



In the year of the tariff,
Christmas in July takes
on new urgency

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SW Fairfield County municipal leaders want Aquarion deal sunk

BY GARY LARKIN / glarkin@westfairinc.com

“This application is so fundamentally flawed that I don’t know where to begin.”

— Charles Firlotte, former Aquarion CEO

Westport First Selectwoman Jen Tooker and a Metro Council of Governments (MetroCOG) representative seemed to lay out all that southwestern Connecticut municipalities think is wrong with the proposed \$2.4 billion sale of Aquarion Water Co.

They surmised that the legislative process that created the Aquarion Water Authority (AWA) to “buy” Aquarion Water through the South Central Regional Water Authority (RWA) was specious and the financing that will be used to carry out the transaction will saddle the new authority with such debt that it will have no choice to substantially raise water rates.

And that was just for starters as the chief executives of Fairfield (Bill Gerber), Wilton (Toni Boucher), Trumbull (Vicki Tesoro), Stratford (Laura Hoydick), Ridgefield (Rudy Marconi), and others joined state Sen. Tony Hwang (R-Fairfield), Sen. Ryan Fazio (R-Greenwich) and other state legislators June 25 in a virtual hearing hosted by the Public Utilities Regulatory Authority (PURA).

“My concerns about this project range from the legislative process, which led us here, to the question about how this transaction will be financed,” Tooke said. “And the inevitable increase that customers will see to the inadequacies of the PILOT (payment in lieu of taxes) programs and PILOT payments drastically affecting property taxes to the governance structure of the new entity and the effect on customer service and infrastructure investment.”

She was most concerned about how water rates will be determined going forward since the approval of the deal will mean PURA would no longer oversee the water company.

“AWA will not be under the supervision of you, PURA, which has been stated many times in the last half hour,”



One of Aquarion Water’s reservoirs in Fairfield County. Photo courtesy of Aquarion

Tooker added. “It will be under the supervision of the RWA representative policy board. PURA has proven to be an effective and, most important independent, guardian for ratepayers overseeing Aquarion. That independence will no longer exist under the new governance structure.”

Charles Firlotte, a former president and CEO of Aquarion Co. who spoke on behalf of MetroCOG, didn’t mince any words when he testified at the June 25 hearing.

“This application is so fundamentally flawed that I don’t know where to begin,” Firlotte said. “I was always of the understanding that for an acquisition to be approved it should have a net benefit to the customers or do no harm – a rendition of the Hippocratic Oath, if you will.

“This application egregiously fails on both counts. The first objection has to do with the identification of the applicants’ positioning as the Aquarion Water Authority as the applicant and the acquiring authority.

“The Aquarion Water Authority is nothing more than a sleight of hand, if you will, to convince the public and municipalities that PURA’s approval is a foregone conclusion. And that Aquarion is somehow in charge of its own fate and that the RWA recedes in the background as some friendly partner-to-be.”

Firlotte explained that he believes the RWA orchestrated the application and will control Aquarion’s asset base if PURA approves its application. “The Aquarion Water Authority is simply a piece of enabling legislation that was cooked up in the middle of the night devoid of public input and voting on by legislators who were insufficiently informed about what they were voting for,” he added.

Sen. Hwang, who voted against the legislation in 2024, lent support to Firlotte’s theory about the sleight of hand.

“This sale was quietly authorized during the June 2024 legislative session through an omnibus bill with no stand-alone debate or public discussion on this issue,” Hwang said. “I voted against this bill due to its lack of transparency.”

Firlotte and Wilton First Selectman Toni Boucher pointed out the unfair makeup of the new government entity that would oversee AWA. “The newly proposed government entity would have 11 members of the governing board, of which RWA would appoint six and Aquarion would have only five, even

though Aquarion would be two and three times the size,” Firlotte said.

Representatives of AWA and the RWA, who also spoke at the hearing, defended the acquisition and governance makeup.

“The Connecticut legislature created the AWA as an entity alongside the RWA with the same governance structure, power, and duties of RWA,” said Sunder Lakshminarayanan, interim president of Aquarion Water Authority. “The AWA’s ownership of Aquarion will benefit significantly from working alongside the RWA as a sister company.”

Rochelle Kowalski, senior vice president, CFO and head of corporate development for AWA and RWA, gave her reasons for how the deal would benefit all water customers.

“Both Aquarion and RWA are well-known for their exemplary water quality, customer service, environmental stewardship, strong emergency response efforts and affordable water rates,” Kowalski said. “The AWA acquisition will benefit the public because it will provide for local representation for the municipalities it serves.”

She added that water rates for both authorities will continue to be set separately and that the change in control will benefit Aquarion because it will lower the cost of capital investments in infrastructure improvements.

“The AWA will be able to issue tax-exempt debt that will help to keep future rates lower than under the current ownership structure,” Kowalski said.

The value of the deal includes approximately \$1.6 billion in cash and \$800 million of net debt that will be extinguished at closing.

The next step is a virtual July 17 evidentiary hearing overseen by PURA Chair Marissa Gillett. That will be followed by a draft decision on Oct. 22 and a final decision on Nov. 19.

The combination of paying for that debt and possibly losing the tax revenue to a PILOT system is what really has Wilton’s Boucher worried.

“As the first selectman of the Town of Wilton, with slightly under 20,000 people who stand to lose over \$100,000 in property taxes, I am really concerned about the financial impact on the budget and taxes in our community,” she said. “The minority on the board would be making the decisions for the majority. It stands to reason we all can see rate increases in the future. This is a huge economic decision for our part of the state.”



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Christine Vitale temporarily replaces First Selectman Bill Gerber

BY GARY LARKIN / glarkin@westfairinc.com

“I take great comfort in knowing the town is in good hands. I have complete confidence in Christine’s ability to guide our community with wisdom and integrity.”

— First Selectman Bill Gerber

FAIRFIELD — Selectman Christine Vitale has been appointed to temporarily replace First Selectman Bill Gerber, who has been diagnosed with a brain tumor and is currently undergoing medical evaluation, the Town of Fairfield announced in the lede of story to June 29.

In accordance with the provisions of the Town Charter, and to ensure continued leadership and stability during his absence, First Selectman Gerber has designated Selectman Christine Vitale to serve as acting first selectman, effective immediately.

Vitale, a fellow Democrat, brings extensive experience in town governance and has served on the Board of Selectmen since November 2023. Prior to that, she served six years on the Board of Education, four as chair. She has served on the Board of Health and is currently co-chair of the Fairfield CARES Community Coalition. She will assume the duties and responsibilities of the first selectman until such time as Gerber is able to resume the role.

“Our thoughts are with Bill and his family during this challenging time,” said Vitale. “The Town stands united in support of his speedy recovery. I expect to be in close communication with Bill on a daily basis to receive guidance, provide updates, and keep his agenda moving forward. We have a strong team who I will be relying on as we continue to work together to serve our community.”

Selectman Brenda Kupchick shared her feelings about the news regarding the first selectman on Facebook.

“This evening Selectwoman Vitale called to share sad news that First Selectman Bill Gerber is facing a health issue and that she would be serving as interim First Selectman,” she wrote.

“I wish Bill and his family all the best as they navigate this difficult time and hope for a quick recovery. I hope all Fairfielders will join me in sending healing thoughts and prayers for the First Selectman and his family.”

In a statement, Gerber said: “While I focus on my health, I take great comfort in knowing the town is in good hands. I have complete confidence in Christine’s ability to guide our community with wisdom and integrity.”

No further details about Mr.

Gerber’s condition will be shared at this time. The Town will provide updates as appropriate.

Gerber was elected Fairfield’s first selectman in November 2023. He has lived in Fairfield for almost 30 years with his wife Jessica and their family and has given back to the community through public service and

his family’s annual fundraisers for St. Baldrick’s.

The first selectman has served on the RTM for 10 years. In 2019, he received his Master’s degree in Public Health from George Washington University and fulfilled his practical work requirement with the Fairfield Health Department.

Before graduating from Wesleyan



Christine Vitale. Photo by Fairfield DTC.

University, Bill was among the first Western exchange students to attend Beijing University under China’s new Open Door Policy. After returning to the U.S., he earned an MBA in Finance and an MS in Accounting from the NYU Stern School of Business, and



Fairfield First Selectman Bill Gerber at June 30 Safe Streets press conference. Photo by Gary Larkin

his CPA license while working for a major accounting firm in New York City. That foundation led to a 30-year career in financial services during which Bill traveled and lived all over the world, working for various high-profile companies in senior-level positions.

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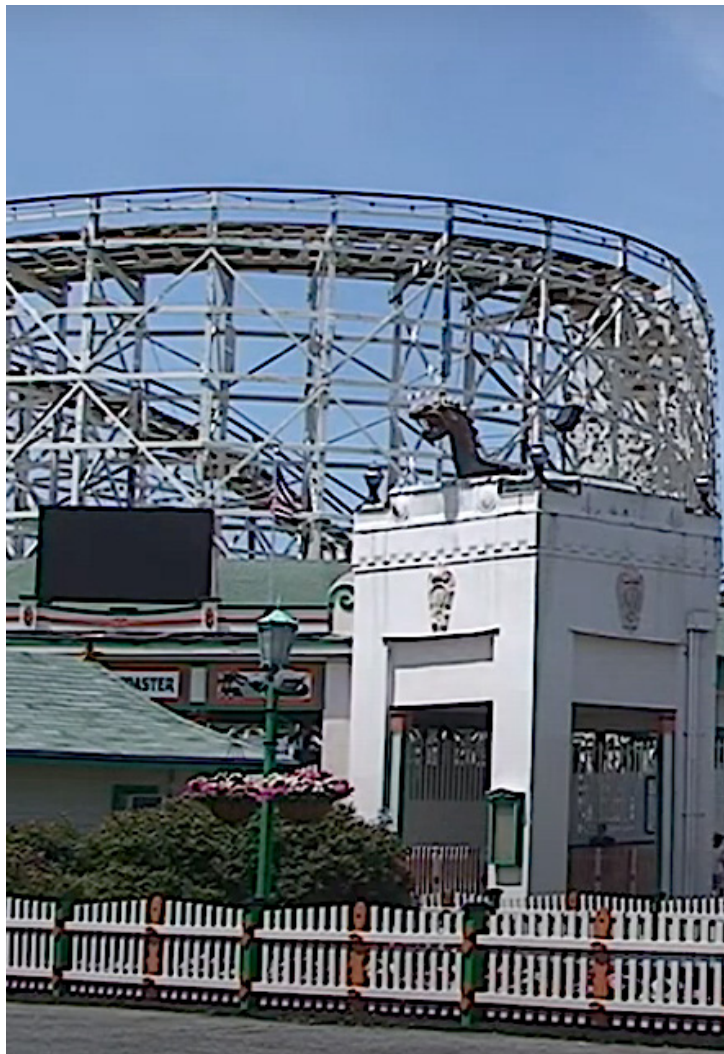


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County receives partial summary judgment in Playland dispute with Standard Amusements

BY PETER KATZ / pkatz@westfairinc.com



Inside Playland. Photo by Peter Katz.

An arbitration panel gave Westchester County a favorable ruling in its dispute with Standard Amusements over Standard's termination of its contract to manage the Playland Amusement Park. Standard alleged that the county had not completed 70% of the work it was required to perform at Playland in a timely manner and, therefore, had breached the contract. Standard claimed it could immediately cancel the contract as a result of the breach and would not be managing the park for the 2025 season.

The arbitration panel awarded the county a partial summary judgment when it ruled that Standard was not entitled to terminate the management contract as it did, and was required to give the county ample time to cure whatever contract breach Standard was claiming.

Standard has been seeking millions of dollars from the county as compensation for losses it claims to have incurred as a result of the county allegedly breaching the contract and for payments to which it is en-

titled under the terms of the management contract.

The arbitration panel's ruling, however, did not deal with specific monetary claims. It did establish that Standard should have given the county time to fix whatever it alleged the county had done wrong and, therefore, was wrong to have terminated the contract as it did.

The arbitration panel found "Standard's notice of termination dated January 21, 2025, to be invalid and void for failing to acknowledge the County's right to cure. Standard's partial motion for summary judgment is accordingly denied."

Westchester County Executive Ken Jenkins called the panel's ruling a significant victory for the people of Westchester County.

"The panel affirmed what we've said from day one," Jenkins said. "Standard Amusements had no right to try to tear up a 30-year agreement without giving the county the contractually required opportunity to cure. Their attempted termination was not just wrong — it was legally baseless."

Jenkins described Standard's termination of the contract through the letter it sent as "an irresponsible attempt to walk away from their obligations and shift blame onto the county. They ignored the clear language in the contract and their rush to terminate was a direct threat to Playland's future and to the significant public investment made to restore and preserve our beloved park."

The county has been running the park this season and brought in an Italian company with amusement park expertise to put into service a limited number of rides while performing needed repairs and maintenance on others.

Jenkins said that the county is moving ahead with a damages claim against Standard Amusements and won't stop pursuing that until a settlement is reached that is beneficial for the county and its residents.

"While I am county executive, Westchester County will never be bullied, pushed around or manipulated especially over a public asset that exists for the joy of children," Jenkins said.

The arbitration panel consists of attorneys Jonathan Lippman, Shira A. Scheindlin, and Anthony J. Carpinello, all of whom formerly were judges.

New Rochelle cooperative accused of price fixing

BY BILL HELTZEL / bheltzel@westfairinc.com

Executor trying to sell mom's apartment.

An estate executor who is trying to sell his mother's New Rochelle apartment has accused the cooperative corporation of price fixing for rejecting a prospective buyer's bid.

Joseph Gresia is demanding unspecified monetary damages against the Hilltop Terrace Cooperative Apartments, in a complaint filed on June 16 in Westchester Supreme Court.

Gresia claims he has been "effectively held hostage by the board, because it is clear that no purchaser is or will be willing to make an offer at or above the board's artificially set

minimum price."

Gresia is executor of the estate of Rosemarie V. Gresia, who died in April 2024. She owned a garden apartment at Hilltop Terrace, 665 Pelham Road.

Her son put the apartment up for sale last August, according to the complaint, and this past February he agreed to sell it for \$170,000.

An appraiser working for the buyer valued the apartment at \$185,000, based on comparable properties that had sold for \$159,000 to \$210,000. Thus the purchase price, Gresia argues, was well within the range of sales for comparable units.

The broker who handled the sale for William Raveis Real Estate was allegedly told that the buyer was not going to be invited to an interview with the board, according to the complaint, due to a low purchase price. On May 1, Gresia was notified that the board had rejected the buyer's application.

The cooperative's board of directors plays a gatekeeper role, ensuring, for example, that a buyer is financially qualified to buy an apartment, Gresia says. "Their role is not, however, to dictate the market" or "restrict the ability of shareholders to conduct arm's length transactions at market rate."

Gresia claims that the board has made it impossible to sell the apartment. He accused the cooperative of

breach of contract, breach of fiduciary duty and unreasonable restraint. He accused the cooperative's management company, Gramatan Management Inc., Purchase, of aiding and abetting breach of fiduciary duty.

In addition to unspecified monetary damages, he is asking the court to let the sale proceed.

The cooperative is represented by Yonkers attorney Kenneth Jacobs. He declined to comment on pending litigation but pointed to state appellate court decisions that he says describe the fiduciary duty of cooperative corporations to ensure that apartments are sold at market value.

Gresia is represented by Mamaroneck attorney Michael Anderson.

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Herman Geist, first chair of Westchester Legislature, dies at age 100

BY PETER KATZ /
pkatz@westfairinc.com

Herman Geist, who was the first chairman of the Westchester County Board of Legislators, has died at age 100. This past April, the board marked his 100th birthday when it named an internship program in his honor.

A biography of Geist prepared for that occasion noted that after serving as a lieutenant in WWII he attended and graduated from New York University Law School. He was the first chairman of the Board of Legislators from 1970 to 1973, later co-founding the Westchester Parks Foundation, which donated over \$15 million to county parks under his guidance. He served on the Westchester Medical Center Board of Trustees and as chair of the County Bi-Centennial Commission, earning the Lifetime Achievement Award from the Parks Foundation in 2013.

Westchester County Executive Ken Jenkins said, "Westchester County has lost a true giant in public service with the passing of Herman S. Geist. "On behalf of a grateful county, I extend my deepest condolences to his family and all who were touched by his leadership, integrity, and service. Westchester will forever miss you, but we will carry on your legacy of service and dedication."

Greenburgh Town Supervisor Paul Feiner recalled, "I first met Chairman Geist when I was a high school student. I served as a member of former County Executive Ed Michaelian's Youth Advisory Council in the early 1970s and chaired a task force that encouraged the county to fund the first bikeway in Westchester - along the Bronx River Parkway. Herman Geist's treatment of me made me feel good about government. Although I was not even a voter when I first met him, he made me feel important."



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Rendering of proposed MGM entrance.

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YONKERS APPROVES ZONING FOR EMPIRE CITY CASINO ENHANCEMENTS

BY PETER KATZ /
pkatz@westfairinc.com

With the Friday, June 27 deadline arriving for New York state to receive applications from entities seeking the three full-gaming licenses for new Las Vegas-style casinos in downstate New York, the Yonkers City Council has unanimously approved a new zoning classification for the MGM Resorts property at 810 Yonkers Ave. where the Empire City Casino and Yonkers Raceway are located.

