

Westfair Business Journal

SCHOOL OF BUSINESS

- PAGE 6 -

"SURVIVING THE POLYCRISIS WITH SCSU."

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

New Hartford Hair
Business grows
with Connecticut
Community Bank
and SBA

Page 2

Third Starbucks
may be coming to
White Plains

Page 3

Dobbs Ferry medical
practice demands
Medicaid payments

Page 7

Environmentalists
blast EPA report on
PCB removal
from Hudson

Page 10

JULY
22
2024





No matter what business you're in, we're into your business.

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS

Publisher
Dee DelBello
President
Mike Peck
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Justin McGown
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Justin McGown
Research Coordinator • Luis Flores,
Sebastian Flores

ART

Creative Director
Dan Viteri
Sr. Art Director
Diana Castillo

EVENTS DIRECTOR

Marketing & Events Manager
Natalie Holland

Metro Sales & Custom Publishing Director
Barbara Hanlon
Marketing Partners
Mary Connor, Melanie Dini

AUDIENCE DEVELOPMENT

Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

ADMINISTRATION

Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.



New Hartford Hair Business grows with Connecticut Community Bank and SBA

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Connecticut Community Bank, headquartered in Norwalk, helped Emily Woods establish a business she has worked towards since she began working as a hairdresser in 2016 on July 18.

Hair by Emily received an SBA 7(a) loan from Connecticut Community Bank despite the Litchfield County location being someways from the company's divisions in lower Fairfield County where it operates Westport National Bank, Greenwich Bank & Trust, Darien Bank & Trust, Norwalk Bank & Trust, Stamford Bank & Trust and the insurance industry oriented InsurBanc.

Emily Woods and her partner Dan Juliano were referred by John Xu, SBA Loan Relations Specialist referred them to Connecticut Community Bank after Juliano approached the US Small Business Administration (SBA) for help finding financing when the pair had the opportunity to purchase a building for the salon. There they partnered with David Moore, Connecticut Community Bank's Director of Government

Guaranteed Lending.

"I appreciate the referral. We were at the end of our rope and David made this a seamless purchase," said Juliano. "We are very excited to get this place rolling!"

They were able to secure 7(a) loan to cover the mortgage. 7(a) loans are one of the key ways that the SBA assists small businesses. They can be used for mortgages, purchases of major equipment, refinancing, or a number of other purposes.

"Emily and Dan approached us about the possibility of funding the purchase of a building to house the new hair salon, Hair By Emily," said Moore. "Our advantage in assisting them is our extensive SBA expertise as an SBA Preferred Lender and knowing the right questions to ask. After conversations with Emily and Dan discussing their goals, we were able to put together an SBA financing package with funds for the building, working capital, equipment, repairs and improvements to outfit the building to a hair salon."

"Our focus has always been providing funding for small businesses that

have a vision that will add value to the local community," said Moore.

Moore previously discussed what he sees as the key advantages of working with the SBA, which approaches the loans process by not only referring businesses to banks they believe will work together, but by offering a guarantee to the lender to help mitigate risks involved with the loan.

"The guarantee is an enhancement so that the bank can make loans that it wouldn't typically consider," Moore said at a March SBA event in Greenwich.

At a June SBA "Capital Matchmaker" event, which emphasized finding the right fit between a business and a bank for mutual benefit, Moore also described how helpful the SBA is in finding promising partners for business development.

The salon's building will be financed with a 25-year term loan, providing a strong basis on which Wood can build and grow her business.

.....
For more information about SBA loans and events visit: <https://www.sba.gov/funding-programs/loans/7a-loans>

Third Starbucks may be coming to White Plains

BY PETER KATZ / pkatz@westfairinc.com

A third Starbucks outlet may be opening in White Plains sometime next year when construction is completed on a new building at 250 Mamaroneck Ave. in the city. Southern Land Company through Mamaroneck White Plains LLC is building The Juliette on the approximately 1.32-acre site where the former White Plains YMCA building previously stood.

Attorney Neil Alexander of the White Plains-based law firm Cuddy & Feder has filed documents seeking to amend the previously approved plans and Special Permit for the eight-story building with 177 apartments. The developer wants to increase the retail square footage that has been approved for the building from 1,876 square feet to 2,196 square feet in order to accommodate a Starbucks Coffeehouse as a tenant. It also seeks to change the number of two-bedroom and three-bedroom apartments without

changing the total number of apartments in the building.

The developer wants to decrease the number of two-bedroom units to 51 from the approved 53 and to increase the number of three-bedroom units to 12 from the approved 10. This would result in a mix of 12 studios, 102 one-bedroom units, 51 two-bedroom units, and 12 three-bedroom units. The change in the apartment mix slightly

reduces the parking required for the residential portion of the project and compensates for the slight increase in required parking for the increased square footage of the retail component.

The slightly expanded retail space and existing number of dwelling units would require 269 parking spaces. The developer is providing 258 spaces within structured parking on-site and is paying the city a \$240,000 fee for the on-site spaces not being provided. Alexander notes there is no change to

the overall footprint, height, aesthetic, look, total unit count, recreation fees or affordable housing buyout. The developer is paying the city \$3,157,875 for its affordable housing fund rather than provide affordable housing units within the development. In addition, the developer plans to pay the city \$556,500 for not providing sufficient park and recreation facilities.

The White Plains Common Council referred the application for the changes to accommodate a Starbucks store to various city agencies, boards and commissions for review.

Starbucks currently is at two locations in White Plains. There is a Starbucks Cafe at 9 City Place in the Target store at City Center. Starbucks also is at 200 Main St., at the Renaissance Plaza fountain at Mamaroneck Avenue and Main Street.

As of March 31 of this year, Starbucks had 38,951 locations globally, with 16,600 in the U.S. Slightly more than 50% of the stores were operated by the company with the balance licensed to operators.



250 Mamaroneck Ave., White Plains under construction.

Big NEWS!

We can't wait any longer! The biggest news since our founding in 1849 is that Savings Bank of Danbury is changing its name to Ives Bank.



We told you this was big. This means you get the same bank, the same people, and the same service, with a new name.



SBDanbury.com | 844-SBD-BANK (723-2265)

Member FDIC



Connecticut Municipal Redevelopment Authority Board holds first meeting

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“We will hopefully facilitate a quicker ability for the state and the various agencies to engage with cities and towns and move contracts along in their processes.”

Matthew Brockman

On July 11 the Connecticut Municipal Redevelopment Authority (MRDA) held its inaugural meeting in Hartford. The new quasi-public state agency was created through legislation from the General Assembly signed by Governor Ned Lamont and has a remit to spur the growth of new housing across the state by helping municipalities make use of transit-oriented development.

While any municipality can opt into MRDA assistance, which can include help with the development of housing growth zones and locating necessary resources, it has no authority or ability to impact decision making or spur growth in municipalities that remain far from housing affordability goals and refuse to seek assistance.

“The availability of housing is directly connected to a healthy economy because businesses want to expand and add jobs in locations where they have access to a quality workforce, and workers want to live where they have access to jobs and transportation,” Governor Lamont said when the meeting was announced. “The Municipal Redevelopment Authority will be taking a holistic approach to partnering with Connecticut’s municipalities to spur the development of new housing that is easily accessible to transportation options and meets the needs that businesses are seeking.”

“We will hopefully facilitate a quicker ability for the state and the various agencies to engage with cities and towns and move contracts along in their processes,” explained Matthew Brockman, Ned Lamont’s recently appointed Chief of Staff.

“The hope is that this board could be both nimble in its work, as is the intent of the governor and the legislature, and to have this board partner with cities and towns to identify and market zones that are fast tracked for development with a focus on market rate housing,” Brockman added.

The MRDA will be overseen by a 16-member board of directors, all of whom will serve as volunteers and receive no compensation. Nine of the



David Kooris, the new executive director of the newly formed MRDA.

board members will be appointed by bipartisan legislative leaders and the governor. The remaining seven members are ex-officio members, including the commissioners of the Departments of Housing, Economic and Community Development, Transportation, Labor, Energy and Environmental Protection, Public Health, and the Secretary of the Office of Policy and Management. Those executives can also designate another to fulfil the role in their stead.

Lamont selected Felix Reyes, the director of economic development and planning for the city of New London as the chairperson.

“I would like to personally thank Governor Lamont for appointing me the chair to this all stars cast we have here today,” Reyes said. “I’m sure I speak for everyone here today that we are truly committed to making sure that MRDA is a well respected and impactful partner to many.”

Reyes also expressed gratitude to the many people who worked to make the launch of the organization possible, and put forward David Kooris, a veteran neighborhood, city, and regional planner to serve as the executive director for the MRDA. He is currently the President of Stamford Downtown, the state’s largest business improvement district.

Kooris was accepted with the board’s unanimous approval and said that the role was almost a dream job for somebody such as himself who has spent the past 20 years working with planning organizations.

“There are dozens and dozens of municipalities that want to grow, that want to provide new housing opportunities that want to foster economic development,” Kooris said. “This authority is designed to help them realize how to do so. I’ve worked in many municipalities, large and small, and all have incredibly dedicated professionals and a ton of

expertise. I really hope that what the MRDA ultimately achieves is to provide that support structure that can be deployed to the willing municipalities to help them achieve their objectives.”

Future meetings will occur on the third Thursday of every month.

CONNECT WITH

WESTFAIR
BUSINESS JOURNAL



westfaironline.com



CELEBRATING STAMFORD



INVESTING IN TOMORROW.

The Cappelli Organization and its subsidiaries, Cappelli Development and LRC Construction, are prominent leaders in real estate development and construction in the Northeast with a 45-year track record of proven excellence. From concept to completion, we bring a unique and well-rounded perspective to every project we oversee.

Real Estate Investment / Development Management / Construction Management
General Contracting / Concrete Superstructure



3 LANDMARK SQUARE



Cappelli Organization, 5 Renaissance Square, 42nd Floor, White Plains, NY 10601
914-769-6500 | WWW.CAPPELLIORG.COM



HOULIHAN LAWRENCE

COMMERCIAL

HLC Executive Summary Second Half 2024

The national economy has defied recession due to a resilient consumer and the Federal Government's transfer payments to households. In addition, the US Government's strategic investments in several infrastructure initiatives have added economic activity and employment to an economy that is already at full employment capacity. Consumers amassed savings and accumulated wealth during the upheavals of the Pandemic and have enjoyed an abundance of jobs. Generous Federal and State programs helped lower end consumers while those invested in the stock market or enjoying home ownership saw meaningful asset appreciation. As a result, consumers face a cooler economy from a position of strength. Even in a slower economy, Fairfield County employment and disposable income trends suggest that its population will continue to confidently drive spending in services, giving resilience to the local economy.

During 2023 Connecticut's economic growth enjoyed significant tailwinds. In contrast, headwinds appeared in 2024 and economic challenges are emerging for the State of Connecticut and Fairfield County. Connecticut's first quarter GDP was the second lowest among New England states as the manufacturing sector has become a meaningful drag to growth during this year. The manufacturing slowdown appears to have been more severe in Connecticut than in other states, mainly driven by the lack of qualified labor residing in the state. However, several service industries, such as finance, insurance, arts, entertainment, and hospitality, continued to help the economy move forward, mitigating the slowdown.

Fairfield County's economic growth is likely to continue to fare better than Connecticut's, due to its concentration in those service-related industries that are still enjoying encouraging trends. Nevertheless, the cooling of the economy is evident across the property segments that we analyze.

[Read More](#)

HOULIHAN LAWRENCE COMMERCIAL TEAM

Interesting commercial real estate investment opportunities will likely become available soon given the number of properties that will need to be refinanced in a vastly different interest rate environment. Liquidity continues to be restrictive and poorly capitalized owners will seek to sell. However, there are numerous market and economic risks that will add to the complexities of acquiring commercial real estate. Understanding the market forces that are shaping the fundamentals for each property requires a deep knowledge of the property, local and regional insights, and close contacts with the right financial partners. Our Team is highly skilled in all these areas. Reach out to HOULIHAN LAWRENCE COMMERCIAL for a complimentary assessment of your real estate, an evaluation of a purchase target, and to receive an in-depth perspective on the dynamic Fairfield commercial real estate market.



OWN A PIECE OF HISTORY WITH THIS VERSATILE OFFICE BUILDING

FOR SALE | 63 Park Street | New Canaan, CT
Listed by Jose Cuartas | \$2,750,000



A BEAUTIFUL LIVE/WORK OPPORTUNITY IN GREENWICH, CT

FOR SALE | 5 Field Road | Cos Cob, CT
Listed by Kim Galton | \$1,500,000



NEWLY RENOVATED RETAIL IN THE CENTER OF DARIEN

FOR LEASE | 885 Post Road | Darien, CT
Listed by Kim Galton | \$47 PSF NNN



OFFICE SPACE FOR LEASE IN DOWNTOWN STAMFORD

FOR LEASE | 20 Summer Street | Stamford, CT
Listed by Jose Cuartas | \$20 PSF MG



BEAUTIFUL OFFICE SPACE AVAILABLE IN THE HEART OF NEW CANAAN

FOR LEASE | 5 Elm Street | New Canaan, CT
Listed by Kim Galton | \$1,350/month



CONVENIENT OFFICE BUILDING NEAR BRONXVILLE AND HOSPITAL

FOR SALE | 915 Palmer Road | Yonkers, NY
Listed by Margaret Farran | \$1,400,000



LARGE INDUSTRIAL BUILDING WITH REDEV OR LEASE OUT POTENTIAL

FOR SALE | 1931 Route 9 | Clermont, NY
Listed by Carolynn Dittmann-Zinn | \$695,000



HIGHLY VISIBLE PROFESSIONAL OFFICE BUILDING

FOR SALE | 510 N Broadway | White Plains, NY
Listed by Klein Stone Team | \$1,350,000



HIDDEN COVE ON THE HUDSON 5+ ACRE DEVELOPMENT SITE

FOR SALE | 36 N Water Street | Ossining, NY
Listed by Garry Klein | Call For Pricing



PICTURESQUE RETREAT ENCOMPASSING 75 ACRES OF LAND

FOR SALE | 200 Cardinal Road | Hyde Park, NY
Listed by LaPerch, Salomone, Cronin | \$7,500,000

800 WESTCHESTER AVENUE, RYE BROOK, NEW YORK 10573
914.798.4900 | HOULIHANLAWRENCE.COM/COMMERCIAL

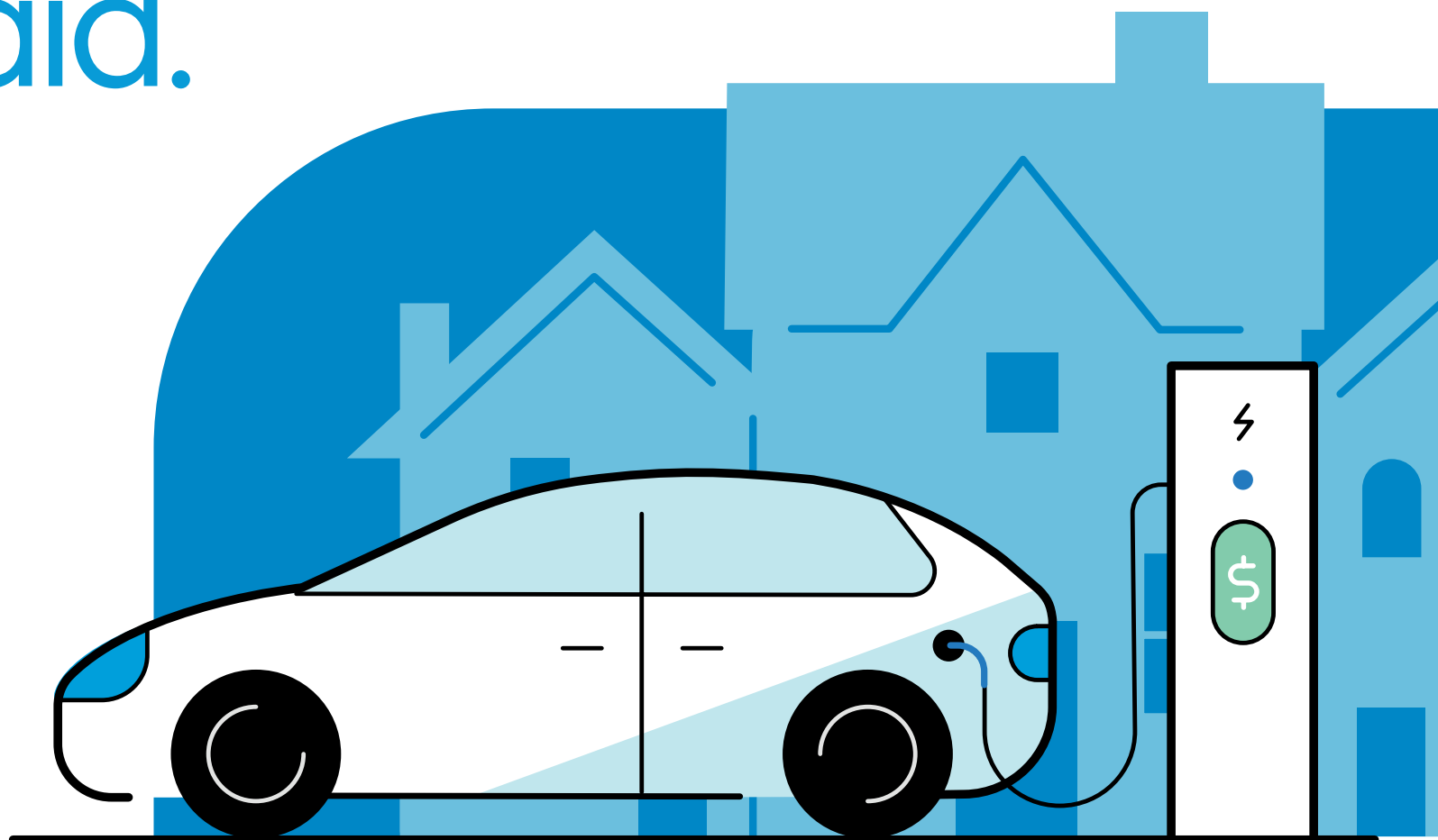
**TRUSTED
JOURNALISM
AT YOUR
FINGERTIPS.**

Wf Westfair
Business Journal

WESTFAIRONLINE.COM



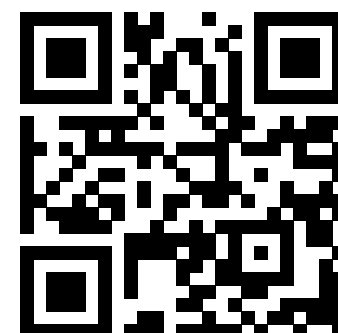
Plug in.
Wind down.
Get paid.



