

Westfair Business Journal



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Orthopedic surgeon demands \$6M from Summit Health

BY BILL HELTZEL / bheltzel@westfairinc.com

Physician claims the health-care conglomerate underpaid him.



A former Summit Health physician claims that the health-care conglomerate underpaid him by millions of dollars after it took over Westmed Medical Group.

Michael Cushner, an orthopedic surgeon, is demanding \$6 million from Summit Health, in a July 23 complaint filed in Westchester Supreme Court.

Summit and its affiliates "acted in bad faith" by failing to credit him for his performance, the complaint states, and forced him "to change his coding practices."

Summit merged with WestMed in January 2022, then ten months later merged with CityMD, to create one of the largest health care provider

groups in the U.S.

Cushner had been a WestMed shareholder, and he was hired by Summit.

His annual compensation was pegged at \$1.9 million, according to the complaint, and he could earn more based on performance measurements.

Cushner used physician assistants and nurses at WestMed to prepare patients for evaluations, and he coded the office visits under his name. He says the arrangement maximized his productivity and WestMed's profitability.

He says he continued the arrangement with Summit's awareness and approval.

Then months later, in April 2022,

Summit wanted to renegotiate his employment agreement. By then, according to the complaint, Cushner had already achieved 65% of his target performance measurement. If he remained consistent he would earn more than \$4.3 million.

By the end of 2022, he says Summit owed him an extra \$2.4 million.

In 2023, Summit unilaterally decided to credit Cushner for 46% of his 2022 performance measurement, the complaint states, contending that he had improperly coded his work.

Summit allegedly forced him to change the way he coded patient visits, and it calculated that it owed Cushner an extra \$146,855 for 2022.

Cushner claims that under the terms of his employment and compensation agreements, he was also entitled to \$2.7 million in 2023.

Summit does not comment on litigation, attorney Nicholas C. Meyer stated in an email, in reply to a message asking for Summit's side of the story.

Now Cushner, of Yorktown Heights, is chief of orthopedics at St. John's Riverside Hospital in Yonkers, and he has opened an orthopedic surgery and sports medicine practice, Cushner Ortho.

AG's new internet privacy guide for businesses

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James has issued a privacy guide for businesses that have a presence on the internet. The guide is designed to help businesses better protect visitors to their websites and identifies common mistakes businesses make when deploying tracking technologies.

"When New Yorkers visit websites, they deserve to have the peace of mind that they won't be tracked without their knowledge, and won't have their personal information sold to advertisers," James said. "When visitors

opt out of tracking, businesses have an obligation to protect their visitors' personal information, and consumers deserve to know this obligation is

being fulfilled."

The Business Guide also provides information to help businesses comply with relevant New York laws, including ensuring that the representations made about tracking, whether express or implied, are truthful and

not misleading. The Business Guide provides areas where businesses have run into trouble and tips for avoiding these issues.

According to the guide, "New York has yet to enact a comprehensive privacy law that specifically regulates when and how New York consumers can be tracked online. However, businesses' privacy-related practices and statements are subject to New York's consumer protection laws. These laws, which prohibit businesses from engaging in deceptive acts and practices, effectively require that websites'

representations concerning consumer privacy be truthful and not misleading. This means that statements about when and how website visitors are tracked should be accurate, and privacy controls should work as described."

James reported that over a period of several months her office analyzed third-party tags and privacy controls on a variety of websites. The analysis found that 13 high-traffic e-commerce sites selling consumer products, such as apparel, books, and tickets to live events had privacy controls that did not work as described. Together, these sites saw an estimated 75 million visitors in March 2024.

The guide says that businesses need to use plain, clear language on their websites and that buttons that can be used by consumers to make choices about privacy need to be clearly labeled.

The guide is available via the attorney general's website. Also available is a separate guide for consumers.