The state expects to decide on who will get the three downstate full-casino licenses by Dec. 1. The licenses are expected to be formally issued by Dec. 31.

The new zoning establishes a Casino District that would allow MGM to create a casino floor with live-dealer table games and a state-of-the-art sportsbook, a 5,000-seat capacity entertainment venue to host major performances, meeting and event space, three new full-service restaurants, renovations to existing dining venues, and other improvements that could include a hotel. MGM already has presented conceptual plans for the possible expansion of its facility.

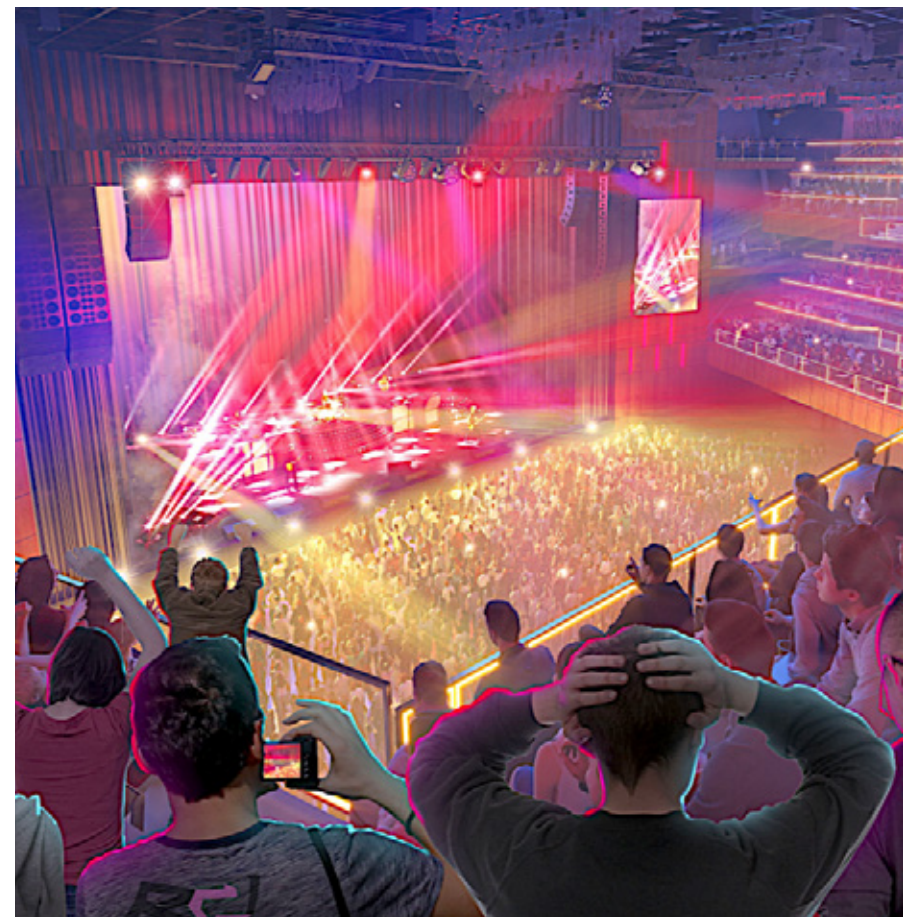
“Yonkers is on its way to winning big in spurring transformative economic growth, job creation, entertainment and more,” said the city's Mayor Mike Spano. “This vote signals to New York that the Yonkers site has speed to market readiness and is prepared to hit the ground running once licenses are granted. Working with our community members, city leaders and MGM Resorts, we have the support and commitment needed for this project to succeed right out of the gate — providing economic benefits for the city, county and state while making Yonkers a premier destination.”

Still to be finalized between the city and MGM Resorts is a Community Benefits Agreement that addresses key priorities including public safety, traffic and infrastructure improvements, tax payments, job creation and overall quality-of-life enhancements.

In September, a Community Advisory Council, composed of city, state and county elected officials, is expected to vote on whether to approve any

“Yonkers is on its way to winning big in spurring transformative economic growth, job creation, entertainment and more.”

— Mayor Mike Spano



MGM - Rendering of possible 5,000 person entertainment venue.

proposed project and confirm it meets all community requirements and benefit commitments.

It would be up to the Yonkers Planning Board to give site plan approval to whatever development plan emerges should MGM be awarded the state license.

City Council Majority Leader John

Rubbo said that other considerations went into the decision to establish the Casino District.

“The zone change addresses the concerns we’ve heard loud and clear, from additional funding for public safety and sector cars, to investments in flooding mitigation and infrastructure improvements,” Rubbo said.

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Westchester Rent Guidelines Board votes to allow 2% and 3% rent increases

BY PETER KATZ / pkatz@westfairinc.com

During a meeting held the evening of June 26 in the Common Council's chamber at White Plains City Hall, the Westchester County Rent Guidelines Board (RGB) approved rent hikes of 2% for one-year leases and 3% for two-year leases in the apartments for which it regulates rents.

The vote to approve the rent increases was 5 to 3, with 5 votes needed for the board to pass an action. The board was expected to ratify the vote in September and allow landlords to raise rents effective Oct. 1 of this year through Sept. 30, 2026.

Moments before, the RGB had defeated a proposal that would have allowed a 3% rate increase for one-year leases and a 4.5% increase for two-year leases. The RGB had conducted a number of public meetings as part of its process to gather information and comments to help it determine the appropriate increases. Landlords as well as tenants made their arguments for and against various levels of rent hikes.

The RGB gathered data related to 420 buildings in Westchester that include 14,321 housing units, of which 12,736 are subject to rent regulation under Emergency Tenant Protection

Act terms. Data the RGB collected regarding operations showed that rental incomes increased by 2.4% from 2023 to 2024. Expenses including depreciation increased by 1.8% from 2023 to 2024. Fuel made up 9.6% of the expenses aside from depreciation. Utilities were 5.4%, payroll 8.9%, real estate taxes 18%, insurance

8.3%, management costs 8%, repairs and maintenance 15.3%, interest 13.5% and miscellaneous 3%.

In a draft of a document that it planned to use to formally record its decision, the RGB explained that it formulates rent increase allowances based on, among other things, cost increases experienced in the past year, its forecasts of cost increases over the next year, its determination of the relevant operating and maintenance cost-to-rent ratio and other relevant information concerning the state of the residential real estate industry.

According to federal Department of Labor statistics, the inflation rate in the New York Metro area (New York-Newark-Jersey City) was 3.4% for the 12 months ending in May 2025. The national inflation rate for the 12 months ending in May 2025 was 2.4%.

In reacting to the RGB's vote, Alana

“Keep providing more with less. But this model is unsustainable and eventually we’re all going to pay the price.”

— Alana Ciuffetelli, Chair, BRI Apartment Owners Advisory Council



The RGB meeting in White Plains was carried on the internet.

Ciuffetelli, chair of the Building and Realty Institute of Westchester's (BRI) Apartment Owners Advisory Council, said, “Once again, we’re staring down the same math problem with the same dangerous answer. These increases do not match the surging costs of insurance, fuel, water, repairs, and local compliance. It’s becoming nearly impossible to keep buildings safe and well-maintained without the financial tools to do so.”

BRI in a statement said that while the new increases prevent what it called “another destructive rent freeze,” they again fall short of what is

required to keep up with rising costs. BRI said that the board’s approved adjustments amount to a real-dollar rent cut for property owners managing aging, rent-stabilized buildings.

The organization said that the inability to raise rents in step with costs has led to widespread devaluation of rent-stabilized buildings, diminishing access to financing for critical repairs and even threatening bank portfolios.

Ciuffetelli said that the RGB's vote “sends a clear message to owners: keep providing more with less. But this model is unsustainable and eventually we’re all going to pay the price.”

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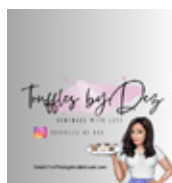
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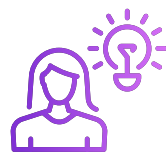


01. Nominee must



work in either Fairfield County, Westchester County and/or Hudson Valley

02. Exhibits remarkable



problem solving skills

03. Is a true inspiration



to those around her

04. Has exceptional



communication skills

Nominate at

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For event information

✉ Natalie Holland:
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✉ Anne Jordan Duffy:
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HV housing market conditions vary with Westchester single-family median price almost \$1M

BY PETER KATZ / pkatz@westfairinc.com

According to the May report on residential real estate in the Hudson Valley from the Hudson Gateway Association of Realtors (HGAR), Westchester remains a market dominated by sellers with single-family homes in short supply. In May, the single-family median sale price reached \$999,000, up 2% from a year ago. There were 392 closed sales, up 7.7% from May of 2024. Homes were on the market an average of 30 days, a 16.7% drop from the number of days on the market a year ago.

HGAR CEO Lynda Fernandez said, "Sellers continue to benefit from tight inventory conditions, but buyers are adjusting by exploring more affordable areas or property types."

The number of condominium sales in Westchester dropped by 14.3% in May 2025 compared with May 2024. There were 144 units sold, with the median sale price up 6% from a year ago at \$529,750. Co-op sales in Westchester jumped by 21.1% to 207 units in May 2025 compared with May

2024. The median sale price was up 4.2% at \$212,500.

Putnam saw single-family home prices rise to \$595,000, up 4.6% from a year ago, but sales dropped by 18%. Condo prices fell by nearly 15%, with the number of sales plunging by nearly 60% to 10 condos sold. The median sale price was \$318,000.

Rockland saw a slight dip in single-family prices, down 4% from May 2024. The median sale price was \$750,000. Condo and co-op prices dropped 5% and 36% respectively, but the number of units changing hands went

up 33% for condo sales while co-op sales surged 50%. There were 38 condo sales and five co-op sales.

Orange County continued to attract buyers looking for value in May. The median single-family price remained steady at \$450,000, and sales rose by 2%. Condo prices rose 2%, though sales dropped nearly 55%. There were 46 condo sales with the median price at \$315,000. There was one co-op sale at \$220,000.

In Sullivan County, the median



price for single-family homes climbed 7% to \$342,500, while sales slipped by 6.5%.

HGAR said that May 2025 data showed that while inventory is starting to improve in some areas, prices remain elevated due to continued demand. Buyers should secure financing early and work closely with experienced REALTORS® to navigate the

market and find the right opportunities. Sellers, meanwhile, should take advantage of strong pricing trends but ensure homes are well-prepared and competitively priced to stand out.

"Buyers are adapting to higher interest rates by looking at more affordable markets and property types," Fernandez said. "Meanwhile, sellers are still benefiting from solid price growth."



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Sharing American history — one rare document at a time

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

For Seth Kaller – a White Plains-based expert in acquiring, authenticating and appraising historic American documents and artifacts – Thursday, June 26, was a good day as two documents he was involved with sold at auction at Sotheby's in Manhattan for a combined \$18,139,500.

A copy of the 13th Amendment to the U.S. Constitution, abolishing slavery and signed by President Abraham Lincoln, sold for \$13,697,500; a copy of the Emancipation Proclamation — an executive order ending slavery, also signed by Lincoln — for \$4,442,000. The discrepancy in prices is “purely a case of rarity,” Kaller said, adding that 48 signed copies of the Emancipation Proclamation were sold for \$10 each to benefit the United States Sanitary Commission, a private relief agency that supported the Union Army's sick and wounded. But there were only 16 signed copies of the 13th Amendment. “In both cases, the official original documents are in the National Archives.”

With the 13th Amendment document, Kaller represented the seller and advised two of the bidders. (While that may seem too close for comfort, he said that as long as the appropriate disclosures are made, there is no conflict of interest.) In the case of the Emancipation Proclamation, he had sold it to the person who put it up for auction.

The market for historic documents is a profitable but small one, he said, adding that an individual could sell one painting that was worth more than all the documents sold in a year. But Kaller isn't just interested in buying and selling historic American books, manuscripts and documents — of which he has several thousand — or representing buyers and sellers. He also wants to educate the public.

“Most Americans have lost sight of the ideals and aspirations of what it means to be an American.”

Kaller has strived to change that, building collections, giving talks and now displaying documents in two new and upcoming gallery/museum projects.

In a joint venture with Manhattan's Arader Galleries — which deals in maps, prints, rare books and watercolors from the 16th through 19th centuries — Kaller has set up a complementary space in the galleries' 4,500-square-foot

29 E. 72nd St. locale called Seth Kaller Inc., Historic Documents & Legacy Collection, with some 100 works. Among those on display in its “Conceived in Liberty” exhibit are:

A book on the 1735 trial of printer John Peter Zenger, establishing freedom of the press (1765)

— Two years before the trial, New York's royal governor, William Cosby, had tried to rig an election at what is now St. Paul's Church National Historic Site in Mount Vernon. German printer Zenger was on hand to cover the misdeeds for his publication, *The New York Weekly Journal*, whereupon Cosby had him arrested and tried for libel, even after a grand jury had refused to indict him. Despite pressure from the judge to convict, it took the jury just 10 minutes to acquit Zenger, establishing the precedent of truth as a defense against libel, jury independence and freedom of the press. \$3,500.

Thomas Paine's “Common Sense” (1776) — The pamphlet by the New Rochelle resident, which considers the advantages of democracy over one-man rule, is widely regarded to have helped spark the revolution and thus independence. \$38,000.

A rare July 1776 broadside of the “Declaration of Independence” — A broadside was a publication printed on one side so it could be easily read, passed hand to hand or nailed to a church or tavern door, spreading news of events like the American Revolution. Kaller said this document may be more “original” than the signed “National Treasure” document, which was not actually penned and signed in July 1776. (It was signed that August after New York, which had abstained in the vote on the declaration, changed to a “yes,” making the document unanimous.) This broadside was printed in New Hampshire around July 16th, once the news reached it from the Second Continental Congress in Philadelphia. Only 10 copies are known to survive. Price -- \$3,120,000.

George Washington's “Justice and the Public Good” letter (1789) — In a letter written just weeks before his inauguration on April 30 of that year in New York City, a letter that nonetheless still resonates today, Washington emphasized judgment, character and devotion to the public good in selecting officers for the new

government. \$650,000.

A rare book printing of Washington's 1790 letter to what is now the Touro Synagogue National Historic Site (1796) — Kaller said this is a favorite of his, quoting Washington as writing, “to bigotry, no sanction; to persecution, no assistance.”

“King Andrew the First” anti-Jackson cartoon (1832) — This rare mezzotint shows President Andrew Jackson crowned and cloaked like a monarch, trampling the Constitution underfoot. Despite his fierce partisanship and personality (“I was born for a storm, and a calm does not suit me” was how Jackson once described himself), Kaller said, “he was a (War of 1812) hero and did have the country's good in mind.” \$20,000.

Kaller knows that some people have soured on these documents, often written by men who were slaveholders. Others want to see such documents and their sentiments preserved in aspic. The “originalists” argue that the Constitution should be interpreted today as it would've been back then. But Kaller sees these works as fluid, aspirational. To him, the Constitution is “not history but technology in the sense of a system that organizes knowledge to solve problems,” one that is open to interpretation as befits the context and situations of the times. Washington himself said as much in a letter dated Sept. 17, 1787 — the date the Constitutional Convention finished its work. And while the Constitution accommodated slavery, it was meant to become a document of liberty, Kaller added, echoing Frederick Douglass, the statesman, abolitionist, writer and orator, a former slave who emerged as the leader of the 19th-century's African American civil rights movement.

As for the “Declaration of Independence,” Kaller said he often discusses it — as he will in at a 2 p.m. Fourth of July talk at Fraunces Tavern Museum in Manhattan — in the context of the Rev. Martin Luther King Jr.'s “I Have a Dream Speech,” delivered in front of the Lincoln Memorial on Aug. 28, 1963, in which King talked about the promise of the declaration as a promise still to be fulfilled.

No doubt that is why Kaller calls his 250th anniversary exhibit the “Promise of Liberty.” This partnership with the multidisciplinary Peoria Riverfront Museum in Peoria, Illinois, featuring filmmaker Ken Burns (“The American Revolution,” PBS, Nov. 16) as the guest curator, will open early in 2026 and

“Most Americans have lost sight of the ideals and aspirations of what it means to be an American.”

— Seth Kaller



Seth Kaller, founder and owner of White Plains-based Seth Kaller Inc., is an expert in acquiring, authenticating and appraising historic American documents and artifacts. *Courtesy Seth Kaller.*

contain historic documents, objects and art on loan from private collectors, including Alice Walton's Art Bridges Foundation, Seth Kaller Inc. clients and other private and institutional lenders. Bloomberg Connects will provide the gallery app. Among the tour stops are New York City and Norfolk, Virginia.

Kaller never intended to go into historic documents though he might've known it was his destiny. Born on Long Island, he moved with his family to New York City after a stint in New Jersey. (He didn't move to Westchester County until the second of his three children was born. He called putting them through the Scarsdale public schools “a bargain.”)