Enroll in SmartCharge New York and join the thousands of EV drivers getting paid to charge overnight.

Scan the QR code to see how much you can earn:

scny.ev.energy



- PAGE 1 -

"SURVIVING THE POLYCRISIS WITH SCSU."



Leaders, particularly small and medium business owners, must be prepared to handle a crisis. Responding to changing conditions and handling decision making under stress comes with the territory. But how do you handle multiple crises? What do you do if they overlap and start to impact one another, forming a “polycrisis?”

There may not be simple answers to such complex questions, but a new degree program can help leaders in any organization approach them with scientific methodology.

Southern Connecticut State University (SCSU) in New Haven announced the launch of a new Science Technology Engineering and Math (STEM) Doctorate in Business Administration (DBA) in early July, which is now accepting applications.

The program is already attracting attention from organization leaders in the area ahead of a July 23 Open House.

“In today’s dynamic business and technology environment, advanced degrees are the compass that guides us through uncharted waters,” said Larry Bingaman, President and CEO of the South Central Regional Water Authority in a prepared statement. “Integrating STEM DBA programs into our business environment empowers our workforce to think critically and innovate continuously ensuring we not only meet our current challenges but also anticipate the challenges and opportunities of the future. This program will be pivotal in driving innovation by connecting academic concepts with real-world applications.”

Doctor Gregory Robbins, a professor at the School of Business’s Department of Management and International Business helped develop the curriculum for the STEM DBA. He said that in studying existing work about “sustainability” it emerged that there were important differences between creating organizations that can operate efficiently under given circumstances and ones that can successfully adapt to unexpected changes.

“We’re facing a world that most people expect is going to be more tumultuous, more complicated in

the future,” he said. “There is in the academic literature and also in the popular literature this word, ‘polycrisis’ as a way of referring to the interdependent economic, political, social and environmental challenges or crises as some say.”

Highly efficient systems like just-in-time manufacturing and delivery tend to also be fragile systems. They work very well in a specific context, but contexts can change, and do so very rapidly in unprecedented ways.

When a context changes broadly, such interdependent systems can cause the breakdown of one to cause failures in another, as exemplified when Covid caused shortages of raw materials which caused shortages of microchips which caused shortages of cars. Knock on effects of the car shortage hit financial institutions, insurance companies, delivery services, and individuals in every possible industry.

“It turns out that many of the activities that build resilient capacity in an organization are also those things that build up people in the organization, not only their ability to solve problems but also their level of trust and ability to work together under pressure and uncertain circumstances.”

“Resiliency is not just the ability to take pressure and keep moving forward,” added Robbins. “That’s for short term shock, that’s useful but you also need resilience in the sense of being able to admit that okay, we can’t do things the old way anymore.”

Jess Boronico, Ph.D., dean of the SCSU School of Business explained that the program was the result of the school’s efforts to remain thought leaders in the fields of education and business.

“We always try to stay ahead of what’s happening in the world. We try to be informed of contemporary and emerging issues, not only in business, but across communities, the corporate sector, families, and each different type of stakeholder whose lives we touch,” he said.

“One of the things that has been emerging over the past five or six years is that typically the world faces certain types of shocks that go beyond

what we would call the normal fluctuations in the business cycle.”

He described sustainability, not only in the environmental but organizational sense, of being able to mete out the right amount of effort and resources to continuously operate in a fluctuating cycle.

“We know how to manage that fairly well,” Boronico said of creating organizations that can operate efficiently over a long term. “But what we don’t pay much attention to are these cataclysmic shocks that don’t hit often, but when they do hit, they can be devastating.”

“We all recall Katrina, and we all recall Sandy, and the types of shocks that we faced,” the dean said, noting that the devastation of the storms was deeply felt in a few locations but was possible to ignore elsewhere. “But it didn’t really touch the world at large, but I think people recognized during the recent pandemic is that there are things that can catch us unaware that hit us universally.”

“It was something our sustainable practices and sustainable committee practices were unable to manage effectively because we weren’t prepared for a shock that was so cataclysmic as Covid. And it had a rampant effect, right? It affected lives. People died,” Boronico said. “I really think it wasn’t until Covid hit that we recognized that something we would talk about like the big meteor that hit the planet back in the dinosaur age could still happen.”

“For years we thought we were guarded against so many things until we find out we’re not, and I think the reason we have this blind spot is because people in general tend to be reactive rather than proactive,” he added. “We react to things happening and we believe we can manage it because we understand sustainability, but we now know it’s not enough.”

“We could have done so much better with the pandemic if we had built systems that helped to safeguard against things happening that we did not think were going to happen.”

Those interested in learning more about how to build these systems and incorporate them into their businesses or organizations can visit <https://www.southernct.edu/academics/programs/stem-dba> to learn more and register for the July 23 open house.

Dobbs Ferry medical practice demands Medicaid payments

BY BILL HELTZEL / bheltzel@westfairinc.com

A Dobbs Ferry medical practice that provides behavioral and addiction services to Medicaid patients says a claims processing company refuses to pay for its work.

Symphony Medical P.C. accused Carelon Behavioral Health Inc. of denying nearly 10,000 claims totaling \$2.9 million, in a complaint filed on July 3 in U.S. District Court, White Plains.

By failing to reimburse Symphony, the complaint states, "Carelon undermines the aims and integrity of the Medicaid system and the public health-care system as a whole."

A Carelon spokesperson was unavailable to respond to a request for its side of the story.

Carelon is based in Boston and has contracts with Medicaid insurers to administer claims for behavioral health services. It is an affiliate of Elevance Health Inc. of Indianapolis.

Symphony has a contract with St. John's Riverside Hospital, Yonkers, to provide behavioral health services.

Many health care providers refuse to treat Medicaid patients, according to the complaint, because reimbursements are lower than private insurance rates.

"By contrast, Symphony specializes in treating these underserved patients and provides them with the services they desperately need, knowing it is entitled only to Medicaid reimbursement at a rate lower than the actual market value of the services provided."

Carelon approved Symphony's claims sporadically from September 2018 though this past January, the complaint states, but denied 9,896 claims for \$2,873,595, to which Symphony was entitled to \$350,141 under the Medicaid reimbursement rate.

Carelon allegedly asserted that it did not have to pay because Symphony's claims were bundled with claims submitted by St. John's.

That assertion is false, Symphony says. Under its contract with St. John's, it bills and collects fees for medical services and the hospital bills separately for services such as nursing, food, and medicine.

Carelon, Symphony and St. John's officials agreed to discuss the dispute on April 18, the complaint states. But about 15 minutes before the meeting was to begin, Carelon messaged that it was rescheduling to re-evaluate

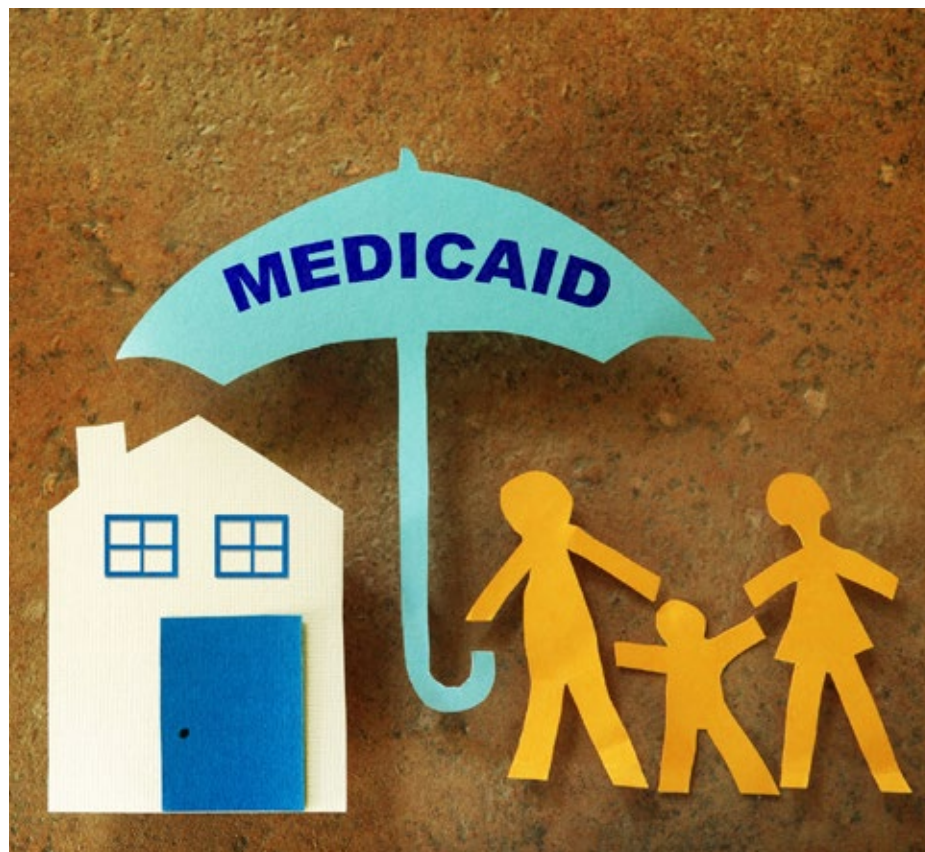
and reprocess Symphony's claims.

Instead, according to the complaint, Carelon denied the claims on May 29.

Symphony is demanding unspecified monetary damages under the New York Prompt Pay Law and for deceptive business practices, breaches of contract, and unjust enrichment.

Symphony is represented by White Plains attorneys Russell M. Yankwitt, Jonathan Ohring and Philip J. Tullo.

Company claims behavioral services are jeopardized.



It's where you
belong.



Supporting your Business Goals

At First County Bank, we are committed to supporting local business owners through a combination of affordable products, flexible solutions and local knowledge. Stop by to meet with one of our trusted advisors and find out how we can make it happen for you and your business.

Fraud Protection Checking for Business

Get the savings you want and the security you need with Fraud Protection Checking for Business. For a flat monthly fee of \$20.00, you'll have access to all the convenient services you need to stay on top of your cash flow, plus the assurance of Positive Pay Fraud Protection, at no additional cost¹.



STAMFORD | NORWALK | DARIEN | FAIRFIELD
GREENWICH | NEW CANAAN | WESTPORT

With a wide range of options including term loans and revolving lines of credit, commercial mortgages and construction loans, and loans from the Small Business Administration (SBA), First County Bank is the first stop for many local businesses.

Cash Management

Your business is always moving, and at First County Bank, your accounts are able to keep pace with a selection of convenient services including Mobile Banking, Remote Deposit, Positive Pay and more.

For more information visit our website at:
firstcountybank.com/cash-management

HOW CAN WE SUPPORT YOUR BUSINESS GOALS?

VISIT Any one of our 13 convenient locations

CALL 203.462.4379

CONNECT businessbanking@firstcountybank.com

¹You will be assessed a monthly maintenance service charge every month whether or not you have enrolled in or utilized any Positive Pay services. \$5.00 per month for Paper Statements.



Equal Housing Lender Member FDIC NMLS# 411487

FIRSTCOUNTYBANK.COM     

07.24

Environmentalists blast EPA report on PCB removal from Hudson

BY PETER KATZ / pkatz@westfairinc.com

A coalition of environmental groups under the banner Friends of a Clean Hudson is blasting the U.S. Environmental Protection Agency's (EPA) latest report on removal of cancer-causing Polychlorinated Biphenyls (PCBs) from the Hudson River that kicks the can down the road on determining whether the cleanup is having the desired effect. It is the EPA's third five-year report evaluating progress in the cleanup.

The EPA said that while its review finds that PCB levels in water and fish are going down overall it needs more years of fish data to determine if the cleanup is meeting the expectations of the original cleanup plan. The environmentalists say it clearly is not.

The EPA explained that its latest review looked at all the water, fish and sediment data collected between 2016 and 2021, along with the preliminary fish data from

2022. The EPA said it needs a minimum of eight years of fish data to draw science-based conclusions about the rate of recovery in the fish. The eighth year of fish sampling will be completed this fall. It said it hopes by 2027 to come to a conclusion about whether what's being done is the right thing to be doing.

For more than 30 years, General Electric (GE) dumped PCBs into the Hudson River. The contamination resulted in a 200-mile stretch of the river becoming one of the country's largest Superfund sites.

Pete Lopez, who from 2017 to 2022 served as EPA Region 2 administrator and now is Scenic Hudson's executive director of policy, advocacy and science, said, "If EPA would admit that the remedy has not been protective of human health and the environment, it could move forward with a new approach



The Hudson River at Fort Edward, an area where GE did some of the dumping. Satellite photo via Google Maps.

that would reduce PCBs as rapidly as possible. By continuing to turn a blind eye, EPA is setting a dangerous precedent and sending the wrong message to polluters nationwide."

GE, which began dumping PCBs into the river about 75 years ago, put an estimated 1.3 million pounds of the chemicals into the river. The dredging to remove the PCBs has resulted in about 2.65 million cubic yards of contaminated sediment being removed.

"The EPA continues to work on multiple fronts to address the contamination throughout the Upper and Lower

Hudson River and will ensure General Electric Company (GE) remains accountable for the PCBs that came from their manufacturing plants in Hudson Falls and Fort Edward, New York," said EPA Regional Administrator Lisa E. Garcia. "The extensive dredging project set the course, but the road to recovery for the Hudson River is long. Over the next few years, we expect to have the data we need to identify reliable trends. If the fish data shows that the recovery isn't happening as quickly as we expected, we will take the necessary actions to improve it."

Condominium proposal for Valley Cottage trimmed back

BY PETER KATZ / pkatz@westfairinc.com



The developer of the Crystal Lake Condominium project that would have been located on a 7.18-acre parcel adjacent to Rockland Lake State Park on Route 9W in Valley Cottage has gone before the Town of Clarkstown Planning Board with a revised site plan for the complex. 9W Valley Cottage LLC had received approval to build 35 condo units conditioned on it being able to acquire all of the lots needed for the project as originally planned. However, the developer was unable to acquire two of the lots and is looking for town approval of a slightly scaled back site plan.

The revised site plan reduces the 35 residential units to 30 units and reduces the property size to 6.32 acres. The layout of the project also has been adjusted with two roadways, Crystal Lake Road and Crystal Lake Drive being removed from the project.

A parking area was removed and the community building for recreational use by residents was relocated and reduced in size. The developer says that the site will contain 12 buildings. All of the condominium units will have a two-car garage, which are accessed from the street. The main level of each unit will have a living room, dining room, study, kitchen, master bedroom and bathroom. The second level will have a second bedroom, loft, and bathroom.

The developer said it believes that a large segment of the buyers will be seniors and others looking to

downsize from their current homes. The developer said that by moving the garages from the rear to the front of the units, they were able to reduce the amount of development coverage used by the project and increase the amount of open space between the buildings.

It was pointed out that the site is located on a public bus route, which has a stop 621 feet from the planned entrance to the development. It would give residents public transportation to retail shopping, places of worship and health care located on or near Route 9W and in the Village of Nyack, which is 3 miles away. The site is 0.1 mile from Rockland Lake State Park, 0.1 mile from Executive Golf Course, 2.4 miles from Nyack Hospital, 2.8 miles from a Walgreen Pharmacy, 3.8 miles from the Palisades Center Mall, and close to houses of worship of various denominations.

Once wealthy Monsey man ordered to pay \$1.3M to IRS

BY BILL HELTZEL / bheltzel@westfairinc.com

Real estate magnate cheated on his taxes for four years.

A former real estate magnate from Monsey has been ordered to pay the IRS nearly \$1.3 million for cheating on his taxes.

U.S. District Judge Nelson S. Román ordered Joseph Neumann, 83, to pay \$400 a month while he is under supervision for two years, in a restitution order approved on July 9, and then pay the balance at the end of the final month.

Neumann was arrested in November 2019 and charged with filing false tax returns for two years and then filing no tax returns for two years. From 2015 to 2018, according to the indictment, he underreported \$3.6 million in income and saved himself about \$1.25 in federal taxes.

He also was charged with conspiring to operate an unlicensed money transmitting business while trying to launder about \$6 million

for a 10% fee.

He pleaded guilty to all charges on Jan. 2.

Neumann was once a successful real estate investor. In the mid-1980s, his Broadway Management company, Inc. owned and operated about 12 million square feet of New York City office space, according to a 2008 court record, and his personal interests were worth about \$1.25 billion.

Broadway Management eventually became a global enterprise, with properties in Washington, D.C., Florida, Canada, Israel and Poland, according to a sentencing letter written by his attorneys, Robert J. Cleary and Lee Vartan. Then Neumann lost his wealth in the 2008 recession and housing market crash.

From 2013 to 2018, Neumann worked as a consultant for Greenbaum's Pharmacy in Monsey, for

which he was paid from \$551,000 to \$1.7 million a year, assistant prosecutors David A. Markewitz and James McMahon said in a sentencing memorandum.

Neumann's attorneys said the criminal behavior began in 2014 and was "completely inconsistent with his character, history and values."

Prosecutors and defense attorneys seldom agree on how long a defendant should be incarcerated. This time, the lawyers on both sides and the U.S. Probation Office recommended no prison time, despite sentencing guidelines that called for as much as 41 months in prison.

Neumann's health has been declining rapidly.

"At this stage of his life and considering his very poor health," his attorneys stated, "any term of imprisonment will effectively be a life sentence for Mr. Neumann."

Prosecutors agreed that imprison-

ment would be inappropriate.

"But that does not mean that Neumann's conduct is not serious," their sentencing memo states. "Neumann's crimes were incredibly serious. ... Years long conduct in this case shows a lack of respect for the law and a willingness to engage in criminal behavior when doing so would benefit Neumann financially."

On June 11, Judge Román sentenced Neumann to time served and two years of supervised release, including the first six months in home confinement with electronic monitoring.

CONNECT WITH
westfaironline.com



make
~~I made~~
people laugh.

We see you here.

What's our greatest asset at The Bristol Assisted Living communities? It's the lifetime of interests and experiences you bring to it. After all, that's what makes you special. A caring team that spends the time getting to know you so you can continue nurturing, sharing and exploring those interests? Well, that's what makes us special, too.

Schedule your visit today and see for yourself.

