkill. Amount: \$85,000. Filed May 20.

3974 Route 9G LLC, Albany. Seller: David J. Synder Jr., Germantown. Property: in Red Hook. Amount: \$575,000. Filed May 20.

58 Main Street LLC, Millerton. Seller: Presbyterian Congregational Society of North East, Millerton. Property: in North East. Amount: \$420,000. Filed May 15.

66 Chestnut Street LLC, Rhinebeck. Seller: Waldman Family Real Holding LLC, Alexandria, Virginia. Property: in Rhinebeck. Amount: \$700,000. Filed May 20.

674 Route 308 LLC, New York. Seller: Paul C. Salat, Rhinebeck. Property: 674 Route 308, Rhinebeck. Amount: \$310,000. Filed May 16.

Adorno, Rima, Yorktown Heights. Seller: Leahy Partners Ltd., Yorktown Heights. Property: in East Fishkill. Amount: \$75,000. Filed May 20.

Argano Family Trust, Staten Island. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$492,500. Filed May 13.

Arket Development Corp., Poughkeepsie. Seller: Stephen Peter Teed, LaGrangeville. Property: in East Fishkill. Amount: \$150,000. Filed May 9.

Bayside Home Solutions LLC, Pawling. Seller: Franklin D. Murphy, Pawling. Property: 23 Wild Turkey Run, Wappinger. Amount: \$377,000. Filed May 21.

Brown, Evon, Bronx. Seller: Champion Properties Inc., Staasburg. Property: 10 Cream St., town of Poughkeepsie. Amount: \$410,000. Filed May 20.

CAG National Fund III LLC, Edina, Minnesota. Seller: Rudolph F. Turck, Clinton Corners. Property: 270 Titusville Road, LaGrange. Amount: \$454,500. Filed May 19.

Cedeno Shamil Omar Velazquez, Kingston. Seller: CMJS Business LLC, Highland. Property: 14 Calmer Place, Hyde Park. Amount: \$430,000. Filed May 12.

Colonial House & Barn LLC, Lakeville, Connecticut. Seller: Northern Dutchess Properties LLC, New York. Property: 926 Smithfield Road, Millerton. Amount: \$300,000. Filed May 13.

Crystal 31 Realty LLC, Poughkeepsie. Seller: Sean F. Boschulte, Wappingers Falls. Property: 31 Alpine Drive, Wappinger. Amount: \$330,000. Filed May 19.

Diouf, Alioune, Albuquerque, New Mexico. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$664,500. Filed May 12.

Doria, Richard Peter, Phoenix, Arizona. Seller: Obercreek Development LLC, Wappingers Falls. Property: in Wappinger. Amount: \$162,500. Filed May 20.

Fiore, Joseph, Poughkeepsie. Seller: Versatile, et al, LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$75,000. Filed May 12.

Floryshak, Joseph, Yorktown Heights. Seller: 30 Beekman LLC. Property: in city of Beacon. Amount: \$675,000. Filed May 16.

Hankow Real Estate LLC, Jersey City, New Jersey. Seller: Mary Williams, Poughkeepsie. Property: 39, 43 and 51 Netherwood Plaza, Pleasant Valley. Amount: \$165,000. Filed May 14.

Hardy II Corp., Hopewell Junction. Seller: Michael Musacchio, Beacon. Property: 39 Palconer St., city of Beacon. Amount: \$250,000. Filed May 16.

Harris, Jacqueline Patricia, Rosedale. Seller: Front Porch Properties LLC, Wappingers Falls. Property: 81 Fulton Ave., city of Poughkeepsie. Amount: \$450,000. Filed May 20.

Jordan, Sean Michael, Wingdale. Seller: Sheafe Woods Realty LLC, Wappingers Falls. Property: in East Fishkill. Amount: \$500,000. Filed May 21.

JTG Development LLC, Cortlandt Manor. Seller: Barbara Scofield, Beacon. Property: in city of Beacon. Amount: \$482,500. Filed May 16.

Lopez Properties 1 LLC, Bronx. Seller: Georgene M. Peabody, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$275,000. Filed May 12.

M&M Global Real Estate LLC, Marlboro. Seller: Andrea Gordon, Poughkeepsie. Property: 96 Creek Road, town of Poughkeepsie. Amount: \$190,000. Filed May 21.

McMenamin, Timothy, Hopewell Junction. Seller: Fair Haven Meadows LLC, Mahopac. Property: 39 Fairhaven Court, Hopewell Junction. Amount: \$650,000. Filed May 20.

Parrotta, Nicole, Middletown. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$425,000. Filed May 20.

Potts Farm LLC, Tivoli. Seller: Peachtree Plantation Inc., Barrington, Massachusetts. Property: in Red Hook. Amount: \$900,000. Filed May 19.

Primrose Property Ventures LLC, Rhinebeck. Seller: Rose Berkowitz, Rhinebeck. Property: in Milan. Amount: \$200,000. Filed May 19.

Roya Development LLC, Wappingers Falls. Seller: Camillo F. Cinelli, Wappingers Falls. Property: 37 Hackensack Heights Road, Wappinger. Amount: \$110,000. Filed May 13.

Solow, Stephen P., New York. Seller: 211 North Tower Hill LLC, Stanfordville. Property: 211 N. Tower Hill Road, Wassaic. Amount: \$600,000. Filed May 16.

Tagliaferri, Thomas, Germantown. Seller: Velocity House Buyers LLC, Monroe. Property: 68 Tivoli Garden, Tivoli. Amount: \$300,000. Filed May 20.

Val Ray Capital LLC, Fresh Meadows. Seller: Ronald V. Eutsey, Poughkeepsie. Property: 9 Greenbust Drive, town of Poughkeepsie. Amount: \$85,000. Filed May 20.

Z&C Properties Group LLC, Yorktown Heights. Seller: Ilene Angel, Fishkill. Property: in Fishkill. Amount: \$368,500. Filed May 12.

JUDGMENTS

Anderson, John, Middletown. \$1,617 in favor of Midland Credit Management Inc., San Diego, California. Filed May 9.

Berkshire Nursery & Supply Corp., Patterson. \$16,238 in favor of Buffalo Valley Produce Auction Inc., Mifflinburg, Pennsylvania. Filed April 30.

Bolger, Michele F., Middletown. \$3,719 in favor of Capital One, Glen Allen, Virginia. Filed May 9.

Bravo, Tommy K., Carmel. \$10,652 in favor of Midland Credit Management Inc., San Diego, California. Filed April 21.

Bueno, Daisy, Patterson. \$5,716 in favor of Capital One NA, Glen Allen, Virginia. Filed May 2.

Caroppoli, Kim M., Mahopac. \$7,078 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed April 1.

Crean, Timothy W., Mahopac. \$7,416 in favor of Capital One NA, Glen Allen, Virginia. Filed April 28.

Dhurandhar, Katherine A., Cold Spring. \$13,667 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 14.

Difiore, Robert, Mahopac. \$3,725 in favor of Capital One NA, Glen Allen, Virginia. Filed April 18.

Dinome, Krysta, Putnam Valley. \$1,604 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed April 3.

Egan, Timothy J., Mahopac. \$14,245 in favor of Discover Bank, Columbus, Ohio. Filed April 4.

Ferra, Sonia, Garrison. \$19,179 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed April 28.

Flaherty, Joann, Cold Spring. \$2,842 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 28.

Gertig, Scott, Brewster. \$5,732 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

Gibbons, Anna, Mahopac. \$5,686 in favor of Midland Funding LLC, San Diego, California. Filed April 21.

Gill, John J. Jr., Patterson. \$11,813 in favor of Discover Bank, Columbus, Ohio. Filed April 4.

Halaga, Bibiana, Mahopac. \$1,429 in favor of Petro Inc., Woodbury. Filed April 17.

Ho, Lisa Hanh, Carmel. \$11,889 in favor of Capital One National Association, McLean, Virginia. Filed April 11.

Holsgrove, Theresa, Carmel. \$5,574 in favor of Security Credit Services LLC, Oxford, Mississippi. Filed April 17.