Kaller's family was long known for a business building collections of rare stamps and coins. Still, when he left the University of Pennsylvania armed with a Bachelor of Arts degree in political science, he was law school bound. The only problem was he missed the date for the LSAT, or Law School Admission Test. Thinking of what to do in the year interim until the next exam, he approached Lewis E. Lehrman, the businessman, economist and historian, about building a collection of his historic documents. Today The Gilder Lehrman Institute of American History, housed at The New York Historical in Manhattan, contains more than 87,000 diaries, maps, photographs and other works spanning 500 years. It is used by 35,000 schools nationwide and every AP (Advanced Placement) American history course.

Among the other collections Kaller has built are those on the foundation of Israel, Albert Einstein, science and European royals. But it is the American experiment that has his heart. With the help of his work, he said, “we're taking the basic idea of liberty and applying it to more people more effectively.”

And, he added, “I'm hoping to use 2026 to revisit what it means to be an American, what made America great, what would make America great.”

In the year of the tariff, Christmas in July takes on new urgency

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Christmas in July sales — like this sample sale at Mount Vernon's Christmas in America, — are taking on new meaning as tariffs loom. Photographs courtesy Christmas in America.



Christmas in America is holding its sample sale online through July 31 and in-person July 17 and 18.

“With potential tariffs still looming, it’s a great time to plan ahead and save...”

— Spokeswoman for Christmas in America

For some retailers and consumers, Christmas can’t come soon enough.

According to a report by Morgan Stanley, the year got off to a “solid” start with total sales 4.1% higher than a year earlier and March’s number (1.4%) beating expectations, with increases virtually across the board.

But now, Morgan Stanley added, investors are concerned that it may have been all about front-loading to get ahead of the tariffs, leading to dwindling hopes. Forget Christmas in July and think Halloween in May. Indeed, if you were at the new Hobby Lobby in Norwalk this spring, you would’ve seen shelves stocked with pumpkins and other signs of autumn, which used to make their appearance in stores only around this time of year. By Memorial Day, there was almost no summer stock left.

Other stores are ordering less inventory in anticipation of the tariffs — and in fear of being caught holding the merchandise bag. That’s because, as Morgan Stanley put it: “Suppliers are unlikely to shoulder as much of the tariff burden as they have historically, placing more weight on retailers/brands to mitigate increased costs.”

Which is something retailers are loath to do. A study by Allianz, the international financial services provider, polled 4,500 businesses in nine countries to discover that 54% of U.S. firms plan to pass the additional costs on to consumers, while 24% are exploring scaling back or switching suppliers. Only 22% are willing to shoulder the burden.

Of course, for some businesses, Christmas in July is an annual ritual, coming off of the Fourth of July sales.

The Nordstrom Anniversary Sale begins July 12 and runs through Aug. 3. (“Among soft-line retailers, department stores could be most affected by incremental tariffs,” Morgan Stanley noted.)

And Christmas in America — the newly expanded retail arm of Mount Vernon’s American Christmas, the company behind much of Manhattan’s iconic yuletide look — is hosting a Christmas in July sale online through July 31st and a two-day sample sale 11 a.m. to 7:30 p.m. July 17 and 18 at its warehouse, 30 Warren Place.

The shop, which has grown from 1,000 square feet to 15,000 square feet, will feature exclusive sample pieces, including showroom displays, never-used items and open-box décor — at up to an 80% discount. These include commercial trees, garlands and wreaths; fiberglass props; oversize ornaments and other holiday décor; and collectible Santas. The popular Fill-a-Bag-of-Ornaments specials will also be back.

“This year marks a major milestone for us,” Dan Casterella, CEO of Christmas in America, said in a statement. “We’ve grown into one of the largest Christmas décor destinations in the region, and this summer’s sale is our way of saying ‘thank you’ to the loyal community that helped us get here.”

But a spokeswoman for the company also noted: “With potential tariffs still looming, it’s a great time to plan ahead and save...”

Which is the name of the retail/consumer game these days.

News@Noon

Local and business news
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Counter at Nan Xiang, Stamford.

Eye on Local Business: Nan Xiang, Stamford

BY JEREMY WAYNE / jwayne@westfairinc.com

“We look for places with strong local culture, culinary curiosity and a shared appreciation for authentic food experiences.”

— Michael Ma,
Partner and
Shareholder,
Nan Xiang

Nan Xiang Soup Dumplings – the Shanghainese restaurant concept founded in Flushing, Queens, in 2006 and known for its Michelin-recommended soup dumplings — opened its first Connecticut location on June 14 at Stamford Town Center’s Restaurant Plaza. Another location, at 27 Mama-ronneck Ave. in White Plains is slated to open in the fall.

With two branches already well-established in Manhattan, two others in Flushing and Westbury, New York, one apiece in New Jersey and Pennsylvania and seven upcoming launches stretching from Georgia to the Midwest, Nan Xiang is on a nationwide roll. But closer to home, we asked partner and shareholder Michael Ma why Nan Xiang had settled on Stamford and, for that matter, White Plains, interested to learn how Nan Xiang tests a new market.

Stamford, he said, is a city that has grown and evolved over time, transitioning from a historic shipbuilding town to a modern hub for finance, media and technology. The city’s vibrancy and inclusiveness, he added, make it a perfect match for the brand, and Nan Xiang is proud to be part of what made the community so special.

“When we explore new markets, we look for places with strong local culture, culinary curiosity and a shared appreciation for authentic food experiences. Both Stamford and White Plains reflect these qualities, and we see great potential to grow with these communities.”

We were keen to know, too, whether all Nan Xiang branches looked the same. How much thought was given to design and to what extent does the group feel that design contributes to the success of the restaurant?

“Starting with our Cherry Hill, New Jersey, location, we have embraced a consistent design approach we call a “Modern Interpretation of Eastern Elegance,” Ma explained. “The goal is to

blend recognizable Eastern elements with modern materials to create a warm, immersive and culturally rich dining environment.”

He said in suburban markets, where thoughtful design is often overlooked, Nan Xiang believes attention to atmosphere sets the restaurants apart and plays an important role in creating a memorable dining experience.

Asked specifically about the upcoming White Plains opening and whether Nan Xiang is expecting a demographic/clientele similar to the 189-seat Stamford locale, Ma said there are some similarities, but noted that “Stamford attracts a younger crowd, with a strong presence of professionals and transplants from New York City, especially in the evenings and weekends,” while White Plains, although still diverse, “leans a bit more suburban and family-oriented,” with steady traffic from nearby offices, schools and local residents.

Moving to the food itself, and the question of how guests respond to some of the more exotic-sounding items, Ma said that for ingredients that might be less familiar to non-Asian guests, Nan



Counter at Nan Xiang, Stamford.

Xiang’s front-of-house staff is trained to describe them in an approachable way. “For example, we might introduce luffa as a ‘light and tender gourd, similar to cucumber,’ or sea cucumber as a ‘traditional seafood rich in collagen.’” He said the restaurants also support this with strong menu visuals and table-side recommendations to help guests feel more comfortable exploring new dishes. “In general, we find that guests are increasingly open to trying authentic items, especially when they are explained in a relatable and appealing way.”

As to finding staff – a major concern in the hospitality industry since Covid-19 – Ma acknowledged that staffing remains a challenge for suburban locations, especially when it comes to local team members for weekday and off-peak shifts. To address this, he

said, Nan Xiang continues to invest in employee training through platforms like Testcard and is focused on building a stable, locally based team to support long-term growth.

Asked lastly about what percentage of turnover takeout and delivery business is likely to account for in the new restaurants, Ma said that whether on weekdays or weekends, dine-in remains the group’s primary service model, accounting for approximately 80% of orders, with takeout and delivery making up about 10% each.

In Stamford, he said, the pattern is similar to Nan Xiang’s other locations outside of New York City.

“Dine-in remains the primary focus, supported by third-party delivery platforms for off-site orders.”

Dine in or dine out, Nan Xiang is here to stay.



CONSTRUCTION

Groundbreaking for Willow at The Ridgeway in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

“The Willow at Ridgeway will let our senior population age in place in an environment that is affordable and transit-oriented.”

— Wilson Kimball, President & CEO, Yonkers Housing Authority

A groundbreaking ceremony has marked the beginning of construction in the sixth and final phase of the project to redevelop the former Cottage Place Gardens public housing complex in Yonkers. The Yonkers Housing Authority along with the Mulford Corporation and The Community Builders is developing Willow at The Ridgeway, an eight-story building with 92 apartments at 23 Bishop W.J. Walls Place.

The Cottage Place Gardens public housing development dates from 1945. The Business Journal reported in March that work had begun on demolishing the last of the original structures to make way for the final new building, Willow at The Ridgeway.

At the Yonkers groundbreaking, from left: Joan Deierlein, Housing Authority's Board of Commissioners; Denise Egiziaco, board vice chair; Jesse Batus, The Community Builders, Inc.; Linda Malave, Mid-Hudson Regional Economic Development Council; Yonkers City Council President Lakisha Collins-Bellamy; City In photo above, at Council Member

Deana Norman; Ken Jenkins; State Senate Majority Leader Andrea Stewart-Cousins; Mike Spano; County Legislator Shanae Williams; City Council Member John Rubbo; and Ross Karp, downstate development director, of HCR.

The unit mix includes 85 one-bedroom units averaging 550 square feet in size and seven two-bedroom units averaging 800 square feet. All of the apartments will be priced as affordable housing. There will be 31 units reserved for households at or below 30% of the Area Median Income (AMI), 29 units reserved for households at or below 50% AMI, and 32 units reserved for households at or below 60% AMI. All apartments will be designed for an aging population and reserved for seniors referred from the Yonkers Housing Authority Section 8 waitlist.

Gov. Kathy Hochul took note of the groundbreaking and said, “The people of Yonkers are acutely aware that New York desperately needs more affordable, energy-efficient housing. As we break ground on Willow at The

Ridgeway, we are once again demonstrating that we're willing to do what it takes to boost the supply of quality homes, to transform vacant properties, and to create opportunities for seniors to age in place or relocate to be part of this city's bright future.”

The new building is designed to be highly energy efficient and includes a rooftop solar array. The apartments will be equipped with Energy Star appliances.

The cost of building Willow at The Ridgeway has been estimated as \$81 million. State financing for the development comes from Homes and Community Renewal's (HCR) State and Federal Low-Income Housing Tax Credit Programs that will generate nearly \$30 million in equity and \$10 million in subsidy from HCR. The development also is due to receive more than \$500,000 through the Clean Energy Initiative, a partnership between HCR and the New York State Energy Research and Development Authority (NYSERDA).

The site is participating in the New York State Department of Environmental Conservation's Brownfield Cleanup Program and, when completed, would be eligible for \$12.7 million in state tax credits. Westches-

ter County is providing \$7 million in Housing Flex Funds and the city of Yonkers is providing \$1 million in HOME funding.

According to Yonkers Mayor Mike Spano the groundbreaking "continues the ongoing and remarkable transformation of our city's affordable housing. The Willow at Ridgeway will provide our city's seniors with housing that is both attractively designed as well as energy efficient with outstanding amenities."

Yonkers Housing Authority President and CEO Wilson Kimball said, “We are very pleased with the financial support this incredible project has received at every level of government. The Willow at Ridgeway will let our senior population age in place in an environment that is affordable and transit-oriented.”

Amenities for residents will include free internet, laundry rooms on each floor, a community room, gym, and a resident terrace on the seventh floor with seating and a solar canopy.

Westchester County Executive Ken Jenkins described the development as being "all about creating opportunity and ensuring our seniors can age with dignity in safe, affordable and environmentally sustainable homes.”

Siting Council tables final vote on remanded UI Fairfield-Bridgeport monopole plan

BY GARY LARKIN / glarkin@westfairinc.com

“The membership statute requires the Council to contain at least two public members with experience in the field of ecology.”

— Melanie Bachman, Executive Director, Connecticut Siting Council

NEW BRITAIN – Citing the lack of a second public member with an ecology background, the Connecticut Siting Council (CSC) today granted United Illuminating’s request for a stay in a vote on its application to install monopoles in Fairfield and Bridgeport.

“On June 24, 2025, UI submitted a motion to stay a final vote in this remand proceeding because the Council is not properly constituted,” said Melanie Bachman, CSC Executive Director and attorney for the Siting Council. “The membership statute requires the Council to contain at least two public members with experience in the field of ecology among the five public members appointed by the government.

“As of May 30, 2025, when Chair (Elin) Katz resigned, Ms. (Khris-tine) Hall is the only remaining public member appointed by the governor with experience in the field of ecology.”

UI, a subsidiary of Avangrid, asked the Council to delay the vote until a public member with such experience is appointed. CSC Staff recommended UI’s request be granted.

The Council then voted 7-0 to do just that. It is not known when another vote will be taken up on the

monopole application.

On June 19, in a straw vote CSC denied UI’s application to build monopoles as part of a transmission line upgrade between Fairfield and Bridgeport. The application, which was remanded back to the council after a successful legal challenge in April, was denied in a 4-2, with one abstention, in the virtual meeting on June 19.

Although the straw vote was technically non-binding, CSC Presiding Officer John Morissette instructed Siting Council staff to draft a formal opinion and decision denying UI’s application.

UI’s application for a certificate for the Fairfield to Congress railroad



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

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

On April 23, New Britain Superior Court Judge Matthew Budzik struck down the original approval by CSC and remanded the case back to the

council. As filed, UI’s application was specifically for its existing 1430 line, according to Bachman. The proposed project configuration, identified as alternative 1, uses both single circuit and double circuit monopoles located south of the railroad corridor in both Fairfield and Bridgeport and single circuit and double circuit monopoles located north of the railroad for 5.8 miles in Route 8/I-95 corridor and for 0.3 mile approximate to Congress Street substation.

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

COURTS

Newtown Covered Bridge Apartments put on the block

BY GARY LARKIN / glarkin@westfairinc.com

“Investing in a property such as Covered Bridge is a strategic move.”

— Matthew Bordwin

NEWTOWN — The 210-unit Covered Bridge multifamily apartment complex is heading to a bankruptcy sale, according to Keen-Summit Capital Partners LLC, a Melville, New York-based real estate brokerage, workout and investment banking firm that is overseeing the sale.

The complex at 9 Covered Bridge Road includes six buildings that are complete, and a seventh that is 80% finished. The property includes a clubhouse, pool, and a mix of market-rate and affordable units, with 42 apartments restricted to 80% area median income for the next 30 years. In addition to a sale, Keen-Summit Cap-

ital Partners is also soliciting joint venture or refinancing proposals on behalf of the debtor for the property.

The current owner – Covered Bridge Newtown LLC (2 Old New Milford Road, Suite 3C, Brookfield) – bought the complex in 2024 for an undisclosed sum. The apartments date back to 2017 and have expanded since

then. It was appraised for \$30 million in 2022.

“Investing in a property such as Covered Bridge is a strategic move,” says Matthew Bordwin, principal & co-president of Keen-Summit Capital Partners LLC.

“It’s more than a collection of buildings — it’s a vibrant community, and

a compelling lucrative opportunity for discerning investors to tap into one of the nation’s most dynamic real estate sectors. With multifamily demand at an all-time high, this asset offers the potential for steady returns and sustained long-term growth.”

Some of the property highlights include:

- Seven three-story buildings, each offering a mix of one-, two-, and three-bedroom layouts.
- 168 market-rate units and 42 affordable units restricted to 80% Area Median Income (AMI), with affordability maintained for 30 years.
- A clubhouse with a fitness center, community room, and an adjacent pool.
- Situated within the Incentive

Housing Overlay Zone (IHOZ-10), which mandates that 20% of units remain affordable for 30 years as a condition for the certificate of occupancy.

“The U.S. multifamily market appears poised for another strong year,” said Ron Reuter, principal and managing director of RJ Reuter Business Consulting, who is serving as the debtor’s financial advisor. “This is an exciting opportunity for all kinds of real estate investors. Factors like tightening vacancies, accelerating rent growth, and renewed investor interest suggest a healthy outlook — especially in markets like Connecticut, where value, proximity to services, strong fundamentals, and supportive local governance are driving optimism for long-term opportunity and growth.”

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains and Poughkeepsie Local business cases, June 25 - July 1

Mark Steven Temple, Blauvelt, codebtor Big Apple Produce Company New York Inc., Blauvelt, 25-22594-SHL: Chapter 7, assets \$11,050, liabilities \$683,844. Attorney: Ronald V. DeCaprio.

Rosko Gloucester LLC, Spring Valley, 25-22596-SHL: Involuntary Chapter 7. Petitioner: Mendel Holtzberg.

U.S. District Court, White Plains Local business cases, June 25 - July 1

T.V. Seshan M.D. P.C., White Plains vs. Cigna Health and Life Insurance Co., 25-cv-5327-JGLC: Motion to confirm arbitration award. Attorney: Debra A. Clifford.

Enza A. Addeo, Mohegan Lake vs. Spectrum Painting Corp., Armonk, et al, 25-cv-5364-KMK: Job discrimination. Attorney: Mitchell I. Weingarden.

International Union of Painters and Allied Trades, White Plains, et al, vs. INS Construction Corp., Brooklyn, 25-cv-5374-JGLC: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

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Questions and comments regarding this section should be directed to:

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DEEDS

Above \$1 million

2192 Crompond Road Partners, LLC, Cortland Manor. Seller: Dubak Realty Management Corp., South Hamilton, Massachusetts. Property: 2192 Crompond Road, Cortlandt. Amount: \$2 million. Filed June 3.