THE BRISTAL AT ARMONK | 914.229.2590 | THE BRISTAL AT WHITE PLAINS | 914.215.5820

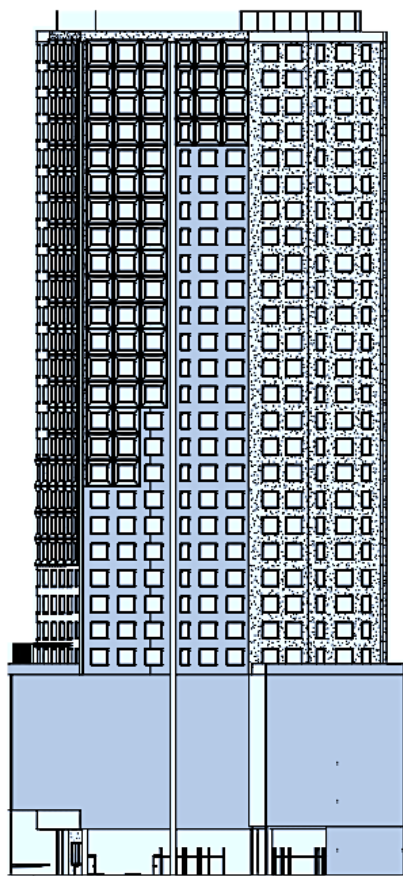
thebristol.com

Independent Living | Assisted Living | Memory Care

Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.

Zoning changes sought for 30-story 288-unit Alexander Street building

BY PETER KATZ / pkatz@westfairinc.com



Proposed elevation of 60 Alexander St. building.

A proposal to build a 30-story apartment building with 288 dwelling units in Yonkers has moved forward a step in the review process with the city's Planning Board on July 10 declaring its intention to act as lead agency for the environmental review of the project.

Janet Giris of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP told the board that developer 60 Alexander Street LLC is looking to have the City Council approve amendments to the Zoning Ordinance and Zoning Map and then would be submitting a site plan for the Planning Board's review.

The approximately 0.48-acre property is located on the east side of Alexander Street. It currently is improved with a one-story warehouse building containing approximately 3,000 square feet, together with related parking and infrastructure.

The developer anticipates that the building would contain 24 stu-

dio apartments, 216 one-bedroom units, and 48 two-bedroom units on floors six through 30, and approximately 2,800 square feet of ground floor commercial space. There would be approximately 298 mechanically stacked parking spaces on

the lower floors of the building.

Tenant amenities would include a gym, lounge, outdoor space, a children's playroom and co-working space. Green building technologies and key energy-efficient design features would be incorporated, including efficient HVAC systems and electric cooking ranges in all of the dwelling units. There would be low-flow water fixtures, energy efficient appliances and lighting, electric vehicle charging stations and a high-performing building envelope.

The applicant has requested a change in zoning of the parcel from an "I" District to a "DMX" District. It also wants zoning changed to allow a maximum permitted building height

of 325 feet.

Back in June 2009, the city adopted two plans that affect the property being considered for development at 60 Alexander St. These were the Alexander Street Urban Renewal Plan and the Alexander Street Master Plan. Those plans called for removal of blighted conditions and the encouragement of private investment. Envisioned was creation of a new transit-oriented residential neighborhood plus bringing to the area small scale neighborhood retail and café/restaurants in the 2,500-to-7,500-square-foot range. New developments would include parking in garages within each new building. The plans anticipated that building height in the area could go up to a maximum of 30 stories.

In addition to considering the zoning changes requested by the developer of 60 Alexander St., the City Council may consider expanding the rezoned area to include other parcels around 60 Alexander St. that had been included in the area covered by the Alexander Master Plan and Alexander Urban Renewal Plan.

Yonkers police flying high with new drone

BY PETER KATZ / pkatz@westfairinc.com

A new piece of technology has been added to the arsenal of the Yonkers Police Department (YPD) with the launch of its Drone as a First Responder (DFR) pilot program. The YPD has committed to a 60-day pilot program to study using the technology to enhance public safety operations.

The department has put into operation a drone equipped with high-definition cameras and thermal imaging. The thermal imaging heat-sensitive feature can be used in police work such as tracking suspects at night or locating missing or lost persons.

Yonkers police drone flies away from pad atop St. Joseph's Medical Center.

The DFR program was implemented in partnership with Motorola Solutions Inc., Flying Lion Inc., Westchester Drone Ops, and St.

Joseph's Medical Center. When the drone is needed, it will be launched from the roof of St. Joseph's Medical Center and be jointly operated by a pilot on the roof with the drone as well as a pilot controlling it remotely from the police department's AWARE Crime Control Center.

The drone being used in the pilot program is a DJI M300 unit. It can stream real-time video to officers and supervisors in the field to view on smartphones and laptops so responders can see the emergency scene before arriving. This is expected to help responders evaluate the resources needed and prepare the proper operational response even before they arrive on-scene.

To maintain the highest level of trust and transparency with the community, YPD plans to publish flight logs on its website to show the com-



Yonkers police drone flies away from pad atop St. Joseph's Medical Center.

munity how the drone is being used. The logs will include the date, time and duration of flights, flight paths, and the reason for the each flight.

Mayor Mike Spano said that Yonkers was the first and currently the only municipality in Westchester County utilizing this program.

"By keeping up with evolving technology, we have another tool that allows us to serve our community in a way we never have been able to before," Spano said. "This will allow for more informed decisions, a bird's eye view, and an unmatched advantage in critical situations."

According to Police Commissioner Christopher Sapienza, "This new technology transforms traditional

police response by allowing our officers to view a scene while responding, giving them vital information that can be used to make more informed decisions upon arriving."

Michael J. Spicer, president and CEO of Saint Joseph's Medical Center, said that Saint Joseph's is honored to serve as the launching pad for the drone.

The pilot program will operate five days per week, eight hours per day, through August 31. Then, an assessment of the operation will be conducted to ascertain the effectiveness of this technology in Yonkers, as well as an overall program assessment and plan to move toward a full-time operation.

YONKERS

THE NEXT GENERATION OF INNOVATION



“Once this project is completed, Yonkers will be home to one of the largest Mediapro studios in the world and will be recognized globally as Hollywood on Hudson.”

JOE COTTER
President & CEO
National Resources



“We looked at the investment that industries and businesses are making in Yonkers, and Yonkers is the place where things are really cooking!”

BELINDA MILES
President
SUNY Westchester Community College



“By creating the North Yonkers Medical Mile, Yonkers residents are able to be treated right here in their community with top-notch, quality care.”

JOE SIMONE
President
Simone Development Companies



“We’ve been operating a restaurant in Yonkers for over 30 years now, and we continue to see opportunities to expand and grow.”

ALFONSO ALVAREZ TORRES
Chef
Dos Marias Bar & Restaurant



“We’re expanding every day with a brand new radiology department, a soon to be completed brand new emergency room, and all new state-of-the-art equipment.”

MICHAEL J. SPICER
President & CEO
Saint Joseph’s Medical Center



GenerationYonkers.com

f X @ #generationyonkers

The proposed Saks Fifth Avenue-Neiman Marcus merger asks: Whither luxury?

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“This is an exciting time in luxury retail, with technological advancements creating new opportunities to redefine the customer experience.”

- Richard Baker, executive chairman and CEO of HBC

What does the proposed \$2.65 billion acquisition of Neiman Marcus by Hudson's Bay Co. (HBC), parent company of Saks Fifth Avenue – seven years in the making and still to be approved by the Federal Trade Commission (FTC) – mean for the stores, employees and customers in Westchester and Fairfield counties?

Not much physically but perhaps a whole lot existentially down the road.

According to The Washington Post, there are no plans for store closures, which may be good news for many of the 10,000-plus employees of the 41 Saks Fifth Avenue stores and the 100 Saks Off Fifth discount outlets, along with an equal number of employees at the 36 Neiman Marcus stores, its five Last Call discount outlets and the two Bergdorf Goodman stores in Manhattan, situated just north of the Saks Fifth Avenue flagship. That's not to say that some closures might not be tempting as the stores, comprising the new Saks Global, represent \$7 billion worth of retail real estate.

And maintaining the stores – nearly half of which are within walking distance of each other – and their overlapping brands will be complex, writes Forbes senior contributor Steve Dennis, once part of Neiman Marcus' executive leadership team. That shouldn't be a problem in our area, as Neiman Marcus is at The Westchester mall in White Plains, 21 miles from The Saks Shops at Greenwich. (The three local Saks Off Fifth outlets, in White Plains, Eastchester and Stamford, appeal to a different clientele. More on that in a bit.)

Where the sting will be felt, Dennis writes, is in the gutting of the Neiman Marcus Group leadership as the focus shifts from Dallas, where the store was founded 116 years ago, to New York City, where Saks established a base in 1902



Saks Off Fifth in Eastchester the night of its official opening in August 2022. Photograph by Georgette Gouveia.

after its founding in Washington, D.C., in 1867. Note that Saks Global will be run by Saks CEO Marc Metrick.

But the real question in all this is, Whither luxury? It's no secret that Neiman Marcus and Saks have encountered the challenges of all brick-and-mortar brands in the age of online shopping, which have been compounded by inflation. Neiman Marcus filed for Chapter 11 protection in the pandemic year of 2020 but reemerged after debt reduction (\$4 billion) and refinancing. Last November, Saks had to look to its real estate holdings to make \$340 million in late payments to vendors, while in April, Saks.com raised \$60 million from Pathlight Capital and Bank of America to cover sagging sales. (A July 12 visit to Neiman Marcus Westchester and its Mariposa restaurant – with its still enjoyable blend of comforting classics and new offerings – found the foot traffic light.)

So is the merger about holding on or doubling down? Here is part of the July 4 announcement from Richard Baker, executive chairman and

CEO of HBC, a Canadian-American retail group that was originally chartered in London in 1670 as a fur-trading company:

“This is an exciting time in luxury retail, with technological advancements creating new opportunities to redefine the customer experience, and we look forward to unlocking significant value for our customers, brand partners and employees.”

No doubt this is where minority investors Amazon and Salesforce Inc., a software company, come in. It's ironic that Amazon, whose fast delivery of goods, has been partly credited with the demise of brick and mortar, should now be counted on to help Saks Global deliver curated luxury to shoppers in the age of AI.

But what about those shoppers? Well, there are two schools of thought on this. On the one hand, luxury is said to be recession-proof as the rich can afford to pay for what they want. But Fashion Institute of Technology professor Shawn Grain Carter told The Washington Post that only about 60% of sales at luxury stores come

from households earning more than \$200,000 a year. That means luxury stores must also count on the so-called aspirational shoppers.

And they're out there, including at Saks Off Fifth, whose Eastchester and Stamford homes are in the former sites of the late, lamented Lord & Taylor, once owned by HBC; and on TikTok, where aspirants of quiet luxury have adopted the late Calvin Klein publicist Carolyn Bessette-Kennedy as their minimalist muse.

It's not just the brands of the new Saks Global that are looking for these shoppers. As we reported in March, Macy's, while shuttering about 150 “unproductive” stores nationwide, is investing in more resources in some 350 “go-forward” locations and expanding its Bloomingdale's and Bluemercury footprints in up to 45 locations – all through 2026 in a bid to up its luxury game.

These retailers are betting on aspirational shoppers – and on the idea that luxury goods and experiences are not just a luxury in today's lifestyle.



2024

Women

INNOVATORS IN OUR REGION

WHY YOU SHOULD NOMINATE?

19
SEP
Date

5:30-8:00
PM
Time

ROLLING HILLS COUNTRY CLUB,
333 HURLBUTT ST, WILTON
Location

When nominating for women innovators, **highlight their groundbreaking contributions, innovative thinking, and impact in their field.** Focus on specific projects, products, or initiatives they've led that showcase their creativity and ability to drive positive change.

NOMINATION DEADLINE
AUG 1

SCAN ME



EVENT INFORMATION:
Natalie Holland
✉ nholland@Westfairinc.com

SPONSORSHIP INQUIRIES:
✉ partners@Westfairinc.com

Requirements

1. Nominee must work in either Fairfield County, Westchester County and/or Hudson Valley
2. Exhibits remarkable problem solving skills.
3. Is a true inspiration to those around her.
4. Displays unwavering tenacity.
5. Has exceptional communication skills.

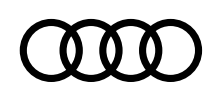
Nominate at

events.westfaironline.com/women-innovators/

Presented by



Partnering Sponsors





◀ Sales representative Aimee Maduro and owner Sylvia Emmer behind the counter of the Woops! Macarons & Gifts Westchester kiosk in The Westchester in White Plains. Photographs by Georgette Gouveia.

A small business that's hated – in the best possible way

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Not long after Sylvia Emmer launched her kiosk officially on Mother's Day in The Westchester in White Plains, a man approached her and said he hated her. Emmer smiled at the memory.

"He meant it as a compliment."

Emmer, you see, is the owner of the Woops! Macarons & Gifts Westchester franchise, offering 16 different flavors of the French cookie for sale as well as for events and corporate gifting.

"It's creamy, and there are so many varieties and colors," Emmer said of the tempting treat, which in its present sandwich form of almond flour meringue shells and flavored fillings was created in 19th-century Paris. "They're a social expression and Instagram-able." (Not to mention the jaunty packaging in pink, purple and sea-green, bearing such celebratory phrases as "Happy Birthday," "I love you" and "Beach, please.")

And given that macarons are tricky to make – each takes 48 hours – they are more likely to be bought than created at home. They're also naturally gluten-free – although the Belgian locale where these are made may have gluten particles, and they are clearly not for people with allergies to nuts or dairy. (Two vegan offerings will be available in August.)

Thus far, red velvet, birthday cake and cookies and cream are the three

most popular flavors, not necessarily in that order – although we have to say you can't go wrong with the classic vanilla. And while the macarons are meant to be served at room temperature,

Emmer said, we found the vanilla and pistachio samples from the kiosk's mini fridge to be absolutely delectable.

For the more adventurous, there are two other offerings. Think of the Cremebello, a Woops! creation, as a creamier s'more with a dome of meringue cream and a waffle biscuit base draped in various chocolate mixtures. The denser Latin alfajor is a buttery sandwich cookie with a dulce de leche caramel filling that comes in traditional, dark chocolate and white chocolate variations.

Woops! was born in 2012 when four friends – Tal Avivi, Raj Bhatt, Gal Danay and Gil Kiryati – decided to open a pop-up at the Holiday Shops at Bryant Park in Manhattan. In nine weeks, they sold \$250,000 worth of macarons, leading someone to exclaim, "Woops, we have a business."

And not just a business but one that could be franchised to take a big bite out of the multibillion-dollar retail bakery sector as well as the \$240 billion corporate gifting industry, offering same-day pickup and delivery. (In calendar year 2022, Woops! had 25 franchises – 21 mobile, two shops and

two boutiques – for a combined \$7 million-plus in gross retail revenue.)

With startup costs ranging from \$64,875 to \$139,475, Emmer – an 18-year resident of Greenburgh by way of Queens – took the plunge. Possessing a Bachelor of Arts degree in psychology from Hunter College; a Master of Arts in organizational psychology from Teachers College, Columbia University; and 27 years of experience in human resources, Emmer found that creating a team for her kiosk played to her strengths. There are four part-time sales representatives, all of whom are students. Said Emmer: "I'm pleased with the team....They're very responsible," although she added, "a business is only as good as the owner makes it."

She is now honing her sales and marketing skills, but with a friendly demeanor and an understanding of the human mind – and tastes buds – she seemed like a natural.

Already, Emmer's psyching herself up for the holiday seasons, one of the big retail moments for Woops! and The Westchester. The other two are Mother's Day (hence her opening) and Valentine's Day.

The sales pitch? "Take a bite and fall in love."

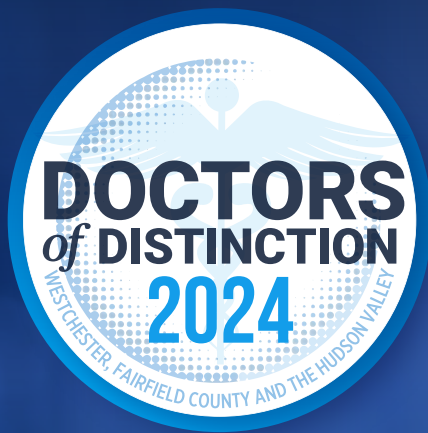
.....

For more, call 914-247-4565 or visit <https://bywoops.com/locations/woops-westchester/>.

"They're a social expression and Instagram-able."

- Sylvia Emmer





Date

October 24

Time

5:30 pm

Location

**CV RICH MANSION
305 RIDGEWAY WHITE PLAINS**

Doctors of Distinction is designed for medical professionals to connect, exchange knowledge, and foster collaborations within the healthcare industry, bringing together doctors from various specialties, healthcare administrators, researchers, and other stakeholders in the medical field. Our event provides an opportunity for doctors to share their experiences, discuss challenging cases, and seek advice from colleagues in different specialties. **Doctors of Distinction plays a vital role in fostering professional relationships, knowledge-sharing, and promoting advancements in the healthcare sector.**

For more information visit:

www.events.westfaironline.com/dod/

Award Categories

- All In The Family
- Cutting Edge
- Female Innovator
- Promise For The Future
- Urgent Care
- Lifetime Achievement
- Veterinarian
- Power Couple
- Outstanding Nurse
- Doctor Without Boundaries
- Physician Assistant
- Compassionate Concierge Doctor
- Team
- Dentist

Partnering Sponsors

YaleNewHavenHealth



**Jul
15**

**Nominations
open**

www.wbp.formstack.com/forms/2024dodnominations

**Sep
09**

**Nominations
Close**

**Sep
16**

**Honorees
are announced**

**Oct
24**

**Award
presentation**

CV RICH MANSION
305 RIDGEWAY WHITE PLAINS

+ For event information contact:
Natalie Holland at Nholland@westfairinc.com

+ For Sponsorship inquiries contact:
Partners@westfairinc.com

Presented by





Too Sparrows' façade was designed by E. Ronald Gushue, head of ERG Architect in Greenwich, to make it stand out on Old Greenwich's tony but casual Sound Beach Avenue. *Photographs courtesy Too Sparrows.*

'Finding their beautiful' – and everyone else's – in their fashion boutique

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



◀ From left, Besties – and Too Sparrows owners – Cheryl Floyd and Vicki Deppoliti.

To hear Cheryl Floyd tell it, she and Vicki Deppoliti are “besties” and Old Greenwich moms – Floyd with four girls and Deppoliti with two daughters and two sons – who amid raising their children “felt we had lost our beautiful.”

golden façade to stand out on the street, which wears its wealth casually.

