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BY PETER KATZ / pkatz@westfairinc.com

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# WAVE HILL BREADS

TOPI'S ARTISAN BAKERY

## Tim Topi hopes to convert customers to community at Wave Hill Breads

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

Tim Topi, the Master Baker at Wave Hill Breads who co-owns the business with his wife Angela doesn't look at his business in terms of customers and competitors. Instead, he sees them as friends and inspiration, respectively.

With Wave Hill's new café on Westport Avenue, which had a soft opening announced via Facebook on a Saturday morning in June, he aims to find more of both.

In addition to the breads that have already established Wave Hill as one of the region's best bakeries, named one of the Top 100 in the US 2020 by Food & Wine Magazine, the new Westport Avenue location offers a full coffee bar with sandwiches, pastries and pizzas. Topi emphasized that the same emphasis on fresh ingredients, locally sourced whenever possible, will be immediately apparent to customers, particularly a fully hydrated pizza dough which he says is unlike anything else he is aware of in Norwalk.

The sleek and brightly lit space also offers a selection of local and imported dry goods and kitchen implements. The house coffee brand, Trucillo is imported from Naples, Italy.

"I see customers I've known for ten years, and I say, 'my friend', and we use the word 'friend' even if I don't know their name because I would see them for twice a week, sometimes three times a week," Topi said. One of his biggest regrets is that while running the full-scale Wave Hill Bakery at 30 High Street or manning a stand at a farmer's market he can't offer them a cup of coffee.

"My customer is my friend; we spend all our life here. We sleep where we sleep but

I spend like 12 to 15 hours a day here, especially in the baker's life and being a business owner too. That's really the only thing you can want, to know your customers. The products, recipes, the whole of your life is invested when you are in this business. It's not just for income."

Topi added that after having devoted so much time and effort into developing products and recipes, it was his dream not only to share them with his customers through instructional classes to begin in the new space this September, but to see those recipes spur better bread from other bakers and restaurateurs.

"I had a friend ask, 'Tim, who is your competition?' I said I there is no competition, it's me. If I wake up in the morning I'm going to do amazing things, if I don't wake up there's hundreds of other people who can do something similar," Topi said, emphasizing that he had concentrated on cultivating relationships at farmers markets to source the freshest local ingredients and training staff who are all capable of starting their own business endeavors.

"I like it when they're better than us because then we try harder. We have to try to be on top of the quality, if they're better I get inspired."

He believes that Norwalk can cultivate a tourism industry that could even rival New York City among some travelers if it can reach the right concentration of enticing eateries.

Presently the café is open Wednesday through Saturday from 5 am to 9 pm, and 8 am to 6 pm on Sundays, but Topi said he hopes to expand the hours in the near future, as well as offer baking classes and group events in private rooms.

**For the menu and more details, visit <https://www.wavehillbreads.com/menu>**

"My customer is my friend; we spend all our life here. The products, recipes, the whole of your life is invested when you are in this business. It's not just for income."



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MAIN OFFICE TELEPHONE  
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OFFICE FAX  
914-694-3699

EDITORIAL EMAIL  
[pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)  
(Westchester news)

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

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#### A MEMBER OF





# Green bean importer demands greenbacks from Port Chester roaster

BY BILL HELTZEL / bheltzel@westfairinc.com

Private label coffee company steeped in lawsuits.

A Port Chester coffee roaster has been sued for allegedly not paying \$600,000 for green beans.

The Serengeti Trading Co. accused Empire Coffee Company Inc. of breach of contract, in a July 23 complaint filed in U.S. District Court in White Plains, for stopping payments more than a year ago.

"Empire did not object to ... Serengeti's performance," the complaint states, "or dispute the amount of the outstanding debt."

Robert Richter re-established the Empire Coffee name in 1984, according to the company's website, following in the footsteps of his great grandfather, Leo, who began roasting coffee in

the early 20th Century.

In 1994, Empire opened a 60,000-square-foot facility on Purdy Avenue in

Port Chester, where it roasts, grinds and packages coffee for private label companies.

It buys green coffee from importers such as Serengeti Trading, of Dripping Spring, Texas, that source beans from coffee regions around the world.

Empire has worked with Serengeti for more than 23 years, according to the complaint, and paid about \$35 million for the goods.

In May 2023, Empire allegedly stopped paying invoices.

The roaster never questioned the quality of the coffee beans, complained about invoices or disputed assessed late fees, the complaint states.

On July 14 Empire paid nearly \$30,000 on three past due invoices,

according to the complaint, but as of July 19 it still owed \$596,303.

Serengeti says it has communicated with Empire frequently over the past 14 months, and Empire has acknowledged the debt and promised to pay it.

"Nevertheless, defendant Empire has not paid any of the outstanding debt," the complaint states.

Court records point to other financial stresses.

In January, Empire sued two customers on Long Island – Sacco Coffee, of Hempstead, and The Rebbe's Choice, of Bay Shore – for allegedly not paying nearly \$50,000 for coffee.

In June, Empire's landlord claimed it was owed \$485,493 for unpaid rent from September 2021 through this past May.

Empire's Manhattan attorney, Michael P. Richter, did not reply to a message asking for the roaster's side of the story.



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# Honey Locust Square nears completion

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

"This is my old neighborhood, and I'm very excited to be back."

-Anthony Stewart

On Friday July 26 Governor Ned Lamont paid a visit to a construction site in Bridgeport's East End, to tour the grounds of Honey Locust Square, also known as the "Civic Block" as it enters the final stages of construction. He was joined by the areas State Senators Herron Keyon Gaston and Marilyn Moore, along with Mayor Joe Ganim and Bridgeport City Council members.

On Friday July 26 Governor Ned Lamont paid a visit to a construction site in Bridgeport's East End, to tour the grounds of Honey Locust Square, also known as the "Civic Block" as it enters the final stages of construction. He was joined by the areas State Senators Herron Keyon Gaston and Marilyn Moore, along with Mayor Joe Ganim and Bridgeport City Council members.

They were joined by a large group of neighborhood residents and representatives of local organizations including the Neighborhood Revitalization Zone.

Honey Locust Square, located adjacent to a recently completed library, is designed to address not only the needs of future tenants, but of current East End residents too. A full-service grocery store and a branch of M&T Bank are both confirmed for the space, in what is currently both a food and banking desert. Tenants including an Optimus Health Services location, a pharmacy, a barbecue restaurant, and a hair salon will also be included, providing additional necessary services in an area with limited access to resources.

"We're looking at the grounds of



Governor Ned Lamont and State Senators Marilyn Moore and Heron Keyon Gaston in front of Honey Locust Square. Photos by Justin McGown.



State Senator Gaston discusses the importance of bringing a grocery store to the East End.

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the facility being built with the \$3.5 million in state grants," said Gaston as the delegation made its way to the entrance to the construction site, noting that the developer behind the project, Anthony Stewart was injecting a significant amount of his own capital into the project as well.

"This is critically important because the neighbors need to see the revitalization of this area, and to see that this is a renaissance," Gaston said, underscoring that many current residents could recall when the services to be offered in the Civic Block were last available.

"Stratford Avenue hasn't seen this kind of commitment in over half a century," Mayor Ganim said, hailing both the state's support and Stewart's dedication. "It's huge."

Ganim has counted Honey Locust Square among the most critical projects for Bridgeport in his State of the City Addresses. Work on the site has been ongoing for around six years.

"I think I was here about five years ago," Governor Lamont remarked,

as he entered the unfinished grocery store. "And this place was wide open. And look what we've got right now."

Stewart guided the elected officials through the construction site, pointing out the second-floor space above the 36,000 square feet of retail where his company, Ashlar Construction will move its headquarters after the Honey Locust Square's completion.

Honey Locust Square was given a \$3.5 million state grant in 2023 from the Community Investment Fund to help ensure the completion of the space.

Stewart noted that the company's move is about far more than just designing a custom space.

"It means a whole lot," Stewart said of the emotional impact of seeing Honey Locust Square near completion. "I grew up not far from here. My father helped build the buildings in front of us. I built the library over here. My mother's beautician shop is behind us."

"This is my old neighborhood, and I'm very excited to be back."





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# Work starts on \$1.9B water tunnel project

BY PETER KATZ / pkatz@westfairinc.com

The New York City Department of Environmental Protection (DEP) has begun work on a water tunnel project in the Town of Mount Pleasant that will include vertical shafts and a horizontal tunnel that will be approximately two miles long. The cost of the Kensico-Eastview Connection project is expected to be \$1.9 billion. The project is expected to take ten years to complete. A groundbreaking ceremony marked the start of construction.

Vertical shafts will be constructed along with the tunnel itself that will run approximately 500 feet below the surface. The first phase of construction includes site preparation at the DEP campus adjacent to Kensico Reservoir, followed by the digging of the two shafts and then tunneling between the two shafts. The finished tunnel will be 27 feet in diameter and could carry as much as 2.6 billion gallons of water each day from the Kensico Reservoir to the Catskill-Delaware Ultraviolet Light Disinfection Facility in Eastview.

When the Kensico Reservoir is full it holds approximately 30 billion gallons of water. The DEP typically draws about 1 billion gallons a day to meet the demand of 8.6 million residents in the five boroughs of New York City and approximately 500,000 residents of Westchester County whose communities use New York City water.

According to DEP Commissioner Rohit T. Aggarwala, "Creating additional redundancy in our vital water supply system is an essential investment for the long-term resilience of the remarkable feat of engineering that provides more than nine million New Yorkers with a reliable supply of pristine tap water. This project will help us fulfill our commitment to providing consistent and reliable delivery of the highest-quality water to New York City and the growing population centers in Westchester County."

As part of the project, a water intake chamber at the reservoir will be upgraded, improvements will be made to the DEP's facilities around

the reservoir. A new screen chamber to remove debris from the water will be constructed just north of DEP's main campus at the reservoir near Columbus Avenue in Valhalla, and the chemical systems used to begin treatment of the water drawn from the reservoir will be upgraded.

The Kensico Reservoir was built in 1915 as part of New York City's

Catskill Water Supply System. In the 1940s, modifications were made so the reservoir could also receive water from the city's Delaware Water Supply System, also in the Catskills. There are 19 reservoirs, three controlled lakes as well as approximately 7,000 miles of water mains, tunnels and aqueducts in the city's water system.



NYC DEP groundbreaking at Kensico Reservoir.



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**KeyCorp's CEO is banking on customer relationships—**

Christopher Gorman, who is the chairman, president and CEO of KeyCorp, whose primary subsidiary is KeyBank, is not only optimistic about prospects for KeyBank and banking in general. Gorman also is sold on Westchester and the Hudson Valley as desirable locations for the bank, which is headquartered in Cleveland. In fact, he told the Business Journal that the bank is planning to open a new branch at 1 N. Main St. in Port Chester likely in the first quarter of next year, adding to the approximately three dozen outlets in the Westchester and Hudson Valley market.

On a recent visit to Tarrytown, Gorman joined John Manginelli, who is market president for Key's Hudson Valley/Metro New York market and Northeast Regional Executive for KeyBank Real Estate Capital and local staff in celebrating Manginelli's market area having been selected as the bank's market of the year. KeyBank has defined 26 markets for its operations. As of March 31, 2024, the bank had assets of approximately \$187 billion.

"What's interesting about the Westchester market is you have a very diverse economy," Gorman told the Business Journal. "Many of the markets that we operate in are really focused and have concentrations in certain industry areas. You have a very diverse economy here. What's also interesting is it's a combination of large businesses and also small businesses. Key has a very, very strong middle market business and I've spent time with some of our middle market customers since I've been on the ground here and I'm very impressed with the growth in some of the mid-market businesses here in Westchester."

Gorman said that the banking system in the U.S. is very stable today and is very well capitalized.

"All the largest banks including Key just completed the DFAST test (Dodd-Frank Act Stress Test). All the banks passed with flying colors, meaning that the banks can all absorb a bunch of losses and still have excess capital after those," Gorman said. "The banking system is very solid, very stable, and that's obviously a good thing. As it relates to interest rates per se, most banks

are positioned from an asset/liability perspective to be neutral. A move up or down (in interest rates) at this point in the cycle certainly is not going to impact KeyBank and I don't think it will impact other banks to any significant degree as well."

Gorman said that the big unknowns in banking right now concern rulemaking that's under consideration such as the Basel III Endgame, which would require an aggregate 16% increase in capital at the largest banks as added protection against failure. Another regulatory change being considered deals with requirements for long-term debt to enhance financial stability.

"I don't foresee any significant repositioning no matter what happens in the election," Gorman said. "I do think that just the fact that the election will happen in November removes one uncertainty in the marketplace."

Gorman noted that KeyCorp had recently reported second quarter 2024 financials that showed net income from continuing operations of \$237 million. Revenues for the quarter were \$1.53 billion. For 2023, Key reported revenues of \$6.4 billion and net income of \$964 million.

Gorman explained that he considers his biggest role is in leading the 17,000 people who are on the Key team.

"It's my job to be sure we balance a variety of constituencies, which include our teammates, our shareholders, our customers and the communities that we serve," Gorman said.

Manginelli, in talking with the Business Journal, pointed out that the bank drills down very hard to find out what customer needs and challenges are. He said that on the residential mortgage side, while transactions may have slowed a bit the bank still is seeing a strong need for acquisition financing. Key also is very active in financing commercial properties.

"We've worked in middle market and in real estate extensively with our public sector group where townships are helping us to finance many of our clients," Manginelli said. "We try to focus on our clients and prospects and the communities that we live in to make sure they thrive."

Gorman noted that KeyBank is the number two lender in the U.S. for affordable housing.

"It's particularly important in communities like Westchester where we have to make sure that we have places for people who work in the community to live in the community," Gorman said.

Gorman said that while the banking industry has been criticized for its consumer fee structure, especially insufficient funds and overdraft fees, Key has been a market leader in paring back fees.

"We feel like we've been out front on that and obviously it's a trade-off between the fees that you earn and creating a real loyal following. Our average customer has been with us for 20 years and the reason for that is that we treat them very, very fairly and give them really good service," Gorman said. "In banking, it's no secret that there are customers who rotate from bank to bank depending on what the promotions are."

Gorman said that cyber risk is the greatest risk for the financial services industry as well as the U.S. itself.

"When it comes to cyber, I always tell our chief information officer that she has an unlimited budget when it comes to cybersecurity; it's that important," Gorman said. "You just can't be too cautious. We spend \$800 million a year in our tech area. When it comes to technology, we want to make sure it's burned in to make sure it's achieving what we want it to achieve."

In looking toward the future, Gorman sees a continuing shift to digital in banking. He believes that the Covid pandemic helped push people to try it and continue using it. But, he suggested that greater adoption of digital banking will not result in the end of local branches, certainly not for Key's 3.5 million customers.

"There always will be branches because when people are at an inflection point in their lives and looking for advice they're willing to drive to a branch," Gorman said. "Branches will continue to transition to being less transaction focused and more advisory focused. I do think in the U.S. the banking ecosystem is unique with about 4,600 market participants. But, at some point I do think you'll see some consolidation of the 4,600 market participants."