Ja Go Trucking LLC, et al, Wyoming, Michigan. \$8,349 in favor of Simply Funding LLC, Chester. Filed May 9.

Jeanpaul, Josue, Port Jervis. \$4,384 in favor of Capital One, Glen Allen, Virginia. Filed May 9.

Jordan, Pauline, Carmel. \$2,728 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 7.

Juarez, Jose Ochoa, Brewster. \$2,284 in favor of Petro Inc., Woodbury. Filed April 10.

Knudsen, Lenore, Lake Peekskill. \$13,561 in favor of Discover Bank, Columbus, Ohio. Filed April 22.

Latimore, Hakim, Mahopac. \$7,100 in favor of Capital One NA, Glen Allen, Virginia. Filed April 7.

Mamardashvili, Lasha, Mahopac. \$1,360 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 2.

Manuel, Kennyt, Carmel. \$5,602 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 24.

Mariconi, Joelle, Mahopac. \$2,639 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 7.

McCoy, Michael Lewis, et al, Fort Worth, Texas. \$9,283 in favor of Simply Funding LLC, Chester. Filed May 8.

McDonnell, Ian, Brewster. \$3,994 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 24.

McMahon, Robert M., Mahopac. \$2,481 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

Motz, Charles M., Slate Hill. \$8,122 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 9.

Munoz, Harold D., Monroe. \$1,315 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed May 9.

Murray, Robert, Port Jervis. \$5,545 in favor of Citibank, Sioux Falls, South Dakota. Filed May 9.

O'Brien, Daniel, Mahopac. \$1,440 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 14.

Ortega, Etanislao Sr., Mahopac. \$19,742 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 21.

Ortega, Etanislao Sr., Mahopac. \$11,213 in favor of Bank of America NA, Charlotte, North Carolina. Filed April 21.

Ortiz, Carmen, Middletown. \$4,206 in favor of Midland Credit Management Inc., San Diego, California. Filed May 9.

Papademetriou, John, Carmel. \$2,124 in favor of Petro Inc., Woodbury. Filed April 17.

Pena, Jason A., Carmel. \$5,394 in favor of Discover Bank, Columbus, Ohio. Filed April 23.

Quiles, Katherine S., Bronx. \$2,336 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed April 8.

Ramirez, Cesar A, Brewster. \$2,676 in favor of Midland Credit Management Inc., San Diego, California. Filed April 4.

Rind, Clifford R., Carmel. \$3,965 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 17.

S. Kiley Inc., et al, Reserve, Louisiana. \$10,347 in favor of Simply Funding LLC, Chester. Filed May 8.

Stavila, Michael, Putnam Valley. \$3,143 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 10.

Tan, John C., Carmel. \$21,639 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

Tan, John, Carmel. \$10,452 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 8.

Troiano, John, Carmel. \$9,384 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed April 11.

Urbina, Hans, Putnam Valley. \$6,881 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 2.

Weathers, Marc, Mahopac. \$4,157 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 24.

MECHANIC'S LIENS

200 Main LLC, as owner. \$8,436 in favor of Ciro Inter-rante Architect PC. Property: 200 Main St., city of Poughkeepsie. Filed May 15.

Beacon 248 Holdings LLC, as owner. \$86,254 in favor of Core & Main LP. Property: 248 Tioronda Ave., city of Beacon. Filed May 6.

Built Parcel Six LLC, as owner. \$10,271 in favor of Maple Leaves Kitchen & Bath Inc. Property: 44 Springside Ave., town of Poughkeepsie. Filed May 6.

Darcy Meredith, as owner. \$5,085 in favor of Cipco Boarding Company Inc. Property: 316-20 Clinton Hollow Road, Salt Point. Filed May 6.

Dutchess County SPCA, as owner. \$169,656 in favor of MGI Construction Consulting LLC. Property: 636 Violet Ave., Hyde Park. Filed May 13.

Dutchess County SPCA, as owner. \$30,689 in favor of Green Meadows Enterprises Inc. Property: 636 Violet Ave., Hyde Park. Filed May 16.

Figueroa, Luis A, as owner. \$31,828 in favor of Gunner NY LLC. Property: 89 Gold Road, Wappinger. Filed May 15.

Lashlee, Marilyn and Michael Lashlee, as owner. \$108,287 in favor of Nardozzi Enterprise LLC. Property: 12 Clove Hollow Road, Hopewell Junction. Filed May 9.

Levinson, Brett, as owner. \$14,073 in favor of McSquared Renovations. Property: 29 Sycamore Drive, city of Beacon. Filed May 16.

Steiner, Robert and 32 Tamarack Drive LLC, as owner. \$13,595 in favor of Kam of Western Dutchess County. Property: 32 Tamarack Drive, Hopewell Junction. Filed May 19.

NEW BUSINESSES

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

Sole Proprietorships

Nonprofit CFO Solutions, 6 Landmark Drive, No. 64, Cornwall-on-Hudson 12518. c/o Margaret Rose Porta. Filed May 20.

Guzman, Mariachi Ojitos Verdes, 117 Linden Ave., Middletown 10940. c/o Antonio Maria Urrego. Filed May 20.

Distant Dawn Enterprises, 105 Woodlake Drive, Middletown 10940. c/o Maxwell Yuanchen Zhong. Filed May 21.

Affordable Plumbing, 36 St., Georges Ave., Monroe 10950. c/o Joseph Cunningham. Filed May 21.

Lets Talk Kitchens & Baths, 55 Mill St., Wallkill 12589. c/o Ray W. Fritzsche. Filed May 21.

Mo Better Blues, 105 Delaware Lane, Newburgh 12550. c/o Monique L. Lambert. Filed May 21.

Golden Touch, 5 Satmar Drive, Unit 101, Monroe 10950. c/o Simon Landau. Filed May 21.

Ulster Mowing & Lawn Care, 526 Forest Road, Apt. D, Wallkill 12589. c/o Austin Marchie. Filed May 21.

Keith Dougherty Designs Mooka Moon, 147 Ward St., No. 2, Montgomery 12549. c/o Keith Dougherty. Filed May 22.

JV Electric, 460 State Route 32, Wallkill 12589. c/o Justin Vanleeuwen. Filed May 22.

Hudson Valley Vehicle Services, 20 Pierces Road, Apt. 70 Newburgh 12550. c/o Rianne A. Coris. Filed May 22.

EJ Solutions8, 75 Liberty St., Newburgh 12550. c/o Marie D James. Filed May 22.

Beez Teez, 14 McBride Place Goshen 10924. c/o Todd Ralph Roescher. Filed May 23.

Editing For Heroes, 81 Jessup Road, Warwick 10990. c/o Brennan Connor Anderson. Filed May 23.

Jenny Delicatessen, 6 Marigold Drive, Highland Mills 10930. c/o Jenny X. Gonzalez. Filed May 23.

BUILDING PERMITS

Commercial

121 Towne De LLC, Stamford, contractor for 121 Towne De LLC. Install a 63" x 15" wall sign ensuring it's face and halo are illuminated, while applying the vinyl for "lounge & grill" as nonilluminated at 119/121 Towne St., Stamford. Estimated cost: \$1,250. Filed May 2025.

260 Long Ridge Land LLC, Stamford, contractor for 260 Long Ridge Land LLC. Install a front- wall sign measuring 20 square feet by 16.6 feet long for Yale New Haven Health at 260 Long Ridge Road, Stamford. Estimated cost: \$23,000. Filed May 2025.

27 Fifth Stamford Holdings LLC, Stamford, contractor for 27 Fifth Stamford Holdings LLC. Convert existing mixed-use building into three single-family units at 27 Fifth St., Stamford. Estimated cost: \$300,000. Filed May 2025.

300 Atlantic Street Owner LC, Stamford, contractor for 300 Atlantic Street Owner LLC. Construct a new common corridor around the existing building core on the eighth floor, adding a new single occupancy, ADA toilet room and work area of 920 square feet at 300 Atlantic St., Stamford. Estimated cost: \$122,000. Filed May 2025.