The handsome 780-square-foot space is but the setting for the jewel of the apparel and accessories, which include everything from

So they grabbed a bottle of Veuve Clicquot Rosé, got on a train for Manhattan and went looking for it in the Big Apple's jewelry shops. What they found was not only enough “joy and jewelry” to share back home with others who were looking for their beautiful, “too,” but a business model. They called it Too Sparrows, in part because of their affinity for sparrows, whose myriad meanings include guidance.

flowing dresses to the popular Nike socks. And given Deppoliti's two sons, there's stuff for males age 10 and up – all for under \$200. Floyd said she and Deppoliti wanted a store that offered quality items at affordable prices.

“We know the market and try to keep the store adaptable,” Floyd said. “We're eager to listen to what our customers need.”

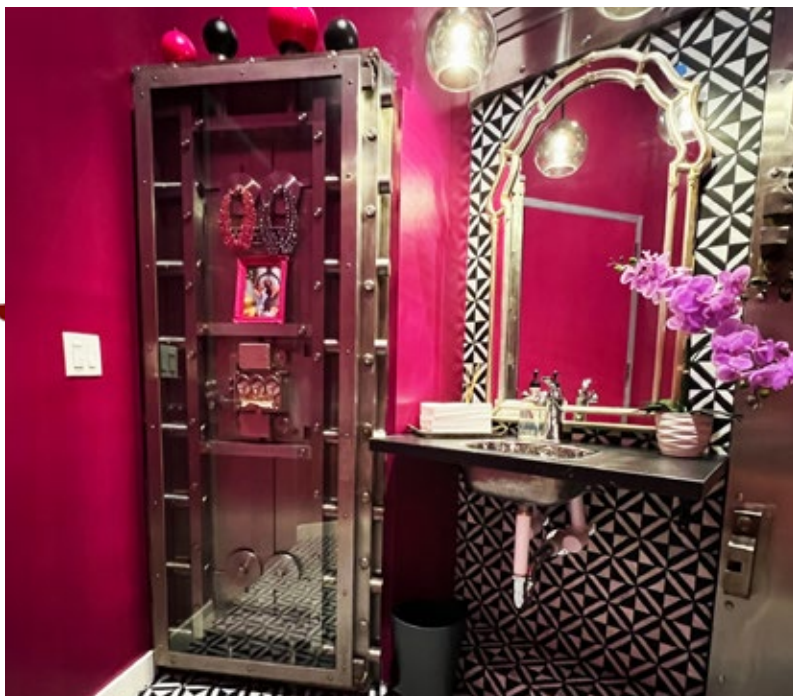
Besides influencing the inventory, Floyd and Deppoliti's children also work in the boutique, with high school- and college-age children of friends joining in as well, Floyd said. It's all in the families, from concept to design to merchandising and marketing.

Floyd, an Alexandria, Virginia, native who describes herself as someone who “likes getting dressed up,” also works in massage and Reiki, a Japanese technique that uses touch to transfer energy for healing. For her and Deppoliti, Too Sparrows is all about caring for their customers.

That moment, Floyd said, when they “find their beautiful” – thanks to a new outfit or look – “that's our reward.”

.....

For more, visit toosparrows.com.



▶ Located on the site of what was once a Bank of America branch on Old Greenwich's Sound Beach Avenue, Too Sparrows contains the original bank vault doors, which have been cleverly incorporated by store owners Vicki Deppoliti and Cheryl Floyd in their powder-room design.

Good Things Happening

Visit: www.westfaironline.com/good-things-happening

Wf Westfair
Business Journal



WESTCHESTER COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, July 10 - 16

Khalid Mehmood, Poughkeepsie doing business as JFK Taxi, 24-35680-CGM: Chapter 7, assets \$444,041, liabilities \$574,901. Attorney: Rebecca Millouras-Lettre.

JW Realty Holdings LLC, Monroe, Yitzchok Weiner, member, 24-35685-CGM: Chapter 11, assets \$1.1 million, liabilities \$1 million. Attorney: Ted T. Mozes.

U.S. District Court, White Plains Local business cases, July 10 - 16

Issamade Asinga, Texas vs. The Gatorade Co., division of PepsiCo Inc., Purchase, 24-cv-5210-CS: Product liability. Attorney: Annabelle M. Steinhacker.

Victor L. Ramirez vs. Texas Chili Restaurant I Inc., Port Chester, et al, 24-cv-5242-KMK: Fair Labor Standards Act. Attorney: Nicole D. Grunfeld.

Christopher M. Curry, Peekskill, et al, vs. County Home Solutions, Croton-on-Hudson, et al, 24-cv-5295-CS: Fair Labor Standards Act. Attorney: Jordan A. El-Hag.

Stephanie Javel, Stamford, Connecticut, vs. Douglas Family Law Group, White Plains, et al, 24-cv-5300-CV: Job discrimination. Attorney: Dorina Cela.

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

Luis Lugo, Rockland County vs. OT Nyack LLC, Nyack, et al, 24-cv-5330-NSR: Fair Labor Standards Act. Attorney: Colin J. Mulholland.

Andrew Waits, Coweta County, Georgia vs. Teladoc Health Inc., Purchase, et al, 24-cv-5339: Securities Exchange Act. Attorney: Joseph A. Hood II.

Mabel Vasquez, et al, vs. New York Presbyterian Hudson Valley Hospital, Cortlandt Manor, et al, 24-cv-5354-CS: Medical malpractice, removal from Westchester Supreme Court, Attorney: Michael B. Ronemus for plaintiff. Alyssa O'Gallagher for defendants.

Amos Financial LLC, Highland Park, Illinois vs. County of Sullivan Industrial Development Agency, Ferndale, et al, 24-cv-5365: Foreclosure. Attorney: Mary L. D'Agostino.

DEEDS

Above \$1 million

53 Flint Avenue LLC, New York. Seller: Margaret M. Kohler, Larchmont. Property: 53 Flint Ave., Mamaroneck. Amount: \$1.6 million. Filed June 25.

American Building Technologies Inc., New York. Seller: Nicole K. Rosee, Armonk. Property: 10 Seymour Place East, North Castle. Amount: \$1.3 million. Filed June 26.

Berglund, Charles D., Rye. Seller: Silver Meadow Real Estate LLC, Rye. Property: 4 Philips Ave., Rye City. Amount: \$6.8 million. Filed July 2.

Bischoff, Clayton, Larchmont. Seller: Pelican Ventures LLC, Larchmont. Property: 6 Woodbine Ave., Mamaroneck. Amount: \$2.2 million. Filed June 25.

Chen, Canny, White Plains. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: Lila Lane, New Castle. Amount: \$1.5 million. Filed June 28.

Deutsche Bank National Trust Co., West Palm Beach, Florida. Seller: Christopher T. Bonante, White Plains. Property: 11 Stony Brook Place, North Castle. Amount: \$5.4 million. Filed July 1.

Dianadog-1 LLC, Rye. Seller: CEDK Realty LLC, Locust Valley. Property: 52 Cottage St., Rye City. Amount: \$1.9 million. Filed June 27.

Elman, Stacy E., Bronxville. Seller: JJS 17 Acquisitions LLC, Bronxville. Property: 12 Greenfield, Eastchester. Amount: \$2.7 million. Filed June 27.

General Nutraceutical Technology LLC, Cortlandt Manor. Seller: North State Road LLC, Purchase. Property: 565 N. State Road, Ossining. Amount: \$1.2 million. Filed June 28.

Glenwood Avenue Property LLC, Brooklyn. Seller: Glenwood 53 LLC, Montvale, New Jersey. Property: 53 Glenwood Ave., Yonkers. Amount: \$2.5 million. Filed June 25.

Haseltine, Justin, New York. Seller: 52 Elmwood RNY LLC, Rye. Property: 52 Elmwood Ave., Rye City. Amount: \$2.8 million. Filed June 27.

Locust Rye Townhouse Project LLC, Bronx. Seller: Nudge Capital LLC, Rye. Property: 56 Locust Ave., Rye City. Amount: \$3.1 million. Filed June 26.

Nicholson, Kevin, Harrison. Seller: Manhattan Avenue 20 LLC, Hawthorne. Property: 561 Manhattan Ave., Mount Pleasant. Amount: \$1 million. Filed June 26.

Stiltsville 40 LLC, Los Angeles, California. Seller: Melissa Roth, Bedford. Property: 40 Guard Hill Road, Bedford. Amount: \$4.5 million. Filed July 1.

Wang, Norman, Greenwich, Connecticut. Seller: 236 Central Ave LLC, Harrison. Property: 180 Country Ridge Drive, Rye Town. Amount: \$1.3 million. Filed June 27.

Whitton, Jonathan, Cambridge, Massachusetts. Seller: 9 Pamela Lane LLC, South Salem. Property: 9 Pamela Lane, Lewisboro. Amount: \$1.6 million. Filed July 1.

Below \$1 million

123 Lockwood LLC, New Rochelle. Seller: Judy Morgan, New York. Property: 123 Lockwood Ave., New Rochelle. Amount: \$700,000. Filed July 1.

325 North Highland LLC, Briarcliff Manor. Seller: Hoye Textile Corp., Ossining. Property: 325 N. Highland Ave., Ossining. Amount: \$950,000. Filed June 27.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Safeguard Misty Realty Group LLC, Hauppauge. Property: 7 N. Shenorock Drive, Somers. Amount: \$435,000. Filed June 27.

59 Kisco LLC, New York. Seller: JPMorgan Chase Bank NA, New York. Property: 59 Main St., Mount Kisco. Amount: \$145,000. Filed June 26.

66 Fletcher Management LLC, Monsey. Seller: Livia M. Dossantos, Mount Vernon. Property: 66 Fletcher Ave., Mount Vernon. Amount: \$405,000. Filed June 26.

Amerling, Paul, South Salem. Seller: Wilmington Savings Fund Society FSB, Dallas, Texas. Property: 3 Bouton St., Lewisboro. Amount: \$406,000. Filed July 1.

AMS Builders LLC, Chester. Seller: Ball Stuart I, Yonkers. Property: 36 Storm St., Greenburgh. Amount: \$485,000. Filed June 27.

Basilio, Jose R., Mount Vernon. Seller: United Moravian Church, New York. Property: 6 Monterey Drive, Mount Vernon. Amount: \$699,000. Filed June 27.

Brito, Nancy A., Mohegan Lake. Seller: MJD Contracting Corp., Yorktown Heights. Property: 290 Locust Ave., Cortlandt. Amount: \$395,000. Filed June 28.

Claims Connect LLC, Brooklyn. Seller: Peter J. Sackmann, Katonah. Property: 6 Todd Road, Lewisboro. Amount: \$800,000. Filed July 2.

Dhall, Raymon, White Plains. Seller: C&S Underhill Realty LLC, West Harrison. Property: 167 Underhill Ave., Harrison. Amount: \$925,000. Filed June 26.

Haggart, Timothy J., Mount Kisco. Seller: 41 Victor LLC, Chester. Property: 41 Victor St., Yonkers. Amount: \$775,000. Filed July 1.

Hossain, Akram, Yonkers. Seller: Petrozza Realty LLC, Yonkers. Property: 59 Kettell Ave., Yonkers. Amount: \$780,000. Filed July 1.

HPM 1 LLC, Rye. Seller: Alastair Murdoch, Rye. Property: 319 Oakland Beach Ave., Rye City. Amount: \$995,000. Filed July 2.

J&M Property Ventures LLC, Bronx. Seller: Alfred K. Woltersdorf, Eastchester. Property: 80 Park Ave., Eastchester. Amount: \$575,000. Filed July 1.

Mejia, Angelica, Bronx. Seller: New York Journey Property LLC, Albany. Property: 655 Lafayette Ave., Mount Vernon. Amount: \$690,000. Filed June 27.

Nidhiry, John E., White Plains. Seller: M&J 435 LLC, Pleasantville. Property: 300 Mamaroneck Ave., White Plains. Amount: \$600,000. Filed July 1.

Ocasio, Cheyla P., Bronx. Seller: Equity Ventures Group LLP, Stamford, Connecticut. Property: 89 Croton Ave., Cortlandt. Amount: \$589,000. Filed June 26.

Paolini, Samuel, Harrison. Seller: Pawling Holdings LLC, Port Chester. Property: 261 N. Ridge St., Rye Town. Amount: \$800,000. Filed June 25.

Pleasant Properties LLC, Bronx. Seller: Gloria Rosselli, Trumbull, Connecticut. Property: 33 Chatam Road, New Castle. Amount: \$595,000. Filed July 1.

Random Properties Acquisition Corp. III, Houston, Texas. Seller: Keith Clarke, White Plains. Property: 78 Tate Ave., Cortlandt. Amount: \$419,000. Filed June 27.

Ten4teen Inc., New York. Seller: Michael S. Keiser, Ardsley. Property: 3 Farm Lane, Greenburgh. Amount: \$785,000. Filed June 26.

Valandi LLC, Bronxville. Seller: Jacqueline D. Wright-Luke, White Plains. Property: 26 Old Road, Greenburgh. Amount: \$551,000. Filed June 27.

Var Properties New York LLC, Brewster. Seller: Wilmington Savings Fund Society FSB, Dallas, Texas. Property: 15 Ernest Road, Cortlandt. Amount: \$278,000. Filed July 1.

WORKERS' COMPENSATION BOARD

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

All-Star Heat & Air Conditioning LLC, Rye Brook. Amount: \$3,500.

Automax 1 Corp, White Plains. Amount: \$6,000.

Brazilian Cleaning & Construction Corp, Yonkers. Amount: \$26,000.

Cappagh RRC Inc., Yonkers. Amount: \$24,000.

F&F Landscaping and Construction Company Inc., Ossining. Amount: \$23,000.

FMD Underground Construction Inc., Cortlandt Manor. Amount: \$1,000.

Guillermo Sosa, Yorktown Heights. Amount: \$4,000.

Hit A Home Run Against Drugs Inc., Ossining. Amount: \$6,000.

Jamex Logistics Inc., New Rochelle. Amount: \$30,500.

JJR Metz Food Corp. d.b.a. Mar Mini Market, White Plains. Amount: \$2,500.

L&A Construction & Carpentry 1 Corp., Ossining. Amount: \$10,000.

M3w LLC d.b.a. Paul Anthony Salon, Ardsley. Amount: \$36,000.

New Alpha Dry Cleaners Inc., Yonkers. Amount: \$5,000.

Petes On 5th Bar & Grill Inc. d.b.a. **Baby Dukes Kitchen**, Mount Vernon. Amount: \$4,500.

Physical Therapy Care and Rehab Office PC, Yonkers. Amount: \$10,500.

Steven Marcus Concrete Inc., Yonkers. Amount: \$2,500.

Superior Security Services, Dobbs Ferry. Amount: \$24,500.

Yari's Contracting Inc., West Harrison. Amount: \$8,500.

JUDGMENTS

Cabrera, Jaime, Ossining. \$9,700 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 6.

Calixto, Oscar P. M., Mount Vernon. \$3,849 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 6.

Casilla, Yolanda, Mohegan Lake. \$1,638 in favor of Con Edison Company of New York Inc., New York. Filed June 4.

Chrusciel, Nancy, Port Chester. \$7,623 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 7.

Costa, Matthew, Somers. \$1,464 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

DeSantis, Anthony C., Valhalla. \$4,114 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 6.

Dupree, Jaquan, Yonkers. \$4,425 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Fendez, Carol M., New Rochelle. \$18,229 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Gallardo, Rafael, Port Chester. \$9,710 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Garcia, Alfredo, Port Chester. \$3,469 in favor of American Express National Bank, Sandy, Utah. Filed June 7.

Gee, Kenneth F., Mount Vernon. \$8,803 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Gordon, David, Port Chester. \$1,318 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 7.

Granato on the Go LLC, Draper, Utah. \$43,096 in favor of Illy Caffe North America Inc., Rye Brook. Filed June 7.

Grant, Earl, Yonkers. \$17,072 in favor of Con Edison Company of New York Inc., New York. Filed June 6.

Hamilton, Nicholas, Mount Vernon. \$12,362 in favor of Con Edison Company of New York Inc., New York. Filed June 6.

Hatch, Chandler, Mount Vernon. \$4,741 in favor of Capital One NA, McLean, Virginia. Filed June 6.

Hernandez, Diane, Port Chester. \$1,555 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 6.

Howell, Kadeem A., Mount Vernon. \$34,519 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

Jones, Crystal, New Rochelle. \$7,215 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Juarez, Jesse E., Tuckahoe. \$5,599 in favor of Capital One NA, Richmond, Virginia. Filed June 6.

Liotta, Alfred, Yonkers. \$20,110 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

Magana, Bridget, Yonkers. \$2,567 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Metrano, Michael, Port Chester. \$3,609 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 6.

Minaya, Yania, Mohegan Lake. \$3,818 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 6.

Mitchell, Norman, Mount Vernon. \$5,037 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Montalvo, Luis A., Mount Vernon. \$4,371 in favor of Capital One NA, McLean, Virginia. Filed June 6.

Nethercott, Robert A., Cortlandt Manor. \$2,195 in favor of Capital One NA, McLean, Virginia. Filed June 6.

Nofal, Samir N., Yonkers. \$22,941 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Oneal, Leaf, Tarrytown. \$8,237 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Osorio, Diana P., Yorktown Heights. \$6,976 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Pasqualini, Corinne, West Harrison. \$29,059 in favor of American Express National Bank, Sandy, Utah. Filed June 6.

Pellegrino, Francesco, Yonkers. \$5,067 in favor of Capital One NA, McLean, Virginia. Filed June 6.

Perez, Elvia, Mount Vernon. \$8,987 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Pina, Emily, Yonkers. \$2,244 in favor of Capital One NA, Glen Allen, Virginia. Filed June 6.

Rhames, Shaun, Mount Vernon. \$19,493 in favor of Irema Johnson, Mount Vernon. Filed June 7.

Riello, Naomi, Mohegan Lake. \$5,979 in favor of Con Edison Company of New York Inc., New York. Filed June 4.

Rizo, Erika, White Plains. \$3,225 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 6.

Roesser, John D., Bronxville. \$772,087 in favor of Mary K. Boyle, Mount Vernon. Filed June 6.

Romankiw, Lubomyr T., Briarcliff Manor. \$15,890 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Shullenberger, William, Ossining. \$13,908 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Szilagy, William D., Tarrytown. \$8,828 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Teixeira, Jenny C., Eastchester. \$4,352 in favor of Capital One NA, McLean, Virginia. Filed June 7.