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## Ulster commits \$2.5M to electric vehicle infrastructure

Ulster County has launched a new program that will take \$2.5 million in federal money provided to the county under the American Rescue Plan Act (ARPA) and award grants of up to \$100,000 to municipalities to set up solar panels to generate electricity or electric vehicle (EV) charging sites, or both.

Awards are planned to be announced in August with each selected municipality eligible to receive a maximum of \$100,000. The county's grant must be matched by local spending on the projects. The county says that if all of the available money is not awarded it will offer another round of funding in the future.

Ulster said that sales of EVs in the county have more than doubled in the last year and are expected to account for the majority of vehicles on the road in the next decade. It told municipalities that investing in charging infrastructure is a commonsense step that governments can take now to prepare.

"Beyond the climate benefits, these investments make fiscal sense, reducing dependence on volatile fossil fuel prices and providing cost savings on electric bills (in the case of solar) and on fuel and routine maintenance costs (in the case of municipal electric vehicles). Investing in EV

charging can also provide an economic and tourism development benefit if located conveniently in a business district," the county told its municipalities.

"There has never been a more opportune time for local governments to make clean energy investments," said County Executive Jen Metzger. "Beyond the climate benefits, these investments make fiscal sense, reducing dependence on volatile fossil fuel prices and providing cost savings on electric bills, in the case of solar, and on fuel and routine maintenance costs, in the case of municipal electric vehicles."

Solar panel grants can be used to



Solar charging station at Ulster County Office building.

pay for design, engineering, the solar panels, additional equipment, wiring, and construction. Grants for EV charging stations can be used to pay for EV charging equipment, site preparation, supplies, installation costs, signage and electrical service costs.

The county requires that all of the

solar and EV charging projects it funds must be municipally owned. It says that EV charging facilities may be installed on property that is not municipally owned provided a long-term agreement or lease of at least ten years with right of renewal is secured with the property owner.

## Input sought for Dutchess redevelopment of industrial site

BY PETER KATZ / pkatz@westfairinc.com



Former Schatz property in Poughkeepsie.

Dutchess County is seeking public input on a plan that has been in the works for awhile to build an apartment complex with 250 units on land that at one time was home to the Schatz Federal Bearings Corporation at 68-70 Fairview Ave. in Poughkeepsie. The long-abandoned industrial site was sold by the county to an entity formed by the nonprofit RUPCO and real estate developer The Kearney Real Estate Development Group. The county has established a website titled "Revitalize Schatz" where residents can provide their views on what should be built.

County Executive Sue Serino said, "Dutchess County and our partners have a unique opportunity to transform the long-vacant Schatz property into an asset that can benefit its surrounding communities. We urge residents to engage with Dutchess County and our partners – either in person or online – to help guide the future of the site and make this project one in which we can all take pride."

The former Schatz Federal Bearings Company produced bearings for the automotive industry. The site has long sat vacant, was subject to a number of arson fires and also was environmentally contaminated. Dutchess County has received funding through the state's Brownfield Opportunity Area program to prepare a strategy to decontaminate and revitalize the site, perhaps with a mix of residential and commercial uses that rehabilitate and reuse some of the existing structures,

while also incorporating new construction and new public spaces.

According to preliminary information, this property had been utilized for industrial purposes since the early 1930s. A railroad spur is located on the northern portion of the parcel. Several underground storage tanks have been identified along with four abandoned above ground storage tanks. In 1990, 370-gallons of oil were spilled due to a broken heater pipe. Several trailers, vehicles, and junk cars on the site may have been leaking automotive fluids. Previous samplings identified polychlorinated biphenyls (PCBs) and lead-based paint.

There are 22 buildings on the site and an engineering report found substantial deterioration. The engineers found that a majority of the roofs exhibited some form of failure. Wood flooring was found to be saturated with moisture and structural steel exhibited varying levels of corrosion. Some concrete beams and slabs exhibited cracking and spalling. Two smokestacks, one 74 feet tall and the other 98 feet tall, were leaning.

The county expects that public outreach and receiving public input will continue in the coming months.



# Groundbreaking for Westchester Medical Center's \$220M Critical Care Tower

BY PETER KATZ / pkatz@westfairinc.com

Westchester Medical Center Health Network (WMCHealth) in Valhalla hosted a groundbreaking ceremony marking the start of construction for a Critical Care Tower, a five-story building that will have 162,000 square feet of space that includes 128 private patient rooms. Services planned for the facility include advanced cardiac, neuroscience, oncology, and surgical specialty care. Completion is expected in 2026.

Numerous state and local government officials and WMCHealth personnel attended the event, including State Senators Shelley Mayer and Pete Harckham and Assembly members Gary Pretlow, Nader Sayegh, Maryjane Shinsky, and Dana Levenberg. The speakers at the event included Westchester County Executive George Latimer, New York State Lt. Gov. Antonio Delgado, WMCHealth President and CEO Michael Israel, and State Assembly Health Committee Chair Amy Paulin.

Westchester Medical Center serves as the Hudson Valley region's Level I trauma center. Upon the tower's completion, all trauma intensive care services will be relocated there.

"Advanced care is Westchester Medical Center's bedrock service," Israel said. "This project is not just about bricks and mortar; it's about our unwavering commitment to the health and well-being of our community. The Critical Care Tower will stand as a testament to our continued leadership, providing ultramodern facilities for critical care that will impact lives for years to come."

Westchester County Executive George Latimer said, "We all saw what happened in the aftermath of the Covid-19 pandemic, and realized that having the ability to surge in capacity at a moment's notice was critical."

Shinsky said that the new facility will "significantly expand the Hudson Valley's capacity for pandemic readiness, equity in maternal and infant care, trauma care, organ transplants, and other high-level medical services."

Delgado characterized the groundbreaking for the new center as being "a significant step in expanding lifesaving care for Hudson Valley residents who are too often forced to travel far from home to receive treatment."

Paulin praised the move toward single-patient rooms as being important for reducing infection risk, increasing patient satisfaction, and providing privacy.

"This is, after all, about so much more than convenience and personal preference," Paulin said. "For patients, it's about dignity and respect at a low point in their lives. It's about families and their ability to be present in a comfortable setting. At this new tower, wounds will be healed, medical knowledge will be advanced, and lives will be rebuilt."

The tower is expected to bring Westchester County over \$3.5 million in economic benefits and create over 770 construction jobs and 127 full-time jobs. The \$220 million project is being largely funded by the Westchester County Local Development Corporation, which issued \$195 million in tax-exempt bond financing to support it.



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# White-glove legal services for those on the brink of splitsville

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

For the month of July, Douglas Family Law Group PLLC — in the heart of White Plains’ financial district — experimented with closing the office at 1 p.m. Fridays. But when we called Madelyn Jaye, a partner in the firm, Friday, July 26, for our 3 p.m. interview, she had only just left the office.

“I have a client who is having a rough time, and I wasn’t about to say, ‘See you Monday,’” she said. “Our mantra is ‘We give our clients white-glove service.’ Every client is the most important client.”

And that can mean holding the client’s hand in times of crisis. Because the divorce and family court systems move slowly, few things are urgent, but some can be, as in the case of one parent absconding with a child on an airplane. Still, if the client thinks the situation is urgent, Jaye is there.

She is one of a quartet that makes up the practice, with some outside assistance. “We have very high standards (for employees),” she said of the small staff.

With approximately 40 active clients, Jaye and her colleagues are busy with divorce litigation and mediation; uncontested divorce; separation agreement; family law (child custody, including international custody, visitation support and surrogacy); prenuptial and postnuptial agreements; and cohabi-

tation agreements.

The post-pandemic era has underscored a need for the kinds of services Douglas Family Law offers, Jaye said: “I think Covid increased tensions, and it resulted in more divorces.... It escalated the issues of custody and parenting.”

The Centers for Disease Control and Prevention (CDC) notes that 42% of American marriages will end in divorce — with the numbers increasing substantially for second and third marriages (60% and 73% respectively) as divorcees realize they don’t have to be “wedded” to a marriage, Jaye said. But divorces may ultimately decrease as fewer Americans, especially millennials, choose to marry and have children, citing finances, the need to care for aging parents, devotion to their careers and/or just a lack of interest in raising kids. However, those at the other end of the spectrum look to be providing firms like Douglas Family Law Group with plenty of work, as the percentage of “gray divorces” (age 50 and over) more than quadrupled from 1990 to 2019, according to the American Psychological Association, offering seniors unique emotional and socioeconomic challenges.

Like the majority of states in the country, New York and Connecticut are “equitable distribution” states, meaning that in the event of a divorce, the marital property will be divided equitably, or fairly, which is not necessarily equally, as the court takes into account a number of factors, including the length of the marriage, the presence of children, the spouses’ incomes and earning potential post-divorce and contributions to the home. In a long-term marriage, however, the court looks at equitable as equal, Jaye said. (Marital property is different from the separate property you had before you married, which is yours alone, although sometimes these are commingled.) That’s why it’s important, Jaye added, to have a prenup, which spells out who has, keeps and gets what.

One of the most vexing aspects of divorce has been custody of the children. For much of the history of the United States, which

followed Roman and English common law, wives derived their legal status from their husbands, and children were the property of their fathers, so custody was awarded to the mother only in the most egregious cases of a husband/father’s behavior. As women began to acquire more property rights in the 19th century, they attained more custody rights as well. By the turn of the 20th century, children were no longer viewed as property and thus could become part of custody disputes, in which the emphasis had shifted from fathers’ rights; to the “tender years doctrine,” which sought to give mothers custody of their children, particularly those younger than age 7; to what’s in “the best interests of the child” today.

Still, female parents are awarded custody of the children the majority of the time, although Jaye added that there is “more recognition that fathers can be just as nurturing as mothers and many times are more nurturing, and just as deserving of being the custodial parent.” Interestingly, when men do seek custody of their children, they are likely to get it.

Growing up in the Edgemont section of Greenburgh, Jaye set her sights on the arts, not the law. She graduated with a Masters of Arts degree from the now-defunct College of New Rochelle and taught art. It was not until her three children went to school that she did as well — for her J.D. from the Benjamin N. Cardozo School of Law at Yeshiva University in Manhattan with an eye to entertainment law. But an externship with then-matrimonial judge David B. Saxe “was so excellent it changed my track.” Still, Jaye did commercial litigation for 12 years before landing a post in matrimonial law.

Along with the arts and law, Jaye has a passion for horses. She and one of her daughters breed horses and have a mare, two fillies and two geldings. Jaye is also a regular at Greenwich Polo Club, where the glamorous Waccabuc resident cuts a stylish figure, occasionally accompanied by Taco, her Chihuahua. Horses, she said, offer a calming antidote to the drama of family litigation.

“At the end of the day,” she said, “if you smell like a horse, it’s a good day.”

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**For more, visit <https://douglaslaw.com/>.**



Madelyn Jaye, a partner in Douglas Family Law Group PLLC in White Plains. Photographs by Andrea Ceraso.





## Eye on Small Businesses: Connecticut Cigar Co., Stamford

BY JEREMY WAYNE / jwayne@westfairinc.com

"Adults should be entitled to make decisions of what they prefer to consume."

— Casinelli, Connecticut Cigar Co.

"When the music business started to become unpredictable owing to the shift to digital online music nearly 20 years ago, music marketing man, talent scout and cigar aficionado Nick Casinelli decided to quit the industry and open his own business. In November 2007, he launched the Connecticut Cigar Co. (CCC) in downtown Stamford. 'From a marketing point of view,' said Casinelli, a soft-spoken Stamford native, whose flowing gray locks perfectly evince his music-industry background, 'I approach the cigar business like the entertainment business. Cigars are a big form of entertainment.'"

Thus began a story in WAG magazine — a former publication of Westfair Communications Inc., parent company of the Westfair Business Journal — two and a half years ago, as this highly individual "niche" small business fought to reestablish itself after the ravages of Covid.

Time has marched on, and we were excited recently to catch up with

Casinelli — locks still flowing — and hear the latest on the business.

Since no one likes change for its own sake, it was comforting to learn that Max Compres — the company's Dominican Republic-born chief cigar roller, who has been with CCC from the first day — still works at his high table in the window of the Stamford store, where he rolls the company's own-label cigars. Tobacco comes from Mexico, Costa Rica, Ecuador and Camer-

oon, but it's a fun fact that broadleaf tobacco, used mostly as a wrapper, is from the Nutmeg/Constitution State.

While the store's inventory seemed large and varied when we first met, Casinelli pointed out that he could only carry a fraction of what he would like to. He told WAG how he had to compete with online retailers, a universal struggle faced by many

small, independent, brick-and-mortar storekeepers across the board. That struggle is still tremendous, Casinelli confirmed, but he combats it with great customer service, a knowledgeable staff and competitive pricing, creating an engaging experience for anyone who takes the trouble to visit the store in person.

Sales statistics show that the market is holding steady, with no dramatic increases or decreases, Casinelli said. And while tobacco tastes haven't changed in the last few years, he pointed out how through the normal course of business many new cigars are hitting the market, including the CCC's own variety of different blends.

The most significant development we learned was that the business obtained a liquor license in January 2024 and now operates as a cigar shop and lounge with a full complement of liquor, wine, beer and cordials. No easy task that, as you might imagine: Casinelli personally spearheaded a campaign with various Connecticut legislators and hired a lobbyist to ensure the message about his business was properly relayed. The result was that the Connecticut Cigar Co. was

the first cigar lounge in the state to receive the new license. (Cigar rights groups are now promoting the bill to other states in the U.S. as a guideline for approval.)

With its new license, the lounge continues to host live jazz performances and burlesque, along with classic rock and stand-up comedy nights. The advantage is being able to order drinks, just as at a regular bar. While members could drink on the premises before the new license, they had to store their own bottles in private lockers. (You could drink liquor but, in a legal anomaly, not buy it.)

Off the premises, too, CCC continues to have a presence in, around and beyond Fairfield County — rolling cigars at Mohegan Sun's Tequila Festival Saturday, July 27, and at a golf club just after being two examples.

If the fly in the cigar lover's ointment is resistance to the industry from the anti-smoking lobby, Casinelli's response is crisp but polite.

"Adults should be entitled to make decisions of what they prefer to consume," he said with a smile.

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**For more, visit [ctcigarco.com](http://ctcigarco.com)**





Miles, The Prince interior. Photograph by Melissa Hom.

## Eye on Small Business: Miles, The Prince, North White Plains

BY JEREMY WAYNE / jwayne@westfairinc.com

They say “it’s a dog’s life” -- meaning a short, unhappy existence – but brewer and restaurateur Zach Goldstein has given Miles the Poodle, his childhood pooch, a lease on a longer, merry one in the name of his North White Plains restaurant.

dashi and chili oil – all dishes, incidentally, that pair exceptionally well with selected beers.

Dana Lawrie, an industry veteran with experience at Jean-Georges and McNally restaurants, is the director of hospi-

tality and leads the beverage program. She has built a wine list to feature lesser-known grape varietals. Cocktails, devised with reference to the kitchen, rotate often and focus on seasonal ingredients.