35 Hoyt Street LLC, Stamford, contractor for 35 Hoyt Street LLC. Open wall to connect to the next room, as requested for approval by the fire marshal at 35 Hoyt St., Stamford. Estimated cost: \$500. Filed May 2025.

72 Franklin LLC, Stamford, contractor for 72 Franklin LLC. Install walls with R15 insulation, 5/8" drywall, LVT flooring and new kitchen cabinetry at 72 Franklin St., Stamford. Estimated cost: \$25,200. Filed May 2025.

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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

Advanced Window Systems LLC, Cromwell, contractor for Grace Church Stamford Inc. Remove old windows and install 13 new windows at 572 Roxbury Road, Stamford. Estimated cost: \$20,692. Filed May 2025.

American House LLC, Trumbull, contractor for Felner Corp. Replace damaged plywood and overhang, damaged decking with new PT decking and vinyl railings, two damaged windows and sliding door, all damaged siding and accessories at 59 Liberty St., Stamford. Estimated cost: \$23,725. Filed May 2025.

Bella Contracting Services LLC, Fair Lawn, New Jersey, contractor for EJ Realty LLC. Excavate the area for footings for a new ADA access ramp at 2041 W. Main St., Stamford. Estimated cost: \$68,000. Filed May 2025.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Renovate interior spaces to enhance business environments at 400 Atlantic St., Stamford. Estimated cost: \$2,450,000. Filed May 2025.

Blackwell Construction LLC, Fairfield, contractor for Stamford Washington Office LLC. Perform the necessary alterations in the designated work area of 1,837 square feet on the fifth floor of the existing-use group B office tenant, ensuring there is no change in use, occupancy or egress at 677 Washington Blvd., Stamford. Estimated cost: \$69,000. Filed May 2025.

Bros Renovation LLC, Bridgeport, contractor for Cousens Properties LLC. Renovations include two-car garage, kitchen, dining room, living room and half-bath on the first floor; three bedrooms, two bathrooms and a laundry area on the second floor; and finished attic with a full bathroom at 83 W. Broad St., Stamford. Estimated cost: \$230,000. Filed May 2025.

Complete Home Solutions LLC, Norwalk, contractor for Eric T. Mindrum. Remodel existing bathroom at 41 Cove Ave., Norwalk. Estimated cost: \$11,300. Filed April 16.

NR Contracting LLC, Norwalk, contractor for Andrea and Michael Schreiber. Construct foundation for two-story addition and renovations at 61 Witch Lane, Norwalk. Estimated cost: \$71,487. Filed April 15.

Thomas, Kelly, Norwalk, contractor for Catherine McGettigan. Perform replacement alterations at 20 Betmarlea Road, Norwalk. Estimated cost: \$100,000. Filed April 16.

Residential

19 Halpin LLC, Stamford, contractor for 19 Halpin LLC. Construct a new parking area in conjunction with the Bulls Head shopping center, featuring four new EV charging stations and a new retaining wall at 19 Halpin Ave., Stamford. Estimated cost: \$125,000. Filed May 2025.

Abad, Jorge P., Stamford, contractor for Jorge P. Abad. Expand the back of the house to create 850 square feet for a new family room with a gas fireplace and an office room at 24 Derwen St., Stamford. Estimated cost: \$80,000. Filed May 2025.

Advantage Construction LLC, Norwalk, contractor for Mark and Michelle Lionetti. Remove old asphalt roof, install snow and ice barrier and tape to code and install new architectural asphalt Gaf roof shingles at 124 Akbar Road, Stamford. Estimated cost: \$11,000. Filed May 2025.

All Star Roofing LLC, Waterbury, contractor for Cora, Deana and Patrick Kaminski. Remove the existing shingles down to the original deck area and install a full ice and water shield along the roof, followed by new asphalt shingles, including four Velux skylights in fixed deck-mount skylights with laminated glass at 120 Little Hill Drive, Stamford. Estimated cost: \$15,600. Filed May 2025.

Alpha Construction 1 LLC, Shelton, contractor for Todd and Alyson Schroeder. Start the excavation for the foundation and finish at the installation of a new sunroom's roofing at 287 Silver Hill Lane, Stamford. Estimated cost: \$75,000. Filed May 2025.

Andrade, Stephanie, Norwalk, contractor for Stephanie Andrade. Renovate two-family residence at 45 Couch St., Norwalk. Estimated cost: \$40,000. Filed April 16.

AVM Construction Services Inc., Stamford, contractor for Joseph L. and Jill L. Germano. Extend the kitchen into the covered breezeway adjacent to the current kitchen, filling in the breezeway to create a level floor with the existing kitchen, adding stairs inside the garage, replacing the garage door, installing new floors, and adding cabinets and countertops at 302 Silver Hill Lane, Stamford. Estimated cost: \$130,000. Filed May 2025.

Auwah, Kobina Ayebi, Stamford, contractor for Kobina Ayebi Auwah. Perform the necessary demolition work to clear the space for future renovations, which will include sheetrock installation, electrical updates, plumbing adjustments and HVAC improvements. Additionally, ensure that the replacement of windows is coordinated and completed during the construction phase at 11 Leroy Place, Stamford. Estimated cost: \$2,000. Filed May 2025.

Bailiwick Roofing and Siding Inc., Norwalk, contractor for Dora Thagouras. Tear off the existing roof, install metal flashing to the eaves and rakes, apply 12 feet of ice and water membrane from the eave, tape all seams above the 12-foot ice and water barrier with plywood tape, install GAF Timberline lifetime warranty architectural shingles and set up a new ridge vent at 1993 Long Ridge Road, Stamford. Estimated cost: \$18,700. Filed May 2025.

Bella Contracting Services LLC, Fair Lawn, New Jersey, contractor for Strong Mark Edward. Replace the window solarium at 94 Southfield Ave., Stamford. Estimated cost: \$6,000. Filed May 2025.

Bernardo's Home Improvement Services LLC, Norwalk, contractor for Shushannah Walshe and Aryeh Yasgur. Renovate existing basement at 78 Old North Stamford Road, Stamford. Estimated cost: \$80,000. Filed May 2025.

Brown Roofing Company Inc., Seymour, contractor for Benjamin and Kimberly Whitney. Remove and replace asphalt shingles on roof and deck and wrap windows and doors with aluminum coil at 20 Evergreen Court, Stamford. Estimated cost: \$57,208. Filed May 2025.

C.B.M. Home Improvement LLC, Norwalk, contractor for Vanessa Ortiz. Build a new addition to the house that will consist of three bedrooms and two full bathrooms. Install new windows, roof and siding on the addition. Update plumbing, HVAC and electrical systems in both the addition and existing part of the house. Relocate the kitchen in the existing part of the house and demolish the walls in the kitchen and dining room and raise the ceiling in the kitchen, dining and living room at 19 Knickerbocker Ave., Stamford. Estimated cost: \$180,000. Filed May 2025.

Carolann, Nelson, Stamford, contractor for Carolann Nelson. Renovate first- and second-floor bathrooms, replacing tiles, tub, fixtures and updating plumbing. Convert tub to shower in the first-floor bathroom and update second-floor bathroom at 70 Edgewood Ave., Stamford. Estimated cost: \$12,000. Filed May 2025.

Classic Roofing Company Inc., Newtown, contractor for Frank P. Macchio and Richard Cenami. Reroof 1,300 square feet, demolish all layers of asphalt shingles, install ice barrier and underlayment, replace with new copper flashing, add new aluminum gutters and downspouts, repair loose bricks on the brick chimney at 100 Center St., Stamford. Estimated cost: \$20,800. Filed May 2025.

Clinton, Carty, Stamford, contractor for Sun Xiangkun and Tian Xiu Qing. Start replacing the roof at 19 Robert Court, Stamford. Estimated cost: \$15,000. Filed May 2025.

Connecticut Basement Systems Inc., Seymour, contractor for Donald C. Ende. Excavate soil around the pier location to the footing, install push piers to support the foundation, and fill garage with polylevel at 278 Stamford Ave., Stamford. Estimated cost: \$48,018. Filed May 2025.