Torres, Carolina E., Yonkers. \$7,310 in favor of Discover Bank, New Albany, Ohio. Filed June 5.

Ungaro, Gennaro, Dobbs Ferry. \$1,994 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 6.

Velasquez, Javier, Ossining. \$13,845 in favor of Discover Bank, New Albany, Ohio. Filed June 7.

Walls, Ronald C., White Plains. \$12,668 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed June 6.

Watson, Brandon A., Montrose. \$2,188 in favor of Discover Bank, New Albany, Ohio. Filed June 3.

Wilson, Justin D., Hastings-on-Hudson. \$10,458 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 7.

Young, Betty J. (estate) Mamaroneck. \$60,000 in favor of Joseph Brach, Monsey. Filed June 4.

Zuluaga, Jhon F., Mount Vernon. \$12,863 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 7.

Federal Tax Liens, \$10,000 or greater, Westchester County, July 10 - 16

Andreski, James F. and **Linda Andreski**: North Salem, 2023 personal income, \$12,150.

Arana-Iriarte, Orlando: Mount Vernon, 2020 - 2022 personal income, \$39,330.

Cicinelli, Anthony and **Annette Cicinelli**: Yorktown Heights, 2021 - 2022 personal income, \$196,132.

Davis, Stephen: White Plains, 2022 personal income, \$115,757.

Double A Contracting Inc.: White Plains, 2019 - 2020 employee unemployment and quarterly taxes, \$36,226.

Llamoca, Marco A.: White Plains, 2021 - 2022 personal income, \$94,469.

Luciano, Marilou O.: Ossining, 2016 personal income, \$32,758.

Magdalena Goralczyk Inc.: Briarcliff, 2023 corporate income, \$128,779.

Marsh, Elaine: White Plains, 2023 personal income, \$22,171.

Mike DiMarco Insurance Agency Inc.: Ossining, 2022 - 2023 corporate income and quarterly taxes, \$18,451.

Mose, Marie L.: Scarsdale, 2019 employer quarterly tax, \$17,678.

R D Flooring Inc.: Croton-on-Hudson, 2021, 2024 quarterly taxes, \$13,872.

LIS PENDENS

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

11 Lawrence Street LLC, as owner. Filed by HSBC Bank USA NA. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 194 First St., Cortlandt. Filed June 17.

3-5 Franklin Owners Corp., as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$90,000 affecting property located at 3 Franklin Ave., White Plains. Filed June 11.

ATS One Holdings Corp., as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$248,000 affecting property located at 150 Cortlandt St., Sleepy Hollow. Filed June 11.

Blay-Mockey, Blaise, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$283,000 affecting property located at 42 Lakeland Ave., Mohegan Lake. Filed June 13.

Capital One Bank USA NA, as owner. Filed by US Bank Trust National Trust. Action: Foreclosure of a mortgage in the principal amount of \$325,000 affecting property located at 21 Norwood Road, Yonkers. Filed June 18.

Caputo, Nicholas J., as owner. Filed by US Bank Trust Company NA-Trust Administrator and Indenture Trustee. Action: Foreclosure of a mortgage in the principal amount of \$359,000 affecting property located at 80 Ferris Place, Ossining. Filed June 14.

Clerk Of Westchester County, as owner. Filed by Huntington National Bank. Action: Foreclosure of a mortgage in the principal amount of \$123,000 affecting property located at 140 Weyman Ave., New Rochelle. Filed June 18.

Dordick, Rowan, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$458,000 affecting property located at 20 Union St., Briarcliff Manor. Filed June 19.

Fray Sherman A. (administrator) as owner. Filed by The Secretary of the US Department of Housing & Urban Development-Agency of the United States of America. Action: Foreclosure of a mortgage in the principal amount of \$938,000 affecting property located at 29 Woodland Place, White Plains. Filed June 18.

Garvey, John, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 32 Woodland Blvd., Cortlandt. Filed June 14.

Messina, Anthony, as owner. Filed by Wells Fargo Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 21 Cortlandt Manor, Somers. Filed June 11.

Moore, Jessica C., as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$588,000 affecting property located at 116 Pelham St., Mamaroneck. Filed June 19.

Perez, Miriam, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$330,000 affecting property located at 61 Haseco St., Port Chester. Filed June 11.

Russo, Janet M., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 149 Hilburn Road, Scarsdale. Filed June 11.

Subin, Eliot H., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$445,000 affecting property located at 244 Saw Mill River Road, Hawthorne. Filed June 14.

MECHANIC'S LIENS

70 Nardozzi LI, New Rochelle. \$63,763 in favor of MF Electrical Service Company Inc., Bronx. Filed June 28.

Edson Avenue Development LLC, Mount Vernon. \$327,261 in favor of Grayline Construction LLC, New Rochelle. Filed July 2.

Extell Hudson Waterfront I LLC, Yonkers. \$30,541 in favor of White Cap LP, Parlin. Filed July 2.

Forcino, Scott, New Rochelle. \$2,476 in favor of Yost & Campbell Inc., Mount Vernon. Filed July 1.

Hasan, Ayesha, Mount Vernon. \$146,475 in favor of Urena Construction & Design Inc., Queens. Filed June 28.

Horizon at Ridge Hill LLC, Yonkers. \$45,922 in favor of High Rise Fire & Security Corp., Brooklyn. Filed July 2.

Joseph, Prospero, White Plains. \$38,791 in favor of Sunbelt Rentals Inc., Islip. Filed July 1.

Plant Powerhouse LLC, Yonkers. \$251,167 in favor of Mtech Construction Renovations, Pearl River. Filed July 2.

Warburton Holdings I LLC, Yonkers. \$4,162 in favor of United Rentals North America Inc., Chappaqua. Filed July 3.

NEW BUSINESSES

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

Partnerships

Mystic Harbor Marine, 1108 Bedford Road, Pleasantville 10570. c/o Kevin Young and Julie Minerra. Filed June 11.

Sole Proprietorships

6D Roofing & Chimney Repair, 131 Franklin Ave., New Rochelle 10805. c/o Ledion Onuzi. Filed June 28.

Ama Editorial, 45 E. Hartsdale Avenue A., Hartsdale 10530. c/o Amy M. Anson. Filed June 28.

Ansa Rehab, 580 White Plains Road, Tarrytown 10591. c/o Vincent Huang M.D. Filed June 28.

D&L Lucky Day Spa, 194 N. Highland Ave., Ossining 10562. c/o Min Qi. Filed June 28.

L&A Home Improvement, 6 Overlook Terrace, Yonkers 10701. c/o. Filed June 20.

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

Questions and comments regarding this section should be directed to:

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

Linda Brown Licensed Massage Therapist, 125 Marbledale Road, Tuckaohoe 10707. c/o Linda Brown. Filed June 14.

LK Law Firm, 45 Montrose Road, Scarsdale 10583. c/o Lena Kempe. Filed June 14.

Luminescent Journey Life Mastery, 50 Yonkers Terrace, Yonkers 10704. c/o Esther M. Rosario. Filed June 13.

Lysenko Law, 36 Greenridge Ave., White Plains 10605. c/o Sergey Lysenko. Filed June 11.

M&M Home Improvement Services, 156 Park Ave., Mount Vernon 10550. c/o Alfonso Oseguera. Filed June 17.

Marianela Rodriguez Reacciona, 140 McLean Ave., Yonkers 10701. c/o Marianela Rodriguez. Filed June 10.

Marinis Custom Apparel, 168 Irving Ave., Port Chester 10573. c/o Marc J. Marini. Filed June 14.

Melanies Taxi Services, 30 Meadow Road, Montrose 10548. c/o Jennifer C. Criollo. Filed June 13.

Mr. Pavers, 168 Archer Ave. First floor, Mount Vernon 10550. c/o Marcio Rodrigues. Filed June 7.

NG Cleaning Service, 1908 Baldwin Road, Yorktown Heights 10598. c/o. Filed June 12.

Oscars Painting, 145 Franklin Avenue B, New Rochelle 10805. c/o. Filed June 20.

Peacocks Playhouse, 15 First St., Harrison 10528. c/o Geri Peacock. Filed June 13.

Prime Renovation, 85 Walnut St., New Rochelle 10801. c/o. Filed June 20.

Smart Bites, 120 Pelham Road, Apt. 7K, New Rochelle 10805. c/o Raquelina Massiel Batista. Filed June 18.

Tired Momma, 7 The Oval, Cortlandt Manor 10567. c/o Krystle Forgione. Filed June 17.

TM Cleaning Services, 135 Red Mill Road, Cortlandt Manor 10567. c/o Ligia Trejo. Filed June 7.

USA Fulle Cleaning Services, 136 N. Fifth Ave., Mount Vernon 10550. c/o. Filed June 20.

Westhand MultiServices, 131 N. Eighth Ave., Mount Vernon 10550. c/o Aline Fernando De Camargo. Filed June 11.

Yami Brows Studio, 99 Mamaroneck Ave., White Plains 10601. c/o. Filed June 20.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Northeast Community Bank, as owner. Lender: Stonegate Drive LLC. Property: in miscellaneous. Amount: \$7.9 million. Filed June 7.

Webster Bank, as owner. Lender: Farrell Communities at Overlook Ponds LLC. Property: in 31 Morris Drive. Amount: \$50.7 million. Filed June 10.

Below \$1 million

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Minisink. Amount: \$93,244. Filed June 13.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Middletown. Amount: \$100,000. Filed June 5.

Kiavi Funding Inc., as owner. Lender: YBL Homes LLC. Property: 36 North St., Washingtonville. Amount: \$538,100. Filed June 12.

Mid-Hudson Valley Federal Credit Union, as owner. Lender: LMO3 Realty LLC. Property: 15 Lake St., Monroe. Amount: \$600,000. Filed June 6.

Northeast Community Bank, as owner. Lender: Starlight Holdings LLC, et al. Property: in Newburgh. Amount: \$695,000. Filed June 6.

PNC Bank, as owner. Lender: Golden Triangle Building 1 Owner LLC. Property: in Wallkill. Amount: \$60,100. Filed June 11.

Wallkill Valley Federal Savings & Loan Association, as owner. Lender: Neil C. Presutti. Property: 23 Simons Drive, Crawford. Amount: \$300,000. Filed June 11.

Wayne Bank, as owner. Lender: Port Jervis Volunteer Ambulance Corps Inc. Property: in Port Jervis. Amount: \$900,000. Filed June 7.

DEEDS

Above \$1 million

Colandrea, Ronald, Newburgh. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$3.7 million. Filed June 4.

MTS Realty Corp., Bronx. Seller: Jeannine Ferrandi Family Trust, Staatsburg. Property: in Clinton. Amount: \$1.2 million. Filed June 4.

Professional Home Kitchens Inc., Washington. Seller: 36 Cottage Street LLC, Poughkeepsie. Property: 95 N. Clinton St., city of Poughkeepsie. Amount: \$1.7 million. Filed June 7.

Below \$1 million

36 Cottage Street LLC, Poughkeepsie. Seller: Farmville LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$750,000. Filed June 11.

38 Cottage Street LLC, Washington. Seller: 36 Cottage Street LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$100,000. Filed June 7.

83 Jordan Properties LLC, Hyde Park. Seller: Rodriguez Marcos, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$460,000. Filed June 13.

Aleco Acquisitions LLC, Poughkeepsie. Seller: KESF LLC, Somers. Property: in City of Poughkeepsie. Amount: \$450,000. Filed June 7.

Austin Black LLC, Monsey. Seller: Double R Capital Inc., Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$705,000. Filed June 7.

BGRS Relocation Inc., Oakbrook Terrace, Illinois. Seller: Kyron D. Bell, Wappinger Falls. Property: in Wappinger. Amount: \$725,000. Filed June 7.

Chew Family LLC, Tivoli. Seller: Damese LLC, Raleigh, North Carolina. Property: in Red Hook. Amount: \$435,000. Filed June 4.

Cummings, Hayden, Beacon. Seller: Reneve Holdings LLC, New London, Connecticut. Property: in city of Beacon. Amount: \$70,000. Filed June 4.

Delforno Fiore Holdings LLC, Wappinger Falls. Seller: Darlene Sheeran, Wappinger Falls. Property: in Wappinger. Amount: \$250,000. Filed June 13.

DeLuca, Richard, Hopewell Junction. Seller: Gennodie Family LLC, Danvers, Massachusetts. Property: in town of Poughkeepsie. Amount: \$120,000. Filed June 12.

DiMasi, Thomas, Hopewell Junction. Seller: Tomchris Homes LLC, Wappinger Falls. Property: in Beekman. Amount: \$110,000. Filed June 5.

Dream of New Home LLC, Poughkeepsie. Seller: Joseph John Kaba Jr., Poughkeepsie. Property: 39 Conklin St., city of Poughkeepsie. Amount: \$246,000. Filed June 11.

Duncan Hill LLC, Dover Plains. Seller: Jay D. Hoag Family Trust, Dover Plains. Property: 69 W. Duncan Hill Road, Dover. Amount: \$425,000. Filed June 10.

Dutchess Land Conservancy Inc., Millbrook. Seller: Cedar Ridge Farm LLC, Pine Plains. Property: in Pine Plains. Amount: \$184,500. Filed June 5.

Edgar, Jenna, Milton. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$596,000. Filed June 4.

Garcia, Krystle, Bronx. Seller: ABD Stratford LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$615,000. Filed June 5.

Gerace, Rebecca L., Newburgh. Seller: US Bank Trust NA, Dallas, Texas. Property: 41S Randolph Ave., city of Poughkeepsie. Amount: \$385,000. Filed June 11.

Goetz, Robert, Yonkers. Seller: EF Beecher LLC, Fishkill. Property: in Fishkill. Amount: \$162,500. Filed June 12.

Great Sunshine Associates LLC, Poughkeepsie. Seller: Upper Highlands LLC, Wappinger Falls. Property: in Wappinger. Amount: \$50,000. Filed June 12.

Hall Trust, Millbrook. Seller: MKTM LLC, Millbrook. Property: in Washington. Amount: \$410,000. Filed June 11.

Ivezaj, Pjeter, LaGrangeville. Seller: US Bank NA, Salt Lake City, Utah. Property: in LaGrange. Amount: \$680,000. Filed June 7.

Keller, Sarah, Poughkeepsie. Seller: Red Fox Partners LLC, Carle Place. Property: in city of Poughkeepsie. Amount: \$337,000. Filed June 11.

L.Cress LLC, Poughkeepsie. Seller: Reyes Home LLC, Carmel. Property: in town of Poughkeepsie. Amount: \$135,000. Filed June 13.

Loonz Inc., Bedford Hills. Seller: US Bank Trust National Association, Greenville, South Carolina. Property: in Beekman. Amount: \$253,000. Filed June 10.

Lyashkov, Allen, Beacon. Seller: DMF & CJF Holdings LLC, Fishkill. Property: 165 South Ave., city of Beacon. Amount: \$675,000. Filed June 3.t

Marvin, Michael, Middletown. Seller: Herb Redl LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$375,000. Filed June 7.

Maurer, Robert Duncan, Port Chester. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$630,000. Filed June 6.

Miccio Family Trust, Fishkill. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$550,000. Filed June 10.

Mid-Hudson Development Corp., Hopewell Junction. Seller: HVT Homes LLC, Fishkill. Property: in Hyde Park. Amount: \$150,000. Filed June 12.

Miller, Edward P., Highland. Seller: Herb Redl LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$369,000. Filed June 13.

Morgante, David, Nyack. Seller: 93 Mountain Lane LLC, Beacon. Property: in city of Beacon. Amount: \$750,000. Filed June 7.

Noakes, Nicole A., Hyde Park. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$410,000. Filed June 13.

Ramsey Dixon, Constance Z., Poughkeepsie. Seller: Herb Redl LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$354,000. Filed June 12.

Rhinebeck Ranch LLC, Scarsdale. Seller: Celente Gerald, Kingston. Property: in Milan. Amount: \$395,000. Filed June 12.

Scuderi, Carlos Federico, Ardsley. Seller: Grove Home Construction LLC, Pleasant Valley. Property: in LaGrange. Amount: \$701,000. Filed June 3.

Sohval, Melinda H., Ridgewood, New Jersey. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$809,000. Filed June 4.

Superior Group NY Inc., Elmsford. Seller: Martyn Kevin, Wappinger Falls. Property: in LaGrange. Amount: \$333,000. Filed June 12.

JUDGMENTS

Adams, Prince, Middletown. \$7,272 in favor of Capital One, Richmond, Virginia. Filed June 20.

AHCF Trading Inc. and **Chana Friedman**, Brooklyn. \$183,472 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 24.

Balan, Gerson N., New Windsor. \$4,487 in favor of Capital One, Richmond, Virginia. Filed June 20.

Beairsto, Maureen K., Middletown. \$4,701 in favor of TEG Federal Credit Union, Poughkeepsie. Filed June 18.

Bilik, Michael R., Monroe. \$261,564 in favor of Fenix Capital Funding LLC, Brooklyn. Filed June 17.

Bish, Marie A., Highland Falls. \$6,051 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 20.

Brewster, Dasheanna, Middletown. \$9,106 in favor of Sutton Hill II LLC, Clifton, New Jersey. Filed June 13.

Castillo, Ramon M., Port Jervis. \$3,063 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 21.

Castro, Flores Kenneth, Middletown. \$11,270 in favor of New City Funding Corp., Stony Point. Filed June 20.

Crandell, Robert, Middletown. \$3,902 in favor of Capital One, Glen Allen, Virginia. Filed June 14.

Cuomo, Vincent, Monroe. \$2,529 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 21.

Daniels, John L., Chester. \$16,891 in favor of Cavalry SPV I LLC, Valhalla. Filed June 14.

Deutsch, Feigie, Monroe. \$12,344 in favor of Barclays Bank, Wilmington, Delaware. Filed June 21.

Dubois, Barbara A., Middletown. \$2,165 in favor of Capital One Bank, Richmond, Virginia. Filed June 14.

Duncan, Ralph, Newburgh. \$5,604 in favor of Discover Bank, New Albany, Ohio. Filed June 14.

Ekstein, Shlome, Monroe. \$460,576 in favor of Finwise Bank, Murray, Utah. Filed June 12.

Ferguson, Nanette, New Windsor. \$6,366 in favor of Discover Bank, New Albany, Ohio. Filed June 14.

Global One Funding Corp., et al, Boynton Beach, Florida. \$29,474 in favor of Montrose Equities LLC, Middletown. Filed June 20.