CN Flip LLC, Mahopac. Seller: The Bank of New York, Greenville, South Carolina. Property: 1340 Kitchawan Road, Yorktown. Amount: \$1 million. Filed June 4.

Columbia II Armonk Square LLC. Seller: ASQ LLC. Property: 402 Main St., North Castle. Amount: \$26.2 million. Filed June 2.

Engle, Denise, Tafton, Pennsylvania. Seller: 154 Bedford Road LLC, Armonk. Property: 156 Bedford Road, North Castle. Amount: \$1.8 million. Filed June 4.

Friedman, Jeffrey, Scarsdale. Seller: Stephen Oder Scarsdale LLC, Englewood, New Jersey. Property: 4 Weaver St., Scarsdale. Amount: \$2.5 million. Filed June 4.

JJAProperties LLC, Tuckahoe. Seller: Sinanaj Holdings LLC, Ardsley. Property: 47 N. High St., Eastchester. Amount: \$1.1 million. Filed June 5.

Jusufaj, Betim, New Rochelle. Seller: Alfi Realty Corp., Hastings-on-Hudson. Property: 38 Madeleine Ave., New Rochelle. Amount: \$1.1 million. Filed June 5.

Stevenson, Angie, Ardsley. Seller: 104 Vernon Drive LLC, Scarsdale. Property: 104 Vernon Drive, Eastchester. Amount: \$1.5 million. Filed June 2.

Throwstones LLC, New York. Seller: Michael Brown, Briarcliff Manor. Property: 104 Marlborough Road, Ossining. Amount: \$3 million. Filed June 9.

Vasquez, Nathalie, Pelham. Seller: Geolif LLC, White Plains. Property: 48 Rock Ridge Drive, Rye Town. Amount: \$2.2 million. Filed June 4.

Wells Fargo Bank NA, Anaheim, California. Seller: Desvarieux Jessie, Pelham. Property: 6 Brookridge Road, New Rochelle. Amount: \$1.6 million. Filed June 3.

Winston, Adam B., Armonk. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 202 Horseman Blvd., Mount Pleasant. Amount: \$2.2 million. Filed June 5.

Below \$1 million

109 Marble LLC, Pleasantville. Seller: Alan J. MacDonald, Croton-on-Hudson. Property: 109 Marble Ave., Mount Pleasant. Amount: \$655,000. Filed June 9.

3 Sherman Place LLC, Katonah. Seller: Sherman Place Development LLC, Ossining. Property: 3 Sherman Place, Ossining. Amount: \$490,000. Filed June 6.

All-From-Above1-LLC, Great Neck. Seller: Dwayne Reith, Dobbs Ferry. Property: 432 Furnace Dock Road, Cortlandt. Amount: \$335,000. Filed June 9.

Bathija Brothers LLC, Mohegan Lake. Seller: Alfred D. Mongero, Yorktown Heights. Property: 3116 E. Main St., Cortlandt. Amount: \$225,000. Filed June 3.

Castillo, Miguel A., Yonkers. Seller: Beatos Properties LLC, Thornwood. Property: 310 Garden Ave., Mount Vernon. Amount: \$550,000. Filed June 9.

CBLS Revamp LLC, Katonah. Seller: 3465 Yorktown Heights LLC, New York. Property: 3465 Curry St., Yorktown. Amount: \$575,000. Filed June 2.

CMAM Enterprises LLC, Cortlandt Manor. Seller: Lorraine Hanner, Cortlandt Manor. Property: 1018 Oregon Road, Cortlandt. Amount: \$435,000. Filed June 4.

Colin Holdings LLC, Hastings-on-Hudson. Seller: Colin Management LLC, Yonkers. Property: 65 Colin St., Yonkers. Amount: \$975,000. Filed June 9.

FM Washington Property LLC, Bronx. Seller: Anthony Dejesus, Yonkers. Property: 18 Breglia St., Yonkers. Amount: \$895,000. Filed June 3.

Hennessy Properties LLC, Scarsdale. Seller: Wilmington Trust, Coppell, Texas. Property: 14 Rich Ave., Mount Vernon. Amount: \$499,000. Filed June 9.

Hernandez, Carlo, Yonkers. Seller: Longbridge Financial LLC, Houston, Texas. Property: 57 Ramsey Ave., Yonkers. Amount: \$480,000. Filed June 3.

JIMCD LLC, Mount Vernon. Seller: Donald J. Anderson Jr., Harrison. Property: 89 Park Ave., Harrison. Amount: \$840,000. Filed June 4.

Kull, Anna, Bronxville. Seller: Vesuvio Enterprise LLC, Peekskill. Property: 6 Palmer Lane, Mount Pleasant. Amount: \$995,000. Filed June 3.

Kurien Thomas Medical Anesthesiology PLLC, White Plains. Seller: Stuart Werner, White Plains. Property: 10 Cottage Place 7A, White Plains. Amount: \$375,000. Filed June 2.

Loja, Romel M., Cortlandt Manor. Seller: Violet Vision LLC, Yonkers. Property: 71 Trolley Road, Cortlandt. Amount: \$615,000. Filed June 5.

Marin, Sebastian O., New Rochelle. Seller: M&G Realty Partners Associated LLC, Eastchester. Property: 96 McLean Ave., Greenburgh. Amount: \$830,000. Filed June 3.

Marsh, Laurindo, Brooklyn. Seller: Lola Builders Inc., Rockaway Beach. Property: 312 Seventh Ave., Mount Vernon. Amount: \$925,000. Filed June 2.

Natasha Realty Corp., Bronx. Seller: Luigi Ferraro, Rye. Property: 11 Whittemore Place, Rye Town. Amount: \$535,000. Filed June 5.

Nelson, Duke, Bronx. Seller: MJD Contracting Corp., Carmel. Property: 9 Rumbrook Road, Greenburgh. Amount: \$727,000. Filed June 5.

Pleasant Properties LLC, Bronx. Seller: Alfreda A. Spina, Valhalla. Property: 134 E. Stevens Ave., Mount Pleasant. Amount: \$650,000. Filed June 3.

R & J Property Solutions LLC, Cortlandt Manor. Seller: Davin Laura, Montrose. Property: 34 Kings Ferry Road, Cortlandt. Amount: \$315,000. Filed June 5.

Rodriguez, Katherine M., Bronx. Seller: Belknap LLC, Yonkers. Property: 120 Belknap Ave., Yonkers. Amount: \$568,000. Filed June 3.

Sagliocco, Domenico, Mamaroneck. Seller: 604 Halstead LLC, New Rochelle. Property: 604 Halstead Ave., Rye Town. Amount: \$515,000. Filed June 3.

Saraj LLC, Yonkers. Seller: 73 Old White Plains Road LLC, Greenburgh. Property: 73 Old White Plains Road, Greenburgh. Amount: \$400,000. Filed June 4.

Slattery, William, Bronxville. Seller: TRJ Realty LLC, Armonk. Property: 18 Pamela Lane, Mount Pleasant. Amount: \$960,000. Filed June 6.

SMP Homes Inc., Mahopac. Seller: Harkins John M. Harkins Sr., Somers. Property: Quinlan Street, Yorktown. Amount: \$200,000. Filed June 5.

South Brook Road LLC, Bedford Hills. Seller: 108 Evolve Properties LLC, Ossining. Property: 25 S. Brook Road, Bedford. Amount: \$999,000. Filed June 4.

United Asset Management LLC, Huntington Beach, California. Seller: CMLTI Asset Trust, Chicago, Illinois. Property: 15 South Road, Greenburgh. Amount: \$10. Filed June 3.

Federal Tax Liens, \$10,000 or greater,

Westchester County, June 25 - July 1

Commodore Construction Corp., Mount Vernon, 2024 quarterly taxes, \$11,069,660.

Fuller, Verol S. and Vera L. Fuller: Briarcliff, 2018 - 2023 personal income, \$52,704.

Goldstein, Dena: Somers, 2015 - 2018, 2021 - 2022 personal income, \$125,968.

Heitner, Walter: Somers, 2015 - 2019, 2021 - 2022 personal income, \$166,248.

Palmiotto, Steven D. and Adraina Palmiotto: Katonah, 2022 personal income, \$106,905.

Rizzo, Laura-Michelle: Port Chester, 2018 personal income, \$29,055.

Steed, Florence Walton: New Rochelle, 2019 - 2021, 2023 personal income, \$18,208.

WORKERS' COMPENSATION BOARD

1939 W. Farms Road Parking Corp., New Rochelle. Amount: \$4,500.

519 W. 160th Street HDFC, Yonkers. Amount: \$25,500.

Advance Yourself LLC, New Rochelle. Amount: \$3,000.

Build 4 Life LLC, New Rochelle. Amount: \$5,000.

Elemental HVAC Solutions Inc., Yonkers. Amount: \$21,000.

FDI Painting Corp, Harrison. Amount: \$1,500.

J&G Guambana Construction Inc., Ossining. Amount: \$20,500.

Kenneth J. Pugliese Inc. d.b.a. Pondfield Cafe, Bronxville. Amount: \$5,000.

Leap FC LLC, Croton-on-Hudson. Amount: \$21,000.

MCCG Build Inc., White Plains. Amount: \$19,000.

Mckenzie & Company LLC, New Rochelle. Amount: \$6,500.

MTI Brands Inc., Larchmont. Amount: \$21,000.

Shynae Nicole LLC d.b.a. Shynae Nicole Collection, Mount Vernon. Amount: \$22,500.

The Chop House Group Inc., Mohegan Lake. Amount: \$7,000.

Wilvin De Jesus Ramos d.b.a. Bramex Auto Spa, Port Chester. Amount: \$20,500.

JUDGMENTS

Aguirre, Adrian, Yonkers. \$12,229 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 8.

Araque, Alexander, Mount Vernon. \$7,500 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 7.

Arcilla, Carolina M., Yonkers. \$2,662 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Barragan, Juan, New Rochelle. \$2,507 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Bedford, Dorcas E., Yonkers. \$3,654 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 8.

Benjamin, Richard, Mount Vernon. \$1,334 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 12.

Berila, Yilka, White Plains. \$16,762 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 15.

Brooks, Roselyn, Yonkers. \$2,605 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 15.

Bunyavong, Max, Croton-on-Hudson. \$2,578 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Cancel, Michael, Yonkers. \$3,839 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Chianese, Joseph G., Eastchester. \$3,617 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 15.

Clean Carting Services Inc., Buchanan. \$971,709 in favor of 49-47 31st Street LLC, White Plains. Filed May 14.

Collins, Keir D., Yonkers. \$5,082 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Constantine, Carol, Dobbs Ferry. \$1,663 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 12.

Cruz, Sonny, Eastchester. \$3,408 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 8.

Elsasser, John P., Croton-on-Hudson. \$2,369 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Estrella, Ranflin R., Yonkers. \$6,475 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Garcia, Steven, Peekskill. \$4,097 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Gerace, Valerie A., Yorktown Heights. \$3,045 in favor of Capital One NA, Glen Allen, Virginia. Filed May 9.

Girgis, Nadine D., Croton-on-Hudson. \$11,297 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 13.

Gonzalez, Daniely, Yonkers. \$11,321 in favor of Capital One NA, Glen Allen, Virginia. Filed May 8.

Green, David, Mount Vernon. \$3,586 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Greene, Shekea U., Yonkers. \$7,636 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 15.

Hernandez, Alexis, Bronx. \$2,922 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 15.

Holloway, Gus, Mount Vernon. \$11,726 in favor of Catholic MLTC Inc. d.b.a., New York. Filed May 12.

Irizarry, William, White Plains. \$15,004 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Jackson, Alicia, Armonk. \$3,815 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 15.

Johnson, Daniel, White Plains. \$3,296 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Jones, Roland M., Yonkers. \$9,894 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 15.

Legato, Polsia B., Mount Kisco. \$2,188 in favor of Capital One NA, Glen Allen, Virginia. Filed May 9.

Martensen, Devin, Mamaroneck. \$2,609 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 8.

Martich, Karen, New Rochelle. \$3,733 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 15.

Mattavous, Kamaal, White Plains. \$4,610 in favor of Capital One NA, McLean, Virginia. Filed May 16.

Mogrovejo, Carlos, Ossining. \$2,846 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 7.

Murchison, Shevaughan, Mount Vernon. \$8,621 in favor of American Express NA, Sandy, Utah. Filed May 15.

Pena, Joel, Yonkers. \$14,463 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Perez, Rafael, Jefferson Valley. \$3,497 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 9.

Peters, Kennisha I., Tuckahoe. \$2,794 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Quinn, Marie P., Cortlandt Manor. \$2,623 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 13.

Quinones, Alberto, Mount Vernon. \$6,685 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 8.

Rivera, Diane L, Yonkers. \$3,867 in favor of Capital One NA, McLean, Virginia. Filed May 12.

Rojas, Orfanel, Yonkers. \$2,444 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Savastano, Monique, Yorktown Heights. \$8,125 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 15.

Smith, Celeste, Yonkers. \$3,072 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Smith, Shaunn, Mount Vernon. \$3,043 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Terzi, Ruya, White Plains. \$8,446 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 12.

Thomas, Franklin C. Jr, Yonkers. \$8,824 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 7.

Torres, Ulises, New Rochelle. \$5,839 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 9.

Von Wiegand, Arthur, Yonkers. \$8,593 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 15.

Wright, Paul A., Mount Vernon. \$1,837 in favor of Capital One NA, McLean, Virginia. Filed May 12.

LIS PENDENS

200 SMRR LLC, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$273,000 affecting property located at 222 Gailmore Drive, Yonkers. Filed May 21.

64 Woodycrest LLC, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 64 Woodycrest Ave., Yonkers. Filed May 20.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

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Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Balazs, Kathleen M., as owner. Filed by Firstkey Master Funding 2021-A Collateral Trust. Action: Foreclosure of a mortgage in the principal amount of \$173,000 affecting property located at 71 Jennings Road, White Plains. Filed May 21.

Buchanan Village Court, as owner. Filed by Seasons Condo Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$10,000 affecting property located at 4 Martine Ave., Unit 205, White Plains. Filed May 22.

Citibank NA, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$528,000 affecting property located at 36 Hayward St., Yonkers. Filed May 19.

Coschignano, Nicholas, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$130,000 affecting property located at 10 Juengst Road, Croton. Filed May 27.

Demichiel, Elizabeth, heir, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$862,500 affecting property located at 72 Archer Drive, Bronxville. Filed May 21.

Edward, Frederick Sr. Irrevocable Trust, as owner. Filed by Federal Home Loan Mortgage Corporate Trust.

Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 1735 Maxwell Court, Yorktown. Filed May 20.

Ferrell, Edward O.11-administrator, as owner. Filed by TH MSR Holdings LLC.

Action: Foreclosure of a mortgage in the principal amount of \$151,200 affecting property located at 5 Rockledge Ave., Mount Vernon. Filed May 22.

Kim Ji, Hyun, as owner. Filed by First National Bank of America. Action: Foreclosure of a mortgage in the principal amount of \$536,000 affecting property located at 5 Highview Terrace, Somers. Filed May 21.

Mambrino-Mckiernan, Michelle, as owner. Filed by ARCPE 1 LLC. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 26 Oakdale Ave., New Rochelle. Filed May 20.

McConway, Denis, as owner. Filed by Webster Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 3 Bell Place, Rye. Filed May 21.

MECHANIC'S LIENS

1179-1185 Yonkers Avenue LLC, Yonkers. \$6,014 in favor of YMC Fueling LLC, New York. Filed June 6.

Dunwoody, Nancy A., Peekskill. \$59,860 in favor of Roto-Rooter Services Company, Mamaroneck. Filed June 5.

Fahey, Jennifer J., New Castle. \$6,000 in favor of Erie Construction Mid-West LLC. Filed June 9.

Itali, Jason V, Katonah. \$9,000 in favor of Green Island Group Corp. Filed June 5.

JJ Realty Associates LLC, Yonkers. \$15,000 in favor of Tristate Steel Fireproofing Inc., Brooklyn. Filed June 6.

O'Connor, Meg, Greenburgh. \$9,400 in favor of 1st Class Landscaping & Home Improvement, Pleasantville. Filed June 5.

Robinson Development LLC, Mount Vernon. \$35,440 in favor of Belgium Blocks Inc., Airmont. Filed June 6.

Singleton, Dorothy D., Mount Vernon. \$31,444 in favor of Roto-Rooter Services Co., Mamaroneck. Filed June 9.

Underhill Soundview LLC, Yorktown. \$177,484 in favor of United Steel Inc., Hartford. Filed June 9.

Valmore, Eutora, New Rochelle. \$52,639 in favor of Innovative Environmental Service, Valhalla. Filed June 9.

NEW BUSINESSES

Partnerships

Amexon & Co, 130 Pelham Road Apt. 41, New Rochelle 10805. c/o Ilyas Rasuli, Muhammad Idris Rasuli and Ahmad Naweed. Filed June 10.