The restaurant comprises a 45-seat first floor dining room on the upper level and a state-of-the-art brewery. Designed by New York City architects Wid Chapman creating the branding aesthetic, the restaurant feels more Cobble Hill – or Notting Hill – than North White Plains. (Both firms, by the by, said Goldstein, “were wonderful to work with.”)

With Miles’ beers already available for purchase in DeCicco & Sons markets and a handful of outlets around Westchester County, Goldstein said he wants to integrate the restaurant vertically as much as possible. In an industry in which costs rise and tastes change quickly, he believes that having a brand with a diverse product line will have more flexibility and long-term success. “That could mean a variety of other businesses in food and hospitality, like a distillery, farm or coffee roaster,” he added.

Like his smooth and polished restaurant, Goldstein himself exudes a distinct, cultured, laid-back style, wearing a well-cut suit for restaurant service. “I dress like that not only for our guests but to mentally prepare for the evening,” he said. “I know that when I put on the suit, I’m ready to lead with warmth.” He likes simple colors and clean lines and mentions that his two favorite suits are dark green and maroon.

“They are both fun in a way but, like the Miles, The Prince brand, they also present something higher end.”

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For more, visit [milestheprince.com](http://milestheprince.com).

“Miles is the culmination of my background.”

– Zach Goldstein

Opened in November 2023, Miles, The Prince not only immortalizes the dog; it expresses Goldstein’s passions – sophisticated, beautifully prepared New American fare and beer, in all its beguiling complexity – resulting in the happy marriage of the two. Goldstein’s résumé includes a diploma from the British Brewing Co. in England, long experience at Jean-Georges Vongerichten’s ABC Cocina, time spent at the Stone Brewing Co. in Escondido, California, and a stint as restaurant manager at Eataly in New York City.

“They enticed me, because they had a brewery at their rooftop restaurant,” he said of the last. “Miles is the culmination of my background.”

Dogs rule the roost, to muddle a farmyard metaphor. House-brewed beers include Tig, a Belgian-style table beer named for his current dog, a black English Cocker Spaniel; Bo, a stronger, classic Belgian style saison (pastoral ale) named for another of Goldstein’s Poodles growing up; Trudy, a Dortmund export lager (yet another Poodle); and Otis, a West Coast IPA – named for a mutt the family rescued from Louisiana. “He has some coyote in him,” threw in the deadpan Goldstein.

The restaurant’s executive chef is Alessandro Urbisci, a first-generation Italian-American whose fondest memories were spent in the kitchen and around the dinner table. From his current, highly seasonal menu, starters of baby artichokes with caper salsa verde, grits and crispy potato, or fig and ricotta toast with rosemary honey and Marcona almonds show delectable creativity and cohesion. It’s echoed in elegantly conceived mains like roast chicken with stone fruit chutney and ancient grains or black sea bass with miso braised cabbage,



Cavatelli with ginger, scallion mushroom and chili. Photograph by Rachel Bires.



Photographs courtesy [www.milestheprince.com/gallery](http://www.milestheprince.com/gallery).





Ribbon cutting for Chick-fil-A in Yonkers.

# Chick-fil-A opens in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

The first Chick-fil-A in Yonkers has opened at 2205 Central Park Ave. at the intersection with Roxbury Drive. A ribbon cutting for the new establishment attended by city officials and other invited guests took place prior to the first day of business, June 25.

The franchised local operator is Israel Allmand who lives in Yonkers with his wife Monica and a daughter. The 3,813-square-foot outlet with drive-thru was built on a site that had been previously occupied by a bank that had two drive-thru lanes and a drive-up ATM lane. The site plan included 45 parking spaces, the number of spaces that the city requires.

The area along Roxbury Drive is residential. The Westchester Hills School 29, a public-school serving kindergarten through 8th grade, is located to the north of the site along Croydon Road. Primarily commercial uses are along Central Park Avenue.

Chick-fil-A had told Yonkers there would be from 125 to 150 people employed by the facility, which would be open from about 6:30 a.m. to about 10 p.m. on Monday through Saturday. A typical work shift would include approximately 15 employees at a time with three shifts throughout the day. Customers can order in advance and use the drive-thru for picking up.

Allmand had worked at a Chick-fil-A outlet in Orlando, Florida, as a teenager. While he attended the University of Central Florida where he earned a degree in hospitality management, he worked at a Chick-fil-A near campus. The franchise holder of that outlet encouraged him to pursue a career path with Chick-fil-A.

"The mentorship and opportunities that Chick-fil-A has presented to me over the last 18 years is something I will never forget," Allmand said. "Within the company, I've crossed paths with countless inspiring people. As I dive into this role, my goal is to empower individuals to reach their fullest potential, fostering a vibrant community where everyone thrives."

Allmand plans to donate surplus food from the restaurant to local shelters, food banks and other nonprofits. He also is recognizing 100 local "heroes" who are having an impact on Yonkers by giving them free entrées for a year. In honor of the Yonkers opening, Chick-fil-A has donated \$25,000 to Feeding America for use in supporting the local food bank Feeding Westchester.



**Date** October 24 | **Time** 5:30 pm | **Location** CV RICH MANSION  
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## WESTCHESTER

## COURT CASES

**U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, July 24 - 30**

**Affordable Logistics Inc., d.b.a. Koski Trucking, Cortlandt Manor, Keith Koski, president,** 24-22668-SHL: Chapter 11, assets \$725,332, liabilities \$2,112,105.. Attorney: Dawn Kirby.

**U.S. District Court, White Plains Local business cases, July 24 - 30**

**Jared Weyker, Chicago vs. Largetail LLC, Beacon, et al,** 24-cv-5587-NSR: Breach of contract. Attorney: Nicholas A. Pasalides.

**Local 806 Structural Steel and Bridge Painters Funds, White Plains vs. Defoe Corp., Mount Vernon, et al,** 24-cv-5593-KMK: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

**1164 Sports Hill LLC, Yonkers vs. United States Liability Insurance Co., Wayne, Pennsylvania,** 24-cv-5598-KMK: Insurance, removal from Westchester Supreme Court. Attorneys: Matthew S. Aboulafla for plaintiff, Vincent J. Proto for defendant.

**Ronald Mynor Vasquez Munoz vs. Safeway Towing Inc., New Rochelle, et al,** 24-cv-5630-NSR: Fair Labor Standards Act. Attorney: Gennadiy Naydenskiy.

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

**Maria Esperanza Vargas Sanchez, Dominican Republic vs. Standard Amusements LLC, Rye,** 24-cv-5681-PMH: Personal injury. Attorney: Andrew S. Buzin.

**Hilario Rojas Ortega, Yonkers vs. Healthy Choice Markets IV, Scarsdale, et al,** 24-cv-5682-PMH: Fair Labor Standards Act. Attorney: James P. P. O'Donnell.

**Sergio Costa vs. Tasca Central Avenue Hyundai, Hartsdale,** 24-cv-5694-KMK: Telephone Consumer Protection Act. Attorney: Zane C. Hedaya.

**Jose Dutan vs. El Bandido Restaurant Inc., Middletown,** 24-cv-5717-CS: Fair Labor Standards Act, collective action. Attorney: Peter A. Romer.

**Lowly Pierre, Rockland County vs. Ramapo Manor Nursing Center Inc., Airmont,** 24-cv-5778-PMH: Fair Labor Standards Act. Attorney: Abdul Hassan.

## DEEDS

## Above \$1 million

**Adelpe Ventures LLC,** Bronxville. Seller: Emelie M. Preis, Bronxville. Property: 238 Pondfield Road, Eastchester. Amount: \$2.7 million. Filed July 11.

**AKS Kismet Emunah LLC,** Bronx. Seller: Elizabeth S. Fuld, Greenwich, Connecticut. Property: 11 Clinton Lane, Harrison. Amount: \$1.8 million. Filed July 9.

**Deutsche Bank National Trust Co.,** Mount Laurel, New Jersey. Seller: John Raniolo, Yonkers. Property: 641 Fifth Ave., Mount Vernon. Amount: \$1 million. Filed July 10.

**Krishnan, Karthigayen G.,** Yonkers. Seller: Q Realty Ltd., Yonkers. Property: 6 N. Broadway, Yonkers. Amount: \$1.5 million. Filed July 15.

**IA Rochelle Park LLC,** New York. Seller: James Francis, New Rochelle. Property: 38 Cortlandt Ave., New Rochelle. Amount: \$2 million. Filed July 15.

**National Residential Nominee Services Inc.,** Frisco, Texas. Seller: Catherine L. Flores, Scarsdale. Property: 44 Axtell Drive, Scarsdale. Amount: \$3.2 million. Filed July 15.

**Pragma Property Enterprise LLC,** West New York, New Jersey. Seller: Ylli Cakani, Scarsdale. Property: 49 Drake Road, Scarsdale. Amount: \$2.1 million. Filed July 12.

**RAS Closing Services LLC,** Glen Ellyn, Illinois. Seller: Fillipe Lomenso, Rye Brook. Property: 15 Fellowship Lane, Rye Town. Amount: \$1.2 million. Filed July 12.

**Skyhawk Charlie LLC,** Scarsdale. Seller: Hong Y Ma, Scarsdale. Property: 70 Brambach Road, Eastchester, Scarsdale. Amount: \$1.6 million. Filed July 11.

**Slotkin, Seth D.,** Larchmont. Seller: 35 Morris Lane LLC, Dix Hills. Property: 35 Morris Lane, Scarsdale. Amount: \$8.2 million. Filed July 10.

**Soliman, John,** Rye. Seller: Wizard Development LLC, Rye. Property: 5 Turf Ave., Rye City. Amount: \$4.1 million. Filed July 12.

**Stone Valley Management Corp.,** Scarsdale. Seller: 53 Chase Realty LLC, Yonkers. Property: 53 Chase Ave., Yonkers. Amount: \$1.5 million. Filed July 10.

**Twin Elms Enterprises LLC,** Pinecrest, Florida. Seller: 61 Crawford Road Realty LLC, Harrison. Property: 61 Crawford Road, Harrison. Amount: \$4.2 million. Filed July 12.

## Below \$1 million

**128 Parkway Homes LLC,** Cross River. Seller: Leticia Arzu, White Plains. Property: 4 Granada Crest, Greenburgh. Amount: \$317,000. Filed July 10.

**324 North High LLC,** Middleton. Seller: Secretary of Housing and Urban Development, Washington, D.C. Property: 324 N. High St., Mount Vernon. Amount: \$375,000. Filed July 15.

**743 Gramatan LLC,** Newburgh. Seller: Carmela Tavolilla, Thornwood. Property: 743 Gramatan Ave., Mount Vernon. Amount: \$915,000. Filed July 11.

**90 Elliot LLC,** Yonkers. Seller: City of Yonkers. Property: 90 Elliott Ave., Yonkers. Amount: \$72,000. Filed July 10.

**A&A Properties of Westchester Inc.,** Briarcliff Manor. Seller: 51 Central Realty LLC, Ossining. Property: 51 Central Ave., Ossining. Amount: \$550,000. Filed July 10.

**Balthazor Properties LLC,** Harrison. Seller: Didier Vanderperre, Larchmont. Property: 14 N. Chatsworth Ave., Mamaroneck. Amount: \$329,000. Filed July 12.

**Bijnath, Ravi,** Bronx. Seller: SHG Lot LLC, Yorktown Heights. Property: 809 Shiqr Gashi Court, Yorktown. Amount: \$300,000. Filed July 11.

**Bingham, Shelly-Ann,** Bronx. Seller: 468 S. Fourth Avenue 103 LLC, Monsey. Property: 468 S. Fourth Ave., Mount Vernon. Amount: \$426,000. Filed July 11.

**Buzhiqi, Agron,** Yorktown Heights. Seller: Pybo LLC, Ossining. Property: 71-75 Stafford St., Ossining. Amount: \$640,000. Filed July 11.

**DMC Acquisitions LLC,** Yonkers. Seller: Carrie L. Franklin, Maple Heights, Ohio. Property: 14 Mohawk Terrace, Greenburgh. Amount: \$335,000. Filed July 10.

**Friedman, Stephanie,** Yorktown Heights. Seller: 5 Tudor Place LLC, New Rochelle. Property: 5 Tudor Place, Greenburgh. Amount: \$750,000. Filed July 11.

**Gallardo, Christian,** Yorktown Heights. Seller: Family Service Society of Yonkers, Yonkers. Property: 3072 Maqua Place, Yorktown. Amount: \$257,000. Filed July 11.

**Howley, Alexandra J.,** Stamford, Connecticut. Seller: AFU LLC, Purchase. Property: 26 Cottage Ave., Harrison. Amount: \$950,000. Filed July 11.

**HXH and QYT Realty LLC,** Jefferson Valley. Seller: Kristen Fertucci, Crompond. Property: 67 Paulding Lane, Cortlandt. Amount: \$287,000. Filed July 11.

**L&M Contracting Enterprises LLC,** Yonkers. Seller: Kelley B. Smith, Hartsdale. Property: 5 Southway, Greenburgh. Amount: \$685,000. Filed July 10.

**Leshchinsky, Marat,** Brooklyn. Seller: Federal National Mortgage Association, Plano, Texas. Property: 106 W. Sidney Ave., Mount Vernon. Amount: \$526,000. Filed July 10.

**McGuire, Mark A.,** Port Chester. Seller: Rooke Holdings and Enterprises LLC, Port Chester. Property: 1 Landmark Square, Rye Town. Amount: \$299,000. Filed July 9.

**Quiroga, Veronica,** Bronx. Seller: Garfield Acquisition LLC, Yonkers. Property: 10 Garfield St., Yonkers. Amount: \$525,000. Filed July 12.

**Rick K LLC,** Peekskill. Seller: Donald F. Cypher, Croton-on-Hudson. Property: 72 Crugers Station Road, Cortlandt. Amount: \$825,000. Filed July 9.

**Six25 Concierge IV LLC,** White Plains. Seller: Ruth Marie G. Hicks, White Plains. Property: 2 Hunting Ridge Road, White Plains. Amount: \$850,000. Filed July 15.

**Starye LLC,** Sleepy Hollow. Seller: Ching & Lam Inc., Tarrytown. Property: 186 Cortlandt St., Mount Pleasant. Amount: \$600,000. Filed July 9.

**Stein, Jordan M.,** Briarcliff Manor. Seller: KM Group Holdings LLC, Briarcliff Manor. Property: 33 Matthes Road, Ossining. Amount: \$799,000. Filed July 12.

**Town of Mamaroneck.** Seller: Robert Abrams, Mamaroneck. Property: 531 Weaver, Mamaroneck. Amount: \$40,000. Filed July 11.

**Uzebu, Uwagbae,** Yonkers. Seller: Sharpe Home Designs LLC, Yonkers. Property: 123 Edgepark Road, Greenburgh. Amount: \$930,000. Filed July 12.

**Winterberry 2800 LLC,** Chappaqua. Seller: Danilo Florissi, Briarcliff Manor. Property: 2 Winterberry Lane, Ossining. Amount: \$985,000. Filed July 10.