Gumbs, Nicole, Middletown. \$13,903 in favor of Regional Acceptance Corp, Greenville, South Carolina. Filed June 20.

Hernandez, Jacob B., Highland Mills. \$8,622 in favor of Capital One, Glen Allen, Virginia. Filed June 20.

Hirt, Daniel R., Monroe. \$13,108 in favor of Discover Bank, New Albany, Ohio. Filed June 21.

Johnson, Joshua J., Middletown. \$10,104 in favor of Southgate II LLC, Livingston, New Jersey. Filed June 14.

Kwietniak, Thomas J., Highland Falls. \$4,484 in favor of Capital One, Richmond, Virginia. Filed June 20.

Leibowitz, Yishroal B., Monroe. \$1,572 in favor of Barclays Bank, Wilmington, Delaware. Filed June 21.

Lindsley, Michael, New Windsor. \$2,357 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 21.

Loaiza, Tyler, Middletown. \$13,653 in favor of Capital One, Richmond, Virginia. Filed June 20.

Minelli, Mary D., Washingtonville. \$10,262 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 14.

Montalto, Diane, Newburgh. \$6,710 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed June 13.

Norton, Scott, Monroe. \$3,545 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 21.

Palomo, Leslie, Walden. \$5,576 in favor of Discover Bank, New Albany, Ohio. Filed June 20.

Parker, Etta, Newburgh. \$5,210 in favor of Citibank, Sioux Falls, South Dakota. Filed June 18.

Peguero, Luz C., Newburgh. \$4,143 in favor of Midland Credit Management Inc., San Diego, California. Filed June 14.

Pellew, Laura M., Middletown. \$5,805 in favor of Synchrony Bank, Draper, Utah. Filed June 14.

Pesante, Joseph A., Middletown. \$11,962 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed June 14.

Polanco, Elicett, New York. \$14,966 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed June 18.

Ramirez, Francisco, Goshen. \$2,480 in favor of Meenan Oil Company LP, Woodbury. Filed June 20.

Reaching Goals Inc, Monsey. \$340,603 in favor of Finwise Bank, Murray, Utah. Filed June 12.

Rivera, Victor, Monroe. \$12,699 in favor of Midland Credit Management Inc., San Diego, California. Filed June 17.

Robinson, Justine Mariah, Newburgh. \$2,468 in favor of Mid-Hudson Valley Fed Credit Union, Kingston. Filed June 13.

Rogers, Michael, Middletown. \$1,247 in favor of Midland Credit Management Inc., San Diego, California. Filed June 14.

Rosa, Jose, Middletown. \$9,207 in favor of Barclays Bank, Wilmington, Delaware. Filed June 21.

Sapienza, Kayla, Monroe. \$4,544 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Smallwood, Jada, Montgomery. \$2,328 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed June 13.

Splash Infused LLC, Middletown. \$38,880 in favor of EBF Holdings LLC, New York. Filed June 24.

Stamp, Amy, Middletown. \$1,240 in favor of Midland Credit Management Inc., San Diego, California. Filed June 14.

Thomas, Haile V., Chester. \$5,262 in favor of Discover Bank, New Albany, Ohio. Filed June 20.

Torres, Franklin, New Hampton. \$6,016 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 21.

Wright, Kurt W III, Sparrow Bush. \$3,625 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

MECHANIC'S LIENS

117 Route 303 LLC, as owner. \$31,604 in favor of Environmental Abatement Ltd. Property: 94 Willis Ave., Mineola. Filed June 27.

Bracken Road Holdings LLC, as owner. \$490,311 in favor of Corle Building Systems Inc. Property: in Montgomery. Filed June 27.

Corbett Building & Holdings LLC, as owner. \$45,533 in favor of Preacherman Plumbing & Heating Inc. Property: in Montgomery. Filed June 26.

Eklecco Newco LLC, as owner. \$40,367 in favor of Rockland Electric and Fanshawe Inc-dba. Property: 4242 Palisades Center Drive, West Nyack. Filed June 20.

Hauer, Mordchai, as owner. \$5,000 in favor of All Stiles Granite and Marble. Property: 36 New County Road Monsey. Filed June 18.

Hunsberger, Gary, as owner. \$11,677 in favor of Kimiecik Landscaping Inc. Property: in Warwick. Filed June 26.

Newburgh Mall Ventures LLC, as owner. \$68,043 in favor of Sylcox Decorative Concrete LLC. Property: in Newburgh. Filed June 25.

Orange & Rockland Utilities Inc., as owner. \$11,857 in favor of Mid-Hudson Concrete Products Inc. Property: 151 Round Hill Road, Blooming Grove. Filed June 21.

Roth, Yehuda, as owner. \$7,210 in favor of Cabinets USA and Kitchens of USA. Property: 14 Jones Drive, Highland Mills. Filed June 25.

Stony Point Property LLC, as owner. \$12,468 in favor of Electric Outlet Inc. Property: 291 Willow Grove Road, Stony Point. Filed June 25.

NEW BUSINESSES

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

Partnerships

Pin Wei Foods Co., 3 Forrest Drive, Port Jervis 12771. c/o Li Jianhui and Zhang Ju. Filed June 20.

Zmarket, 3 Mezabish Place, No. 201, Monroe 10950. c/o Moshe Kohn and Zanel Gold. Filed June 20.

Sole Proprietorships

2K Inspections, 492 Bart Bull Road, Middletown 10941. c/o Christopher G. DiBernardo. Filed June 27.

Blue Hearts Jazz, 20 Clinton Ave., Warwick 10990. c/o Kim Eileen Peralta. Filed June 24.

Branching Out, 2449 Albany Post Road, Walden 12586. c/o Michael R. Brooks. Filed June 26.

Debra Polera Main Source, 224 Cherry Lane, Newburgh 12550. c/o Debra Polera. Filed June 21.

Dos Bori, 26 Allison Ave., Newburgh 12550. c/o Mark Anthony Cruz. Filed June 24.

Eyez4creativity, 17 Gardner St., Newburgh 12550. c/o Angie Coito Lopes. Filed June 24.

JPB Leads, 15 Flemming Drive, Newburgh 12550. c/o John Paul Budin. Filed June 20.

Lisa ES Yacht Charters, 165 Johnston St., Apt.2, Newburgh 12550. c/o Edwards Lisa Ann. Filed June 20.

Lous Superior Auto Sales & Service, 1040 Pulaski Highway, Goshen 10924. c/o Louis P. Degiulio Jr. Filed June 20.

Magnum Woodworx, 2452 State Route 207, Campbell Hall 10916. c/o Martin D. Magliione. Filed June 26.

Mere 456 Enterprises, 10 Oxford Road, Goshen 10924. c/o Vladimir Disla. Filed June 26.

MRR Inner Hues, 60 Prospect Ave., Middletown 10940. c/o Misleydi Rodriguez Rios. Filed June 25.

Radical Vinyl Design, 498 Kirbytown Road, Middletown 10940. c/o Runnalls Brigitte Elisabeth. Filed June 26.

BUILDING PERMITS

Commercial

Heritage Systems Inc., Norwalk, contractor for Ledgebrook Condo Association Inc. Install new firestone fully adhered EPDM roof system at 57 Ledgebrook Drive, Norwalk. Estimated cost: \$83,800. Filed May 10.

RMS Construction LLC, Norwalk, contractor for Hotel Zero Degrees Corp. Reroof 353 Main Ave., Norwalk. Estimated cost: \$21,400. Filed May 10.

Schimenti Construction Company LLC, Norwalk, contractor for Equity One LLC. Perform replacement alterations at 680 Connecticut Ave., Norwalk. Estimated cost: \$10,000. Filed May 9.

Stamford Media Village LLC, Stamford, contractor for Stamford Media Village LLC. Install tent for overflow at the wheel restaurant at 4 Star Point, Stamford. Estimated cost: \$2,000. Filed May 8.

Stamford Town Center LLC, Stamford, contractor for Stamford Town Center LLC. Perform replacement alterations at 100 Greyrock Place, Stamford. Estimated cost: \$150,000. Filed May 20.

Summer Street RSK LLC, Stamford, contractor for Summer Street RSK LLC. Install 2 EV charging stations in parking area at 600 Summer St., Stamford. Estimated cost: \$4,500. Filed May 21.

Sunenergy1 LLC, Stamford, contractor for Clean Tech Plaza LLC. Renovate Fifth floor men's and ladies' rooms at 595 Summer St., Stamford. Estimated cost: \$80,000. Filed May 7.

Tarzia Contracting LLC, Stamford, contractor for Carroll Spelke Dawson and Peter C. Spelke. Remove old stone facade and install new dryvit stucco facade at 2284 Summer St., Stamford. Estimated cost: \$35,000. Filed May 17.

Tiara Construction LLC, Stamford, contractor for Morgan Gregory LLC. Renovate 110 multi-family R-2 dwelling units at 83 Morgan St., Stamford. Estimated cost: \$1,500,000. Filed May 2.

Town of Stamford, Stamford, contractor for town of Stamford. Install a temporary united rentals AC unit with dehumidifier option to provide air to the pool area of the facility at 350 West Main St., Stamford. Estimated cost: \$30,000. Filed May 9.

Town of Stamford Dolan Middle School, Stamford, contractor for town of Stamford Dolan Middle School. Turn media center into three new classrooms at 51 Toms Road, Stamford. Estimated cost: \$30,000. Filed May 6.

UB Stamford LP, Stamford, contractor for UB Stamford LP. Install new internally illuminated wall sign on south and north elevations, install new window vinyl at 2215 Summer St., Stamford. Estimated cost: \$30,000. Filed May 6.

Waycott, Jeremy G., Wallingford, contractor for Grade A Market Commerce Road LLC. Install box sign on rear of the store at 1980 W. Main St., Stamford. Estimated cost: \$4,000. Filed May 29.

Residential

G.A. Castro Construction LLC, Norwalk, contractor for Francine Blue. Replace roof and siding at 150 Scribner Ave., Norwalk. Estimated cost: \$55,092. Filed May 10.

Handrinos, Nikitas P., Norwalk, contractor for Nikitas P. Handrinos. Revert six-unit residence to two-family residence at 14 Third St., Norwalk. Estimated cost: \$3,000. Filed May 9.

Karp Builders LLC, Norwalk, contractor for David and Suzanne Silbergleit. Renovate single-family residence at 6 Barnfield Road, Norwalk. Estimated cost: \$318,000. Filed May 10.

O'Hara, David, Norwalk, contractor for George Komarowski. Renovate single-family residence at 11 Southwind Drive, Norwalk. Estimated cost: \$22,000. Filed May 10.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Phyllis Graham. Install roof-mounted solar panels at 18 Ridge Brook Lane, Stamford. Estimated cost: \$31,400. Filed May 30.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for James Henderson and Willard Elizabeth. Replace siding with rebuilt house wrap and form-fitted insulated vinyl and remove and replace 7 windows at 15 Sun Dance Circle, Stamford. Estimated cost: \$47,615. Filed May 6.

Pramer, Timothy, Norwalk, contractor for Timothy Pramer. Finish second floor at 19 Skytop Drive, Norwalk. Estimated cost: \$50,000. Filed May 13.

Precise LLC, Fairfield, contractor for Euclid Avenue Condo Association. Perform a rotted wood repair along the first-floor foundational wall at 75 Euclid Ave., Stamford. Estimated cost: \$20,187. Filed May 7.

Prism House Painting LLC, Monroe, contractor for Linder Rochelle. Cut the drywall on the ceiling to provide access for the electricians, resheetrock, insulate as needed, tape, spackle, sand, prime and paint; replace four windows; remove the carpeting; and paint the apartment at 20 Farm Hill Road, Stamford. Estimated cost: \$11,000. Filed May 2.

Quality Fence Peekskill Inc., Peekskill, New York, contractor for Mario Bellavia. Perform replacement alterations at 79 Cascade Court, Stamford. Estimated cost: \$3,500. Filed May 3.

R&A Remodeling Services LLC, Stamford, contractor for Scott and Jamie Krug. Replace roof at 40 W. Rock Trail, Stamford. Estimated cost: \$21,000. Filed May 23.

Reuben, Eric M. and Meredith, Stamford, contractor for Eric M. and Meredith Reuben. Install tent on lawn for an event. The tent will have string lighting, side walls if weather requires. No heating, no cooking inside the tent. Only tables and chairs and dance floor at 89 Sagamore Road, Stamford. Estimated cost: \$12,000. Filed May 7.

Rhino Back Roofing LLC, Simsbury, contractor for Juan and Iris Gutierrez. Remove existing roof shingles and replace with new asphalt shingles following code and manufacturer's recommendations. Install ice and water shield as required by code and apply 4 polymer membrane tape on deck seams as necessary at 73 Hoyclo Road, Stamford. Estimated cost: \$31,038. Filed May 10.

Rhino Back Roofing LLC, Simsbury, contractor for German and Berta Yanez. Remove existing shingles and replace with architectural asphalt shingles following code and manufacturer recommendations, install ice and water shield as required by code at 29 Underhill St., Stamford. Estimated cost: \$14,002. Filed May 30.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Briana Guastella and Patrick J. McHale. Replace asphalt roof at 269 Wire Mill Road, Stamford. Estimated cost: \$18,500. Filed May 24.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Zoraida Seaman. Replace siding 23 squares at 43 King St., Stamford. Estimated cost: \$24,000. Filed May 30.

Sunrun Installation Services Inc., San Francisco, California, contractor for Shelli Foster. Install roof-mounted solar panels at 16 Pond Road, Stamford. Estimated cost: \$53,868. Filed May 15.

Sunrun Installation Services Inc., San Francisco, California, contractor for Vick F. and Valencia Emile. Install roof-mounted solar panels at 123 Jeanne Court, Stamford. Estimated cost: \$90,075. Filed May 16.

TI Home Improvement LLC, Shelton, contractor for Peter C. Brandt and Laura S. Burwick. Remove existing roofing shingles, install ice shield, new underlayment, tape the seams on plywood, new GAF roofing system, gutters and guards at 11 Hickory Drive, Stamford. Estimated cost: \$60,360. Filed May 20.

Top Pro Home Improvement LLC, Bethel, contractor for Lilia Serrano and Victor Arteaga. Reroof 223 Culloden Road, Stamford. Estimated cost: \$9,000. Filed May 7.

Trinity Solar LLC, Cheshire, contractor for William R. and Donna L. Pascale. Install roof-mounted solar panels at 67 Saint George Ave., Stamford. Estimated cost: \$31,000. Filed May 17.

Turner Home Improvement Contractors LLC, Glastonbury, contractor for Bishop Meadows Association Inc. Reroof 202 Soundview Ave., Stamford. Estimated cost: \$20,731. Filed May 23.

Venture Home Solar LLC, Southington, contractor for Christopher G. and Alisha D'Onofrio. Install roof-mounted solar panels at 15 Minivale Road, Stamford. Estimated cost: \$15,682. Filed May 7.

Venture Home Solar LLC, Southington, contractor for Gregg D. Mecca. Install roof-mounted solar panels at 24 Autumn Lane, Stamford. Estimated cost: \$13,650. Filed May 29.

Venture Home Solar LLC, Southington, contractor for John A. and Teresa L. Coperine. Install roof-mounted solar panels at 14 Allison Road, Stamford. Estimated cost: \$41,888. Filed May 9.

Venture Home Solar LLC, Southington, contractor for Janos Rizzo and Diana Manoliu. Install roof-mounted solar panels at 16 Woodledge Road, Stamford. Estimated cost: \$38,046. Filed May 17.

Vynlume Inc., Stamford, contractor for Linda Susan Johnson and Karen Elizabeth Rock. Replace roofing shingles with all required underlayments and accessories at 56 Shadow Ridge Road, Stamford. Estimated cost: \$10,980. Filed May 3.

Vynlume Inc., Stamford, contractor for Michael G. Jr. and Linda L. Piro. Install new vinyl siding to entire house with all applicable accessories and underlayments at 44 Bouton Street West, Stamford. Estimated cost: \$32,142. Filed May 3.

Vynlume Inc., Stamford, contractor for Matthew and Meghan Miller. Remove existing wood and install new vinyl siding with all applicable accessories and underlayments at 12 Sandy Lane, Stamford. Estimated cost: \$41,668. Filed May 3.

Vynlume Inc., Stamford, contractor for Eileen Finn. Remove existing shingles and install new asphalt shingles with all required accessories and underlayments at 34 Elizabeth Ave., Stamford. Estimated cost: \$15,370. Filed May 7.

Vynlume Inc., Stamford, contractor for Nicholas and Amanda Terp. Install vinyl siding with applicable accessories and underlayments at 12 Wilder Road South, Stamford. Estimated cost: \$24,792. Filed May 9.

Vynlume Inc., Stamford, contractor for Richard Aliaga Jr. and Kathlene Dee. Remove existing wood siding and install new vinyl siding with all applicable accessories and underlayments at 11 Loughran Ave., Stamford. Estimated cost: \$45,000. Filed May 23.

Vynlume Inc., Stamford, contractor for Justo Ferrel. Remove existing shingles and install new asphalt shingles with all required underlayments and accessories at 646 Hope St., Stamford. Estimated cost: \$15,375. Filed May 23.

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

Weathertite Sales LLC, Bethlehem, contractor for Rodrigo M. and Melita D. Agulay. Strip roofing down to the decking and replace as needed at 19 Eighth St., Stamford. Estimated cost: \$11,160. Filed May 8.

White Home Products Inc., Norwalk, contractor for 3 Arlington LLC. Reroof 3 Arlington St., Norwalk. Estimated cost: \$10,100. Filed May 10.

COURT CASES

Bridgeport Superior Court

Adgerson, Marcus Anthony, et al, Norwalk. Filed by Wisline Charles, Bridgeport. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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-24-6134561-S. Filed May 28.

Gosiewski, Zbigniew, et al, Stamford. Filed by Courtney A. Nischan, Fairfield. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. 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-24-6134652-S. Filed May 29.

Shapiro M.D., David, et al, Cos Cob. Filed by Gregory Kahn, Stamford. Plaintiff's attorney: Bruce J. Corrigan Jr. Law Office, Westport. Action: The plaintiff suffered medical malpractice by the defendants who acted negligently and breached the standard of care and skill ordinarily and customarily utilized by an anesthesiologist in performing a nerve block of the left sciatic nerve causing permanent damage to the left sciatic nerve at the level of the popliteal fossa without resolution. As a result of the negligence, the plaintiff has suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134504-S. Filed May 24.