Butter + Brie, 68 Wheeler Ave., Pleasantville 10570. c/o Ardian Celmeta and Henri Nasto. Filed June 10.

Sole Proprietorships

Aurora Music, 333 Mamaroneck Ave., White Plains 10605. c/o Laura Hackstein. Filed June 11.

David E. Little Art & Museum Consulting, 282 Katonah Ave., Katonah 10536. c/o David Eugene Little. Filed June 12.

Dealzstop, 2613 Ridge St., Yorktown Height 10598. c/o Rabia Imran. Filed June 6.

Fashion Publications, 136 Colabaugh Pond Road, Croton-on-Hudson 10520. c/o Max Andrews. Filed June 12.

FVS Automotive, 206B S. 14th Ave., Mount Vernon 10550. c/o Florene V. Sandford. Filed June 9.

G&T Home & Care Services, 36 Heatherdell Road, Ardsley 10502. c/o Shuk Mei, Yeung. Filed June 6.

Garcias Handyman, 16 James St., Apt. 2A, Ossining 10562. c/o Gil Garcia. Filed June 6.

In The Zone Studios, 60 Hunt Ave., Yonkers 10710. c/o Saul Amin Lora Novas. Filed June 11.

Jansie Solutions, 300 Sommerville Place, Yonkers 10703. c/o Janluis Sierra. Filed June 10.

January Soul, 217 S. Waverly St., Yonkers 10701. c/o Treskana Jonas-hyatt. Filed June 12.

Johatorres Shop, 409 Ellendale Ave., No.1, Port Chester 10573. c/o Johanna Torres Velez. Filed June 10.

Mexican Continental Food, 177 S. Lexington Ave., White Plains 10601. c/o Farooq A. Siddiqui. Filed June 12.

Mirandas Handyman, 111 Grand St., Apt. 2, Mamaroneck 10543. c/o Misael Humberto Miranda. Filed June 11.

Nysasn-Zone-4, 61 Tuckahoe Ave., Eastchester 10709. c/o Catherine Rodriguez. Filed June 6.

Ophthalmic Expert Witnesses, 915 Palmer Road, Bronxville 10708. c/o Steven Bodine. Filed June 9.

Peterson Carpentry, 3817 Valleyview St., Mohegan Lake 10547. c/o Timothy J. Peterson. Filed June 6.

Prevail, 50 E. Hartsdale Ave., Hartsdale 10530. c/o Joy Courson. Filed June 10.

Rose Beauty Co, 3685 Old Yorktown Road, Shrub Oak 10588. c/o Arianna Rose Tolosi. Filed June 9.

State Farm Agent, 650 N. Broadway, White Plains 10603. c/o Thomas J Lavelle. Filed June 9.

Sweet Alexandra's Cleaning Service, 413 S. Division St., No. 3, Peekskill 10566. c/o Mania Alexandria Quinde. Filed June 9.

Timothy S Harris Construction, 2005 Palmer Ave., No. 364, Larchmont 10538. c/o Timothy Scott Harris. Filed June 11.

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

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

3 Jeffrey LLC, as owner. Lender: Accolend LLC. Property: 3 Jeffrey Place, Monsey. Amount: \$1.8 million. Filed May 12.

Nofesh LLC, as owner. Lender: Conventus LLC. Property: 2 Bluebird Road, Monsey. Amount: \$1.2 million. Filed May 21.

Below \$1 million

17 John LLC, as owner. Lender: Conventus LLC. Property: 17 John St., Spring Valley. Amount: \$981,558. Filed May 13.

Croom Construction LLC, as owner. Lender: Mako International LLC. Property: in Clinton. Amount: \$450,000. Filed May 8.

Davidson, Beth Z., as owner. Lender: TEG FCU. Property: in Red Hook. Amount: \$712,000. Filed May 19.

France Monet, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in Wappinger. Amount: \$800,000. Filed May 15.

JTG Development LLC, as owner. Lender: Loan Funder LLC Series 101607. Property: in city of Beacon. Amount: \$111,750. Filed May 8.

Matthias, Sara A., et al, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in East Fishkill. Amount: \$768,800. Filed May 28.

McCausland, Daniela Gallo, et al, as owner. Lender: Primelending. Property: in Rhinebeck. Amount: \$806,500. Filed June 5.

Turnkey Property Brothers LLC, as owner. Lender: Ice Lender Holdings LLC. Property: in town of Poughkeepsie. Amount: \$65,061. Filed May 27.

DEEDS

Above \$1 million

4BG LLC, Monsey. Seller: Rachel and Rafael Perlmutter, Monsey. Property: 4 Gwen Lane, Monsey. Amount: \$1.3 million.

80 Twin Avenue LLC, Spring Valley. Seller: Marie G. Zizi, Spring Valley. Property: 80 Twin Ave., Spring Valley. Amount: \$1.2 million.

Alvarez Properties LLC, Spring Valley. Seller: 15 Lawrence Street Realty LLC, Elmont. Property: 15 Lawrence St., Spring Valley. Amount: \$1 million.

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

Broadway Remsen LLC, Jersey City, New Jersey. Seller: KeyBank NA, Cleveland, Ohio. Property: 17 S. Broadway, Nyack. Amount: \$2.4 million.

Lim, Sangjin, Suffern. Seller: Griff Construction LLC, Piermont. Property: 2 Haring Ave., Sparkill. Amount: \$1.1 million.

Olahava LLC, Monsey. Seller: New Hope Christian Church, Monsey. Property: 57 Main St., Monsey. Amount: \$1.2 million.

Orangetown Palisades Renewal Center JV Company LLC, Woodbridge, New Jersey. Seller: Palisades Renewal Center Company LLC, New York. Property: 334 Route 9w, Palisades. Amount: \$27 million.

Rockland County, New City. Seller: Solo Group Holdings LLC, Woodbury. Property: 173 Orange Turnpike, Sloatsburg. Amount: \$2.2 million.

Shiny Blue LLC, Monsey. Seller: 21 Lenore LLC, Monsey. Property: 21 Lenore Ave., Monsey. Amount: \$3.1 million.

Toll Northeast V Corp., Fort Washington, Pennsylvania. Seller: Gatto Lane LLC, Pearl River. Property: 80 Gatto Lane, Pearl River. Amount: \$3.2 million.

Below \$1 million

1 Tobey Lane LLC, Monsey. Seller: Miriam Weisbord, Monsey. Property: 1 Tobey Lane, Wesley Hills. Amount: \$745,000.

11 Northbrook LP, Spring Valley. Seller: Yoisef Brucha LLC, Spring Valley. Property: 11 Northbrook Road, Spring Valley. Amount: \$999,000.

37 S. Bridge Street LLC, Poughkeepsie. Seller: Gold Score Properties Inc., Washingtonville. Property: 37 S. Bridge St., city of Poughkeepsie. Amount: \$560,000.

4 Forest Glen Court LLC, Brooklyn. Seller: Nancy Canals, Suffern. Property: 4 Forest Glen Court, Wesley Hills. Amount: \$995,000.

53 Summit LLC, Brooklyn. Seller: P. Moreau O'Neil, New Hempstead. Property: 53 Summit Park Road, New Hempstead. Amount: \$782,000.

61 Washington NS LLC, Spring Valley. Seller: 61 Washington Estates LLC, Spring Valley. Property: 61 Washington Ave., New Square. Amount: \$190,000.

86 West Street LLC, Haverstraw. Seller: Jose A. Diaz, et al, Haverstraw. Property: 86 West St., Haverstraw. Amount: \$530,000.

9 Northbrook LP, Spring Valley. Seller: Ador LLC, Spring Valley. Property: 9 Northbrook Road, Spring Valley. Amount: \$999,000.

97 Creekside LLC, Melville. Seller: Diane Taylor, Bronx. Property: 97 Creekside, Spring Valley. Amount: \$199,500.

Alan Road LLC, Monsey. Seller: Alden Wolfe, and Goluia Powell, New City. Property: 45 Alan Road, Spring Valley. Amount: \$302,000.

Berdichev LLC, Spring Valley. Seller: Hilroy Nixon, Spring Valley. Property: 32 Buena Vista Ave., Spring Valley. Amount: \$840,000.

Bernbluth, Mendel L., Monsey. Seller: 151 Blauvelt LLC, Monsey. Property: 151 Blauvelt Road, Monsey. Amount: \$999,000.

Blum, Mayer and Devora Blum, Spring Valley. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Kaser. Amount: \$759,000.

Bueno, Luis A. R., Bronx. Seller: Red Nails LLC, Huntington. Property: 177 N. Middletown Road, Nanuet. Amount: \$590,000.

Bunick Realty LLC, Spring Valley. Seller: Danielle S. Culhane and Danielle S. Arenholz, Pomona. Property: 14 Charles Lane, Pomona. Amount: \$226,350.

CMG Mortgage Inc., Ewing, New Jersey. Seller: Gerard John Comatod, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$231,500.

County Rockland Rentals LLC, Nanuet. Seller: Sweet Nine LLC, Brooklyn. Property: 24 Route 9w, Northwest Haverstraw. Amount: \$264,000.

Einhorn, Yehuda J. and Perl Einhorn, Nanuet. Seller: 32 Oak LLC, Brooklyn. Property: 16 Albacon Road, Nanuet. Amount: \$599,000.

G III Alzee Realty LLC, Brooklyn. Seller: Far Reo Sub I LLC, et al, Lansing, Michigan. Property: 48 Clinton St., Spring Valley. Amount: \$811,000.

Gonzalez, Adame, Jaime and Aida M. Gonzalez, Brooklyn. Seller: Infinity DB Partners LLC, Brooklyn. Property: 38 Broadway, Haverstraw. Amount: \$599,000.

Handler, Judith, Monroe. Seller: Blueberry Equities LLC, Monroe. Property: 5 Prime Lane Monsey. Amount: \$794,000.

Korah LLC, Bernardsville, New Jersey. Seller: George W. Benoit Jr. and Judith A. Benoit, West Nyack. Property: 4 Dutch Court West Nyack. Amount: \$672,000.

Lewy, Chaim and Leiah Lewy, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court Monsey. Amount: \$689,000.

LYA Property Trading LLC, Brooklyn. Seller: Community Growth LLC, Monsey. Property: 28 Conklin Ave., Haverstraw. Amount: \$430,000.

Saint Jude LLC, Stony Point. Seller: North Rockland Associates LLC, Stony Point. Property: 16 Liberty Square, Stony Point. Amount: \$285,000.

Shlomo Associates & Developers Ltd., Spring Valley. Seller: Steven and Rachel Tessler, Monsey. Property: 1 Lodi Lane, Monsey. Amount: \$995,000.

Skyridge Holdings LLC, Monsey. Seller: Sara C. Kunstlinger, Chestnut Ridge. Property: 33 Mountain Ave., Monsey Amount: \$625,256.

Turnkey Property Brothers LLC, Nanuet. Seller: Kenneth Y. Chapman, Wappingers Falls. Property: in town of Poughkeepsie. Amount: \$266,000.

US Bank Trust National Association, Houston, Texas. Seller: Jessica Vinali, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$328,500.

Zotamba, Jesus, Ridgefield Park, New Jersey. Seller: US Bank Trust NA, Eureka, California. Property: 89 Benson St. West, Haverstraw Amount: \$375,000. May 29, 2025

JUDGMENTS

Acevedo Elizabeth, Mahopac. \$1,490 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 9.

Alben Cleaners 1 Inc., et al, Brewster. \$18,094 in favor of On Deck Capital Inc., Denver, Colorado. Filed June 10.

Alkhawaja, Seham, Mahopac. \$17,795 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed June 10.

Arbore, Karen, Carmel. \$4,262 in favor of Capital One NA, Columbus, Ohio. Filed June 11.

Arone, Richard, Brewster. \$10,215 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 5.

Beladino, Jessica B., Putnam Valley. \$9,877 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 2.

Bochow, Gregory, Cold Spring. \$2,834 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 29.

Boscarino, John H., Putnam Valley. \$6,063 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 6.

Brown, Hilda, Carmel. \$45,611 in favor of Atlanticare Management LLC, Brewster. Filed May 16.

Cadre, Marlene, Putnam Valley. \$6,850 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 12.

Camacho, Jose, Carmel. \$2,790 in favor of Synchrony Bank, Draper, Utah. Filed May 29.

Casarella, Barbara, Mahopac. \$3,573 in favor of Synchrony Bank, Draper, Utah. Filed May 9.

Castaner, Theresa, Putnam Valley. \$2,613 in favor of Midland Credit Management Inc., San Diego, California. Filed June 4.

Causa, James, Patterson. \$5,426 in favor of Synchrony Bank, Draper, Utah. Filed May 15.

Cloidt, Jean, Patterson. \$5,616 in favor of US Bank National Association, Cincinnati, Ohio. Filed May 28.

Correa, Frank J., Mahopac. \$9,120 in favor of Capital One NA, McLean, Virginia. Filed May 15.

Crawford, Roland, Carmel. \$2,581 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 29.

Delaney, John P., Mahopac. \$7,947 in favor of Capital One NA, Columbus, Ohio. Filed May 27.

Delionado, Kelly A., Mahopac. \$12,125 in favor of Discover Bank, Columbus, Ohio. Filed May 14.

DePalma, Richard, Carmel. \$2,517 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 13.

DiFrancia, Kyle, Cold Spring. \$3,201 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 14.

Dwyer, Andrew D., Brewster. \$7,777 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 23.

Ely, Naomi J., Cold Spring. \$7,257 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 9.

Embola, Oscar N., Putnam Valley. \$2,271 in favor of Capital One NA, Columbus, Ohio. Filed May 27.

Haviland, Amanda L., Putnam Valley. \$7,961 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Haviland, Joseph Jr., Putnam Valley. \$7,893 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Hoke, Danielle, Mahopac. \$5,299 in favor of Midland Credit Management Inc., San Diego, California. Filed May 30.

Jordan, Robert, Cold Spring. \$29,506 in favor of Lazar Schwartz & Jones LLP, Filed June 9.

Khutsishvili, Temuri, Mahopac. \$2,221 in favor of Capital One NA, McLean, Virginia. Filed May 15.

Langlois, James, Brewster. \$5,170 in favor of Security Credit Services LLC, Oxford, Mississippi. Filed May 22.

Licona, Mercedes M., Carmel. \$7,716 in favor of Discover Bank, Columbus, Ohio. Filed May 9.

Loimar Corp., Carmel. \$29,325 in favor of KeyBank National Association, Cleveland, Ohio. Filed May 12.

Margegaj, Alfred, Brewster. \$6,117 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 9.

Maroulis, Jason A., Putnam Valley. \$4,729 in favor of Capital One NA, Glen Allen, Virginia. Filed May 5.

Maxwell, Chelsea, Carmel. \$3,661 in favor of Heritage Financial Credit Union, Middletown. Filed June 2.

Molina, Erodicta, Patterson. \$10,475 in favor of Capital One NA, McLean, Virginia. Filed June 2.

Palmerini, Rachel J., Brewster. \$5,360 in favor of Unifund CCR LLC, Cincinnati, Ohio. Filed May 2.

Pannullo, Carlo, Carmel. \$7,374 in favor of Discover Bank, Columbus, Ohio. Filed June 2.

Pina, Patricia, Carmel. \$3,487 in favor of Midland Credit Management Inc., San Diego, California. Filed May 15.

Portanova, Nickolas L, Mahopac. \$6,697 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed May 30.

ReCuppio, Michael, Putnam Valley. \$3,171 in favor of Discover Bank, Columbus, Ohio. Filed May 9.

Rivera, Jennifer Ortiz, Brewster. \$14,148 in favor of Capital One NA, Columbus, Ohio. Filed May 27.

Rodriguez, Claudia, Putnam Valley. \$3,693 in favor of Capital One NA, Columbus, Ohio. Filed June 13.

Rodriguez, Juan, Mahopac. \$3,865 in favor of SOM Anesthesia PC, New York. Filed June 10.

Spaeth, Grant, Carmel. \$2,340 in favor of Capital One NA, Glen Allen, Virginia. Filed May 5.

Spaeth, Grant, Carmel. \$6,849 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 29.

Taverna on the Green LLC, Paramus, New Jersey. \$33,391 in favor of Ace Endico Corp., Brewster. Filed May 7.

Wong, Tessie, Mahopac. \$7,854 in favor of Midland Credit Management Inc., San Diego, California. Filed June 4.

Yi, Amanda, Mahopac. \$3,627 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 12.

Zamudio, Angelika, Mahopac. \$2,090 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 5.

MECHANIC'S LIENS

168 Union Holding LLC, as owner. \$22,551 in favor of H.G. Page and Sons Inc. Property: 168 Union St., Poughkeepsie. Filed June 12.

Bard College, as owner. \$74,112 in favor of Connolly & Son Construction Inc. Property: 30 Campus Road, Red Hook. Filed June 10.

Beacon 248 Holdings LLC, as owner. \$163,306 in favor of Callanan Industries Inc. Property: 200-300 Arno Drive, Beacon. Filed May 29.

Beacon 248 Holdings LLC, as owner. \$162,500 in favor of Power Air Heating & Cooling Corp. Property: 200 - 300 Arno Drive, Beacon. Filed June 10.