Constructed Concepts LLC, Avon, contractor for Myrna P. Baye Revocable Trust. Prepare framing and finish carpentry to allow for the installation of a Stiltz Trio Homelift at 320 Strawberry Hill Ave., Stamford. Estimated cost: \$12,500. Filed May 2025.

Cruz Roofing and Siding LLC, Bridgeport, contractor for Dominick Mangano. Install asphalt shingles for roof replacement on the property according to the manufacturer's instructions at 29 Elmcroft Road, Stamford. Estimated cost: \$6,510. Filed May 2025.

Custom Builders Group LLC, Stamford, contractor for Lucy M. Schwartz and Saryah M. Sober. Finish basement, include a playroom, an office and a full bathroom at 72 Edward Place, Stamford. Estimated cost: \$40,800. Filed May 2025.

Dell'Aera, Nicholas, Plainville, contractor for James J. and Ann C. Savage. Legalize bathroom work at 306 Hubbard Ave., Stamford. Estimated cost: \$5,400. Filed May 2025.

Drita, Kolilias and Michael Drita, Stamford, contractor for Kolilias and Michael Drita. Demolish and fill the in-ground swimming pool located behind the single-family house at 123 N. Lake Drive, Stamford. Estimated cost: \$10,000. Filed May 2025.

Epoch Homes LLC, Wilton, contractor for Julie Noiman and Kerry Haillihan. Renovate three bathrooms and kitchen at 237 Blackberry Drive, Stamford. Estimated cost: \$182,000. Filed May 2025.

Everest Roofing LLC, New Rochelle, New York, contractor for Paul and Marina Medvedev. Replace, remove and install portions of roof with shingles, install Velux copper skylight window and apply waterproof sealant to the chimney at 11 Gary Road, Stamford. Estimated cost: \$12,300. Filed May 2025.

Fairfield Contractors LLC, Stamford, contractor for Jeremy and Laurel Fague. Renovate two existing bathrooms, update the existing kitchen, demolish existing deck and build a new deck, and change windows and siding at 44 Riverbank Drive, Stamford. Estimated cost: \$150,000. Filed May 2025.

Ferro, Javier, Hamden, contractor for Edwards Shawn and Paulina Ribadeneyra. Remove the existing dormers and extend the second floor to the edge of the house, renovate the interior to include two new bathrooms, office and a gym at 1227 Westover Road, Stamford. Estimated cost: \$450,000. Filed May 2025.

Flagship Custom Homes LLC, Stamford, contractor for Elliot S. Weiner Revocable Trust and Rachel I. Feit Revocable Trust. Finish the existing unfinished attic by providing new stairs from the second floor, add two new bedrooms, and create one new bathroom at 63 Pine Tree Drive, Stamford. Estimated cost: \$118,000. Filed May 2025.

Flying Colors Roofing LLC, Brookfield, contractor for Jonathan and Lauren Pasqua. Tear off the roof to the sheathing and finish with 30-year architectural shingles at 60 W. Glen Drive, Stamford. Estimated cost: \$23,000. Filed May 2025.

Frattaroli Jr., Frank A., Stamford, contractor for Arthur D and Susan R. Greenwald. Replace the roof at 12 Alfred Lane, Stamford. Estimated cost: \$22,000. Filed May 2025.

Frattaroli Jr., Frank A., Stamford, contractor for Marc V and Doris A. Irvin. Replace the roof for units 1, 18, and 19 at 100 Hope St., Stamford. Estimated cost: \$12,700. Filed May 2025.

JDC Construction & Maintenance Services LLC, Norwalk, contractor for Elizabeth Allsteadt. Renovate single-family residence and finish basement at 5 Oriole Drive, Norwalk. Estimated cost: \$100,000. Filed April 15.

Morrison, Andrew and **Lauren Morrison**, Stamford, contractor for Andrew and Lauren Morrison. Reconfigure existing interior space to expand bathroom at 668 Glenbrook Road, Stamford. Estimated cost: \$20,000. Filed May 2025.

Rick's Main Roofing LTD, Norwalk, contractor for Jeffrey A. and Nancy P. Tauscher. Replace roof at 14 Honey Hill Road, Norwalk. Estimated cost: \$19,000. Filed April 15.

Tacuri Arpi, Edgar Ramiro, Norwalk, contractor for Edgar Ramiro Tacuri Arpi. Finish existing basement at 18 Chipping Lane, Norwalk. Estimated cost: \$50,000. Filed April 21.

Tsilfidis, Anastasios, Norwalk, contractor for Anastasios Tsilfidis. Renovate existing porch and car garage. Construct new deck with stairs to grade at 5 Hunters Lane, Norwalk. Estimated cost: \$40,000. Filed April 17.

COURT CASES

Bridgeport Superior Court

Brennan, Shawn, Stratford. Filed by Brenden Roseboro, Bridgeport. Plaintiff's attorney: Johnpatrick Casey O'Brien, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146417-S. Filed May 13.

Cordero-Velez, Robert Andrey, et al, Bridgeport. Filed by Henry Summers, Bridgeport. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was a pedestrian occupying an electric wheelchair that was traveling in a westerly direction across Beechmont Avenue. At the same time and place, the motor vehicle operated by the defendants, allegedly suddenly and without warning collided with the electric wheelchair occupied by the plaintiff, causing the plaintiff to be violently thrown from his wheelchair to the pavement below thereby suffering injuries. The plaintiff seeks monetary more than \$15,000 in damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146681-S. Filed May 19.

David Adam Realty Inc. et al, Westport. Filed by Gabi Moutinho, Trumbull. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully on the subject premises controlled and maintained by the defendants, when she allegedly was caused to slip and fall due to slippery and/or wet conditions on the bathroom floor, thereby causing the plaintiff to suffer injuries. Case no. FBT-CV-25-6146765-S. Filed May 20.

Jokovic, Sanja, et al, Milford. Filed by William Smart, North Haven. Plaintiff's attorney: Johnpatrick Casey O'Brien, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146419-S. Filed May 13.

Rivera, Yamaiva, Middlefield. Filed by Bryant I. Antunez, Durham. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: The plaintiff was struck by the defendant's car. The collision was allegedly due to the negligence of the defendant. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6146142-S. Filed May 5.

Danbury Superior Court

Haralambakis, George, et al, Danbury. Filed by William Caldwell, Danbury. Plaintiff's attorney: Morgan and Morgan NY PLLC, New York. Action: The plaintiff was struck by the defendant's car. The collision was allegedly due to the negligence of the defendant. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054542-S. Filed May 13.

McGinnity, Denise, et al, Newtown. Filed by Kyle Fralley, Newtown. Plaintiff's attorney: Zeldes Needle & Cooper, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054390-S. Filed May 2.

Stay Hot Again LLC, Ridgefield. Filed by Bayside Seas LLC, Bronx, New York. Plaintiff's attorney: Peter V. Lathouris Law Office LLC, Stamford. Action: the plaintiff and the and defendant have entered into a verbal agreement wherein plaintiff would supply seafood goods, including, but not limited to, halibut and scallops to the defendant on an as-needed basis pursuant to its invoices. Pursuant to the agreement, defendant agreed to pay the plaintiff for the quantity reflected in the invoice in exchange for goods provided by the plaintiff. However, the defendant holds numerous unpaid invoices owed to the plaintiff, breached the contract and suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054105-S. Filed April 9.

Stamford Superior Court

6 Clifford LLC, et al, Greenwich. Filed by SHC Funding LLC, Norwalk. Plaintiff's attorney: Diserio Martin O'Connor & Castiglioni, Stamford. Action: The plaintiff is the owner and holder of the mortgage of the defendant. The defendant allegedly defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073252-S. Filed May 1.