**Zhang, Yonghong,** Beijing, China. Seller: 401 Columbus Ave Company LLC, Greenwich, Connecticut. Property: in White Plains. Amount: \$945,000. Filed July 11.

## WORKERS' COMPENSATION BOARD

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

**Arias Dry Cleaner II Inc.,** New Rochelle. Amount: \$2,000.

**Between Ages Adult Social Center Inc.,** New Rochelle. Amount: \$7,000.

**BK Soul Food & Catering LLC,** Yonkers. Amount: \$21,000.

**Bridgeway Wealth Partners LLC,** Irvington. Amount: \$21,500.

**Carols Kitchen Inc.,** Yorktown Heights. Amount: \$1,000.

**DSI Investigations Inc.,** New Rochelle. Amount: \$27,500.

**GNSKP Associates LLC,** Mount Vernon. Amount: \$6,000.

**Good Food Deli & Grocery Inc.,** Yonkers. Amount: \$8,000.

**J&Z Nymex Contracting Inc.,** Yonkers. Amount: \$3,000.

**Lakeview Florist & Pond Supplies Inc.,** Valhalla. Amount: \$21,500.



**LI Home Improvement & Services Corp.**, Buchanan. Amount: \$21,500.

**Monolith Marketing & Media LLC**, Chappaqua. Amount: \$26,500.

**Morningside Laundromat Corp.**, Yonkers. Amount: \$25,000.

**Rancho Poblano Bar & Grill Incorporated**, White Plains. Amount: \$12,000.

**RG Maintenance LLC**, Mount Vernon. Amount: \$12,000.

**Shermc Enterprise Inc.** d.b.a. **Touch of Class Caribbean Fusion Cuisine**, Peekskill. Amount: \$25,500.

**The Twins Grocery & Deli Corp.**, Yonkers. Amount: \$16,000.

## JUDGMENTS

**209 Stevens Avenue LLC**, Purchase. \$508,013 in favor of Wilfredo Brewster, Mount Vernon. Filed June 27.

**Acevedo, Juan**, Bronxville. \$4,401 in favor of Greentree at Yonkers Condo Board Managers, White Plains. Filed June 17.

**Acevedo, Margarita**, Yonkers. \$43,467 in favor of Rocca Fiorita Corp., Mount Vernon. Filed June 20.

**Acosta, Cyndi**, Yonkers. \$1,898 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 28.

**Arancibia, Antonio**, Port Chester. \$3,267 in favor of American Express National Bank, Sandy, Utah. Filed June 20.

**Ashby, Francis P.**, Climax. \$152,991 in favor of Tang Yao-Wha, Larchmont. Filed June 20.

**Beville, Jenee L.**, Yonkers. \$5,231 in favor of Discover Bank, New Albany, Ohio. Filed June 17.

**Cantres, Rivas R.**, Peekskill. \$21,704 in favor of Nelson Court LLC, Peekskill. Filed June 20.

**Carvalho, Thiago**, Eastchester. \$3,312 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 21.

**Castillo, Natividad C.**, Yonkers. \$27,233 in favor of La Gem LLC, Yonkers. Filed June 20.

**Contreras, Jacqueline**, Peekskill. \$4,076 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 28.

**Darwish Auto Group**, Adams. \$77,805 in favor of Jeffery Benezra, Yonkers. Filed June 17.

**Davis, Sidney N.**, Cortlandt Manor. \$16,214 in favor of Petro Inc., Woodbury. Filed June 21.

**De Garcia, Ileana O.**, New York. \$11,989 in favor of Highland Properties Inc., Yonkers. Filed June 20.

**Delgado, Rene**, Tarrytown. \$5,382 in favor of Olivier Marie, Ossining. Filed June 20.

**Diah, Sandrine**, Lithonia, Georgia. \$12,439 in favor of Pelham Views Inc., Mount Vernon. Filed June 20.

**Dijulio, Jason**, White Plains. \$6,437 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 27.

**F. Bowen Jr., James R.**, Yonkers. \$22,120 in favor of 119 Glenwood Avenue LLC, Yonkers. Filed June 20.

**Feliz, Miguel**, Bronx. \$13,869 in favor of Caryl & Broadway Inc., Yonkers. Filed June 20.

**Fevrier, Morgan**, Yonkers. \$6,729 in favor of Capital One NA, Glen Allen, Virginia. Filed June 28.

**Flores, Cynthia G.**, New Rochelle. \$2,753 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 28.

**Givans, Sonia E.**, South Salem. \$5,496 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 17.

**Knight, Thelma**, Mount Vernon. \$4,287 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 21.

**Lyne, Jennifer**, Katonah. \$4,420 in favor of David J. Peck, Harrison. Filed June 21.

**Malcolm, Leisha**, Mount Vernon. \$15,403 in favor of 622 VCA LLC, New York. Filed June 27.

**McCants, Ronnie B.**, White Plains. \$9,568 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 28.

**McCauley, Anika**, Bronxville. \$4,120 in favor of American Express National Bank, Sandy, Utah. Filed June 17.

**McDermott, John L.**, Coral Springs, Florida. \$123,210 in favor of GCM Capital LLC, White Plains. Filed June 21.

**Moran-Santiago, Flor V.**, Deland, Florida. \$9,899 in favor of Ana Lorenzo, Yonkers. Filed June 20.

**Morrison, Fay E.**, Yonkers. \$5,312 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 27.

**Mukhtar, Afzal**, Ossining. \$6,788 in favor of American Express National Bank, Sandy, Utah. Filed June 27.

**Myles-Walker, Robyn-Ashli D.**, Mount Vernon. \$4,778 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 24.

**Myles-Walker, Robyn-Ashli D.**, Mount Vernon. \$3,045 in favor of Bank of America NA, Charlotte, North Carolina. Filed June 24.

**Oliver, Vermel**, New Rochelle. \$37,185 in favor of Rizga LLC, Yonkers. Filed June 20.

**Ortega, Hairo P.**, Yonkers. \$3,848 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 27.

**Pironti, Claudine**, Buchanan. \$10,001 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 21.

**Polanco, Escarlin**, Yonkers. \$2,989 in favor of Synchrony Bank, Draper, Utah. Filed June 17.

**Quinones, Aracelis E.**, Allentown, Pennsylvania. \$13,842 in favor of 460 South Broadway Realty LLC, Yonkers. Filed June 20.

**Rio Tinto Home Improvement Corp.**, Ossining. \$2,832 in favor of Capital One Bank NA, Glen Allen, Virginia. Filed June 27.

**Rivera, Wanda I.**, Yonkers. \$35,192 in favor of 45 Radford Street LLC, Yonkers. Filed June 20.

**Rodriguez, Carlos**, Yonkers. \$24,721 in favor of Boone Law PLLC, Yonkers. Filed June 20.

**Smith, Shadona**, Mount Vernon. \$4,944 in favor of Synchrony Bank, Draper, Utah. Filed June 17.

**Sonni, Alian**, Yonkers. \$1,241 in favor of Petro Inc., Woodbury. Filed June 17.

**Steele, Ivory A.**, Yonkers. \$2,315 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed June 10.

**Tarrytown Partners LLC**, Tarrytown. \$21,129 in favor of Annex Group Inc., Elmsford. Filed June 28.

**Tomero, Ashley**, Yonkers. \$2,164 in favor of Calvary SPV I LLC, Greenwich, Connecticut. Filed June 24.

**Vargas, Mercedes**, Yonkers. \$25,622 in favor of Amelina Corp., Yonkers. Filed June 20.

**Watstein, Adam**, Southeast. \$1,800 in favor of David J. Peck, Harrison. Filed June 21.

**Win, Thomas**, Pleasantville. \$2,095 in favor of Midland Credit Management Inc., San Diego, California. Filed June 6.

**Zhingri, Juan M.**, Ossining. \$2,832 in favor of Capital One Bank NA, Glen Allen, Virginia. Filed June 27.

## LIS PENDENS

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

**1145 Kitchawan LLC**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 1145 Kitchawan Road, Yorktown. Filed June 28.

**Agnant, Evelyn**, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$230,000 affecting property located at 28 Overlook St., Mount Vernon. Filed June 27.

**Alfonso-Garro, Ivonne**, aka, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$380,000 affecting property located at 24 Lakeside Drive, Valhalla. Filed June 25.

**Capital One Bank USA NA**, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$270,000 affecting property located in Yonkers. Filed June 21.

**Discover Bank**, as owner. Filed by United Nations Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$348,000 affecting property located at 76 Parkway East, Mount Vernon. Filed July 2.

**Edson Avenue Development Group LLC**, as owner. Filed by Community Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$457,000 affecting property located in Mount Vernon. Filed July 2.

**Furman, Alexander**, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$134,000 affecting property located at 38 Boulder Trail, Bronxville. Filed June 25.

**Gray, Curtis**, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$455,000 affecting property located at 129 Hillside Ave., Mount Vernon. Filed June 28.

**Hackett, William**, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 351 Union Ave., Mount Vernon. Filed June 25.

**Hussain, Asad**, as owner. Filed by Servis One Inc. Action: Foreclosure of a mortgage in the principal amount of \$426,000 affecting property located at 23 Arthur Place, Yonkers. Filed July 1.

**Miranda, Carolyn**, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$29,000 affecting property located at 210 Hardscrabble Road Mount Pleasant. Filed June 26.

**Pale Horse Realty LLC**, as owner. Filed by US Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 1089-1091 Mile Square Road, Yonkers. Filed June 28.

**Perez, Rafael**, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$297,000 affecting property located at 398 E. Main St., Yorktown. Filed June 25.

**Shady, Amal**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$257,000 affecting property located at 51 Haines Road, 2A, Bedford. Filed June 28.

**Spence, Lamont**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$232,000 affecting property located at 553 S. Fifth Ave., Mount Vernon. Filed June 27.

## MECHANIC'S LIENS

**1060 Nepperhan Avenue LLC**, Yonkers. \$11,457 in favor of SESI Consulting Engineers DPC, Parsippany, New Jersey. Filed July 15.

**1060 Nepperhan Avenue LLC**, Yonkers. \$817,358 in favor of KNR Construction LLC, Yonkers. Filed July 16.

**1060 Nepperhan Avenue LLC**, Yonkers. \$4,102,332 in favor of Rinaldi Group of New York LLC, Albany. Filed July 16.

**70 Croton LLC**, Ossining. \$24,990 in favor of Steel Systems LLC, Purchase. Filed July 15.

**CRP/Post Bedford Hills Owner LLC**, Bedford Hills. \$43,094 in favor of Tompkins Landscaping Corp., Putnam Valley. Filed July 17.

**Fleschman, Dustin**, Armonk. \$8,700 in favor of Miguel Huaman Construction LLC, White Plains. Filed July 17.

**Rompala Amy**, Scarsdale. \$70,900 in favor of Paul C. Moloney Inc., Mamaroneck. Filed July 15.

**Seacor, Mary**, Yorktown. \$64,457 in favor of Authentic Window Design Inc., Yonkers. Filed July 17.

**Tarrytown II LLC**, Mount Pleasant. \$348,716 in favor of Belway Electrical Contracting Co., Elmsford. Filed July 17.

## NEW BUSINESSES

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



## Sole Proprietorships

**DC Hauling**, 115 Lincoln Ave., Yonkers 10704. c/o David M. Carosone. Filed July 5.

**DC Service Co.**, 1321 Lincoln Terrace, Peekskill 10566. c/o Diego R. Carvajal Palacios. Filed July 10.

**DMR Consulting Services**, P.O. Box 827, Yonkers 10703. c/o Dennis M. Robertson. Filed July 11.

**Gomez Landscaping**, 416 N. Division St., Peekskill 10566. c/o Jose Gomez. Filed July 9.

**Helados, Jaden**, 73 Jackson St., Yonkers 10701. c/o Amadan Leyva Hernandez. Filed July 11.

**Helados Monica**, 118 Beech St., Yonkers 10701. c/o Monica Hernandez Aguilera. Filed July 11.

**JM Cruz Landscaping**, 65 Traverse Ave., 2R, Port Chester 10573. c/o Jose Martin Cruz. Filed July 9.

**Karmic Beauty**, 33 N. Third Ave., 6V, Mount Vernon 10550. c/o Zenae Carolina. Filed July 11.

**Keep It Clean Pressure Washing**, 220 Yonkers Ave., 11K, Yonkers 10701. c/o Ashton Malik Brown. Filed July 11.

**Mateos Landscaping**, 1716 Decatur Road, Mohegan Lake 10547. c/o Segundo Carchi. Filed July 9.

**Ongod Exchange**, 15 S. Seventh Ave., Mount Vernon 10550. c/o Emmanuel Kunji. Filed July 8.

**Peekskill Bricks**, 850 McKinley St., Peekskill 10566. c/o William Wells Purcell. Filed July 5.

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

**Steves Styles Boutique**, 408 Homestead Ave., Mount Vernon 10553. c/o Steven Powell. Filed July 9.

**Traveling Notaries**, 35 Bennett Ave., Yonkers 10701. c/o Patrick J. Walker. Filed July 11.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**24 26 Eastdale Avenue LLC**, as owner. Lender: Rhinebeck Bank. Property: in town of Poughkeepsie. Amount: \$1.4 million. Filed June 26.

**335 Founders Way LLC**, as owner. Lender: Rhinebeck Bank. Property: in town of Poughkeepsie. Amount: \$4.1 million. Filed June 26.

**942 944 Dutchess Turnpike LLC**, as owner. Lender: Rhinebeck Bank.

Property: in town of Poughkeepsie. Amount: \$2.4 million. Filed June 26.

**Loan Funder LLC Series 69529**, as owner. Lender: Manfield LLC. Property: 35 Mangin Road, Monroe. Amount: \$1.6 million. Filed June 27.

**Loan Funder LLC Series 72088**, as owner. Lender: 63 Duell Avenue LLC. Property: 63 Duell Ave., Monroe. Amount: \$1.7 million. Filed June 21.

#### Below \$1 million

**3147 Route 94 LLC**, as owner. Lender: Broadview Capital LLC. Property: 3147 Route 94, Blooming Grove. Amount: \$374,000. Filed June 20.

**Hudson Valley Credit Union**, as owner. Lender: Maryssa L. Pando and Justin M. Pando. Property: in Newburgh. Amount: \$522,500. Filed June 18.

**Lendingone LLC**, as owner. Lender: ZJSB LLC. Property: in Montgomery-Maybrook. Amount: \$269,750. Filed June 18.

**Oaktree Funding Corp.**, as owner. Lender: Live Your Best Realty LLC. Property: 38 McCall Place, Newburgh. Amount: \$256,383. Filed June 21.

**Rogers, Mark R. and Darcy Rogers**, as owner. Lender: Westchester Modular Homes Inc. Property: in Dover. Amount: \$340,000. Filed June 26.

### DEEDS

#### Above \$1 million

**162 New City Associates LLC**, Long Valley, New Jersey. Seller: 162 New City LLC, New City. Property: 162 S. Main St., New City. Amount: \$1.1 million. Filed July 8.