Beacon 248 Holdings LLC, as owner. \$7,284 in favor of CRP Sanitation Inc. Property: 248 Tioronda Ave., Beacon. Filed June 12.

Glove Street LLC, as owner. \$37,135 in favor of H.G. Page and Sons Inc. Property: 186 Union St., Poughkeepsie. Filed June 12.

Colonial Realty Holding LLC, as owner. \$52,854 in favor of H.G. Page and Sons Inc. Property: 166 Union St., Poughkeepsie. Filed June 12.

DK Healey Properties LLC, as owner. \$155,731 in favor of Green Mountain Electric Supply Inc. Property: 2250 South Road, town of Poughkeepsie. Filed June 10.

Kimberly Korners Corp., as owner. \$7,752 in favor of Thermodynamics Corp. Property: 1618 Route 82, LaGrange. Filed May 20.

Truocchio Anthony, as owner. \$3,900 in favor of Magliato Plumbing LLC. Property: 22 Tamarack Hill Drive, Poughkeepsie. Filed May 23.

NEW BUSINESSES

Sole Proprietorships

Angels Scapes, 69 Harvard Drive, Carmel 10512. c/o Luis A. Galvez. Filed April 29.

Castoff Cruises, 2201 Dunhill Drive Brewster 10509. c/o Robert Wayne Sarlo. Filed April 7.

Cleaning Crew, 1213 Route 52, Carmel 10512. c/o Suzanne Quiles. Filed May 1.

Essence Healing, 72 Steuben Road, Garrison 10524. c/o Stephen Dennis Quinn. Filed April 8.

Full Spectrum Healing Arts, 72 Steuben Road, Garrison 10524. c/o Stephen D. Quinn. Filed April 8.

Glow Skin Therapy, 101 Shear Hill Road, Mahopac 10541. c/o Arielle Athena Lafata. Filed April 28.

Juarez Taxi, 844 Route 6E, Mahopac 10541. c/o Julio C Juarez. Filed April 17.

Love Is Homemade, 7 Leaside Road, Carmel 10512. c/o Angelica Capetillo. Filed April 11.

Saras Nest, 10 Valhalla Road, Carmel 10512. c/o Sara Eliorah Goer. Filed May 2.

Sea the World with Maria, 541 E. Branch Road, Patterson 12563. c/o Maria Guida. Filed April 22.

Shop The Kitchen, 60 Rose Drive, Mahopac 10541. c/o Jean Marie Jerussi. Filed April 22.

SM Renovations Plus, 114 Main St., Brewster 10509. c/o Samuel Coronado. Filed April 21.

Sweet Lime Studio, 263 Main St., Cold Spring 10516. c/o Sandra Slokenbergs Padegs. Filed April 3.

Vivapods, 11 Brayton Road, Carmel 10512. c/o Tristan M. Colon. Filed April 17.

Vilaznia Social Club, 559 Route 6N, No. 4, Mahopac 10541. c/o Sokol Predakaj. Filed April 23.

BUILDING PERMITS

Commercial

AV Tuchy Inc., Norwalk, contractor for DVA Associates LLC. Renovate façade and remove Petco gable at 401 Westport Ave., Norwalk. Estimated cost: \$185,000. Filed May 2.

City of Stamford Springdale Elementary School, Stamford, contractor for city of Stamford Springdale Elementary School. Reconstruct toilet rooms on the ground- and first-floor levels. Construct single occupant ada toilet room, No. 84 and new women's toilet room, No. 85 at the ground level. Reconstruct the girls and boy's toilet rooms 58 and 59 on the first floor, at 1127 Hope St., Stamford. Estimated cost: \$467,000. Filed May 2025.

Construction Service LLC, Middletown, contractor for UB High Ridge Spe LLC. Perform replacement alterations at 1101 High Ridge Road, Stamford. Estimated cost: \$640,000. Filed May 2025.

Culbertson Company of New York, Hawthorne, New York, contractor for ESRT Metro Center LLC. Perform structural repair of a post-tensioned concrete parking garage on levels 1 and 2 and apply new traffic coatings. at 429 Washington Blvd., Stamford. Estimated cost: \$2,700,000. Filed May 2025.

Dolphin Cove Club Corp., Stamford, contractor for Dolphin Cove Club Corp. Install tent for a private cocktail party at 181 Dolphin Cove Quay, Stamford. Estimated cost: \$2,000. Filed May 2025.

Earthlight Technologies LLC, Ellington, contractor for Earthlight Technologies LLC. Install roof-mounted grid-tied solar pv system and inverters at 12 Red Bird Road, Stamford. Estimated cost: \$35,400. Filed May 2025.

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

Erik C. Tracey, New Bedford, Massachusetts, contractor for Springdale Center Associates. Replace the old, illuminated CVS pharmacy signs with a new CVS pharmacy sign featuring the updated logo at 1058 Hope St., Stamford. Estimated cost: \$20,000. Filed May 2025.

Food Bank of Lower Fairfield County Inc., Stamford, contractor for Food Bank of Lower Fairfield County Inc. Renovate the bathroom and janitor closet and add an ADA bathroom at 461 Glenbrook Road, Stamford. Estimated cost: \$40,000. Filed May 2025.

G.A. Castro Construction LLC, Stamford, contractor for Somerset. Replace roof at 205 Hope St., Stamford. Estimated cost: \$48,233. Filed May 2025.

Gregory, Mark S. and Kathleen M., Stamford, contractor for Mark S. and Kathleen M. Gregory. Remodel existing kitchen on first floor and renovate lower level at 97 Ocean Drive East, Stamford. Estimated cost: \$80,000. Filed May 2025.

Gunner LLC, Stamford, contractor for St. Cecilia-St. Gabriel Parish Corp. Remove and replace the existing roof, inspect the roof deck to verify that all sheathing is suitable, install seam tape per code, install water and ice barrier, install underlayment, add asphalt shingles, and ensure proper ventilation at 1184 Newfield Ave., Stamford. Estimated cost: \$42,000. Filed May 2025.

Harvard 135 LLC, Stamford, contractor for Harvard 135 LLC. Replace exterior signage for existing 8-story hotel at 135 Harvard Ave., Stamford. Estimated cost: \$77,497. Filed May 2025.

Home Style Improvements Inc. Connecticut, Enfield, contractor for Stamford Town Center LLC. Transform the existing store into a spa, occupying approximately 6,470 square feet of floor area on the fifth floor at 100 Greyrock Place, Stamford. Estimated cost: \$100,000. Filed May 2025.

HV Enterprises LLC, Stamford, contractor for HV Enterprises LLC. Remodel the interior of an existing 19,722-square-foot Planet Fitness gym, including minimal framing and interior partitions, install a new black crass spa door and glazing, replace existing lighting like-for-like, update plumbing fixtures and perform minimal mechanical work at 21 Harbor View Ave., Stamford. Estimated cost: \$925,000. Filed May 2025.

Timber Ridge Associates, Norwalk, contractor for 135 Wall St. Perform replacement alterations at 35 Wall St., Norwalk. Estimated cost: \$1,000. Filed May 2.

Tomaszewski Construction LLC, Norwalk, contractor for Marianthi Matsikas. Construct a foundation only for addition and renovation at 16 Cottage St., Norwalk. Estimated cost: \$100,000. Filed May 2.

Viking Construction Inc., Norwalk, contractor for Wall Street Recap Associates LLC. Construct parking structure and residential above at 17 Isaacs St., Norwalk. Estimated cost: \$11,161,000. Filed May 1.

Residential

Arango Alarcon, Juan Felipe, Norwalk, contractor for Juan Felipe Arango Alarcon. Replace old, damaged siding 31 Toilsome Ave., Norwalk. Estimated cost: \$8,000. Filed May 2.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Moore Brock Van. Replace double-hung windows insert at 6 Burchard Lane, Norwalk. Estimated cost: \$13,165. Filed May 1.

ETM Construction LLC, Norwalk, contractor for Cathleen Chawla. Replace sheetrock, insulation, electrical flooring in study at 20 Highland Ave., Norwalk. Estimated cost: \$95,000. Filed May 1.

G.A. Castro Construction LLC, Stamford, contractor for Charles A. and Marianne Thomas. Replace roof at 62 Mill Valley Lane, Stamford. Estimated cost: \$24,195. Filed May 2025.

Gerard T. Flood, Stamford, contractor for Margaret A. and Michael McNamara. Remove asphalt shingles and install new architectural shingles at 107 Crystal Lake Road, Stamford. Estimated cost: \$8,650. Filed May 2025.

Global Home Exteriors Inc., Sutton, Massachusetts, contractor for Jennifer and Marc Toland. Replace roof, remove existing layers, inspect decking and replace if needed, install proper underlayment and install new shingles at 41 Ralph St., Stamford. Estimated cost: \$10,920. Filed May 2025.

Goncalves, Joseph D., Bridgeport, contractor for Juan and Eliana Castano. Build a gunite in-ground swimming pool at 9 Skyline Lane, Stamford. Estimated cost: \$59,750. Filed May 2025.

Groundworks New England LLC, Virginia Beach, Virginia, contractor for Elizabeth A. Marino. Install 5 Intelli jacks, apply 6 push piers, add rim joist insulation, place insulation, and position 6 shims at 34 Rippowam Road, Stamford. Estimated cost: \$26,798. Filed May 2025.

Groundworks New England LLC, Virginia Beach, Virginia, contractor for James Peebles Querze and Karen L. Peebles. Install 6 push piers to stabilize the walls of a single-family dwelling at 5 Cricket Lane, Stamford. Estimated cost: \$14,457. Filed May 2025.

Groundworks New England LLC, Virginia Beach, Virginia, contractor for Nicholas Feil and Jaelyn Brilhart. Install 10 push piers to stabilize the perimeter foundation at 168 Rocky Rapids Road, Stamford. Estimated cost: \$23,124. Filed May 2025.

Gunner LLC, Stamford, contractor for Robert L. Cooper and Cindy Safian. Remove and replace existing roof at 867 Stillwater Road, Stamford. Estimated cost: \$16,133. Filed May 2025.

Gunner LLC, Stamford, contractor for Lynn Dobbin. Remove and replace existing roof and install seam tape at 79 Harpsichord Turnpike, Stamford. Estimated cost: \$23,756. Filed May 2025.

Gunner LLC, Stamford, contractor for Al-Iriani Hatem Ibraheem Yehya. Remove and replace existing roof. Install seam tape, water and ice barrier, underlayment, asphalt shingles and proper ventilation. Remove existing gable vents and install mesh to prevent animals from entering at 30 Birchwood Road, Stamford. Estimated cost: \$13,000. Filed May 2025.

Gunner LLC, Stamford, contractor for Vassil and Merly Litchev. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable. Install seam tape. water and ice barrier, underlayment, asphalt shingles and proper ventilation at 48 Bel Aire Drive, Stamford. Estimated cost: \$14,804. Filed May 2025.

Gunner LLC, Stamford, contractor for Gary Mozer and Stacy Barnett. Remove and replace existing siding with James Hardie lap siding, install new white aluminum, K-style gutters using hidden fasteners elbows and downspouts at 473 Westover Road, Stamford. Estimated cost: \$58,000. Filed May 2025.

Gunner LLC, Stamford, contractor for Seth I. and Anna D. Mayo. Remove and replace one existing skylight with new Velux skylight at 44 Joan Road, Stamford. Estimated cost: \$2,900. Filed May 2025.

Gunner LLC, Stamford, contractor for Pisanelli Angelina Revocable Trust. Remove and replace existing roof. Install seam tape, water and ice barrier, underlayment, asphalt shingles and proper ventilation at 9 Dogwood Lane, Stamford. Estimated cost: \$26,933. Filed May 2025.

Gunner LLC, Stamford, contractor for Malak Hisham Abdul and Malak Hala Abdul. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable. Install seam tape, water and ice barrier, underlayment, asphalt shingles and proper ventilation. Remove and dispose of three existing deck-mounted skylights install new Velux, fixed unit deck-mount units at 1623 Newfield Ave., Stamford. Estimated cost: \$24,200. Filed May 2025.

Hemingway Construction Corp., Greenwich, contractor for Zachary Bakal and Esther Portyansky. Replace existing decking material and railing system and inside convert existing closet into a full bath at 91 Cardinal Lane, Stamford. Estimated cost: \$53,000. Filed May 2025.

Hilberg Contracting LLC, Rockaway, New Jersey, contractor for Liu Minghai and Sun Yan. Replace floor girders units 17a-d crawl space framing stabilization at 51 Hope St., Stamford. Estimated cost: \$14,787. Filed May 2025.

Hogan Construction Inc., Bridgeport, contractor for Mona C. Sawyer Trustee. Reroof 1 solar panel on the front side of the garage roof with Owens Corning 50-year shingles at 3020 High Ridge Road, Stamford. Estimated cost: \$2,470. Filed May 2025.

Home Depot USA Inc., Atlanta, Georgia, contractor for Lindsey Labriola. Remove and replace four windows at 27 Davenport Drive, Stamford. Estimated cost: \$4,490. Filed May 2025.

Home Depot USA Inc., Atlanta, Georgia, contractor for Francisco Cisneros and Paula Andrea Garcia-Quintero. Remove and replace five windows at 5 Crane Road North, Stamford. Estimated cost: \$5,658. Filed May 2025.

Home Depot USA Inc., Atlanta, Georgia, contractor for Timothy Caplins and Mayu Morimoto. Remove and replace five windows at 14 Avon Lane, Stamford. Estimated cost: \$5,764. Filed May 2025.

Home Depot USA Inc., Atlanta, Georgia, contractor for Lindelia Parrado-Varela and Andres Leonardo Parrado. Remove and replace six windows at 1084 E. Main St., Stamford. Estimated cost: \$8,888. Filed May 2025.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Brian and Carla E. Cintron. Install roof-mounted solar panels at 68 Winding Brook Lane, Stamford. Estimated cost: \$56,098. Filed May 2025.

Infinity Solar Systems LLC, Mahwah, New Jersey, contractor for Brian and Carla E. Cintron. Remove and reroof 68 Winding Brook Lane, Stamford. Estimated cost: \$13,700. Filed May 2025.

Ion Solar Pros LLC, Middlebury, contractor for Christopher J. and Stephanie M. Robles. Install roof-mounted solar panels at 333 W. Hill Road, Stamford. Estimated cost: \$114,536. Filed May 2025.

IPE Carpentry LLC, New Milford, contractor for Kevin Ciaccio. Change frame at existing doorway to a bigger size, install 5 recess lights and move the radiator heater unit to a different location at 16 Lund Ave., Stamford. Estimated cost: \$11,800. Filed May 2025.

Jl Jamroga LLC, Stamford, contractor for Estate of Frances B. Kowaleski. Renovate existing first-floor kitchen, construct new study, new powder room, new stairs, new mudroom, new dining area, renovate existing garage, relocate three existing bedrooms from the first floor to the second floor, relocate a full bath from first floor to proposed second floor and add two new bathroom on second floor at 503 Pepper Ridge Road, Stamford. Estimated cost: \$110,000. Filed May 2025.

JP Carroll Roofing LLC, Bloomfield, contractor for Vinod Kareddy and Purdy Phillippa. Replace 25 squares of roof at 93 Neponsit St., Stamford. Estimated cost: \$26,169. Filed May 2025.

KMF Construction LLC, Stamford, contractor for William J. Gorey. Replace deck at 39 Amherst Place, Stamford. Estimated cost: \$20,275. Filed May 2025.

Schenwald Home Improvement LLC, Norwalk, contractor for Nishill Patel and Gabrielle Krone. Construct one-story addition over existing living room and garage at 25 Crooked Trail Road, Norwalk. Estimated cost: \$430,000. Filed May 1.

Sky View Builders LLC, Norwalk, contractor for Hyde Park Properties LLC. Finish new single-family residence at 11 Longview Court, Norwalk. Estimated cost: \$80,000. Filed May 1.

Zhydun, Ivan Stamford, contractor for Ivan Zhydun. Open walls as needed for plumbing repairs at 67 Old Long Ridge Road, Stamford. Estimated cost: \$2,000. Filed May 2025.

COURT CASES

Bridgeport Superior Court

Cumberland Farms Inc., et al, Hartford. Filed by Mary Johnson, Bridgeport. Plaintiff's attorney: The Finch Firm LLC, Trumbull. Action: the plaintiff exited her car which was parked in the parking lot maintained and controlled by the defendant, when she slipped over ice in the parking lot causing her to fall and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147535-S. Filed June 11.

Nikic, Natasha, Greenwich. Filed by Sofija Nikic, Greenwich. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: the plaintiff while walking upon and about the premises controlled by the defendant became entangled in the obscured refueling apparatus of the Tesla and was caused to fall thereby sustaining traumatic, painful, significant and permanent physical 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-25-6147083-S. Filed May 28.

Pizarro, Angelica M. et al, Fairfield. Filed by Brittany Smith, Fairfield. Plaintiff's attorney: Daly Weihing & Bodell, 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-25-6146650-S. Filed May 19.

Torres, Rafael, Norwalk. Filed by Jean Guery, Naugatuck. 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-25-6147014-S. Filed May 27.