Artic Residential LLC, et al, Stamford. Filed by Jamar Thomas, Derby. Plaintiff's attorney: Bradley Law Group LLC, Bridgeport. Action: the plaintiff was lawfully on the premises controlled by the defendants when suddenly and without warning, the plaintiff was stabbed multiple times by another patron of the bar, sustaining serious injuries to his left torso and left thigh. The assailant who stabbed plaintiff was visibly intoxicated at the time of the attack and had been served alcohol at the bar despite his apparent intoxication. As a result, the plaintiff suffered serious injuries and damages. Case no. FST-CV-25-6073532-S. Filed May 14.

Beirne, James, Westport. Filed by Eleni Kiriazidis, Norwalk. 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. FST-CV-25-6073468-S. Filed May 13.

Fallas, Marlene, Stamford. Filed by Carlos Selman, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073388-S. Filed May 8.

Star Distributors Inc. Milford. Filed by Kunj Mehta, Norwalk. Plaintiff's attorney: Morgan and Morgan NY PLLC, New York. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073703-S. Filed May 20.

DEEDS

Commercial

35 Terrace LLC, Stamford. Seller: Frank Wayne Ranhosky and Eileen C. Ranhosky, Stamford. Property: 35 Terrace Ave., Stamford. Amount: \$1,150,000. Filed May 20.

4 Sound Shore Trust, Fort Lauderdale, Florida. Seller: Andrew Conway and Victoria Conway Newman, Greenwich. Property: 4 Sound Shore Drive, Unit 4, Greenwich. Amount: \$1. Filed May 16.

Abilis Inc., Greenwich. Seller: CIL Realty Incorporated, Hartford. Property: 35 Very Merry Road, Stamford. Amount: \$1,294,002. Filed May 20.

Association of Seventh-Day Adventist Inc., Lancaster, Massachusetts. Seller: 509 Glenbrook LLC, Stamford. Property: 509 Glenbrook Road, Stamford. Amount: \$1,212,000. Filed May 23.

Campos, Felipe Paive, Stamford. Seller: 463 Roxbury Road LLC, Greenwich. Property: 463 Roxbury Road, Stamford. Amount: \$830,000. Filed May 19.

DeFrancesco, Daniel and **Samantha DeFrancesco**, Greenwich. Seller: 44 Gerry Street LLC, Greenwich. Property: 44 Gerry St., Greenwich. Amount: \$930,000. Filed May 15.

Indian Point Holdings LLC, Stamford. Seller: Sharon H. Hamlet and Fredson W. Hamlet, Stamford. Property: 1273 High Ridge Road, Stamford. Amount: \$560,000. Filed May 22.

Kroszner, Kenneth R. and **Alicia M. Kroszner**, Fairfield. Seller: 786 Beach Road LLC, Fairfield. Property: 15 Carlynn Drive, Fairfield. Amount: \$4,100,000. Filed May 27.

Lehrman, Hadley and **Gary Lehrman**, Scarsdale, New York. Seller: 34 Turner Drive LLC, Scarsdale, New York. Property: 34 Turner Drive, Greenwich. Amount: \$10. Filed May 16.

OG Clapboard LLC, Greenwich. Seller: Four A Properties LLC, Greensboro, North Carolina. Property: 110 Clapboard Ridge Road, Greenwich. Amount: \$10. Filed May 14.

Pecksland Partners LLC, Greenwich. Seller: Andrew K. Morgan and Joyce M. Zee, Greenwich. Property: 40 Upland Drive, Greenwich. Amount: \$5,750,000. Filed May 12.

Pelaez, Luis, Bayside, New York. Seller: Rville LLC Series 7, Stamford. Property: 7 Fourth St., Unit L1, Stamford. Amount: \$230,000. Filed May 20.

Rice, Linda and **John Timothy Rice**, Stamford. Seller: SRK Capital Partners LLC, Estero, Florida. Property: 77 Havemeyer Lane, Unit 53, Stamford. Amount: \$10. Filed May 21.

South Gate Living Trust, Southport. Seller: Sally P. Jennings, Southport. Property: 200 Southport Woods Drive, Unit 8-E-1, Fairfield. Amount: \$0 Filed May 29.

Residential

Albanese, Linda N. and **Louis Albanese**, Fairfield. Seller: Linda N. Albanese, Fairfield. Property: Unit 27, The Ridge, Fairfield. Amount: \$0. Filed May 28.

Assie, Robert and **Martine Assie**, Bridgeport. Seller: Kaltrina Xhema-Latifi and Fatmir Latifi, Stamford. Property: 91 Strawberry Hill Ave., Stamford. Amount: \$295,000. Filed May 21.

Basso, Alexandra Kremiski and **Jesse Tyler Summers**, Norwalk. Seller: Graham B. Stebbins and Shannon L. Stebbins, Fairfield. Property: 64 Henry St., Fairfield. Amount: \$1,220,000. Filed May 28.

Brady, Patrick N. and **Daniela Brady**, New York, New York. Seller: Barry Schaefer, Greenwich. Property: 404 W. Lyon Farm Drive, Greenwich. Amount: \$1,795,000. Filed May 13.

Cabrey, Christopher, Mamaroneck, New York. Seller: Calvin Chapman, Stamford. Property: 75 Elizabeth Ave., Stamford. Amount: \$0. Filed May 19.

Chung, Sangjoon, Riverside. Seller: Fred N. Durante Jr., Greenwich. Property: 6 Neighborly Way, Riverside. Amount: \$1. Filed May 16.

Davis, Nicholas A. and **Anne A. Glanville**, Cos Cob. Seller: Sandra Dusevic, Greenwich. Property: Lot 98, Map 376, Orchard St., Cos Cob. Amount: \$1,450,000. Filed May 15.

Deshpande, Suchitra, Denver, Colorado. Seller: Allan Taffet, New York, New York. Property: 80 Blueberry Drive, Stamford. Amount: \$2,200,000. Filed May 20.

Durante Jr., Fred N., Riverside. Seller: Sangjoon Chung, Greenwich. Property: 328 Palmer Hill Road, Riverside. Amount: \$1. Filed May 16.

Galluzzo, Domenick J. and **Joann M. Galluzzo**, Mesquite, New York. Seller: Gloria Vazquez, Fairfield. Property: 245 Unquowa Road, Unit 35, Fairfield. Amount: \$425,000. Filed May 27.

Gomez, Jose, Bronx, New York. Seller: Robert D. Kennedy, Stamford. Property: 1148 Hope St., Stamford. Amount: \$635,000. Filed May 21.

Haswell, Brian and **Maria Kristine Nieva**, Fairfield. Seller: Brian Haswell and Maria Kristine Haswell, Fairfield. Property: 4 Arbor Terrace, Fairfield. Amount: \$0. Filed May 27.

Jaffe, Alan, Stamford. Seller: Alan Jaffe, Stamford. Property: 69 Brookhollow Lane, Stamford. Amount: \$N/A. Filed May 21.

Kienle, Steven and **Jade Huang**, Stamford. Seller: Stefania Faugno, Stamford. Property: 168 Belltown Road, Unit 38, Stamford. Amount: \$575,000. Filed May 23.

Kyaw, Pann Pa Pa and **Maung Maung Soe Min**, Fairfield. Seller: Arlene F. Curnin, Fairfield. Property: 50 Lisbon Drive, Fairfield. Amount: \$500,000. Filed May 28.

Lamelas, Andreas and **Brooke Lamelas**, Stamford. Seller: Andreas Lamelas and Brooke Lamelas, Stamford. Property: 66 Dogwood Lane, Stamford. Amount: \$1,785,000. Filed May 20.

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

Lezec, Robert Brian, Greenwich. Seller: Jason J. Smith and Dominick T. Miciotta Jr., Greenwich. Property: 65 Hunting Ridge Road, Greenwich. Amount: \$1. Filed May 12.

Longo, Anthony M. and **Rose V. Longo**, Greenwich. Seller: Anthony M. Longo and Rosemarie Longo, Greenwich. Property: 111 Bowman Drive, Greenwich. Amount: \$N/A. Filed May 12.

Lorenc, Daniel and **Elizabeth Lorenc**, Old Greenwich. Seller: William Knight Jr. and Susan F. Knight, Greenwich. Property: 3 Vista Ave., Old Greenwich. Amount: \$10. Filed May 15.