Stephenson, Patrick O., et al, West haven. Filed by Linda Smith, Norwalk. Plaintiff's attorney: Coyne Von Kuhn & Brady LLC, Shelton. 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-24-6134669-S. Filed May 29.

Danbury Superior Court

Casagrande, Eric, et al, Newtown. Filed by George Georganas, Bethel. Plaintiff's attorney: Jason Gregg DeGenaro, Guilford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050117-S. Filed May 8.

Chen, Cindy, Sandy Hook. Filed by Paul Ruzbarsky, Newtown. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge PC, New Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050198-S. Filed May 14.

Marshall, Linda Kay, Pound Ridge, New York. Filed by Sally Pauta-Caceres, New Fairfield. Plaintiff's attorney: Nicholas R. Nesi, East Haven. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050311-S. Filed May 22.

Primark US Corp. d.b.a. **Primark**, Danbury. Filed by Robert Caiazzo, Danbury. Plaintiff's attorney: Paul Stewart Levin, Hartford. Action: The plaintiff was at the premises owned and controlled by the defendant when the plaintiff was caused to slip and fall due to a wet and slippery substance on the floor, thereby resulting in injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049887-S Filed April 18.

Stetson Place Association Inc., et al, Stamford. Filed by Maria Silva, Danbury. Plaintiff's attorney: Richard H. Raphael, Westport. Action: The plaintiff was at the premises owned and controlled by the defendant. The plaintiff exited her unit via her garage to walk her dog and slipped on ice, which had not been remediated with salt or sand to render it safe for pedestrian passage. As a result, the plaintiff suffered injuries. Case no. DBD-CV-24-6049958-S Filed April 25.

Stamford Superior Court

Huerta-Piza, Javier Jenaro, et al, Norwalk. Filed by Ievgen Datsyk, Stamford. Plaintiff's attorney: Sevillano Law PLLC, Stratford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067020-S. Filed May 23.

Leary, David, et al, Douglas, Massachusetts. Filed by Jasmyn Guy, Stamford. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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-24-6067214-S. Filed May 31.

M. Counseling Services LLC, et al, North Stonington. Filed by Angel McCall, Norwalk. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. 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-24-6067430-S. Filed June 11.

The Standard Fire Insurance Company d.b.a. **Traveler**, Hartford. Filed by Holger Ocana, Norwalk. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by an unknown tortfeasor. The defendant is the plaintiff's insurance company and required to provide benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067427-S. Filed June 11.

DEEDS

Commercial

282 Mason Street LLC, Greenwich. Seller: Classic Custom Coach Works LLC, Greenwich. Property: 282 Mason St., Greenwich. Amount: \$1. Filed June 25.

946 Holland Hill Road LLC, Fairfield. Seller: Anne H. Sklar, Fairfield. Property: 946 Holland Hill Road, Fairfield. Amount: \$650,000. Filed July 1.

Amin Properties LLC, Old Greenwich. Seller: 1374 E. Putnam Avenue LLC, Old Greenwich. Property: Lot 310, Map 1039, Greenwich. Amount: \$10. Filed June 24.

Capobianco, Korie, White Plains, New York. Seller: US Bank Trust NA, Dallas, Texas. Property: 21 Richmond Place, No. 6, Stamford. Amount: \$350,000. Filed June 20.

D&G Woodbine LLC, Stamford. Seller: Edwin F. Pesantez and Tatiana Vasquez-Pesantez, Stamford. Property: 40 Woodbine Road, Stamford. Amount: \$1,275,000. Filed June 20.

Darr, Kristin M., Greenwich. Seller: Peter Carl Enterprises LLC, Saunderstown, Rhode Island. Property: 614 W. Lyon Farm Drive, Greenwich. Amount: \$10. Filed June 25.

Elm Street RSK LLC, Stamford. Seller: 20 E. Elm Street LLC, Riverside. Property: 20 E. Elm St., Riverside. Amount: \$1. Filed June 27.

Graf, Jason M. and Valerie E. Graf, Guilford. Seller: Wood End Development LLC, Fairfield. Property: 161 Mona Terrace, Fairfield. Amount: \$679,000. Filed July 3.

Landwide LLC, Greenwich. Seller: Stephen Harris Rubino and Maria Teresa Rubino, Greenwich. Property: 19 Lakeview Drive, Greenwich. Amount: \$1,425,000. Filed June 27.

Long River Partners LLC and Grewal Capital Group LLC, New City, New York. Seller: New Star Scofield LLC, Stamford. Property: 84 Scofield Ave., Stamford. Amount: \$N/A. Filed June 17.

Mulligan, John J., Fairfield. Seller: 998 Fairfield Beach Road LLC, Fairfield. Property: 998 Fairfield Beach Road, Fairfield. Amount: \$0. Filed July 2.

Nolan, Anthony, Fairfield. Seller: KB Homes LLC, Fairfield. Property: 1135 Fairfield Beach Road, Fairfield. Amount: \$1,928,000. Filed July 3.

Random Road LLC, Norwalk. Seller: Howard Ripps, Greenwich. Property: 2 Random Road, Old Greenwich. Amount: \$3,000,000. Filed June 26.

Rodriguez Torres, Juan, Stamford. Seller: Plenum Gaudium LLC, Stamford. Property: 1336 Newfield Ave., Stamford. Amount: \$2,500,000. Filed June 18.

Russell III, David W. and April A. Russell, Bridgeport. Seller: Fairfield Value Properties LLC, Las Vegas, Nevada. Property: 110 Audubon Lane, Fairfield. Amount: \$875,000. Filed July 3.

Zhang, Xuwei and Woy Vien, Stamford. Seller: 51 Sky Top Partners LLC, Fairfield. Property: 51 Sky Top Terrace, Fairfield. Amount: \$1,450,000. Filed July 2.

Residential

Agne, Jeffrey and Jennifer Agne, Fairfield. Seller: Susan LaCorte and Joseph J. Catalano, Fairfield. Property: 159 Lally Blvd., Fairfield. Amount: \$2,523,500. Filed July 2.

Ahn, Jon and Lonnie Seo, Stamford. Seller: Evan Zoldessy, Katonah, New York. Property: 108 Seaside Ave., Unit 14, Stamford. Amount: \$715,000. Filed June 18.

Barua, Seemanto and Swagata Sharma, Stamford. Seller: Cindy B. Warren and Steven M. Warren, Stamford. Property: 41 Haviland Drive, Stamford. Amount: \$915,000. Filed June 21.

Bruning, Monica and Robert Wulff, Old Greenwich. Seller: Gary P. Buonanno and Susan M. Danaher Buonanno, Stamford. Property: 45 Dolphin Cove Quay, Stamford. Amount: \$0. Filed June 20.

Caterini, Ruggero and Cristina Viola, Greenwich. Seller: John T. Avellino and Ellen Avellino, Greenwich. Property: 2 Putnam Hill Road, Unit 4-G, Greenwich. Amount: \$1. Filed June 27.

Chow, Corey D. and Kaeleigh M. Chow, Fairfield. Seller: Corey Chow and Kaeleigh Chow, Fairfield. Property: 294 Colony St., Fairfield. Amount: \$N/A. Filed July 3.

Conaway, William K. and Sara Golkari, Chicago, Illinois. Seller: Vlaicu S. Ionescu and Alla Ionescu, Wilton. Property: 1334 N. Benson Road, Fairfield. Amount: \$1,578,000. Filed July 3.

Coyt-Torres, Berenice Del Carmen, Greenwich. Seller: Thomas R. Sottile Jr. and Susan M. Sottile, Stamford. Property: 210 S. Water St., Greenwich. Amount: \$630,000. Filed June 28.

Crain, Scott and Izabela Maklinowska-Crain, Old Greenwich. Seller: Richard M. Ornitz and Janet Ornitz, Greenwich. Property: Map 7352, Meadowbank Road, Greenwich. Amount: \$1. Filed June 27.

Czerniawski, Carin, Fairfield. Seller: Teresa Garcia De Reyes, Fairfield. Property: 111 Grandview Road, Fairfield. Amount: \$1,175,000. Filed July 5.

Das, Srirupa and Parijat Pramil Deb, Stamford. Seller: Srirupa Das, San Jose, California. Property: 44 Strawberry Hill Ave., 1N, Stamford. Amount: \$1. Filed June 17.

Demac, Quinlan Edward and Courtney Leopold, New York, New York. Seller: Robert Impellizziere, Stamford. Property: 19 Woodledge Road, Stamford. Amount: \$620,000. Filed June 18.

Dominguez Wulff, Juan Andres and Constanza Celina Oquendo Parilli, Riverside. Seller: Emily Simmonds and Victoria Simmonds, Riverside. Property: 38 Amherst Road, Riverside. Amount: \$10. Filed June 25.

Elliott, Katherine and Trevor J. Elliott, Stamford. Seller: Maria L. Fitzgerald and Brian E. Fitzgerald, Fairfield. Property: 50 Hemlock Hills Road North, Fairfield. Amount: \$1,460,000. Filed July 2.

Espinoza, Luis G., Fairfield. Seller: Sandra E. Pederzini and Matthew T. Fiedler, Fairfield. Property: 201 Judd St., Fairfield. Amount: \$800,000. Filed July 3.

Esses, Joshua A. and Lauren Rose Esses, Stamford. Seller: Jeffrey J. Cho and Yumi G. Yi, Stamford. Property: 21 Chesterfield Road, Stamford. Amount: \$1,746,300. Filed June 20.

Filippelli, Victoria C. and Jeffrey Pierce Filippelli, Greenwich. Seller: Laurie Bauer, Greenwich. Property: 21 Stanwich Road, Greenwich. Amount: \$10. Filed June 24.

Glassman, Paige and James Glassman, New York, New York. Seller: Harumi Stewart and Robert Stewart, Old Greenwich. Property: 50 Highmeadow Road, Old Greenwich. Amount: \$10. Filed June 28.

Goldsmith, Jacob Picard and Anna Lauren Sternberg, Cos Cob. Seller: Sopopp LLC, Bonita Springs, Florida. Property: 25 Ferncliff Road, Cos Cob. Amount: \$2,253,000. Filed June 26.

Legal Records

Hammer, Philip Anthony, Fairfield. Seller: John Galvin and Julie Galvin, Pacific Grove, California. Property: 32-34 Greenlawn Drive, Fairfield. Amount: \$600,000. Filed July 3.

Hanifin, Matthew and **Kelsey Hanifin,** Stamford. Seller: Levi Y. Segal and Chaya E. Segal, Stamford. Property: 13 Kane Ave., Stamford. Amount: \$895,000. Filed June 21.

Hernandez, Allan, Staten Island, New York. Seller: Emran M. Rahim, Stamford. Property: 431 Glenbrook Road, Unit 1, Stamford. Amount: \$475,000. Filed June 18.

Intrieri, Catherine M., Stamford. Seller: Jennifer Burke, Stamford. Property: 20 Maple Tree Ave., Unit F, Stamford. Amount: \$530,000. Filed June 18.

Kilpatrick, Christina and **Scott Kilpatrick,** Greenwich. Seller: Bethany Czarnecki and Joseph Czarnecki, Greenwich. Property: 78 Baldwin Farms South, Greenwich. Amount: \$5,000,000. Filed June 25.

Kwok, Chun Yiu and **Yim Chun Yeung,** Easton. Seller: Ana Llerena and German Ramirez de Arellano, Cos Cob. Property: 180 Bible St., Cos Cob. Amount: \$1,700,000. Filed June 27.

Labiak, Christopher and **Alexandra K. Rzepecki Labiak,** Greenwich. Seller: Donald Stangler and Amy Stangler, Cos Cob. Property: 174 Cat Rock Road, Cos Cob. Amount: \$1,950,000. Filed June 28.

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

Lowe, William and **Nicole Lowe,** Stamford. Seller: Eileen Colleran, West Dover, Vermont. Property: 50 Weed Hill Ave., Stamford. Amount: \$600,000. Filed June 17.

Major, Eric A. and **Michelle A. Folley,** Riverside. Seller: Matthew O'Laughlin and Melinda O'Laughlin, Riverside. Property: 26 Chapel Lane, Riverside. Amount: \$10. Filed June 25.

Mascio, Christopher and **Maryann Mascio,** Stamford. Seller: Carl Anant Nabar and Sally Cutts, Stamford. Property: 22 Rolling Wood Drive, Stamford. Amount: \$1,182,000. Filed June 20.

Masone, Gregory, Greenwich. Seller: Parker Stacy, Greenwich. Property: Bruce Parker Drive and Kinsman Lane, Greenwich. Amount: \$10. Filed June 28.

McArthur, Alexis and **Colin Downing,** Stamford. Seller: Nita Clemens and William Clemens, Stamford. Property: 174 E. Hunting Ridge Road, Stamford. Amount: \$1,570,000. Filed June 21.

Miller, Eric and **Susan Miller,** Scarsdale, New York. Seller: Lisa Apa and Michael Apa, Greenwich. Property: 43 LaFrenz Road, Greenwich. Amount: \$10. Filed June 24.

Mora Quesada, Kembery, Norwalk. Seller: Thomas J. Magnani and Linda A. Magnani, Greenwich. Property: 382 North St., Greenwich. Amount: \$1. Filed June 26.

Munro, Ryan and **Lucy Munro,** New York, New York. Seller: John R.S. Jacobson and Amy E.A. Jacobson, Old Greenwich. Property: 7 South Crossway, Old Greenwich. Amount: \$5,650,000. Filed June 25.

Myer, Holly Elizabeth and **Robert Beattie,** Stamford. Seller: Linda Ganino, Stamford. Property: 44 E. Cross Road, Stamford. Amount: \$836,000. Filed June 17.

Page, Gregory L. and **Eleanor M. Page,** Fairfield. Seller: Jeffrey Agne and Jennifer Agne, Fairfield. Property: 381 Rowland Road, Fairfield. Amount: \$2,330,000. Filed July 1.

Palmer, Patricia S., Fairfield. Seller: David Pepitone and Sarah Ann Ferraro, Fairfield. Property: 160 Fairfield Woods Road, Apt. 10, Fairfield. Amount: \$447,000. Filed July 3.

Parvez, Mostaq and **Jafor Ahmad,** Stamford. Seller: Daniel Simon, Stamford. Property: 74 Durant St., Stamford. Amount: \$925,000. Filed June 17.

Philip, Thomas and **Lela Philip,** Greenwich. Seller: Mark J. Fonseca and Amy E. Roland, Cos Cob. Property: 453 E. Putnam, Unit 3-I, Cos Cob. Amount: \$1. Filed June 28.

Rumore III, Joseph W. and **Wei Zhao,** Stamford. Seller: Joseph W. Rumore III, Stamford. Property: 15 E. Hunting Ridge Road, Stamford. Amount: \$0. Filed June 20.

Shetty, Nandad, Fairfield. Seller: Ruth J. Olivo, Milford. Property: 219 Roseville Terrace, Fairfield. Amount: \$670,000. Filed July 2.

Soto Boschini, Hilda Lucia and **Javier Maria Urrutia Ramos,** Greenwich. Seller: Roberto Azevedo and Maria Azevedo, Greenwich. Property: 398 Stanwich Road, Greenwich. Amount: \$7,000,000. Filed June 26.

Springer, Natacha, Fairfield. Seller: Modern Hammer LLC, Fairfield. Property: 113 Sawyer Road, Fairfield. Amount: \$765,000. Filed July 1.

Sullivan, Collin and **Jessica Sullivan,** Fairfield. Seller: Addison Sherman and Allison Sherman, Southport. Property: 370 Warner Hill Road, Southport. Amount: \$1,880,000. Filed July 3.

Sutreja, Ajit J. and **Arti Goraniya,** Stamford. Seller: David Berrios and Elizabeth Gayle Berrios, Norwalk. Property: 2435 Bedford St., Unit 21C, Stamford. Amount: \$510,000. Filed June 17.

Swanson, Clare Burke and **Peter Garges Swanson,** Greenwich. Seller: Miryo Park, Greenwich. Property: 21 Perryridge Road, Greenwich. Amount: \$10. Filed June 25.

Tomax, Claudio and **Ofelia Zacatelco-Hijuitl,** Fairfield. Seller: Charles L. Mester, Fairfield. Property: Lots 79-80, Prince St., Fairfield. Amount: \$595,000. Filed July 3.

Tomlin, Sharron, Houston, Texas. Seller: Carin Czerniawski, Fairfield. Property: 556 Wilson St., Fairfield. Amount: \$800,000. Filed July 2.

Walsh, Kristen and **William Walsh,** Fairfield. Seller: Nathaniel Probert and Colleen Probert, Fairfield. Property: 60 Arbor Drive, Fairfield. Amount: \$975,000. Filed July 3.

Williams, Daimen and **Sarah Riordan,** Stamford. Seller: Helio Barros and Maria Helena Barros, Stamford. Property: 498 Hope St., Stamford. Amount: \$730,000. Filed June 20.

Zuccarello, Marco Francesco and **Allison Burke,** Fairfield. Seller: Donald H. Snyder III, and Kellie P. Snyder, Fairfield. Property: 146 Church Hill Road, Fairfield. Amount: \$781,000. Filed July 2.

LIS PENDENS

Charles, Carole, et al, Stamford. Filed by Greene Law PC, Farmington, for Constitution Credit LLC. Property: 957 Shippan Ave., Stamford. Action: foreclose defendants' mortgage. Filed June 18.

Charles, Carole, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for Wells Fargo Bank NA. Property: 29 Lancaster Place, Stamford. Action: foreclose defendants' mortgage. Filed June 17.

Gallo, Denise, Stamford. Filed by Joseph P. Rigoglioso, Shelton, for Roberta Falero. Property: 72 Palmer Ave., Stamford. Action: foreclose defendant's mortgage. Filed June 25.

Howard, Christine, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Ridgewood Savings Bank. Property: 545 Shrub Oak Lane, Fairfield. Action: foreclose defendants' mortgage. Filed June 28.

Mahaffey, Thomas O., et al, Stamford. Filed by Marinosci Law Group PC, Warwick, Rhode Island, for US Bank Trust NA. Property: Lot 113, Map 4021 Stamford. Action: foreclose defendants' mortgage. Filed June 18.

Moreno, Nicholas, et al, Stamford. Filed by Leopold & Associates PLLC, Armonk, New York, for Newrez LLC. Property: 48 Strawberry Hill Ave., Unit 10, Stamford. Action: foreclose defendants' mortgage. Filed June 25.