Vega, Anastasia L., et al, Bridgeport. Filed by Raquel Terry, Stratford. Plaintiff's attorney: Fitzpatrick Santos Sousa Perugini PC, Naugatuck. 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-25-6146743-S. Filed May 20.

Danbury Superior Court

Brant, Christopher, et al, Ridgefield. Filed by Eden Wright, New Fairfield. Plaintiff's attorney: The Scully Law Firm LLP, Farmington. 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-25-6054233-S. Filed April 21.

Llanos, Issac, New Fairfield. Filed by Daniella Bambace, New Fairfield. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: the plaintiff was lawfully on the premises of the defendant's home when the defendant's American Pit Bull Terrier attacked and bit her, thereby causing her to suffer personal 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-25-6054295-S. Filed April 25.

Sabo, Sharon, Danbury. Filed by Deborah Mirro, Danbury. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: the plaintiff was walking her dog when the defendant's dog attacked her. The defendant was walking the dog unleashed and charged and attacked the plaintiff again while attempting to pry her dog from plaintiff's arms. The plaintiff was bitten by defendant's dog, causing cuts and lacerations. 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-25-6054065-S. Filed April 7.

UnitedHealthcare Insurance Company, et al, Manchester. Filed by The Danbury Hospital, Danbury. Plaintiff's attorney: Butler Tibbetts LLC, Southport. Action: the plaintiff and defendant entered into a Facility Participation Agreement, whereby plaintiff became an in-network provider of medical services to defendants' members and beneficiaries. However, the defendant began to underpay plaintiff for Medicare Advantage claims. Despite being on notice of the underpayment issue, defendant has failed to pay the outstanding balance due on the Medicare Advantage claims. 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-25-6054167-S. Filed April 15.

Veras, Ana, et al, Carmel. Filed by Mary Ann Ferguson, Summerfield, South Carolina. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054476-S. Filed May 8.

Stamford Superior Court

DiFabio, Benjamin, Norwalk. Filed by Maria Maya, Wilton. 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-25-6073729-S. Filed May 21.

Mateo, Virgilio, Norwalk. Filed by Eberto Rodriguez, 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-25-6073837-S. Filed May 28.

Reyes-Rodriguez, Walter, et al, Norwalk. Filed by Aikaterini Chali, Norwalk. Plaintiff's attorney: Karayiannis & Denkovich PC, 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. FST-CV-25-6073265-S. Filed Feb. 21.

DEEDS

Commercial

18 Mortimer Drive LLC, Greenwich. Seller: Charles F. Mangold Jr. and Jill Dell 'Abate Mangold, Old Greenwich. Property: 18 Mortimer Drive, Old Greenwich. Amount: \$2,650,000. Filed June 3.

793 A/B Fairfield Beach Road LLC, Fairfield. Seller: Francis J. Dursi, Pawcatuck. Property: 793 A, 793 B, Fairfield Beach Road, Fairfield. Amount: SN/A. Filed May 30.

Abilis Inc., Greenwich. Seller: Mary W. Katz, Stamford. Property: 321 Chestnut Hill Road, Stamford. Amount: \$1,050,000. Filed May 29.

B&G Enterprises of Collier County LLC, Greenwich. Seller: Peter Early and Aimee Early, Greenwich. Property: 213 Round Hill Road, Greenwich. Amount: \$10. Filed June 3.

Bubble Holdings LLC, Middletown. Seller: Muddy Puddle LLC, Fairfield. Property: 373 Cross Highway, Fairfield. Amount: \$65,000. Filed June 6.

Casa Tua LLC, Old Greenwich. Seller: Patricia A. Hussey, Greenwich. Property: 58 Halsey Drive, Old Greenwich. Amount: \$10. Filed June 4.

Cohen, Haim and Vered Cohen, Forest Hills, New York. Seller: IC Contracting LLC, Shelton. Property: 108 Nichols St., Fairfield. Amount: \$1,480,000. Filed June 6.

Como, Karen E., Norwalk. Seller: Pinnacle Holdings LLC, Fairfield. Property: 57 Southport Woods Drive, Unit 11-D-2, Fairfield. Amount: \$635,000. Filed June 6.

Emerick, Robert and Elizabeth Blasi, New York, New York. Seller: Target Insurance LLC, Fairfield. Property: 50 Geneva Terrace, Fairfield. Amount: \$840,000. Filed June 3.

Ennis Family Trust, Stamford. Seller: Joan S. Raymond, Stamford. Property: 123 Harbor Drive, Unit 411, Stamford. Amount: \$775,000. Filed May 27.

Etchegoyen, Maria and Mauricio Reyes, Houston, Texas. Seller: Stofa Homes LLC, Fairfield. Property: 2470 N. Benson Road, Fairfield. Amount: \$1,875,000. Filed May 30.

Healy, Matias L. and Laurel Healy, Greenwich. Seller: 16 East Byway LLC, Greenwich. Property: 16 E. Byway, Greenwich. Amount: \$1,495,000. Filed June 2.

Laban, Laura Marion Audrey and Julie Laban, France Vau Cresson. Seller: 43 Newport Place LLC, Milford. Property: 43 Newport Place, Fairfield. Amount: \$1,925,000. Filed June 2.

Lenox Crane LLC, Fairfield. Seller: Shawn and Melissa Sullivan, Fairfield. Property: 33 Lenox Road, Fairfield. Amount: \$1. Filed June 3.

Randall, Jared G. and Laura Elizabeth Ince, Greenwich. Seller: Torsken LLC, Darien. Property: 203 South Water Street Condominium, Unit A, Greenwich. Amount: \$10. Filed June 4.

Richer, Stacy M., Fairfield. Seller: Nathaniel D. Richer and Stacy M. Richer, Fairfield. Property: 84 Myren St., Fairfield. Amount: SNA. Filed June 4.

Shapiro, Steven and Juli Shapiro, Westport. Seller: 345 Reef Road LLC, Bridgeport. Property: 345 Reef Road, Unit C7, Fairfield. Amount: \$1,799,000. Filed May 30.

Smart America LLC, Allen, Texas. Seller: Greywolf Investments LLC, Greenwich. Property: 8A Hickory Drive, Greenwich. Amount: \$1. Filed June 5.

The University of Connecticut, Storrs. Seller: RMS-Washington Boulevard LLC, Storrs. Property: 1201 Washington Blvd., Stamford. Amount: \$0. Filed May 30.

Valley Living LLC, Stamford. Seller: Lahoucine Kassisse and Habiba Chalhaoui, Stamford. Property: 147 Grove St., Stamford. Amount: \$1,000,000. Filed May 28.

Zero Zero LLC, Fairfield. Seller: 844 MHT LLC, Fairfield. Property: 1446 Mil Hill Terrace, Fairfield. Amount: \$400,000. Filed June 2.

Residential

Abbott, Mark C. and Christiane T. Abbott, Greenwich. Seller: Mark C. and Christiane T. Abbott, Greenwich. Property: 120 Orchard St., Cos Cob. Amount: \$0. Filed June 5.

Ager, Christopher M. and Kristin S. Ager, Southport. Seller: Andrew Legg and Catherine Albrecht, Fairfield. Property: 351 Hillside Road, Fairfield. Amount: \$1,475,000. Filed June 5.

Albert, Joseph C. and Joann Albert, Stamford. Seller: Joseph C. Albert and Joann Albert, Stamford. Property: 71 Strawberry Hill Ave., Unit 221, Stamford. Amount: \$1. Filed May 28.

Bello, Edward and Teresa H. Bello, Fairfield. Seller: Alexander Ruscito Head, Fairfield. Property: 41 Ludlowe Road, Fairfield. Amount: \$965,000. Filed June 4.

Bennett, Caroline and Argyrios Doumas, Stamford. Seller: Kelsey Grad and Zach Dobbs, Stamford. Property: 71 Belltown Road, Stamford. Amount: \$718,000. Filed May 27.

Bonner, Jessenia Marisela and Brandon Andre Bonner, Stamford. Seller: Natali Arias, Stamford. Property: 290 W. Main St., Unit 5, Stamford. Amount: \$315,000. Filed May 30.

Brown, David I. and Liese Brown, Pacific Palisades, California. Seller: Matthew J. Zola and Martha A. Zola, Riverside. Property: 5 Cathlow Drive, Riverside. Amount: \$5,600,000. Filed June 3.

Burke, Patrick, Darien. Seller: Jean Christian Philippi, Stamford. Property: 1 Doris Lane, Stamford. Amount: \$1,550,288. Filed May 29.

Castillo, Andre Steven and **Erin Michelle Keys**, Cos Cob. Seller: Sarah Beth Daniels, Cos Cob. Property: Relay Place, Greenwich. Amount: \$10. Filed June 2.

Cingari, John F. and **Patricia L. Cingari**, Stamford. Seller: Stanley A. Tomkiel III and Tatiana Zhur, Stamford. Property: 123 Pond Road, Stamford. Amount: \$1,505,000. Filed May 30.

Claar, Shelley, Stamford. Seller: Shelley T. Claar, Stamford. Property: 33 Butternut Lane, Stamford. Amount: SN/A. Filed May 29.

Corona, Lukas and **Addison Dunham**, Stamford. Seller: Gloria Elizabeth Fagnoli, Stamford. Property: 2539 Bedford St., Unit 33B, Stamford. Amount: \$562,000. Filed May 28.

DeMarco, Alfred J., Fairfield. Seller: William J. Hodgkinson and Virginia Hodgkinson, Fairfield. Property: 75 Stone Ridge Way, Unit 3B, Fairfield. Amount: \$750,000. Filed June 2.

Jumbadze-Rimmer, Nani and **Charalampos Iliadis**, Stamford. Seller: Maria Ossa, Zephyrhills, Florida. Property: 60 Lawn Ave., No. 23, Stamford. Amount: \$500,000. Filed May 30.

Fatigate, Jonathan and **Andrea Yaffe-Fatigate**, Bridgeport. Seller: Brian R. DeMarco and Siobhan S. Powers, Fairfield. Property: 130 Brookview Ave., Fairfield. Amount: \$750,000. Filed June 3.

Fonteyne, Paul and **Nathalie Gavrilovic**, Westport. Seller: George P. Judd and Sally S. Judd, Westport. Property: 612 Penfield Road, Fairfield. Amount: \$3,700,000. Filed June 2.

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

Questions and comments regarding this section should be directed to:

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

Foster, Leonora and **Nepreil Foster**, Greenwich. Seller: Ryan Edmond Moorehead, Greenwich. Property: 1065 King St., Greenwich. Amount: \$10. Filed June 3.

Held, Randi Berlin, Rye Brook, New York. Seller: Judith Tripodi, Greenwich. Property: Unit 76, Greenwich Hills II Condo, Greenwich. Amount: \$1,275,000. Filed June 4.

Hog, Ekramul and **Nazma Aktar**, Stamford. Seller: Robert M. Rybnick Jr., Stamford. Property: 307 Cove Road, Stamford. Amount: \$450,000. Filed May 29.

Iacovella, Joseph and **Christina Rizk**, Duxbury, Massachusetts. Seller: Michael H. Coon and Kathryn C. Coon, Stamford. Property: 28 Curt Terrace, Greenwich. Amount: \$1,675,000. Filed June 3.

Iadanza, Cosmo and **Wei Iadanza**, Stamford. Seller: John Behette, Greenwich. Property: 71 Strawberry Hill Ave., Unit 1004, Stamford. Amount: \$230,000. Filed May 29.

Krubski, Matthew, Fairfield. Seller: Jack Damota and Rebecca Mino-Altherr, Fairfield. Property: 60 Prospect Ave., Fairfield. Amount: \$785,000. Filed June 3.

Lee, Dennis and **Patricia Ann Lee**, Brooklyn, New York. Seller: Alfred R. Schor Jr. and Christin N. Schor, Fairfield. Property: 416 Old Mill Road, Fairfield. Amount: \$1,800,000. Filed June 5.

Loskant, Kristin and **Jake Loskant**, Stamford. Seller: Kathryn Bagioni, Fairfield. Property: 280 Lenox Road, Fairfield. Amount: \$725,000. Filed June 2.

Love, Matthew H. and **Julia E. Love**, Stamford. Seller: Robert Hutter and Lisa Hutter, Fairfield. Property: 57 Stevenson Road, Fairfield. Amount: \$640,000. Filed May 30.

Manashchuk, Olena and **Volodymyr Shovheniuk**, Stamford. Seller: Seth Lowell Cohen, Stamford. Property: 1169 Hope St., C2, Stamford. Amount: \$531,000. Filed May 29.

McCoy, Theresa, Stamford. Seller: Theresa McCoy, Stamford. Property: 127 Clover Hill Road, Stamford. Amount: \$0. Filed May 27.

McDermott, Rachel Haley and **Michael Pontarelli**, Norwalk. Seller: William Perillo and Lauren Perillo, Fairfield. Property: 1569 Brookside Drive, Fairfield. Amount: \$1,170,000. Filed June 4.

Monfort, Daniel and **Fara Charles Monfort**, Stamford. Seller: Amanda Leigh Cohen, Stamford. Property: 7 Piave St., Unit 13, Stamford. Amount: \$335,000. Filed May 28.

Morin, Alexa, Fairfield. Seller: Matthew Dwyer, et al, Fairfield. Property: Lot C, Map 2467, Ferncliff Road, Fairfield. Amount: \$1,050,000. Filed June 3.

Mountain, Julie and **Ellen Levitt**, Westport. Seller: Jason Koulouras and Georgiana G. Stavrolakes, Stamford. Property: 2031 Redding Road, Fairfield. Amount: \$2,270,000. Filed May 30.

Overton, Ian M. and **Laura E. Overton**, Fairfield. Seller: Robin D. Righter and Wayne P. Righter, Fairfield. Property: 109 South St., Fairfield. Amount: \$1,800,000. Filed May 30.

Patel, Pallavi Cherukuri and **Zubin Patel**, New York, New York. Seller: Jeffrey Glor and Nicole Glor, Old Greenwich. Property: 12 Old Forge Road, Greenwich. Amount: \$3,900,000. Filed June 2.

Paull, Allan M., Stamford. Seller: Allan M. Paull, Stamford. Property: 132 Skyline Drive, Stamford. Amount: SN/A. Filed May 27.

Petitt, Adam J. and **Abbey Elizabeth Petitt**, Ardmore, Pennsylvania. Seller: Robert and Mary Tackman, Fairfield. Property: 2356 Redding Road, Fairfield. Amount: \$2,200,000. Filed June 3.

Polonia, Jose, Stamford. Seller: Juan C. Elgueta, Stratford. Property: 86 Myrtle Ave., Unit 15, Stamford. Amount: \$400,000. Filed May 30.

Presley, Patrick and **Carrie Presley**, Fairfield. Seller: George Dubisar and Mary Briggs, Fairfield. Property: 1004 Oldfield Road, Fairfield. Amount: \$965,000. Filed June 5.

Rein, Laura and **Daniella Nussbaum**, Milford. Seller: Craig Dwyer, Fairfield. Property: 79 Cynthia Drive, Fairfield. Amount: \$1,010,000. Filed June 6.

Righter, Wayne and **Robin Righter**, Fairfield. Seller: Kathleen Caruso, Fairfield. Property: 10 Barrister Lane, Fairfield. Amount: \$965,000. Filed June 2.

Rupp, Patsy H., Stamford. Seller: Deanna Selca, Stamford. Property: 197 Bridge St., Unit 2, Stamford. Amount: \$347,000. Filed May 29.

Sprows, Kendall Quinn and **Patrick James Sprows**, New York, New York. Seller: Craig A. Zimmerman and Barbara Zimmerman, Fairfield. Property: 272 Lalley Blvd., Fairfield. Amount: \$2,050,000. Filed June 2.

Stephens, Danette M., Greenwich. Seller: Daniel Griffin and Denise Whitman, Greenwich. Property: 255 Shore Road, Greenwich. Amount: \$10. Filed June 3.

Stillman, Michael O. and **Amy J. Stillman**, New York, New York. Seller: Allison Leigh Everett and Olier Victor Gordon Wright, Old Greenwich. Property: 28 Tomac Ave., Old Greenwich. Amount: \$10. Filed June 2.

Sullivan, John B. and **Ashley C. Green**, Stamford. Seller: Michele Pasqua and Elisa Pasqua, Stamford. Property: 2475 Summer St., Unit 1F, Stamford. Amount: \$325,000. Filed May 30.

Sullivan, Shawn, Fairfield. Seller: Shawn and Melissa Sullivan, Fairfield. Property: 86 Ronald Drive, Fairfield. Amount: \$1. Filed June 6.

Wellspeak, Thomas and **Cassidy Wellspeak**, Davidson, North Carolina. Seller: Mark F. and Virginia A. Bentley, Fairfield. Property: 892 Stratfield Road, Fairfield. Amount: \$835,000. Filed June 6.

Wieder, Yaron and **Jennifer Wieder**, Closter, New Jersey. Seller: Joseph M. and Alma I. Aurilio, Southport. Property: 570 Warner Hill Road, Southport. Amount: \$2,375,000. Filed June 2.

Wright, Kami J. and **Jackson Wong**, Fairfield. Seller: John and Barbara Capasso, Fairfield. Property: 333 Penfield Road, Fairfield. Amount: \$1,400,000. Filed June 2.