Markova, Vladimir, et al, Greenwich. Seller: Kristian Bengt Eriksson and Severine Blond, Greenwich. Property: 30 Prospect Drive, Greenwich. Amount: \$1,857,500. Filed May 16.

McManus, Jessica, Southport. Seller: Mitchell McManus, Fairfield. Property: 1088 Harbor Road, Southport. Amount: \$0. Filed May 27.

Moran Jr., Frank R. and **Patricia B. Moran**, Cos Cob. Seller: Lars Jennemyr and Eleanor Cahilig Jennemyr, Stamford. Property: 18 Coachlamp Lane, Stamford. Amount: \$1. Filed May 22.

Neveloff, Jay A. and **Arlene G. Neveloff**, Stamford. Seller: David Lok and Rebecca Lok, Stamford. Property: 16 Fairview Ave., Stamford. Amount: \$4,300,000. Filed May 22.

Noren, Parker and **Ariane Stern**, Stamford. Seller: Ian J. Orefice and Sarah Orefice, Stamford. Property: 33 Barncroft Road, Stamford. Amount: \$1,476,900. Filed May 23.

Paine, Joseph and **Kathryn Paine**, Queens, New York. Seller: Victoria Burkhardt and Nicholas Muley, Stamford. Property: 85 Mayapple Road, Stamford. Amount: \$1,250,000. Filed May 20.

Parruccini, Victoria F., Stamford. Seller: Federica V. Parruccini, Stamford. Property: 140 Grove St., Unit G-6C, Stamford. Amount: \$100,000. Filed May 19.

Perez Naranjo, Jorge Hernan, Stamford. Seller: Maria N. Carmona, Stamford. Property: 23 Roosevelt Ave., Stamford. Amount: \$550,000. Filed May 22.

Pertesis Kathy and **Leo Pertesis**, Norwalk. Seller: Lynn Blueweiss, Southport. Property: 450 Center St., Unit 1, Southport. Amount: \$1,165,000. Filed May 29.

Ruggiero, Angela, Stamford. Seller: Christopher Marsillo, Stamford. Property: 102 Woodside Green, Unit 1A, Stamford. Amount: \$260,000. Filed May 22.

Sandalo, Kristen and **Pasquale Sandalo**, Greenwich. Seller: Karen Fee Tonne, Stamford. Property: 477 Den Road, Stamford. Amount: \$1,000,000. Filed May 21.

Sate, Claudio Alberto, Stamford. Seller: Maria Valeria Bendana, Stamford. Property: 197 Bridge St., Unit 21, Stamford. Amount: \$450,000. Filed May 21.

Siegel, Marion and **Richard Siegel**, Bedford, New York. Seller: David Novick and Jane Novick, Stamford. Property: 146 Blackberry Drive, Stamford. Amount: \$1,505,000. Filed May 19.

Simeon, Maniel and **Ovens Lindor**, Stamford. Seller: Donald N. Lamberty and Jann L. Lamberty, Stamford. Property: 59 Clovelly Road, Stamford. Amount: \$510,000. Filed May 20.

Taylor, Cathy Lynn, Greenwich. Seller: Cathy Taylor, Greenwich. Property: 15 Skylark Road, Greenwich. Amount: \$1. Filed May 13.

Tomasulo, Jayson Edward and **Catherine Emily Tomasulo**, Fairfield. Seller: John Onofrio, Milford. Property: 87 Forest Ave., Unit B, Fairfield. Amount: \$700,000. Filed May 29.

Tommasiello, Anthony and **Jennifer Tommasiello**, Stamford. Seller: Aidan Bonner and Nathalie Wiesendanger, Stamford. Property: 439 Glenbrook Road, Unit A, Stamford. Amount: \$532,500. Filed May 20.

Vasquez Mateo, Ronaldo, Stamford. Seller: Jonathan A. Stuart, Stamford. Property: 200 Wardwell St., Stamford. Amount: \$515,000. Filed May 20.

Velala, Krishnamohan and **Sirisha Velala**, Stamford. Seller: Charles W. Rutherford, Stamford. Property: 154 Cold Spring Road, Unit 47, Stamford. Amount: \$310,000. Filed May 23.

Xum Tzul, Nery Oswaldo and **Sinia Aracely Perez Servellon**, Stamford. Seller: Christopher Marsillo, Stamford. Property: 66 Courtland Ave., Unit C4, Stamford. Amount: \$225,000. Filed May 20.

LIS PENDENS

Armstrong, Gordon L., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Deutsche Bank National Trust Company. Property: 193 Sun Dance Road, Stamford. Action: foreclose defendants' mortgage. Filed June 12.

Caridi, Michael, et al, Greenwich. Filed by The Neville Law Firm LLC, West Hartford, for The Galinn Fund LLC. Property: 1 Home Place, Unit 2, et al, Greenwich. Action: foreclose defendants' mortgage. Filed June 17.

Fantegrossi, Lorraine, et al, Fairfield. Filed by Robertson, Anschutz, Schneid, Crane & Partners, Westbury, New York, for US Bank NA. Property: 325 Queens Grant Road, Fairfield. Action: foreclose defendants' mortgage. Filed June 02.

Kourdioukov, Alexander, Stamford. Filed by Brock & Scott PLLC, Farmington, for Citizens Bank NA. Property: 39 Depinedo Ave., Stamford. Action: foreclose defendant's mortgage. Filed June 11.

Mondesir, Dermued, et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for Manufacturers and Traders Trust Company. Property: Unit 2-E, Third Fairlawn Condominium, Stamford. Action: foreclose defendants' mortgage. Filed June 11.

MORTGAGES

665 Sasco Hill LLC, Westport, by Lisa S. Broder. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 665 Sasco Hill Road, Fairfield. Amount: \$4,600,000. Filed April 28.

Adamson, Daniel and **Athena Adamson**, Fairfield, by Leah M. Parisi. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 640 Sasco Hill Road, Fairfield. Amount: \$6,760,000. Filed April 30.

Aduenko, Aleksandr and **Mariia Aduenko**, Stamford, by Erin Spies Chang. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 103 Rock Spring Road, Unit 3, Stamford. Amount: \$500,000. Filed May 1.

Astolfi, Michael G. and **Diane M. Astolfi**, Fairfield, by Vincent Engingro. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 376 Jackman Ave., Fairfield. Amount: \$45,000. Filed May 1.

Baksh, Arif and **Nancy Valencia**, Stamford, by Jeffrey Weiner. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 164 Fairway Drive, Stamford. Amount: \$207,000. Filed April 28.

Bartram, Thomas and **Patricia Bartram**, Stamford, by Ourania Perdikis. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 221 Willowbrook Ave, Stamford. Amount: \$300,000. Filed April 28.

Cartine, Kathleen and **Gregory Cartine**, Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 34 Bowman Drive, Greenwich. Amount: \$500,000. Filed April 28.

Charles, Sophia, Flint, Michigan, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1400 Bedford St., Apt. 5, Stamford. Amount: \$55,000. Filed May 2.

Chmielecki, Adam Mark and **Samantha Browning Shea**, Fairfield, by Pamela I. Backey. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 35 James St., Fairfield. Amount: \$1,150,000. Filed May 2.

David, Daniel M. and **Ivonne C. David**, Fairfield, by Robert E. Colapietro. Lender: Loandepot.com LLC, P.O. Box 2026, Fairfield. Property: 166 Rock Ridge Road, Fairfield. Amount: \$250,000. Filed April 28.

Desai, Poojan Umesh and **Bansari Bhavesh Mehta**, Stamford, by Peter Ambrose. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 243 Bridge St., Unit 243, Stamford. Amount: \$376,000. Filed April 28.

Donat, Stephen and **Siobhan M. Donat**, Hoboken, New Jersey, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1906 Mill Plain Road, Fairfield. Amount: \$768,000. Filed May 2.