**235 North Main LLC**, Monsey. Seller: North Main Street Equities LLC, Spring Valley. Property: 235 N. Main St., Spring Valley. Amount: \$9.2 million. Filed June 28.

**27 Meron Road LLC**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 27 Meron Road, Monsey. Amount: \$1.1 million. Filed July 3.

**41 Meron LLC**, Monsey. Seller: Edison Manor LLC, Nanuet. Property: 67 Meron Road, Monsey. Amount: \$1.3 million. Filed June 27.

**7 Bruck Court LLC**, Chestnut Ridge. Seller: Arthur Gruen, et al. Spring Valley. Property: 7 Bruck Court, Wesley Hills. Amount: \$1.2 million. Filed July 8.

**9 Wendover LLC**, Spring Valley. Seller: Aryeh and Rela Royde, Suffern. Property: 9 Wendover Lane, Suffern. Amount: \$1.1 million. Filed July 2.

**Berkowitz, Israel**, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 39 Meron Road, Monsey. Amount: \$1.1 million. Filed June 28.

**El Guard Properties LLC**, Monroe. Seller: McAkerman Legacy Trust, et al, Monsey. Property: 31 Emes Lane, Monsey. Amount: \$1.4 million. Filed June 28.

**Elharar, Eveyatar and Aviva Koff**, Thiells. Seller: We Buy Sell RE New York LLC, Monsey. Property: 15a Rosman Road, Thiells. Amount: \$1.1 million. Filed July 2.

**Markowits, Samuel Z.**, Brooklyn. Seller: 12 Augusta LLC, Orangeburg. Property: 12 Augusta Ave., Monsey. Amount: \$1.7 million. Filed July 2.

**Purcell, John and Tara Purcell**, New City. Seller: Stipe Realty Corp., Pearl River. Property: 40 S. Mountain Road, Pearl River. Amount: \$2.4 million. Filed July 8.

**RLF IV East 2 LLC**, Annapolis, Maryland. Seller: RTB Properties LLC, New City. Property: 400 500 Corporate Court, Valley Cottage. Amount: \$11.8 million. Filed July 8.

**Schwartz, Esther**, Monsey. Seller: Semenova Realty LLC, New City. Property: 11 Lisa Lane, New City. Amount: \$1.1 million. Filed July 5.

**Segelbaum, Shmiel and Yocheved Segelbaum**, Monsey. Seller: 34 Ridge LLC, Monsey. Property: 42 Ridge Ave., Spring Valley. Amount: \$1.2 million. Filed July 5.

## WESTCHESTER COUNTY & HUDSON VALLEY

**Tri Bee 2 Ltd.** Seller: Pearl River Auto Center Inc. Property: 77 E. Central Ave. and 80 E. Washington Ave., Pearl River. Amount: \$1.4 million. Filed July 8.

#### Below \$1 million

**1 Bonnie Court LLC**, Spring Valley. Seller: Jeff F. and Harris Lehman, Spring Valley. Property: 1 Bonnie Court, New Hempstead. Amount: \$800,000. Filed July 2.

**137 Wayne Avenue LLC**, Suffern. Seller: Fred W. Furman, Fort Mill, South Carolina. Property: 137 Wayne Ave., Suffern. Amount: \$580,000. Filed July 2.

**146 Camp Hill Road LLC**, Brooklyn. Seller: 146 Camp Hill LLC, Brooklyn. Property: 146 Camp Hill Road, Pomona. Amount: \$990,000. Filed June 27.

**146a Camp Hill Road LLC**, Brooklyn. Seller: 146 Camp Hill LLC, Brooklyn. Property: 146 Camp Hill Road, Pomona. Amount: \$380,000. Filed June 27.

**22 Gladys Drive LLC**, Spring Valley. Seller: Emma L. Geron and Doris Thomas, Spring Valley. Property: 22 Gladys Drive, Spring Valley. Amount: \$465,000. Filed July 2.

**4121 Atlantic Avenue LLC**, Toms River, New Jersey. Seller: 151 Blauvelt LLC, Monsey. Property: 153 Blauvelt Road, Monsey. Amount: \$999,000. Filed July 5.

**5 Brigitte Connecticut LLC**, Spring Valley. Seller: Moshe J. Halberstam, Brooklyn. Property: 5 Bridgette Court, Airmont. Amount: \$670,000. Filed July 5.

**89 Cragmere Road LLC**, Suffern. Seller: Scott and Mary E. Gladley, Airmont. Property: 89 Cragmere Road, Suffern. Amount: \$750,000. Filed July 8.

**Antonelli, Christine**, Matamoras, Pennsylvania. Seller: Rob Art LLC, Pearl River. Property: 239 N. Middletown Road, Pearl River. Amount: \$270,000. Filed July 9.

**Berger, Naftali and Brucha Berger**, Spring Valley. Seller: 8 Mezritch Road LLC, Spring Valley. Property: 8 Mezritch Road, New Square. Amount: \$800,000. Filed July 2.

**Braver, Issac**, Brooklyn. Seller: Summit Patio Homes LLC, Monsey. Property: 26 Dessau Circle, New Hempstead. Amount: \$699,000. Filed July 8.

**EB Kasho LLC**, Spring Valley. Seller: Joel Horowitz, Spring Valley. Property: 156 Maple Ave., Spring Valley. Amount: \$555,000. Filed July 5.

**Ecana New York LLC**. Seller: Alan Chernick. Property: 10 Esquire Road, New City. Amount: \$175,000. Filed July 3.

**Fischel, Moshe and Rivka Fischel**, Spring Valley. Seller: Spring Vee Holdings LLC, Brooklyn. Property: 4 Kingston Drive, New Hempstead. Amount: \$950,000. Filed July 9.

**Hedgerow Properties LLC**, Weston, Connecticut. Seller: Estate of Geraldine Bosland, et al, Suffern. Property: 6 Valley View Terrace, Suffern. Amount: \$300,000. Filed June 27.

**Homer Gardens LLC**, New City. Seller: Pillars Trust and Jonathan Weiss Trust, Spring Valley. Property: 5 Homer Lee Ave., Spring Valley. Amount: \$600,000. Filed July 9.

**JL Forest LLC**, Highland Mills. Seller: Joan L. McDaniel, Nyack. Property: 250 Cedar Hill Ave., Nyack. Amount: \$222,000. Filed July 2.

**Leon, Johana M. Q.**, Stony Point. Seller: Stone House Estates LLC, Stony Point. Property: 2 Hudson Ave., Haverstraw. Amount: \$620,000. Filed June 28.

**Lissauer, Tzvi and Nechuma S. Lissauer**, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4110 Corner St., Spring Valley. Amount: \$449,000. Filed July 2.



**M7 Equities LLC.** Seller: Unit 601 603 LLC, Monsey. Property: 55 Old Nyack Turnpike, Nanuet. Amount: \$675,000. Filed June 27.

**North Broadway 26 LLC,** Spring Valley. Seller: Estate of Dorothy E. Engelmoir, Nyack. Property: 655 N. Broadway, Upper Nyack. Amount: \$999,000. Filed July 2.

**PT Thomas Inc.,** Spring Valley. Seller: Affinity Federal Credit Union, Basking Ridge, New Jersey. Property: 14 and 15 Liberty Square, Stony Point. Amount: \$450,000. Filed July 9.

**Rothman, Odel,** Spring Valley. Seller: Miller Bell LLC, Monsey. Property: 27 Token Road, Spring Valley. Amount: \$850,000. Filed July 8.

**Steinberg, Richard,** Stony Point. Seller: Celane Industries LLC and Celane Brown, Suffern. Property: 4 Hunter Court, Pomona. Amount: \$325,000. Filed July 2.

**Tobit Group LLC,** Valley Cottage. Seller: Estate of Donna M. Dezaggo, Valley Cottage. Property: 436 Storms Road, Valley Cottage. Amount: \$450,000. Filed July 9.

## JUDGMENTS

**Alvarez, Jose A.,** Middletown. \$4,816 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 5.

**Annunziata, Alessio,** New Windsor. \$1,491 in favor of Petro Inc., Woodbury. Filed July 5.

**Beach, Cathryn L.,** Highland Falls. \$2,986 in favor of Capital One, Richmond, Virginia. Filed June 28.

**Bellomo, Karen,** Greenville, South Carolina. \$1,831 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 28.

**Boria, Gabriel,** Bloomingburg. \$7,646 in favor of Discover Bank, New Albany, Ohio. Filed June 28.

**Brass, Anna A.,** Middletown. \$6,007 in favor of Midland Credit Management Inc., San Diego, California. Filed June 28.

**Budget Truck Rental,** Cleveland, Ohio. \$33,660 in favor of Geico General Insurance Co., Woodbury. Filed July 5.

**Budhakar, Narendra B.,** Monroe. \$20,956 in favor of Discover Bank, New Albany, Ohio. Filed June 28.

**Clarke, Dana K.,** New Windsor. \$5,501 in favor of Capital One, Richmond, Virginia. Filed July 5.

**Eze, Malachy,** Middletown. \$40,523 in favor of J&G Law LLP, Walden. Filed July 3.

**Figueroa, Michael A,** Wallkill. \$6,088 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed June 28.

**Fort Knox Jewelers,** Central Valley. \$11,464 in favor of Rego Manufacturing Company Inc., Bucyrus, Ohio. Filed July 2.

**Hall, Talai A.,** Newburgh. \$21,483 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed June 28.

**Hallas, Margaret,** Florida. \$1,393 in favor of Midland Credit Management Inc., San Diego, California. Filed July 3.

**Jamal, Jazmin,** Middletown. \$1,275 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 1.

**James, Mark A.,** New Windsor. \$5,294 in favor of Capital One, Richmond, Virginia. Filed July 5.

**Johnson, Joshua,** Middletown. \$10,104 in favor of Southgate II LLC, Livingston, New Jersey. Filed July 5.

**Johnson, Marquis L.,** Middletown. \$6,029 in favor of Capital One, Richmond, Virginia. Filed July 5.

**Lazar, Christine,** Middletown. \$1,882 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed June 28.

**Longo, Giovanna,** Middletown. \$11,134 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed July 5.

**Maclaren, Tess,** Middletown. \$2,994 in favor of Midland Credit Management Inc., San Diego, California. Filed June 28.

**Maikels, Lisette,** Newburgh. \$2,258 in favor of Discover Bank, New Albany, Ohio. Filed July 2.

**Marrero, Norma,** Chester. \$1,453 in favor of Discover Bank, New Albany, Ohio. Filed June 28.

**Marte Jr., Victor A.,** Middletown. \$5,046 in favor of Discover Bank, New Albany, Ohio. Filed July 3.

**Middletown Fried Chicken & Gyro Inc.,** Middletown. \$33,082 in favor of Keybank NA, Buffalo. Filed July 5.

**Miller, Gregory W.,** Beacon. \$2,287 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 5.

**Moran, Dafne,** Newburgh. \$1,331 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 5.

**Ottenwalder, Edwin A.,** Middletown. \$7,911 in favor of Capital One, Richmond, Virginia. Filed June 28.

**Pelaez, Edwin,** Middletown. \$2,303 in favor of Midland Credit Management Inc., San Diego, California. Filed July 5.

**Pellegrino, Alex,** Slate Hill. \$1,777 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 28.

**Porter, Rueien M.,** Middletown. \$4,170 in favor of Capital One, Glen Allen, Virginia. Filed June 28.

**Prince, Tammy M.,** Warwick. \$11,789 in favor of Discover Bank, New Albany, Ohio. Filed June 28.

**Ramos, Maria,** Newburgh. \$6,725 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 5.

**Ramos, Stephanie,** Campbell Hall. \$2,963 in favor of Discover Bank, New Albany, Ohio. Filed July 2.

**Resek, Cheryl,** New Windsor. \$5,874 in favor of Synchrony Bank, Draper, Utah. Filed June 27.

**Rivera, Sasha,** Warwick. \$1,175 in favor of Discover Bank, New Albany, Ohio. Filed July 5.

**Rodriguez Jr., Eric,** Monroe. \$2,409 in favor of Discover Bank, New Albany, Ohio. Filed July 2.

**Rodriguez, Katherine,** Montgomery. \$5,776 in favor of Discover Bank, New Albany, Ohio. Filed July 3.

**Santoro, Sean,** Montgomery. \$5,438 in favor of Midland Credit Management Inc., San Diego, California. Filed July 3.

**Sewnett 6949 Inc.,** Brooklyn. \$126,370 in favor of M&T Bank, Buffalo. Filed July 1.

**Shaw, Desiree,** Port Jervis. \$35,000 in favor of Topstone Management LLC, Monroe. Filed July 1.

**Stack, Kristin,** Otisville. \$15,903 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed June 28.

**Stafford, Michelle Y,** Cornwall-on-Hudson. \$8,985 in favor of Citizens Bank, Johnston, Rhode Island. Filed June 27.

**Suarez, Lynda,** New Windsor. \$2,270 in favor of Hop Energy LLC, West Harrison. Filed July 5.

**Tannenbaum, Bluma,** Monroe. \$6,479 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed July 5.

**Tomasulo, Michele,** Middletown. \$3,504 in favor of Midland Credit Management Inc., San Diego, California. Filed June 28.

**Walcott, James M.,** Middletown. \$2,715 in favor of Capital One, Glen Allen, Virginia. Filed June 28.

**Waters, Cheryl,** Middletown. \$1,320 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed July 5.

**Willett, Brandon,** New Windsor. \$3,725 in favor of Discover Bank, New Albany, Ohio. Filed July 3.

**Z Gate Realty Associates LLC and Jacob Friedman,** Monroe. \$113,370 in favor of M&T Bank, Buffalo. Filed June 28.

## MECHANIC'S LIENS

**Eklecco Newco LLC,** as owner. \$172,642 in favor of Carbone Building Co. Property: 4242 Palisades Center Drive, West Nyack. Filed July 17.

**Good Samaritan Hospital of Suffern New York,** as owner. \$523,000 in favor of Atlantic Cooling Technologies and Services LLC. Property: 255 Lafayette Ave., Suffern. Filed July 18.

**Grasso Allen,** as owner. \$500 in favor of Metro Floors Inc. Property: in Crawford. Filed July 15.

**IYH Estates LLC,** as owner. \$199,355 in favor of Express Electric Inc. Property: in Blooming Grove South. Filed July 15.

**Rojas, Luis Jr.,** as owner. \$22,316 in favor of Messco Building Supply. Property: 854 Bradley Parkway, Blauvelt. Filed July 18.

**SBG Business Holdings LLC,** as owner. \$93,815 in favor of Hartman Design Inc. Property: in Blooming Grove. Filed July 17.