Soares, Anderson and **Ashling Soares,** Fairfield. Filed by Glass & Braus LLC, Fairfield, for Wilmington Savings Fynd Society. Property: 276 Towne House Road, Fairfield. Action: foreclose defendants' mortgage. Filed June 21.

St. Onge Steward Johnston & Reens LLC, et al, Stamford. Filed by Mark F. Katz, Stamford. For Ann L. Close. Property: 986 Bedford St., Stamford. Action: foreclose defendants' mortgage. Filed June 12.

Vikki, Raissa, et al, Greenwich. Filed by Glass & Braus LLC, Fairfield, for US Bank NA. Property: 63 Indian Harbor Drive, Unit 2, Greenwich. Action: foreclose defendants' mortgage. Filed June 27.

Yeoh, Ian L., et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Nationstar Mortgage LLC. Property: 3519 Park Ave., Fairfield. Action: foreclose defendants' mortgage. Filed June 28.

MORTGAGES

108 Virgil Street LLC, Stamford, by Ernest Arbizio. Lender: Meadowbrook Financial Mortgage Bankers Corp., 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 108 Virgil St., Stamford. Amount: \$600,750. Filed May 13.

Adediran, Adegoke and **Lenore Adediran,** Fairfield, by Gina Marie Davila. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 5 Sherley Place, Fairfield. Amount: \$170,000. Filed May 20.

Baldino, Matthew M. and **Eliana Baldino,** Fairfield, by Nelsy Londono. Lender: Nutmeg State Financial Credit Union, P.O. Box 66, Rocky Hill. Property: 54 New England Ave., Fairfield. Amount: \$60,000. Filed May 21.

Becca Ridge LLC, Greenwich, by Jeremy E. Kaye. Lender: Quontic Bank, 3105 Broadway, Astoria, New York. Property: 17 Ridge St., Greenwich. Amount: \$975,000. Filed May 29.

Bologna, Andrew and **Erin Kennedy,** New York, New York, by Joseph P. Rigoglioso. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 11 River Road, Unit 118, Cos Cob. Amount: \$672,000. Filed May 23.

Byxbee Jr., Richard E., Stamford, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 281 Roxbury Road, Stamford. Amount: \$150,000. Filed May 14.

Caffray, Charles and **Lauren Caffray,** Riverside, by Joel M. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 514 Round Hill Road, Greenwich. Amount: \$3,000,000. Filed May 24.

Chmielecki, Richard M. and **Sarah Andiman,** Stamford, by Glen J. Moore. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 34 Pony Trail Road, Stamford. Amount: \$600,000. Filed May 14.

Colo Nery, Antonio Jacinto, Fairfield, by Louis A. Afonso. Lender: Pysma Lending Group LLC, 18 Padanaram Road, Danbury. Property: 36 Chestnut St., Fairfield. Amount: \$388,800. Filed May 24.

Consiglio, John and **Andrea Consiglio,** Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 692 Cascade Drive, Fairfield. Amount: \$200,000. Filed May 17.

Cordova, Luis, Stamford, by James Low. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 30 Colonial Road, Stamford. Amount: \$793,082. Filed May 13.

Crowder, Dorothea L. and **Kelly McCarthy** Fairfield, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 26 Rena Place, Fairfield. Amount: \$100,000. Filed May 20.

De Guzman, Paul, New Canaan, by Sebastiano Tornatore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 23 Valley View Drive, Stamford. Amount: \$796,500. Filed May 13.

De Lucio, Gustavo and **Marcela Maria Celorrio**, Bethesda, Maryland, by Tom S. Ward Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 71 Fairfield Road, Greenwich. Amount: \$1,595,000. Filed May 31.

Depetris, Andrea E., Harnden, by Gillian V. Ingraham. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 310 Bruce Park 2, Greenwich. Amount: \$505,000. Filed May 29.

Dussol, Patrick J. and **Kathleen M. Northrop**, Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 1465 E. Putnam, Apt. 622, Old Greenwich. Amount: \$100,000. Filed May 29.

Fonseca, Martin T. and **Deirdre A. Fonseca**, Greenwich, by Jeffrey Weiner. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 2 Homestead Lane, Unit 408, Greenwich. Amount: \$369,600. Filed May 29.

Freedman, Rory T. and **Jordana S. Freedman**, Old Greenwich, by Michelle Hanover. Lender: The Washington Trust Co., 23 Broad St., Westerly, Rhode Island. Property: 7 Grimes Road, Greenwich. Amount: \$1,500,000. Filed May 30.

Ganti, Venkata Ananth, Stamford, by Maria C. Miller. Lender: USAliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 117 White Birch Lane, Stamford. Amount: \$75,000. Filed May 14.

Genn, Alan and **Michelle Genn**, Stamford, by Gabriel H. Cusanelli. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 57 Ledge Brook Road, Stamford. Amount: \$500,000. Filed May 14.

Giacomazza, Vincent A. and **Camille N. Giacomazza**, Fairfield, by Jeffrey Mishley. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 200 Hollydale Road, Fairfield. Amount: \$687,000. Filed May 23.

Greenwich 105 Prospect LLC, Greenwich, by Pauline Clarissa Moriarty. Lender: Studio Bank, 1550 W. McEwen Drive, Suite 40, Franklin, Tennessee. Property: 105 Prospect St., Greenwich. Amount: \$660,000. Filed May 31.

Gudis, Gregory C. and **Emma Gudis**, New York, New York, by David W. Hopper. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 361 N. Maple Ave., Greenwich. Amount: \$2,160,000. Filed May 31.

Hernandez, Byron E., Stamford, by Jason J. Morytko. Lender: HomeBridge Financial Services Inc., 194 Wood Avenue South, Ninth floor, Iselin, New Jersey. Property: 1 Strawberry Hill Court, Unit 7F, Stamford. Amount: \$200,000. Filed May 13.

Hind, Timothy and **Kerry Gillespie Hind**, Fairfield, by Marisa Dooney. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 761 Round Hill Road, Fairfield. Amount: \$350,000. Filed May 20.

Honarvar, Houdin and **Kate Honarvar**, Fairfield, by Scott Rogalski. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 550 Rowland Road, Fairfield. Amount: \$250,000. Filed May 17.

Isley, Kaitlyn and **Owen Sandoval**, Stamford, by Christian W. Bujdud. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 196 Cascade Road, Stamford. Amount: \$674,500. Filed May 14.

Jafarzadeh, Steven and **Shelley Phelan**, Fairfield, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 4853 Congress St., Fairfield. Amount: \$200,000. Filed May 22.

Jordan, Mitchell and **Vincenzo DiPrimo**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 69 Dogwood Lane, Stamford. Amount: \$74,500. Filed May 16.

Katz, Shawn and **Elizabeth Katz**, Brooklyn, New York, by David E. Hoyle. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 86 Winthrop Drive, Riverside. Amount: \$3,600,000. Filed May 29.

Lavanda, Aracelly, Stamford, by Dennis Bujdud. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 179 Fairfield Ave., Stamford. Amount: \$208,000. Filed May 14.

Loessberg II, Burt, Greenwich, by Laura K. Noe. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 121 Clapboard Ridge Road, Greenwich. Amount: \$2,465,000. Filed May 29.

Maldonado, Nerlin G., Stamford, by Charles P. Abate. Lender: Nexera Holding LLC, 2100 Powell St., Suite 730, Emeryville, California. Property: 65 Pine Hill Ave., Stamford. Amount: \$532,000. Filed May 13.

Marchetti Jr., Ronald J. and **Kristin L. Marchetti**, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 19 Old Orchard Road, Riverside. Amount: \$400,000. Filed May 31.

Martinez-Zepeda, Gerson and **Dawn Martinez**, Stamford, by Lisa M. Waterbury. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 64 Maple Tree Avenue 2, Stamford. Amount: \$28,000. Filed May 14.

Melanson, Kimberly and **Andrew Steven Boy**, Norwalk, by Jason J. Morytko. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 31 Judd St., Fairfield. Amount: \$484,500. Filed May 21.

Mirabella, Holly-Jaye, Greenwich, by Marlene E. MaCaude. Lender: Citadel Servicing Corporation, 3 ADA Parkway, Suite 200A, Irvine, California. Property: 7 Buena Vista Drive, Greenwich. Amount: \$550,000. Filed May 23.

Nickerson, William and **Elizabeth S. Nickerson**, Cos Cob, by Benjamin McEachin. Lender: Independence Home Loans LLC, 1375 N. Scottsdale Road, Suite 100, Scottsdale, Arizona. Property: 12 South St., Cos Cob. Amount: \$459,675. Filed May 30.

Orsaia, Frred and **Amy Orsaia**, Fairfield, by Anna Chmarzynska. Lender: First County Bank, 117 Prospect St., Stamford. Property: 438 Jeniford Road, Fairfield. Amount: \$80,000. Filed May 23.

Perkins, Carrie Suzanne, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 48 Lounsbury Road, Fairfield. Amount: \$250,000. Filed May 17.

Polepalli, Roshan and **Vipra Sharma**, Fairfield, by Mylena V. Teixeira. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 475 Lockwood Road, Fairfield. Amount: \$300,000. Filed May 22.

Quinn, Matthew Ryan and **Noel Burns Quinn**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 344 Farist Road, Fairfield. Amount: \$250,000. Filed May 17.

Rabine, Bari A. and **Dennis Francisco Cabera**, Fairfield, by Raquel A. Ortiz. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 1570 Mill Plain Road, Fairfield. Amount: \$90,000. Filed May 23.

Reyes, Leidy D. and **Luis Reyes**, Stamford, by Aneta Magiera. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 49 Forest Lawn Ave., Stamford. Amount: \$28,584. Filed May 14.

Rice, Andrew H. and **Caroline F. Rice**, Fairfield, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 55 Wildflower Lane, Fairfield. Amount: \$45,000. Filed May 17.

Sanchez Jr., Richard and **Jacqueline Marie Sanchez**, Stamford, by James Kavanagh. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 167 Skyline Lane, Stamford. Amount: \$500,000. Filed May 16.

Schietzelt, Amanda and **Jeffrey Schietzelt**, Greenwich, by Jonnathan Siranaula. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 27 Woods Ave., Greenwich. Amount: \$250,000. Filed May 28.

Seldess, Kate Xu, Milton, Georgia, by Steven T. Wleder. Lender: Luxury Mortgage Corp., 4 Landmark Square, Suite 300, Stamford. Property: 32 Prospect St., Greenwich. Amount: \$350,000. Filed May 24.

Shaw, Joseph D. and **Jennifer E. Brunet**, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 2962 Burr St., Fairfield. Amount: \$179,300. Filed May 17.

Shockley, Ryan A. and **Paige S. Shockley**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 7 Dorchester Lane, Riverside. Amount: \$1,235,000. Filed May 30.

Smith, Geoffrey S. and **Tanya R. Smith**, Greenwich, by Jeremy E. Kaye. Lender: CalCon Mutual Mortgage LLC, 3838 Camino del Rio North, Suite 305, San Diego, California. Property: 34 Bruce Park Ave., No.1, Greenwich. Amount: \$2,691,000. Filed May 23.

Stout, Samantha, Southport, by Cynthia A. Arthur. Lender: Torrington Savings Bank, 129 Main St., Torrington. Property: 99 Acorn Lane, Southport. Amount: \$100,000. Filed May 20.

Teitell, Susanne, Fairfield, by Jessica Washburn-Gonzalez. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 344 Duck Farm Road, Fairfield. Amount: \$625,000. Filed May 20.

Tungaturthy, Prasad, Stamford, by Regina Volynsky. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 5 E. Ridge Road, Stamford. Amount: \$908,000. Filed May 15.

Walker, Andrew B. and **Nathalia Gut Sa Peixoto de Castro**, Stamford, by Tom S. Ward Jr. Lender: Walker Graphite LLC, 36 Wesskum Woods Road, Riverside. Property: 15 Sun Dance Circle Stamford. Amount: \$810,000. Filed May 14.

Wang, Matthew and **Cynthia Kahlenberg**, Cos Cob, by Shetal Nitin Malkan. Lender: The Huntington National Bank, 5555 Cleveland Ave., Columbus, Ohio. Property: 7 Cross Lane, Cos Cob. Amount: \$200,000. Filed May 31.

Weber, Nicholas and **Emma Weber**, Stamford, by John J. Bove. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 2 Arnold Drive, Stamford. Amount: \$744,000. Filed May 15.

Weed, Damian G., Stamford, by Nektaria Kougioumtzidis. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 17 Hanover St., Stamford. Amount: \$25,000. Filed May 14.

Winik, Peter J. and **Hannah Graber**, Bronx, New York, by Amanda K. Reichardt. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 25 Hampton Lane, Stamford. Amount: \$500,000. Filed May 15.

Zierolf, William and **Lisa Zierolf**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 417 Shrub Oak Lane, Fairfield. Amount: \$310,000. Filed May 23.

NEW BUSINESSES

All Hardwood & Carpet Sales & Service, 194 Main St., Suite 2NW, Norwalk 06851, c/o Andrew Ross. Filed June 5.

Caisson Systems, 3 Oakwood Ave., A-1, Norwalk 06850, c/o David Arenzo. Filed June 5.

Closet and Storage Concepts, 356 Ely Ave., Norwalk 06854, c/o Robert Carroll. Filed June 4.

Impact, 10 Center St., Norwalk 06851, c/o Errol G. Atkins Jr. Filed June 7.

New Spirit Advisors, 143 Ponus Ave., Norwalk 06850, c/o Noah Eliot Gotbaum. Filed June 4.

Norwalk Towing Service, 44 Van Zant St., Norwalk 06855, c/o Osman D. Hernandez. Filed June 11.

Schweiger Dermatology Group, 761 Main Ave., Norwalk 06851, c/o Kevin M. Schirf. Filed June 11.

Quantitative Research Analyst (Greenwich, CT): Develop & maintain trading strategies for the firm in collaboration with researchers & portfolio managers. Telecommuting permitted 2 days per week. Req's Bachelor's degr plus knowledge or experience in the following must have been gained through academic research and/or coursework: Applying linear algebra and optimization techniques to portfolio construction and signal generation; applying panel and time-series econometrics methods to financial data; applying statistics principles to financial data analysis; programming data analysis in Python or other object-oriented programming language; SQL programming for data storage and analysis; data visualization, summarization, and analytics in Excel; and applying economic and financial concepts involving equity markets (investment valuation, mean-variance analysis, asset pricing models, multi-factor models). The salary for this role is \$140,000.00-\$150,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to RecruitingTeam@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: AL15AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

Legal Notices

TOM D'S FOOLERY LLC
Art of Org. filed with the
SSNY on 06/14/2024
Office. Westchester
County. SSNY designated
as agent of the LLC
upon whom process
against it may be served.
SSNY shall mail copy
of process to the LLC,
LEGALCORP SOLUTIONS
11 BROADWAY SUITE
615 NEW YORK, NY
10004 Purpose: Any
lawful purpose. #63645

Notice of Formation of
BENFICA PROPERTIES
4 LLC. Arts. of Org. filed
with Secy. of State of NY
(SSNY) on 07/05/2024.
Office location:
Westchester County.
Princ. Office of LLC: c/o
John Estima 110 Urban
St., Mt. Vernon, NY
10552. SSNY designated
as agent of LLC upon
whom process against
it may be served. SSNY
shall mail process to the
LLC at the address of its
principle office. Purpose:
Any lawful activity.
#63649

Notice is hereby given
that a license, a number
pending, for beer, wine,
cider and liquor has
been applied for by
Panorama Scena, LLC to
sell beer, wine, cider and
liquor at 1 Legend Drive,
Tarrytown, NY 10591
in a retail supermarket
and Tavern under the
Alcohol Beverage Control
Law at for on premises
consumption.
DBA(s): DeCicco & Sons
#63651

Notice of Formation
Name of LLC: DeVino
of Sleepy Hollow, LLC
Address of LLC: 43
Fifth Avenue, Pelham,
NY 10803. County of
business: Westchester
County, originally filed:
03/29/2024. Agent for
Service: Secretary of
State. Mail Process to
43 Fifth Avenue, Pelham,
NY 10803. Purpose: Any
lawful activity. #63652

Notice of Formation
Name of LLC: Deposito,
LLC
Address of LLC: 43
Fifth Avenue, Pelham,
NY 10803. County of
business: Westchester
County, originally filed:
01/03/2024. Agent for
Service: Secretary of
State. Mail Process to
43 Fifth Avenue, Pelham,
NY 10803. Purpose: Any
lawful activity. #63653

Notice of Formation
of MICHELLE BOHAN
HAIR, LLC. Articles of
Organization filed with
SSNY on 05/28/2024.
Office Location:
Westchester County.
SSNY designated as
agent of the LLC upon
whom process against
it may be served. SSNY
shall mail process to:
Michelle Bohan, 7 Alta
Place, Yonkers, NY
10710. Purpose: any
lawful purpose. #63654

Notice of Formation of
MRS A, LLC. Articles of
Organization filed with
SSNY on 10/18/2019.
Office Location:
Westchester County.
SSNY designated as
agent of the LLC upon
whom process against
it may be served. SSNY
shall mail process to: The
LLC, 133 Fourth Avenue,
Pelham, NY 10803.
Purpose: any lawful
purpose. #63655

Notice of Formation of Be
Well Therapeutics Studio
LLC. Arts. of Org. filed
with SSNY on 7/15/24.
Office: Westchester
Cty. SSNY designated
as agent of LLC upon
whom process may be
served. SSNY shall mail
process to the LLC at
2094 Boston Post Rd,
Larchmont, NY 10538.
Purpose: any lawful act
or activity. #63656

Notice of Formation of
LAJADY SERVICES, LLC
, Art. of Org. filed with
SSNY on 12/7/23. Office
location: Westchester
County. SSNY designated
as agent of LLC upon
whom process may
be served. SSNY shall
mail process to 76
Morningside Drive,
Croton on Hudson
NY 10520. LLC may
engage in any lawful act
or activity for which a
limited liability company
may be formed. #63657

Notice of Formation of
JGA MANAGEMENT, LLC.
Articles of Organization
filed with SSNY on
04/17/2024. Office
Location: Westchester
County. SSNY designated
as agent of the LLC upon
whom process against
it may be served. SSNY
shall mail process to:
Maria Aponte, 69 Main
Street, Tuckahoe, NY
10707. Purpose: any
lawful purpose. #63658

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, August 08, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124. Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

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

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265291, PIN 881471, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY SAFETY IMPROVEMENTS/TRAFFIC SIGNALS - Various Locations, Bid Deposit: 5% of Bid (-\$40,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 6.00%