Fall, Nicholas and **Caroline Fall**, Greenwich, by Michael P. Murray. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 219 Overlock Drive, Greenwich. Amount: \$3,390,000. Filed April 30.

Fasano, Mark B., Fairfield, by Raymond Rizio. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 35 John St., Southport. Amount: \$640,000. Filed April 30.

Filush, John J. and **Ann Filush**, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 58 Barryscott Drive, Fairfield. Amount: \$150,000. Filed May 2.

Futia, Richard, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 384 Katona Drive, Fairfield. Amount: \$148,200. Filed April 28.

Gatto, Daniel and **Christiana Owoh Gatto**, White Plains, New York, by David J. Bisceglia. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 5 Hobbie St., Stamford. Amount: \$574,750. Filed April 28.

Gilbert, Jeremy J., Stamford, by Jeremy Taylor. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 594 Scofieldtown Road, Stamford. Amount: \$590,150. Filed April 30.

Goldman, Thomas and **Renata Goldman**, Greenwich, by Kiesia L. Campos. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 40 Woodland Drive, Unit C, Greenwich. Amount: \$200,000. Filed April 24.

Gonzalez, Juan C., Stamford, by Lisa Gioffre Baird. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 99 Prospect St., Apt. 2J, Stamford. Amount: \$120,500. Filed May 1.

Gropper, Alexander L. and Heather Reisner, Stamford, by Seth J. Arnowitz. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 22 Cresthill Place, Stamford. Amount: \$1,240,000. Filed May 2.

Honeycutt, Denise and James Honeycutt, Fairfield, by Sheryl A. Shaughnessey. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 130 Wormwood Road, Fairfield. Amount: \$165,000. Filed April 29.

Horvath, Veronika, Fairfield, by John J. Carangelo. Lender: First Colony Mortgage Corp., 2100 W. Pleasant Grove Blvd., Suite 100, Pleasant Grove, Utah. Property: 173-175 Jennings Road, Fairfield. Amount: \$363,298. Filed April 30.

Hu, Andrew and Elise Qian, Queens, New York, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 17 Ridge Brook Road, Greenwich. Amount: \$2,307,500. Filed April 29.

Hughes, Simon A. and Chloe V. Hughes, Fairfield, by Daniel E. Jacobs. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 157 Fairfield Place, Fairfield. Amount: \$806,000. Filed May 1.

Hyland, Robert and Lindsay Schanzer, Westport, by Emily D. Wilson. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 200 Jessica Lane, Southport. Amount: \$2,175,000. Filed May 1.

Ingram, Tiffany, Danbury, by Robb Heering. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 73 Hope St., 28A, Stamford. Amount: \$276,000. Filed April 30.

Ingrum, Benjamin and Dharini Ingrum, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 536 Roxbury Road, Stamford. Amount: \$200,000. Filed May 1.

Jordan, Lettresha A., Stamford, by Terriann Walker. Lender: Lakeview Loan Servicing LLC, 4425 Ponce De Leon Blvd., Coral Gables, Florida. Property: 159 Knickerbocker Ave., Stamford. Amount: \$63,000. Filed May 1.

Kelly, Lillian, Fairfield, by Michael R. Lowitt. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 321 Alma Drive, Fairfield. Amount: \$150,000. Filed April 29.

Kewalramani, Muskan and Prakash S. Kawalramani, Fairfield, by Philip J. Toohey. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 125 Prospect St., Apt. 6A, Stamford. Amount: \$286,580. Filed April 30.

Kissel, Richard A. and Michelle Simon, Bronxville, New York, by Michael P. Lynch. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 927 Sunset Road, Stamford. Amount: \$525,000. Filed April 29.

Landmark Baptist Church, Stamford, by Ann H. Sherwood. Lender: Patriot Bank NA, 900 Bedford St., Stamford. Property: 66-78 Crescent St., Stamford. Amount: \$510,279. Filed May 1.

Le, Mina and Cesar Del Solar, Stamford, by Erin Spies Chang. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 159 Colonial Road, Unit 11, Stamford. Amount: \$927,499. Filed May 1.

Levine, Ethan J. and Rebecca K. Levine, Greenwich, by Thomas Moore. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 16 Licata Terrace, Cos Cob. Amount: \$1,000,000. Filed April 30.

Mailman, Craig and Megan Mailman, Riverside, by Jeffrey Weiner. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 355 Riverside Ave., Riverside. Amount: \$1,000,000. Filed April 30.

Manzueta, Roberto and Tara W. Manzueta, Fairfield, by Tiana Nicole McKelvy. Lender: Nutmeg State Financial Credit Union, P.O. Box 66, Rocky Hill. Property: 1858 N. Benson Road, Fairfield. Amount: \$400,000. Filed April 30.

Marsella, Anthony and Daniele Montgomery Marsella, Stamford, by Robert E. Colapietro. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 2435 Bedford St., Unit 13B, Stamford. Amount: \$200,000. Filed April 29.

Matuichuk, Jonny Emilio, Fairfield, by Jonathan A. Wetmore. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 210 N. Pine Creek Road, Fairfield. Amount: \$731,500. Filed May 1.

Mazza, Ryan and Emma Haslun, New York, New York, by David J. Rucci. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 156 Rocky Rapids Road, Stamford. Amount: \$785,000. Filed May 2.

McHale, RP and Marie E. McHale, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1663 Melville Ave., Fairfield. Amount: \$100,000. Filed April 29.

Meconiates, Anthony and Anita Meconiates, Stamford, by Adrian Gould. Lender: Westfield Bank, 141 Elm St., Westfield, Massachusetts. Property: 71 Wyndover Lane, Stamford. Amount: \$730,000. Filed April 30.

Medrano Sole, Juan Pablo, Stamford, by Andrew Brucker. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 74 Seaton Road, Apt. 2, Stamford. Amount: \$204,375. Filed April 30.

Milberg, Robin A. and Stuart Milberg, Westport, by Kim Rizza. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 814 S. Pine Creek Road, Fairfield. Amount: \$1,056,000. Filed May 2.

Morison, Kristen and Francis J. Morison Jr, Fairfield, by Kenya Ford-Deedon. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 230 Barberry Road, Southport. Amount: \$175,000. Filed April 28.

Munoz, Fabio and Elizabeth Gomez, Stamford, by Seth J. Arnowitz. Lender: Ives Bank, 220 Main St., Danbury. Property: 321 Glenbrook Road, Stamford. Amount: \$598,500. Filed May 2.

Nixon, James A. and Sarah Joanne Nixon, Riverside, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 37 Lincoln Ave., Old Greenwich. Amount: \$2,450,000. Filed April 24.

Ogrady, Erin and William F. Reed, Fairfield, by Antonio Faretta. Lender: West Capital Lending Inc., 24 Executive Park, Suite 250, Irvine, California. Property: 281 Taunton Road, Fairfield. Amount: \$94,621. Filed April 28.

Pamint, Andrea and Dorin Pamint, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 24 Longview Ave., Stamford. Amount: \$250,000. Filed April 29.

Radke, Elver, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 35 Wascussee Lane, Stamford. Amount: \$56,800. Filed April 28.

Salisbury, Frederic H. and Theodora T. Vardis, Greenwich, by Robert E. Colapietro. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 24 Nutmeg Drive, Greenwich. Amount: \$459,000. Filed April 30.

Schwartz, Alexander and Charlotte King Steel, Greenwich, by Brooke Marcogliese. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 528 Field Point Road, Greenwich. Amount: \$2,700,000. Filed April 29.

Shaw, Robert and Geraldine Shaw, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 28 Primrose Lane, Fairfield. Amount: \$500,000. Filed April 30.

Siegel, Jared L. and Wendy Siegel, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 13 Erickson Drive, Stamford. Amount: \$200,000. Filed April 28.

Sobel, Taylor and Zachary Sobel, Stamford, by David E. Hoyle. Lender: First World Mortgage Corp., 127 Prospect Ave., West Hartford. Property: 158 Forest St., Unit 158, Stamford. Amount: \$780,000. Filed May 2.