## NEW BUSINESSES

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

## Sole Proprietorships

**Bella Baci Brick Oven Pizza & Italy Kitchen,** 62 Milan St., Pine Bush 12566. c/o Anna Maria Mesiti. Filed July 10.

**Braided Oaks Capital,** 280 Route 211 East, Middletown 10940. c/o Maggie F. Matos. Filed July 12.

**Darga,** 6 Kalev Way, Monroe 10950. c/o Winkler Yisroel. Filed July 10.

**Deck Dudes,** 20 Favino Dive, Wallkill 12589. c/o Paul James Wagner. Filed July 5.

**Dog House,** 14 Skyline Trail, Salisbury Mills 12577. c/o Alfred Erich Mann. Filed July 5.

**Fiat Flower Farm,** 3126d Radiere Loop, West Point 10996. c/o Grace Isabella Mcgiffin. Filed July 8.

**J. Cooper Contracting,** 140 Youngblood Road, Montgomery 12549. c/o James R. Cooper. Filed July 9.

**Jelly Cows,** 126 Roselawn Road, Highland Mills 10930. c/o Valerie Elizabeth Decoy. Filed July 11.

**Kolek,** 61 California Ave., Middletown 10940. c/o Celestin Christine. Filed July 9.

**Koza Fine Dry Cleaning & Laundry Pick Up & Delivery Service,** 125 Freetown Road, Wallkill 12589. c/o Raymond E. Kozireski Jr. Filed July 5.

**Life First CPR,** 46 Handford St., Middletown 10940. c/o Karl S. Enkler. Filed July 9.

**Little Daisies Daycare,** 59 Bedford Ave., Middletown 10940. c/o Noelisa Lopez. Filed July 11.

**Luxury Fashion Mills,** 55 Woodside Knolls Drive, Middletown 10940. c/o Eric S. Mills. Filed July 12.

**Massage Room,** 5 Satmar Drive, 112, Monroe 10950. c/o Abraham Herskovits. Filed July 9.

**Raia Athletic Services,** 66 Old Cahoontie Road, Sparrowbush 12780. c/o Justin Raia. Filed July 11.



## BUILDING PERMITS

### Commercial

**Ceja, Jose L.**, Norwalk, contractor for Jose y Leticia Ceja. Convert four-family residence to three-family residence at 14 Elm St., Norwalk. Estimated cost: \$10,000. Filed June 17.

**Larosa Building Group LLC**, Norwalk, contractor for PNC ARHPF. Upgrade and repair Building 1 at 1 Monterey Place, Norwalk. Estimated cost: \$150,000. Filed June 10.

**Larosa Building Group LLC**, Norwalk, contractor for PNC ARHPF. Upgrade and repair Building 14 at 1 Monterey Place, Norwalk. Estimated cost: \$150,000. Filed June 10.

**Larosa Building Group LLC**, Norwalk, contractor for PNC ARHPF. Upgrade and repair Building 13 at 1 Monterey Place, Norwalk. Estimated cost: \$150,000. Filed June 10.

**Larosa Building Group LLC**, Norwalk, contractor for PNC ARHPF. Upgrade and repair Building 12 at 1 Monterey Place, Norwalk. Estimated cost: \$150,000. Filed June 10.

**Larosa Building Group LLC**, Norwalk, contractor for PNC ARHPF. Upgrade and repair Building 11 at 1 Monterey Place, Norwalk. Estimated cost: \$150,000. Filed June 10.

**Larosa Building Group LLC**, Norwalk, contractor for PNC ARHPF. Upgrade and repair Building 10 at 1 Monterey Place, Norwalk. Estimated cost: \$150,000. Filed June 10.

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

Questions and comments regarding this section should be directed to:

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

**MP Construction LLC**, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 301 Merritt 7, Norwalk. Estimated cost: \$58,432. Filed June 17.

**MP Construction LLC**, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 401 Merritt 7, Norwalk. Estimated cost: \$938,000. Filed June 17.

**PTSC Northeast Inc.**, Norwalk, contractor for Cross Street MOB Owner LLC. Renovate existing medical office at 40 Cross St., Norwalk. Estimated cost: \$3,100,000. Filed June 14.

**Vasyl Berezhansky LLC**, Norwalk, contractor for High Point Condo. Replace roof and siding on Building A, at 187 Flax Hill Road, Norwalk. Estimated cost: \$124,061. Filed June 17.

**Vasyl Berezhansky LLC**, Norwalk, contractor for High Point Condo. Replace roof and siding on Building B at 187 Flax Hill Road, Norwalk. Estimated cost: \$186,091. Filed June 17.

**Vasyl Berezhansky LLC**, Norwalk, contractor for High Point Condo. Replace roof and siding on Building C at 187 Flax Hill Road, Norwalk. Estimated cost: \$186,091. Filed June 17.

**Vasyl Berezhansky LLC**, Norwalk, contractor for High Point Condo. Replace roof and siding on Building D at 187 Flax Hill Road, Norwalk. Estimated cost: \$124,061. Filed June 17.

**Zakhar, Theodore**, Norwalk, contractor for Six Hundred Twenty-five West. Perform replacement alterations at 625 West Ave., Norwalk. Estimated cost: \$39,500. Filed June 10.

### Residential

**A&J Reliable Gutter Service Inc.**, Norwalk, contractor for Alexis Renee Heydt-Long. Remove existing roof and reroof 145 Strawberry Hill Ave., Norwalk. Estimated cost: \$9,900. Filed June 13.

**Brash Restoration LLC**, Norwalk, contractor for Willy Henriquez. Remove existing roof and reroof 15 Ponus Ave., Norwalk. Estimated cost: \$12,000. Filed June 11.

**Burr Roofing Siding & Windows Inc.**, Norwalk, contractor for Alexander Zobler. Replace roof at 1 Spicewood Road, Norwalk. Estimated cost: \$9,280. Filed June 14.

**Cali Home Improvement LLC**, Norwalk, contractor for Luz Alicia Arango. Renovate single-family residence at 40 Cedar Crest Place, Norwalk. Estimated cost: \$15,000. Filed June 14.

**Casini Construction LLC**, Norwalk, contractor for Soundview Property Group LLC. Renovate two-family residence at 21 Soundview Ave., Norwalk. Estimated cost: \$75,000. Filed June 14.

**Custom Built Inc.**, Norwalk, contractor for Michael P. and Joanne Doris. Replace roof at 30 Adams Ave., Norwalk. Estimated cost: \$10,626. Filed June 17.

**DiGiorgi Roofing & Siding Inc.**, Norwalk, contractor for Peter Rawls and Christi Rawls. Remove siding and replace at 32 Avenue D, Norwalk. Estimated cost: \$14,000. Filed June 14.

**DioQuino, Roderick**, Norwalk, contractor for Roderick DioQuino. Remove porch and rebuild one-story addition at rear of single-family residence at 2 Blake St., Norwalk. Estimated cost: \$33,000. Filed June 10.

**ERI Building and Design LLC**, Norwalk, contractor for Kristie Juster. Construct a second-floor addition and add elevator shaft at 2 Rocky Point Road, Norwalk. Estimated cost: \$345,000. Filed June 12.

**Fuscaldo Builders LLC**, Norwalk, contractor for Alana Fuscaldo. Perform replacement alterations at 108 Gregory Blvd., Norwalk. Estimated cost: \$8,000. Filed June 11.

**Garcia, Clever A.**, Norwalk, contractor for Clever A. Garcia. Construct a second-story addition and front porch at 2 Cedar Crest Place, Norwalk. Estimated cost: \$20,000. Filed June 17.

**Genuario's Floor Covering Center Inc.**, Norwalk, contractor for Elizabeth Blake. Renovate existing kitchen and remove one bearing wall at 16 Ludlow MNR, Norwalk. Estimated cost: \$45,000. Filed June 12.

**Lalvay Home Improvement LLC**, Norwalk, contractor for George and Christi Farrington. Remove existing roof and reroof 22 Sunset Hill Ave., Norwalk. Estimated cost: \$9,800. Filed June 10.

**The Barn Yard Enterprises Inc.**, Norwalk, contractor for Sean H. Dejager. Install a shed at rear of single-family residence at 19 Pumpkin Lane, Norwalk. Estimated cost: \$9,000. Filed June 13.

**Trepovich, Augusto C.**, Norwalk, contractor for Maria Ebner. Replace roof at 21 Sable St., Norwalk. Estimated cost: \$15,500. Filed June 14.

**V. Wallenta**, Norwalk, contractor for Alessandra Morrone. Construct rear deck at 59 Terrace Road, Norwalk. Estimated cost: \$25,000. Filed June 11.

**Vega, Andres**, Norwalk, contractor for Andres Vega. Install above-ground pool at 11 Fullmar Lane, Norwalk. Estimated cost: \$5,000. Filed June 17.

**Westview Electric LLC**, Norwalk, contractor for Eric N. Moretti. Renovate single-family residence at 35 Magnolia Ave., Norwalk. Estimated cost: \$34,000. Filed June 10.

**Westview Electric LLC**, Norwalk, contractor for Joshua Levine. Renovate single-family residence at 49 Ledgewood Drive, Norwalk. Estimated cost: \$30,000. Filed June 10.

**Williams, Patricia A.**, Norwalk, contractor for Patricia A. Williams. Create ADU within existing single-family residence at 9 Holyday Ave., Norwalk. Estimated cost: \$10,000. Filed June 13.

## COURT CASES

### Bridgeport Superior Court

**Amarante-Denapol, Valeria P.**, Bridgeport. Filed by Ezequias Reyes, Bridgeport. Plaintiff's attorney: John Patrick Casey O'Brien, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134372-S. Filed May 21.

**McGrath, John, et al**, Fairfield. Filed by Kaiser Herrera, Fairfield. Plaintiff's attorney: Nicholas Law Firm LLC, Torrington. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134750-S. Filed May 31.

**Obando, Sebastian, et al**, New Canaan. Filed by Steven Whitaker, New Canaan. Plaintiff's attorney: Perkins & Associates, Woodbridge. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134470-S. Filed May 23.

**The Stop & Shop Supermarket Company LLC, et al**, Hartford. Filed by Johanna Dorgan, Bridgeport. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: The plaintiff was lawfully on the subject premises to purchase groceries and use the ATM machine. While plaintiff was walking outside the store she encountered a display of pumpkins that took up most of the sidewalk. As she backed up and turned around, her shopping cart slipped off the sidewalk and into the parking lot and she slipped and fell landing on her right hip, thigh and buttock, striking her head and face on the ground. The plaintiff alleged she slipped and fell because the sidewalk was in a defective and dangerous condition caused by the defendants. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6134807-S. Filed June 4.

### Danbury Superior Court

**Amato, Marianna P., et al**, Sturbridge, Massachusetts. Filed by Casagom Condominium Association Inc., Hartford. Plaintiff's attorney: Pilicy & Ryan P.c, Watertown. Action: The plaintiff provides assessment of common expenses in all units in a condominium where the defendant is owner of one of the units. The defendant has an outstanding balance due to pay for common assessments, inclusive of late fees and charges. The plaintiff claims a foreclosure of its condominium common charge lien, possession of the premises, monetary damages more than \$2,500, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050537-S. Filed June 10.

**Lawrence, George Denton, et al**, Weston. Filed by Rogerio DeAlmeida, Danbury. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050400-S. Filed May 29.



**Stockman, Nancy, et al**, New Fairfield. Filed by Toniann Verbasco, New Fairfield. Plaintiff's attorney: Ventura Law, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050326-S. Filed May 24.

**X-gen Advertise Corp., et al**, Flushing, New York. Filed by Blue Ribbon Funding LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant entered a purchase and sale of future receivables, whereby the plaintiff sold and the defendant purchased, future receipts of the seller. 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-24-6050149-S. Filed May 10.

## Stamford Superior Court

**Doonan, Philomena**, Stamford. Filed by Fairfield County Bank, Ridgefield. Plaintiff's attorney: Action: The plaintiff is the current holder and owner of the defendant's note and mortgage.. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067303-S. Filed June 5.

**Edge Telecom Inc., et al**, Waller, Texas. Filed by Cucumber Capital LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff and defendant executed a commercial standard merchant (MCA) cash advance agreement in favor of plaintiff pursuant to which certain sums of money were advanced to the defendants and required to be repaid to plaintiff. The defendants were required to make daily payments; however, the defendants have breached the obligations of the MCA and failing to tender the daily installment payments when due. 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-24-6067056-S. Filed May 24.

**Stevenson, Cassandra, et al**, Bethel. Filed by Craig Stevenson, Houston, Texas. Plaintiff's attorney: Michael J. Barnaby, Stamford. Action: The plaintiff entered a home improvement construction contract with defendants to furnish materials and render services for the construction of additions and alterations to a property. However, contract between plaintiff and the defendant is void and illegal because it did not comply with the express requirements of the Connecticut Home Improvement Act that requires that any home improvement contract be signed by the owner and contractor. The contract is fraudulent since it contained a signature that is not the signature of plaintiff, but an apparent forgery or a signature lifted from another unrelated document. 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-24-6050482-S. Filed May 8.

**Von Seggern, Christina**, Cos Cob. Filed by Harvey Fraser, Norwalk. Plaintiff's attorney: Ryan Ryan Deluca LLP, Bridgeport. Action: The plaintiff and defendant entered into an agreement whereby plaintiff contributed monies toward the maintenance, repair and improvement of a property. The mutual agreement and understanding of both parties was that all monetary contributions plaintiff made were loans to be repaid by defendant. The defendant sold the property to a third party. The plaintiff made repeated demands for repayment of his monetary contributions; however, the defendant never repaid the plaintiff. 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-24-6067659-S. Filed June 24.

## DEEDS

### Commercial

**2179 Post Road LLC**, Fairfield. Seller: Peter Ambrose, Fairfield. Property: 2179 Post Road, Fairfield. Amount: \$700,000. Filed July 19.

**2199 Post Road LLC**, Fairfield. Seller: Bruce Czapla, Fairfield. Property: 2199 Post Road, Fairfield. Amount: \$1,300,000. Filed July 19.

**26 Memory LLC**, Greenwich. Seller: Jeffrey Dellorusso, New York, New York. Property: 26 Memory Lane, Greenwich. Amount: \$4,121,000. Filed July 2.

**29 Fairfield Place LLC**, Fairfield. Seller: Peter Ambrose, Fairfield. Property: 29 Fairfield Place, Fairfield. Amount: \$500,000. Filed July 19.

**Achy-Brou, Aristide C. and Ijeoma E. Akunyili**, Greenwich. Seller: Brou Holdings LLC, Old Greenwich. Property: Lot 11, Book 144, Greenwich. Amount: SN/A. Filed July 2.

**AGN Builders LLC**, Norwalk. Seller: Vojislav Djordjic, Peabody, Massachusetts. Property: 511 Den Road, Stamford. Amount: \$250,000. Filed July 2.

**Costigan, Seamus**, Stamford. Seller: Federal National Mortgage Association, Plano, Texas. Property: 17 Limerick St., Stamford. Amount: \$920,000. Filed July 1.

**David Montanari Holdings No.2 LLC**, Stamford. Seller: William P. Flannery, Stamford. Property: 99 Prospect St., Unit 5B, Stamford. Amount: \$185,000. Filed July 2.

**Family Centers Inc.**, Greenwich. Seller: 986 Bedford LLC, Stamford. Property: 986 Bedford St., Stamford. Amount: \$2,300,000. Filed July 2.