Zhitnikov, Eve, Stamford. Seller: Natalia Arias, Stamford. Property: 239 Glenbrook Road, Stamford. Amount: \$685,000. Filed May 29.

Zhukovskyy, Nazariy, Fairfield. Seller: Scott Brzoska, Norwalk. Property: Unit 23, Fairfield Manor Condominium, Fairfield. Amount: \$285,000. Filed June 2.

MORTGAGES

41 Franklin Street LLC, Stamford, by Mark Sank Lender: First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 41, 43, 45 and 47 Franklin St., Stamford. Amount: \$1,000,000. Filed May 5.

Adamson, Daniel and **Athena Adamson**, Fairfield, by Jasmine Vargas. Lender: Metropolitan Capital Bank & Trust, 9 E. Ontario St., Chicago, Illinois. Property: 640 Sasco Hill Road, Fairfield. Amount: \$4,000,000. Filed May 8.

Albero, John Aniello and **Pamela Ann Albero**, Stamford, by Marta Hrynyszyn. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 119 High Clear Drive, Stamford. Amount: \$300,000. Filed May 8.

Anthis, Nicolas G., Fairfield, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 143 New England Ave., Fairfield. Amount: \$340,000. Filed May 9.

Arenson, Gregg and **Stacy Lessen**, Stamford, by Marshall Goldberg. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 63 Rolling Wood Drive, Stamford. Amount: \$555,000. Filed May 9.

Bellajdel, Malak and **Mohamed Amine Bellajdel**, San Francisco, California, by Charles P. Abate. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 71 Strawberry Hill Ave., Unit 802, Stamford. Amount: \$231,200. Filed May 5.

Benjamin-Smith, Amanda, Stamford, by Andrew W. Skolnick. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 16 Perna Lane, Stamford. Amount: \$704,000. Filed May 6.

Bos, Dana, Hudson, New York, by Jeremy E. Kaye. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 351 Pemberwick Road, Apt. 205, Greenwich. Amount: \$300,000. Filed May 23.

Brady, Robert J. and **Caitlin M. McLaughlin**, Stamford, by Sheila Chun. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 58 Southfield Road, Fairfield. Amount: \$767,500. Filed May 6.

Buckley, Marybeth N., Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 276 Galloping Hill Road, Fairfield. Amount: \$702,000. Filed May 6.

Calderone, Michael and **Emily Calderone**, Stamford, by Sophia Kiriakidis. Lender: Ives Bank, 220 Main St., Danbury. Property: 98 Breezy Hill Road, Stamford. Amount: \$860,000. Filed May 6.

CCE Trust, New York, New York, by Jeremy E. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1 Partridge Hollow Road, Greenwich. Amount: \$2,905,000. Filed May 21.

Chapar, George and **Kathryn Doyle Chapar**, Fairfield, by Michael B. Nahoum. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 226 Alberta St., Fairfield. Amount: \$660,000. Filed May 7.

Chouery, Alexandre, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 17 Cameron Drive, Greenwich. Amount: \$1,000,000. Filed May 19.

Ehrlich, Randall and **Lisa Ehrlich**, Greenwich, by Christopher A. Stratton. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 21 Chieftans Road, Greenwich. Amount: \$1,285,000. Filed May 22.

NEW BUSINESSES

1868 Golf Club, 80 Largo Drive, Stamford 06907, c/o Todd Becker. Filed May 29.

Be Exotics, 17 Ryan Ave., Unit 17-B, Norwalk 06854, c/o Sheikh Raza. Filed Mayo 7.

Claudia Cleaning Service, 48 Kirkham Place, Stamford 06906, c/o Claudia Elizabeth Tun Caz. Filed May 29.

Environments at Work - Connecticut, 101 Arch St., Suite 200, Boston, Massachusetts 02110, c/o Environments@work, LLC. Filed May 30.

Estelma LLC, 87 George St., Stamford 06902, c/o Nayeli Sierra Galindo. Filed June 3.

Faye's Violets, 28 Perry St., 7G, Stamford 06902, c/o Jamela Sullivan. Filed June 3.

Grooms With Grace, 48 East Ave., Norwalk 06851, c/o Stephanie Grace Colinet. Filed Mayo 7.

J&M Variety, 520 West Ave., Suite 2, Norwalk 06850, c/o Sanjaykumar Desai. Filed Mayo 7.

Melidas Cleaning Services, 66 Ludlow St., First floor, Stamford 06902, c/o Susana Melida Auilartino. Filed Mayo 2.

QXO, 251 Locust St., Stamford 06906, c/o Beacon Sales Acquisition Inc. Filed May 29.

Sound Leadership Consulting, 21 Fifth St., Apt. 2, Stamford 06905, c/o Sound Leadership Consulting. LLC. Filed June 2.

The Victorian Piano, 44 Bayview Ave., Norwalk 06854, c/o Antoinette Van Loan. Filed Mayo 2.

Unified Home Solutions, 47 Larkin St., Stamford 06907, c/o Unifiedheatingandcooling LLC. Filed May 30.

WNGZ, 71 Campbell Drive, Stamford 06903, c/o WNG LLC. Filed May 30.

Zaste, 65 High Ridge Road, No. 111, Stamford 06905, c/o Zaste LLC. Filed June 3.

Figueiredo, Isabelli D., Stamford, by Stephen M. Spedalieri. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 249 Hamilton Ave,7, Stamford. Amount: \$474,750. Filed May 9.

Fortt, Charlie and Mollye Fortt, Fairfield, by Jeffrey Mishley. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 54 First St., Fairfield. Amount: \$200,000. Filed May 9.

Greczylo, Alexander and Adrianna Cardinal, Stamford, by Seth J. Arnowitz. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 93 Downs Ave., Stamford. Amount: \$943,950. Filed May 8.

Gregor, Timothy Victor and Shanon Frances Gregor, Old Greenwich, by Marta Hrynyszyn. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 24 Meadowbank Road, Old Greenwich. Amount: \$195,000. Filed May 20.

Harrison, Matthew, Stamford, by Daniel T. Murtha. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 16 Dean St., Stamford. Amount: \$540,800. Filed May 8.

Hoch, Jonathan and Melissa Hoch, Stamford, by Sai Darshan H. Gowda. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 116 Knapp St., Stamford. Amount: \$100,000. Filed May 6.

Hubbard, Charles P., Greenwich, by Howard R. Wolfe. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 59 Church St., and 68 Mason St., Greenwich. Amount: \$1,500,000. Filed May 22.

IC Contracting LLC, Shelton, by Michael A. Carbone. Lender: Kenneth Lametta, 15 Island Drive, Norwalk. Property: 29 Suzanne Circle, Fairfield. Amount: \$1,370,250. Filed May 9.

Jadadic, Fahreta, Bridgeport, by Joe H. Lawson II. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 1870 Summer St., Stamford. Amount: \$215,100. Filed May 6.

Jurac, Marjan and Ana Jurac, Greenwich, by Morris L. Barocas. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 15 Blind Brook Lane, Greenwich. Amount: \$806,500. Filed May 23.

K2 Realty LLC, Naugatuck, by Jerome Pagter. Lender: ICE Lender Holdings LLC, 70 W. 36th St., 13th floor, New York, New York. Property: 296 Sigwin Drive, Fairfield. Amount: \$675,000. Filed May 7.

Keller, Bryan Kenneth and Danielle Patricia Keller, Fairfield, by Zionamarquize Q. Bohannon. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 47 Woodridge Ave., Fairfield. Amount: \$70,000. Filed May 8.

Kitt, James and Thomas Kitt, Stamford, by Lisa Balas. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 87 Iroquois Road, Stamford. Amount: \$871,000. Filed May 5.

Koblosh, Michael, Stamford, by Benjamin McEachin. Lender: Champions Funding LLC, 365 E. Germann Road, Suite 140, Gilbert, Arizona. Property: 54 Saint Charles Ave., Stamford. Amount: \$400,000. Filed May 9.

Krasniewicz, James, Riverside, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 290 Palmer Hill Road, Greenwich. Amount: \$250,000. Filed May 19.

Kratter, Ian and Chelsey Kratter, Redwood City, California, by Kevin C. Kaiser. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 14 Knollwood Drive, Fairfield. Amount: \$795,156. Filed May 5.

Lee, Christina S. and Jungkyu Lee, Stamford, by Morris L. Barocas. Lender: Liberty Bank, 315 Main St., Middletown. Property: 36 Hampton Lane, Stamford. Amount: \$773,500. Filed May 7.

Lisiewski, Gary and Layla Lisiewski, Greenwich, by Benjamin Connor. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 820 North St., Greenwich. Amount: \$1,400,000. Filed May 22.

Lopez, Ariana, Fairfield, by Dyanna M. Lapeter. Lender: Warsaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 29 Cherry Hill Road, Fairfield. Amount: \$639,200. Filed May 8.

Lutz, Sebastian and Emily N. Lutz, Jersey City, New Jersey by Robert V. Sisca. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 17 Highland Farm Road, Greenwich. Amount: \$1,308,000. Filed May 20.

Manek, Manish B., Stamford, by Charles P. Abate. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 19 Linsale St., C, Stamford. Amount: \$139,900. Filed May 8.

Maso, Giovanni and Morena Gaio, Greenwich, by Jeffrey Weiner. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 44 Husted Lane, Greenwich. Amount: \$250,000. Filed May 21.

Mauri, Roberto, Horseheads, New York, by Gayle A. Sims. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 127 Lakeview Drive, Fairfield. Amount: \$1,000,000. Filed May 5.

Meinelt, Doris, Greenwich, by Jonathan T. Hoffman. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 38 Putnam Park, 38, Greenwich. Amount: \$344,008. Filed May 22.

Mertz, Eric D. and Debbie Mertz, Greenwich, by Crystal E. Ogrinc. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 19 Kenilworth Terrace, Greenwich. Amount: \$250,000. Filed May 19.

Nestor, Joseph, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 227 Soundview Ave., Stamford. Amount: \$200,000. Filed May 5.

Nokta, Omar M. and Heather M. Nokta, Fairfield, by Jepermarys Matos. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 211 Warner Hill Road, Southport. Amount: \$500,000. Filed May 5.

Nosatchev, Dmitry and Jessica Ryan, New Rochelle, New York, by Frank J. Peters. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 154 Cold Spring Road, Apt. 38, Stamford. Amount: \$332,500. Filed May 8.

Orsino, Margaret and Michael Orsino, Stamford, by Robert E. Colapietro. Lender: The Loan Store Inc., 6340 N. Campbell Ave., Suite 100, Tucson, Arizona. Property: 123 Dora St., Stamford. Amount: \$112,319. Filed May 9.

Pasciucco, Gerard and Kelly S. O'Connor, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 7 Flagler Drive, Greenwich. Amount: \$6,930,000. Filed May 19.

Pasqua, Jonathan and Lauren Pasqua, Greenwich, by Morris L. Barocas. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 60 W. Glen Drive, Stamford. Amount: \$1,175,000. Filed May 7.

Pastrana, Edgar and Catalina Quintero Guzman, Greenwich, by Jeremy E. Kaye. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 146 Woodside Drive, Greenwich. Amount: \$1,440,000. Filed May 23.

Piedmont, Mark, Norwalk, by Kimberly L. Rizza. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 124 Szost Drive, Fairfield. Amount: \$626,220. Filed May 5.

Polak, Klaudia Zofia and Jack Daniel, Stamford, by Joshua F. Gilman. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 54 Little John Lane, Stamford. Amount: \$600,000. Filed May 7.

Rei, Elisa and Jorge Cruz, Stamford, by Gary R. Khachian. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 52 London Lane, Stamford. Amount: \$480,000. Filed May 7.

Rinaldi, Anthony and Stefanie Jelinski, Fairfield, by Brian S. Cantor. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 8 Millard St., Fairfield. Amount: \$690,000. Filed May 8.

Rivera, Gerald and Stacey Rivera, Stamford, by Gerald M. Fox. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1 Strawberry Hill Ave, 4H, Stamford. Amount: \$333,200. Filed May 5.

Rudolf, Anthony and Kaitlyn Rudolf, Stratford, by Michael Edelson. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 18 Siacus Place, Fairfield. Amount: \$1,560,000. Filed May 6.

Russo, Arlyne E. and Joseph W. Rocco Jr., Fairfield, by Robert D. Russo. Lender: Robert D. Russo Jr., 1475 Fairfield Beach Road, Fairfield. Property: 1481 Fairfield Beach Road, Fairfield. Amount: \$650,000. Filed May 6.

Shevelev, Mikhail and Olga Sheveleva, Old Greenwich, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 26 Tomac Ave., Old Greenwich. Amount: \$2,716,389. Filed May 20.

Shrivastava, Rishi, Stamford, by Andrew L. Wallach. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 85 Valleywood Road, Cos Cob. Amount: \$1684,000. Filed May 21.

Siebert, Joseph and Heidi S. Siebert, Fairfield, by Brandon Javier Bosques. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 37 Senior Place, Fairfield. Amount: \$100,000. Filed May 6.

Smith, Amanda and Corneliu Holban, Greenwich, by Gillian V. Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 18 Wessels Place, Greenwich. Amount: \$861,200. Filed May 21.

Steele, Joni R., Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 11 Field Point Circle, Greenwich. Amount: \$2,000,000. Filed May 23.

Tisch, Frederic C. and Elizabeth H. Friese, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 320 Strawberry Hill Ave., Apt. 31, Stamford. Amount: \$150,000. Filed May 7.

Vuitsik, Tatiana, Stamford, by Tamara L. Peterson. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 515 Melville Ave., Fairfield. Amount: \$440,000. Filed May 6.

Wingrove, Craig W. and Alexandra K. Wingrove, Cos Cob, by Anny Polanco. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 27 Cross Lane, Greenwich. Amount: \$500,000. Filed May 20.

Zanchi, Brian and Ashley Carey, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Provident Funding Associates LP, 1235 N. Dutton Ave., Suite E, Santa Rosa, California. Property: 90 Ridgeview Ave., Fairfield. Amount: \$678,854. Filed May 6.

Zhu, Kevin and Baolian Zheng, Stamford, by Mario P. Musilli. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 136 Cold Spring Road, Stamford. Amount: \$390,000. Filed May 9.

Zhydun, Ivan and Ivanna Zhydun, Stamford, by Charles A. Fiore. Lender: Citadel Servicing Corporation, 3 Ada Parkway, Suite 200A, Irvine, California. Property: 67 Old Long Ridge Road, Stamford. Amount: \$584,000. Filed May 6.

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 Ponios, 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 Avene, 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

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

Notice of Formation of B&S Tire Recycling LLC. Of Org. filed with SSNY on 02/23/2025. 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, 50 E HARTSDALE AVE APT 4R, HARTSDALE, NY, UNITED STATES, 10530 Purpose: any lawful purpose #63843

Notice of Formation of DeNise Law PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/3/25. Offc. Loc.: Westchester Co. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail process to the PLLC: 4 International Dr., #110, Rye Brook, NY 10573. Purpose: practice the profession of law #63844

Notice is hereby given that an On Premises Club Liquor License, NYS Application ID NA 0349 25 115992 has been applied for by SL Briarcliff Manor F & B Corporation d/b/a The Club at Briarcliff Manor serving beer, wine, cider and liquor with one additional bar to be sold at retail for on premise consumption in a club under the ABC law at 25 Scarborough Road, Building D, Level 2 Briarcliff Manor NY 10510. #63845

Notice is hereby given that an On Premises Club Liquor License, NYS Application ID NA 0349 25 115976 has been applied for by SL Briarcliff Manor F & B Corporation d/b/a The Club at Briarcliff Manor serving beer, wine, cider and liquor to be sold at retail for on premise consumption in a club under the ABC law at 25 Scarborough Road, Bldg A, Level 8 Briarcliff Manor NY 10510. #63846

Notice is hereby given that an On Premises Club Liquor License, NYS Application ID NA 0349 25 116661 has been applied for by SL Briarcliff Manor F & B Corporation d/b/a The Club at Briarcliff Manor serving beer, wine, cider and liquor to be sold at retail for on premise consumption in a club under the ABC law at 25 Scarborough Road, Bldg A, Sub Level T 1 Briarcliff Manor NY 10510. #63847

Notice of Formation of PHILJO REALTY LLC. Art. Of Org. filed with SSNY on 6/17/25. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to PHILJO REALTY LLC, 6 Joyce Road, Eastchester, NY 10709. Purpose: any lawful purpose #63849

Notice of formation of Limited Partnership. Name: Mill Street Lofts Limited Partnership, (LP). Certificate of Limited Partnership 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 LP 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, New York 10505. The latest date upon which the LP shall dissolve is December 31, 2084 unless sooner dissolved by mutual consent of the partners or by operation of the law. Name/ address of each general partner available from SSNY. Purpose: any lawful activity. #63850

Notice of formation of Limited Liability Company. Name: Mill Street Lofts Associates, LLC (iLLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) 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. #63851

Notice of Formation of LLC. Maplestreet LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 06/30/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o United Corporate Services, 10 Bank Street, Suite 560, White Plains, New York 10606. Purpose: any business permitted under law. #63853