Specos, Marcela and Ricardo Galli, Greenwich, by Gillian V. Ingraham. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 615 Westover Road, Stamford. Amount: \$1,250,000. Filed April 30.

Van Dalen, Britton and Matalie E. Van Salen, Fairfield, by Kely J. Zapata-Cuertas. Lender: US Bank NA, 425 Walnut St., Cincinnati, Ohio. Property: 44 Pansy Circle, Fairfield. Amount: \$550,000. Filed April 29.

Vasconcellos, Rodrigo and Priscilla Ventura, Greenwich, by Jasmine Monique Sands. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 109 Byram Road, Greenwich. Amount: \$400,000. Filed April 24.

Warren, Rachel Ellen and Kevin Barajas, Norwalk, by N/A. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 265 Primrose Lane, Fairfield. Amount: \$880,650. Filed May 1.

Warshavsky, Alicia and Connor Dowling, Stamford, by Lauren J. Mashe. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 60 Lindstrom Road, Unit 17, Stamford. Amount: \$489,250. Filed April 29.

West Rock Properties LLC, Hamden, by Bruce R. Peabody. Lender: Sagem Capital Corp., 568 E. Main St., Branford. Property: 46 Dandy Drive, Greenwich. Amount: \$2,921,000. Filed April 25.

Wilk-Katz, Betsy and Richard Wilk, Fairfield, by John K. Cohane. Lender: Arl-La-Tex Financial Services LLC, 5160 Tennyson Parkway, Suite 1000, Plano, Texas. Property: 2575 Black Rock Tpke, Fairfield. Amount: \$344,000. Filed April 29.

Williams, Marie V.V., Greenwich, by James F. Storer. Lender: Alliant Credit Union, 11545 W. Touhy Ave., Chicago, Illinois. Property: 6 Stanwich Road, Greenwich. Amount: \$150,000. Filed April 29.

Wylder, Andrew and Amy Wylder, Fairfield, by Cheryl A. Carolan. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 30 Robert Court, Fairfield. Amount: \$1,210,500. Filed May 2.

Yang, Yi and Qiuyun Huang, Stamford, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 833 Summer St., 2B, Stamford. Amount: \$280,000. Filed May 2.

Yasgur, Aryeh and Shushannah Walshe, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 78 Old North Stamford Road, Stamford. Amount: \$400,000. Filed April 29.

Zinn, Ivan and Kim Zinn, New York, New York, by Jeffrey G. Lane. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 80 Meadow Wood Drive, Greenwich. Amount: \$8,000,000. Filed April 25.

Zissis, Billy, Stamford, by Robert E. Colapietro. Lender: CMG Mortgage Inc, 3160 Crown Canyon Road, No. 400, San Ramon, California. Property: 56 Mather Road, Stamford. Amount: \$63,124. Filed April 29.

NEW BUSINESSES

A&T Locksmith, 69 Waterbury Ave., Stamford 06902, c/o Simon Asayag. Filed May 19.

Bravest Workwear, 1090 Westover Road, Stamford 06902, c/o Reality Apparel LLC. Filed May 23.

CanDo Financial, 79 David Drive, Newtown, Pennsylvania 18940, c/o Newtown Risk Management LLC. Filed May 20.

Core Cleaning Services, 202 Soundview Ave., Unit 14, Stamford 06902, c/o Vitore Shtufaj. Filed May 27.

Doctor Locks, 69 Waterbury Ave., Stamford 06902, c/o Simon Asayag. Filed May 19.

DR Handyman Contractors, 38 Wilson St., 2, Stamford 06902, c/o Denis Rivas. Filed May 16.

Golf Theme Publishing, 7580 Golf Channel Drive, Orlando, Florida 32819, c/o TGC (Connecticut) LLC. Filed May 20.

Goliat Café, 1055 Washington Blvd., Stamford 06901, c/o Goliat Café LLC. Filed May 28.

Green Pasture Relocation Services, 44 John St., Stamford 06902, c/o Chanel Haymon. Filed May 19.

Ileana Nails and Beauty, 7 Broad St., Suite 122, Stamford 06901, c/o Mercy Ileana Lopez Soliz. Filed May 22.

Invessio, 6910 E. Chauncey Lane, Suite 120, Phoenix, Arizona 85054, c/o M2i LLC. Filed May 23.

La Maison d'Etiquette, 111 W. North St., Stamford 06902, c/o La Maison d'Etiquette LLC. Filed May 27.

Linked by Lauren, 111 Towne St., 222, Stamford 06902, c/o Lauren Pinsley. Filed May 27.

Redemption Christian Church, 25 Third St., 306, Stamford 06905, c/o Rene Khary. Filed May 20.

Safe Harbor Yacht Haven, 14785 Preston Road, Suite 975, Dallas, Texas 75254, c/o SHM Yacht Haven LLC. Filed May 15.

Sandalo Mechanical, 78 Trinity Pass, Stamford 06903, c/o Nicole Sandalo. Filed May 15.

Shell of Shippan, 179 Shippan Ave., Stamford 06902, c/o Constant Enterprises LLC. Filed May 22.

Tasty Taco, 211 Main St., Stamford 06901, c/o Latino American Deli Inc. Filed May 27.

The Armon Stamford, 2701 Summer St., Stamford 06905, c/o Stamford Plaza Hotel. Filed May 20.

Wings Arena, 50 Barry Place, Stamford 06902, c/o Barry Place Opco LLC. Filed May 19.

Legal Notices

Notice of Formation of Mighty Joe Young Carpentry LLC. Of Org. filed with SSNY on 05/20/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC 196 Jefferson Avenue, Valhalla, NY, 10595, Purpose: any lawful purpose #63828

Notice of Formation of APOLLO PERFORMANCE TRAINING, LLC. Articles of Organization filed with SSNY on 01/23/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Brett Poniros, 220 Tompkins Avenue, Pleasantville, NY 10570. Purpose: any lawful purpose. #63829

VL COX FILM, LLC, Art. of Org. filed with NY Secy. of State on 5/28/25. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: The LLC, 40 Village Green, #667, Bedford, NY 10506 (the LLC's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63830

GJELAJ LAW PLLC Filed 11/6/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 75 Salisbury Rd, Yonkers, NY, 10710 Purpose: Law #63831

Notice of Formation of Kirk Creek Insurance Services, LLC. Arts. of Org. filed with SSNY on 4/17/2025. Office location: WESTCHESTER County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kirk Creek Insurance Services, LLC 20 Baldwin Avenue, Larchmont, NY 10538. Purpose: any lawful act or activity. #63833

Notice of Formation of Keshkar LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on Jan 5, 2025. Office Location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: 14 Valentine Rd, Braircliff Manor, NY 10510. Purpose: Any lawful act or activity. #63835

Notice of formation of STORM PR, LLC. Arts of Org. filed with SSNY on 6/9/2025. Office loc. Westchester County. SSNY designated as agent upon whom process may be served. SSNY shall mail copy of any process to STORM PR, LLC, 30 Westwood Avenue, New Rochelle, NY 10801. Purpose: any lawful act or activity. #63836

Notice of Formation of JohnFrank LLC articles of org. filed by the Secy of State NY (SSNY) on 06/03/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to principle office, 31 Winchester CT. Yorktown Heights NY 10598. Purpose: any lawful business activity. #63837

Notice of Formation of Yonkers Ceiba Coffee Company, LLC. Art Of Org. filed with SSNY on 6/02/25. Office. Loc: Westchester County. SSNY designated. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 7014 13th Avenue, Brooklyn NY 11228. Purpose: any lawful purpose. #63840

Notice of formation of Limited Liability Company. Name: Mill Street Lofts Associates, LLC (iLLCf). Articles of Organization filed with the Secretary of State of the State of New York (iSSNY) on June 18, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6 Suite 207, Baldwin Place, NY 10505. Purpose/character of LLC is to engage in any lawful act or activity. #63841

Notes of formation of I AM IN PAJAMAS LLC, Articles of Organization were filed with SSNY on 6/6/2025. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC; 965 Edgewood Avenue, Pelham Manor, NY 10803. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63842



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