**Frank Ginsberg 2012 Family Trust**, Greenwich. Seller: Betty W. C. Brown, Arlington, Virginia. Property: Lake Avenue, Greenwich. Amount: \$10. Filed July 2.

**Lotterman, Charlie and Jenny Lotterman**, Roosevelt Island, New York. Seller: Six Upland Road LLC, Greenwich. Property: 6 Upland Road, Greenwich. Amount: \$10. Filed July 2.

**Nightingale Lane Capital LLC**, Greenwich. Seller: Wendy A. MacIntyre, Greenwich. Property: 159 Lake Ave., Greenwich. Amount: \$1. Filed July 3.

**Rodriguez, Richard**, Stamford. Seller: HDF Community Land Trust Inc., Stamford. Property: 287 Washington Blvd., Stamford. Amount: \$305,000. Filed July 1.

**Sharpe, Walter Clay**, Stamford. Seller: Glenbrook Learning Center LLC, Stamford. Property: 297 Oaklawn Ave., Stamford. Amount: \$500,000. Filed July 3.

**Shelby Organization LLC**, Fairfield. Seller: Eliot Street Partners LLC, Shelton. Property: 17 and 73 Eliot St., Fairfield. Amount: \$1,100,000. Filed July 19.

**Sound Cove Property II LLC**, Old Greenwich. Seller: Bear RE LLC, Danbury. Property: 445 Hope St., Unit 1, Stamford. Amount: \$165,000. Filed July 2.

## Residential

**Berisha, Vilma and Mikel Berisha**, New Canaan. Seller: Jean-Carlos L. Carias and Tanbir Ahmed, Fairfield. Property: 40-42 Beacon View Drive, Fairfield. Amount: \$650,000. Filed July 19.

**Brown, Trevor**, Stamford. Seller: Shabnam Sadat, Stamford. Property: 46 Taylor St., Unit 305, Stamford. Amount: \$320,000. Filed July 3.

**Byrne, Frank Matthew and Jennifer W. Byrne**, Fairfield. Seller: Frank M. Byrne, Fairfield. Property: 733 Fairfield Beach Road, Unit 49, Fairfield. Amount: \$1. Filed July 19.

**Calderon, Jenny and Marcos E. Alarcon**, Stamford. Seller: Virginia C. Standbury, Stamford. Property: 9 Scofield Ave., Stamford. Amount: \$445,000. Filed July 2.

**Campbell, Ross and Alexis Ditomassi**, Fairfield. Seller: Megan Donofrio and Robert Donofrio, Fairfield. Property: 489 S. Pine Creek Road, Fairfield. Amount: \$1,561,000. Filed July 19.

**Capasso, John and Barbara Capasso**, Fairfield. Seller: Richard C. Brodsky and Wendy A. Kampman, Fairfield. Property: 120 Rhoda Ave., Fairfield. Amount: \$2,300,000. Filed July 16.

**Chaffin, Eric Todd**, Stamford. Seller: Nicholas E. Adamson and Susan A. Huang, Greenwich. Property: 19 Joshua Slocum Dock, Stamford. Amount: \$2,328,000. Filed July 1.

**Chuco, Jose and Miguel Chuco**, Stamford. Seller: Richard Melchionne, Stamford. Property: 123 Haig Ave., Stamford. Amount: \$670,000. Filed July 3.

**Corte-Real, Elizabeth**, Stamford. Seller: Michael B. Garcia and Kimberly A. Garcia, Stamford. Property: 78 Woodbine Road, Stamford. Amount: \$1,315,000. Filed July 2.

**Coughlin, Natasha**, Greenwich. Seller: Jason L. Kent, Greenwich. Property: 153 E. Elm St., Greenwich. Amount: \$3,800,000. Filed July 8.

**DaCruz, Alexander and Erin DaCruz**, Fairfield. Seller: Melissa Kavarsky, Fairfield. Property: 29 Coburn St., Fairfield. Amount: \$550,000. Filed July 17.

**Ellis, Hannah Elizabeth and Joseph Eric Sternberg**, Stamford. Seller: Carlos T. Lu and Mona C. Lu, Greenwich. Property: 55 Stag Lane, Greenwich. Amount: \$2,600,000. Filed July 2.

**Everett, Ashley J. and Christopher J. Everett**, Scarsdale, New York. Seller: Cynthia L. Smith and Sam A. DeFranco, Greenwich. Property: 20 Langhorne Lane, Greenwich. Amount: \$5,495,000. Filed July 2.

**Firebrace, Sharyn and Steven Boutin**, Hartsdale, New York. Seller: Robert Fuda, Fairfield. Property: 418 Jefferson St., Fairfield. Amount: \$559,000. Filed July 19.

**Fortney, Bertha**, Old Greenwich. Seller: Kareem Z. Klink and Megan Klink, Greenwich. Property: Lot 19, Map 1095, Greenwich. Amount: \$10. Filed July 8.

**Gameran, Victoria A. and Michael A. Kitson**, Stamford. Seller: Kevin S. Aarons and Michael A. Aarons, Stamford. Property: 24 W. Hill Road, Stamford. Amount: \$2,200,000. Filed July 3.

**Ho, Jennifer and Marco Luongo**, Stamford. Seller: Patrick M. Holway and Molly M. Holway, Stamford. Property: 60 Tall Oaks Court, Stamford. Amount: \$1,125,000. Filed July 1.

**Karanikolaidis, Efstathios and Andrea L. Santaniello**, Riverside. Seller: Jeffrey Falus and Rachel Falus, Greenwich. Property: 58 Perkins Road, Greenwich. Amount: \$1. Filed July 2.

**King, Elisabeth Thevenin**, Fairfield. Seller: Robert A. Prusak and Nancy Prusak, Fairfield. Property: 490 Wormwood Road, Fairfield. Amount: \$840,000. Filed July 15.

**Liu, Yishen**, Weston. Seller: Vincent J. Longo and Stephanie Longo, Greenwich. Property: 58 Hunt Terrace, Greenwich. Amount: \$1,236,000. Filed July 2.

**Marku, Brunilda**, Stamford. Seller: Hari Priya Kalapu Reddy, Princeton, New Jersey. Property: 39 Glenbrook Road, Unit 2D, Stamford. Amount: \$205,000. Filed July 2.

**McCarthy, Laura**, Greenwich. Seller: Vinit Goradia and Neha Jikaria Goradia, Greenwich. Property: 5 Glen St., Unit 403, Greenwich. Amount: \$960,000. Filed July 8.

**Meglio, Michael and Tina Meglio**, Stamford. Seller: Daniel Alt, Stamford. Property: 202 Soundview Ave., Unit 20, Stamford. Amount: \$565,000. Filed July 1.

**Miao, Yi**, Old Greenwich. Seller: Eugene Caruso and Mary Ellen Caruso, Sarasota, Florida. Property: 8 Sheephill Road, Greenwich. Amount: \$1,300,000. Filed July 3.

**Miller, Evan and Sarah Miller**, Stamford. Seller: Laurie McTigue Cingari, et al, Stamford. Property: 35 Rachelle Ave., Stamford. Amount: \$765,000. Filed July 2.

**Miller, Lindsey C. and Susan C. Sawyer**, Stamford. Seller: Margaret M. Cibulsky, Stamford. Property: 25 Forest St., Unit 11K, Stamford. Amount: \$600,000. Filed July 2.

**O'Malley Jr., Thomas**, Palm Beach, Florida. Seller: Thomas D. O'Malley Jr., Palm Beach, Florida. Property: 9 Windrose Way, Greenwich. Amount: SN/A. Filed July 3.

**Pariser, Rachel and James Hunton**, Port Chester, New York. Seller: Paul J. Morgera and Suzanne Morgera, Stamford. Property: 41 Todd Lane, Stamford. Amount: \$725,000. Filed July 2

**Pinto Jr., Paul**, Fairfield. Seller: Jeffrey P. Valko, Fairfield. Property: Parcel B, Map 4682, Fairfield Beach Road, Fairfield. Amount: \$1,275,000. Filed July 15.



**Purisic, Ismet** and **Sehija Purisic**, Valley Stream, New York. Seller: Richard Breglia, Riverside. Property: 207 Seaton Road, Unit 25-B-3, Stamford. Amount: \$278,500. Filed July 2.

**Ramirez, Denise Mary**, Boulder, Colorado. Seller: Laura Newell, Stamford. Property: 35 W. Broad St., Unit 204, Stamford. Amount: \$470,000. Filed July 2.

**Ravi, Ajeet Kumar** and **Nutan Singh**, Stamford. Seller: Anthony Thomas, Stamford. Property: 1 Strawberry Hill Ave., Unit 1F, Stamford. Amount: \$420,000. Filed July 2.

**Reisner, Stacie B., et al**, Fairfield. Seller: Marjorie Olschan Solomon and Midge Associates Limited Partnership, Easton. Property: 354 Knapps Highway, Fairfield. Amount: \$335,000. Filed July 17.

**Rockett, Courtney R.**, Stamford. Seller: Kevin Curtin and Kerri Ann Curtin, Stamford. Property: 84 Hobson St., Stamford. Amount: \$1,949,500. Filed July 2.

**Rogan, Danielle N.** and **Daniel P. Rogan**, Fairfield. Seller: Leann N. Ratner, Fairfield. Property: Lot 42, Winnepoige Drive, Fairfield. Amount: \$1,410,000. Filed July 15.

**Roy, Amrita** and **Kirk MacKinnon**, Pittsford, New York. Seller: Anna Taylor and Jeffrey Taylor, Fairfield. Property: 1081 Hillside Road, Fairfield. Amount: SN/A. Filed July 18.

**Sanchez, Michael** and **Samantha Sanchez**, Riverside. Seller: Rommin F. Adl and E. Caroline Adl, New Canaan. Property: 25 Hassake Road, Old Greenwich. Amount: \$1,725,000. Filed July 8.

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

**Semmoloni, Juan Pablo** and **Valeria del Carmen Prado**, Riverside. Seller: Marie Caroline Weigold, Riverside. Property: 23 Miltiades Ave., Riverside. Amount: \$1. Filed July 2.

**Seth, Rishi C.**, Fort Worth, Texas. Seller: Dana Tarzia, Stamford. Property: 51 Interlaken Road, Stamford. Amount: \$655,000. Filed July 2.

**Soni, Priyesh Kumar** and **Suchita Sakharan Haryan**, Stamford. Seller: Alexander Vivenzio, Stamford. Property: 68 Hope St., Unit 11, Stamford. Amount: \$515,000. Filed July 3.

**Standburry, Virginia**, Stamford. Seller: Natalie Holder, Stamford. Property: 59 Courtland Ave., Unit 1K, Stamford. Amount: \$301,000. Filed July 2.

**Unger, Brandon** and **Alexandra Garvey**, Fairfield. Seller: Michael J. Dowling and Keely Douglas, Fairfield. Property: 6 Mellow St., Fairfield. Amount: \$965,000. Filed July 18.

**Weil, Terry Ann**, Rye Brook, New York. Seller: Eric Brunnett and Nora Brunnett, Stamford. Property: 1897 Long Ridge Road, Stamford. Amount: \$970,000. Filed July 3.

**Winter, Steven** and **Lucia Winter**, Stamford. Seller: Devon J. White and Charmaine Whittier-White, New Rochelle, New York. Property: 17 Hope St., Unit 5B, Stamford. Amount: \$352,500. Filed July 1.

**Yoo, John**, Dobbs Ferry, New York. Seller: Todd J. Palumbo and Tina M. Pagano, Southport. Property: 297 Bronson Road, Southport. Amount: \$965,000. Filed July 18.

## LIS PENDENS

**Aryne, Nisar A.** and **Nibal Ikram Amireh Aryne**, Stamford. Filed by Ackerly & Ward, Stamford, for Vista Towers Association Inc. Property: Unit 10D, Vista Towers Condominium, Stamford. Action: foreclose defendants' mortgage. Filed July 8.

**Cummings, James, et al**, Fairfield. Filed by Brock & Scott PLLC, Farmington, for Freedom Mortgage Corp. Property: 20 Grasmere Ave., Fairfield. Action: foreclose defendants' mortgage. Filed July 15.

**Gugelmann, Jeannette**, Greenwich. Filed by Diserio Martin O'Connor & Castiglioni LLP, Stamford, for Wayne Tucker and Leslie Pfrang. Property: 561 Indian Field Road, Greenwich. Action: foreclose defendant's mortgage. Filed July 12.

**Gusinski, Ilya, et al**, Greenwich. Filed by Christopher G. Winans, Danbury, for Savings Bank of Danbury. Property: 20 Heronvue Road, Greenwich. Action: foreclose defendants' mortgage. Filed July 23.

**Kehle III, Theodore A., et al**, Stamford. Filed by Ackerly & Ward, Stamford, for Marina Bay Association Inc. Property: Unit 44, Marina Bay Condominium Stamford. Action: foreclose defendants' mortgage. Filed July 8.

**Lombardo, Michael T., et al**, Stamford. Filed by Brock & Scott PLLC, Farmington, for Rocket Mortgage LLC. Property: 17 Redmont Road, Stamford. Action: foreclose defendants' mortgage. Filed July 5.

**Steiner, Ilana** and **Barbara Bensaid**, Stamford. Filed by Ackerly & Ward, Stamford, for River Haven Inc. Property: 54 W. North St., Stamford. Action: foreclose defendants' mortgage. Filed July 8.

**Terenzio, Dante I.**, Stamford. Filed by John A. Cassone, Stamford, for Lisa I. Terenzio. Property: 53 Benstone St., Stamford. Action: foreclose defendant's mortgage. Filed July 9.

## MORTGAGES

**111 WP Greenwich Associates LLC**, Fairfield, by Bradd S. Robbins. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 111 W. Putnam Ave., Greenwich. Amount: \$8,000,000. Filed June 10.

**17 Morgan Street LLC**, Stamford, by Stuart Welkovich. Lender: David Zizmor, 82 Edward Place, Stamford. Property: 17 Morgan St., Stamford. Amount: \$645,000. Filed May 23.

**3 Hickory Drive LLC**, Greenwich, by Friedrich M. Helisch. Lender: ARC Home LLC, 224 Strawbridge Drive, Suite 200, Morristown, New Jersey. Property: 3 Hickory Drive, Greenwich. Amount: \$693,750. Filed June 7.

**Agovino, Adam** and **Jessica Agovino**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 18 Gray Farms Road, Stamford. Amount: \$300,000. Filed May 28.

**Albulescu, Manuela** and **Brianna Albulescu**, Fairfield, by Li Ping Davis. Lender: Mutual Security Credit Union Inc., 1000 Bridgeport Ave., Suite 503, Shelton. Property: 2810 Easton Tpk, Fairfield. Amount: \$50,000. Filed June 7.

**Alemo, Zubin** and **Valerie M. Gadala-Maria**, Greenwich, by Jonathan J. Martin. Lender: HSBC Bank USA NA, 452 Fifth Ave., New York, New York. Property: 15 Verona Drive, Riverside. Amount: \$2,280,000. Filed June 10.

**Bastone, Bronwen** and **Louis Bastone**, Pelham Manor, New York, by Donna M. Kelly. Lender: Plains Commerce Bank, 3905 W. 49th St., Second floor, Sioux Falls, South Dakota. Property: 99 Greenwich Hills Drive, Greenwich. Amount: \$928,000. Filed June 12.

**Beckford, William** and **Sara Beckford**, Port Chester, New York, by Tony E. Jorgensen. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 15 Columbus Place, Apt. 1, Stamford. Amount: \$425,000. Filed May 23.

**Behringer, Samantha**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Indian Harbor Drive, Apt. 4, Greenwich. Amount: \$190,000. Filed June 11.

**Boiano, Mark** and **Lauren Boiano**, Cos Cob, by Michael P. Murray. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 28 Dandy Drive, Cos Cob. Amount: \$1,235,650. Filed June 12.

**Boyer, Linda M.** and **Anne-Marie Brillantes**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Blind Brook Lane, Greenwich. Amount: \$250,000. Filed June 6.

**Bria, Dominick** and **Madelina Bria**, Los Angeles, California, by John R. Fiore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 168 Belltown Road, Unit B1, Stamford. Amount: \$250,000. Filed May 28.

**Brown, Renee S.** and **Eric E. Brown**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 42 Catoona Lane, Stamford. Amount: \$586,487. Filed May 28.

**Carozo, Christian** and **Andrea Cornachio**, Bronx, New York, by Jonathan J. Martin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 36 Etl Lane, Greenwich. Amount: \$592,900. Filed June 6.

**Carr, Taylor** and **Patrick Healy**, Fairfield, by Cheryl A. Carolan. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 55 Catherine Terrace, Fairfield. Amount: \$732,000. Filed June 5.

**Coady, Christopher** and **Zoe Weisberg**, Narragansett, Rhode Island, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 52 Papurah Road, Fairfield. Amount: \$820,800. Filed June 3.

**Cornelius, Alissa**, Greenwich, by Ricky M. Capozza. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 1006 North St., Greenwich. Amount: \$660,000. Filed June 11.

**Corrente, Angela**, Stamford, by Joe H. Lawson II. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 114 Woodside GRN, Apt. 3D, Stamford. Amount: \$212,000. Filed May 24.

**Cox, John C.** and **Morgan E. Crabtree**, Old Greenwich, by Brett O'Donnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 45 Hillcrest Park Road, Greenwich. Amount: \$250,000. Filed June 6.

**Cropper, Natalie**, Stamford, by Lauren J. Mashe. Lender: State Department Federal Credit Union, 1630 King St., Alexandria, Virginia. Property: 25 Forest St., Unit 12J, Stamford. Amount: \$100,000. Filed May 29.

**Cucchiarelli, Stephen** and **Elise Cucchiarelli**, Fairfield, by Peter C. Reynolds. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 21 Middlebrook Drive, Fairfield. Amount: \$588,700. Filed June 6.

**Davis, Gene Kevin**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 7 Eureka Terrace, Stamford. Amount: \$450,000. Filed May 24.



**Farello, Enrico** and **Maria Garcia Izquierdo Fernandez**, Norwalk, by Candice Savi. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 19 Gray Farms Road, Stamford. Amount: \$1,386,000. Filed May 23.

**Foust, Donald J.** and **Natalie Foust**, Fairfield, by Thomas K. O'Brien Jr. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 10 University Drive, Fairfield. Amount: \$100,000. Filed June 3.

**Fraser, Daniel P.** and **Alyson R. Marks**, Yonkers, New York, by Jeffrey M. Wasikowski. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 347 Winnepoige Drive, Fairfield. Amount: \$664,000. Filed June 5.

**Fraser, Erika Afton**, Greenwich, by Scott Rogalski. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio North, Suite 1100, San Diego, California. Property: 200 Overlook Drive, Greenwich. Amount: \$460,000. Filed June 11.

**Fry, Seth C.**, Fairfield, by Amber Rae Gates. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 102 Lynnbrook Road, Fairfield. Amount: \$150,000. Filed June 6.

**Geller, Bonnie**, Riverside, by Shetal Mitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Amherst Road, Riverside. Amount: \$340,000. Filed June 11.

**Glenn, Ryan** and **Brianne Glenn**, Brooklyn, New York, by Chris Barreto. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 111 Adley Road, Fairfield. Amount: \$1,212,000. Filed June 7.

**Glenstone Development P1 LLC**, Cheshire, by Timothy S. Goetz. Lender: Glenstone Lending, 645 Madison Ave., 19th floor, New York, New York. Property: 18 Sound Beach Ave., Old Greenwich. Amount: \$1,055,000. Filed June 11.

**Goswami, Sanjay** and **Lauren Lombardo**, Maplewood, New Jersey, by Marisa Dooney. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 115 Gay Bowers Road, Fairfield. Amount: \$675,000. Filed June 4.

**Guerreno, Carolina** and **Luis A. Rodriguez**, Fairfield, by Carmen M. Colon. Lender: Barnum Financial Group LLC, 6 Corporate Drive, Suite 550, Shelton. Property: 349 Stratfield Road, Fairfield. Amount: \$0. Filed June 4.

**Guzman, Krizia Malave** and **Felipe Guzman**, Stamford, by Gillian V. Ingraham. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 71 Stillson Place, Fairfield. Amount: \$956,250. Filed June 6.

**Harris, Balfour L.** and **Kimone Harris**, Bridgeport, by N/A. Lender: Navy Federal Credit Union, 820 Follin Lane Southeast, Vienna, Virginia. Property: 10 Old Stratfield, Fairfield. Amount: \$949,995. Filed June 7.

**Kalita, David** and **Alicia Wlodinguer**, Greenwich, by Joel M. Kaye. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 7 Jackson St., Cos Cob. Amount: \$1,300,000. Filed June 10.

**Kelemen, Beata I.**, Norwalk, by N/A. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 79 Courtland Ave., 10, Stamford. Amount: \$235,000. Filed May 28.

**Khokon, Asaduzzaman**, Stamford, by Kellie Ann Vazzano. Lender: Meadowbrook Financial Mortgage Bankers Corp, 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 26 Vista St., Stamford. Amount: \$668,904. Filed May 29.

**Lawrence Jr., Ruddick C.**, Westport, Massachusetts, by Seth J. Arnowitz. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 28 High Valley Way, Stamford. Amount: \$511,000. Filed May 24.

**Maley, Paul** and **Marisa Maley**, Riverside, by Jennifer Rolf. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 131 E. Elm St., Unit A, Greenwich. Amount: \$2,500,000. Filed June 12.

**Medeiros, Michael Anthony** and **Katherine Collins**, Greenwich, by Jeremy E. Kaye. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 16 Hoover Road, Riverside. Amount: \$750,000. Filed June 10.

**Mejia Lopez, Luis Alberto**, Port Chester, New York, by Gillian V. Ingraham. Lender: UMC Mortgage Company, 401 Broadhollow Road, Suite 150, Melville, New York. Property: 30 Fourth St., Unit 1730, Stamford. Amount: \$327,750. Filed May 29.

**Mignon, Joseph Patrick** and **Brooke Lawrie Mignon**, New York, New York, by Gillian V. Ingraham. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 13 Chapel Lane, Greenwich. Amount: \$1,968,750. Filed June 12.

**Moran, Jefferson C.** and **Ronny Moran**, Stamford, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 28 Fowler St., Stamford. Amount: \$100,000. Filed May 29.

**Pinto, Fabio A.** and **Deborah L. Pinto**, Stamford, by David E. Hoyle. Lender: Better Mortgage Corp., 175 Greenwich St., 57th floor, New York, New York. Property: 210 Riverbank Drive, Stamford. Amount: \$672,000. Filed May 29.

**Pontefract, Stephen J.** and **Brenda Pontefract**, Stamford, by Mark Sank. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 54 Bud Lane, Stamford. Amount: \$755,928. Filed May 24.

**Puglisi III, Louis C.** and **Lisa B. Puglisi**, Fairfield, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 150 South St., Fairfield. Amount: \$150,000. Filed June 4.

**Ramos, Juan Alejandro** and **Betsy A. Marzahn-Ramos**, Fairfield, by Gina Dasilva. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 89 Duck Farm Road, Fairfield. Amount: \$150,000. Filed June 6.

**Reccy, Cisco**, Stamford, by Robert J. Yamin. Lender: Homestead Funding Corp., 8 Airline Drive, Albany, New York. Property: 12 Scott Place, Stamford. Amount: \$400,000. Filed May 23.

**Ruiz, German Fernando** and **Aimee Higgins**, Fairfield, by Cameron Elizabeth Snyder. Lender: American Neighborhood Mortgage Acceptance Company LLC, 700 E. Gate Drive, Suite 400, Mount Laurel, New Jersey. Property: 334 Rowland Road, Fairfield. Amount: \$500,000. Filed June 4.

**Sandoval, Oscar**, Stamford, by Jason J. Morytko. Lender: ARC Home LLC, 224 Strawbridge Drive, Suite 200, Moorestown, New Jersey. Property: 23 West St., Stamford. Amount: \$561,750. Filed May 28.

**Sherman, Addison** and **Allison Sherman**, Southport, by Leah M. Parisi. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 330 Morehouse Lane, Southport. Amount: \$2,250,000. Filed June 5.

**Sitter, Philipp** and **Kenny Gonzalez Corado**, Houston, Texas, by Richard Golis. Lender: First-Citizens Bank & Trust Co., 3003 Tasman Drive, Santa Clara, California. Property: 103 S. Lake Drive, Stamford. Amount: \$1,740,000. Filed May 24.

**Smith-Comstock, Alissa** and **Brett Comstock**, Fairfield, by Pamela I. Baekye. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 131 Harwich Road, Fairfield. Amount: \$350,000. Filed June 7.

**Speight, Abigail** and **James A. Speight**, Stamford, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 60 Arlington Road, Stamford. Amount: \$742,500. Filed May 23.

**Sullivan, Ethan** and **Ryane A. Penders**, Fairfield, by Jeisye L. Lassus. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 6 Marne Ave., Fairfield. Amount: \$275,000. Filed June 4.

**Tully, James R.** and **Kristine L. Tully**, Fairfield, by Scott Rogalski. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 81 Old Farm Lane, Fairfield. Amount: \$500,000. Filed June 3.

**Tuttle, Melanie**, Atlanta, Georgia, by Gillian V. Ingraham. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 22 Beech St., Greenwich. Amount: \$639,200. Filed June 12.

**Vanderhorn, Ian B.** and **Lindsey A. Santerian**, Greenwich, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 6 View St., Greenwich. Amount: \$154,400. Filed June 10.

**Wang, Elsa Yi-Hui** and **Robert Wen-Chieh Cherng**, Greenwich, by Jeremy E. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 215 Shore Road, Greenwich. Amount: \$1,950,000. Filed June 11.

**Zarrini, Soly** and **Shannon Zarrini**, Fairfield, by Raymond P. Yamin. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 143 Baros St., Fairfield. Amount: \$612,000. Filed June 3.

## NEW BUSINESSES

**Chiu Fai Garden**, 48 Westport Ave., Norwalk 06851, c/o Lin Xiangde. Filed June 26.

**Holistic Horizon Telemed PLLC**, 596 Westport Ave. No. 720, Norwalk 06851, c/o Roslyn Forde Tucker. Filed June 26.

**La Catrina**, 115 New Canaan Ave., Norwalk 06850, c/o Gladys Benitez. Filed June 26.

**La Columbina Burger LLC**, 239 Westport Ave., Norwalk 06854, c/o Jorge Andres Pena Cardona. Filed June 26.

**SONO 1420 America's Maritime Distillery**, 19 Day St., Norwalk 06854, c/o Theodore E. Dumbauld. Filed June 26.

**Top Asset Recovery**, 4 Ridge St., Norwalk 06854, c/o Sasha Kaye Scott. Filed June 26.

**WWW Test Prep**, 166 Dry Hill Road, Norwalk 06851, c/o Alexander Lent. Filed June 26.

**AVP, Credit Transformation Product Owner, Synchrony Bank, Stamford, CT.** Lead a Credit Trnsfrmtn agile team, focusing on credit prdcts. Req Bach's deg or foreign equiv deg in Bus, Elctrncs, Engg, Math, Info Svsts or rel fld & 5 yrs post-bach's prgssv rel wrk exp. 100% telecomm permitted. To apply, email resume to HR Manager & ref job code CT0047 in subject line to: kristine.mackey@syf.com.

**Senior Software Engineer, Confluence Technologies, Inc., Norwalk, CT.** Dvlp sftwre for prdcts team. Cntrbte to the prdctn of high quality and effcnt apps using a Mcrsft .NET and SQL Svr tech base. Req Bach deg or frgn equiv deg in Comp Engg, Comp Sci, IT or rel fld + 5 yrs of post-bachs, progrssv rel work exp. To apply, email resume to: recruitment@confluence.com and reference job code CT0048

**AVP, Cyber Threat Intelligence (CTI) Analyst, Synchrony Bank, Stamford, CT.** Collect, analyz, & rpt on a wide range of cyber & fraud threats to the firm, & aid strategic & oprtnl decision-making enblng prevention & detection of threat events & informing bus planning. Req Bach's deg or foreign equiv in deg in Comp Sci, Bus Admin or rel discipline & 3 yrs rel work exp in the position offrd or rel position. 100% telecommuting permitted. To apply, email resume to HR Manager referencing job code CT0049 in subject line to: kristine.mackey@syf.com.



# 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 Estima110  
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 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

Notice of Formation  
of VMB3 LLC. Arts. of  
Org. filed with Secy. of  
State of NY (SSNY) on  
01/30/2023. Office  
location: Westchester  
County. Princ. Office of  
LLC: c/o The LLC 478  
California Rd. Bronxville,  
NY 10708. 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. #63659

Notice of Formation  
of DESI PROPERTY  
OWNERS LLC. Arts. of  
Org. filed with Secy. of  
State of NY (SSNY) on  
07/25/2024. Office  
location: Westchester  
County. Princ. Office of  
LLC: c/o The LLC 478  
California Rd. Bronxville,  
NY 10708. 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. #63660

Notice of Formation of  
Bright Broom Cleaning,  
LLC Art. Of Org. filed  
with SSNY on 4/15/24.  
Offc. Loc: Westchester  
Cty. SSNY desig. as  
agent of the LLC upon  
whom process against  
it may be served. SSNY  
shall mail process to  
the LLC, 18 Dekalb Ave  
White Plains, NY 10605.  
Purpose: any lawful  
purpose. #63661

Name of Limited Liability  
Company (LLC): THEOAK  
LLC. Date of filing  
Articles of Organization  
with the Secretary of  
State (SSNY) 6/14/24.  
The LLC is located in  
Westchester County.  
The SSNY has been  
designated as agent  
of the LLC upon whom  
process against it may  
be served. The post  
office address to which  
the SSNY shall mail a  
copy of any process  
against it served is to  
the principal business  
location at c/o 669 Main  
Street, Unit 605, New  
Rochelle NY 10801.  
Purpose: any lawful act  
or activity. #63662