Wf

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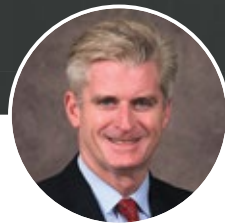
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How To Incorporate Storytelling Into Your Marketing Strategy

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

There is a reason you need to incorporate storytelling into your marketing strategy.

People have been telling stories for tens of thousands of years. From cave paintings and Egyptian hieroglyphics to books, songs, plays, and movies, people have consistently used stories to communicate over time. When communicated effectively to a receptive audience, a story or narrative can inspire new ways of thinking, reinforce current beliefs, prompt people to take action, and even more.

STORYTELLING IN ACTION

What does it mean to select an audience, craft a message, use stories to reinforce it, and spread your message far and wide?

Take for example Nike's core message of "just do it," encouraging athletes to succeed and overcome adversity, reaching current and aspiring athletes of various skill levels. They partner with well-known athletes to reinforce their message.

Under Armour's had a similar past campaign. It promoted the message "I Will What I Want," which focused on athletes defying expectations and achieving their goals, which was different from the Nike message in subtle but important ways.

Apple's "Think Different" campaign celebrated innovative achievers, showcasing examples of famous people who challenged the status quo. Their target audience was creative thinkers, entrepreneurs, and Apple supporters.

More recently, Airbnb promoted success stories about guests and hosts who use their platform and GoPro featured footage showing adventures and memorable experiences captured by their customers. Leveraging user-generated content in your advertising campaigns creates both brand identity and a sense of community among customers, and can provide content you couldn't produce yourself.

Another important example of brand storytelling: Procter and Gamble launched their "Thank You, Mom" campaign during the 2010 Olympics. Instead of focusing solely on the Olympians, Procter and Gamble celebrated the mothers who raised them. The multi-faceted campaign generated \$500 million in incremental sales for the corporation, 76 billion impressions worldwide, and over 370 million interactions on Twitter. It was the most successful campaign in the company's 187-year history.

So what do you need to do to use the same strategies as these successful companies?

KNOW YOUR AUDIENCE

For a message to connect with a group of people, you need to understand their goals and also their frustrations. What strategies have they tried in the past? What worked and what did not?

Selling meat to vegetarians is obviously not going to work. Your message, story, and narrative absolutely must

match your audience's aspirations and address their pain points for maximum potential impact. Review what your audience has responded to in the past to get creative inspiration for your future messages to them.

MAKE YOUR CLIENTS THE STAR OF THE STORY

Place positive reviews, video testimonials, and other forms of encouraging feedback at the center of your storytelling efforts. Your client reviews serve as evidence of your value in the marketplace. Include your clients' reviews in your marketing emails, paid ads, website, and other promotional material. In your marketing emails, you can easily start a section with a name like "Review of the Week" or "Review Spotlight." You can combine the section with hashtags like "#ThankfulThursdays" for even more reach.

Whether you send an email, publish a social media post, record a podcast, create a website, write a blog post, or record a video, ask yourself how you are going to connect with your viewers, what is in it for them, and how can you tell a true story that will inspire them to take action.

CREATE YOUR BRAND'S STORY

Explain why your unique selling proposition matters to potential clients. How is your business special and unique, and how does that benefit your clientele?

Do you have more experience than others in your industry, and therefore

can provide the best experience for your community?

Do you do the work for your clients instead of handing off the tasks to other people who are less familiar with them?

Do you contribute a percentage of your profits to a cause you believe in?

What is the "why" behind your business? Identify your core tenets and communicate how that purpose empowers your customer base.

CELEBRATE YOUR BUSINESS ANNIVERSARY WITH GRATITUDE AS THE CORE THEME

Every year, post an anniversary message celebrating your years in business and thanking your clients for their continued support.

The message can say something as simple as, "Thank you for your support over the last [x] years! We are looking forward to serving you for years to come!" You can also discuss your mission and how your brand started to drive home brand values and affirm perception.

NOW IT'S YOUR TURN!

Do your best to tell an excellent, authentic story that inspires your community to take action.

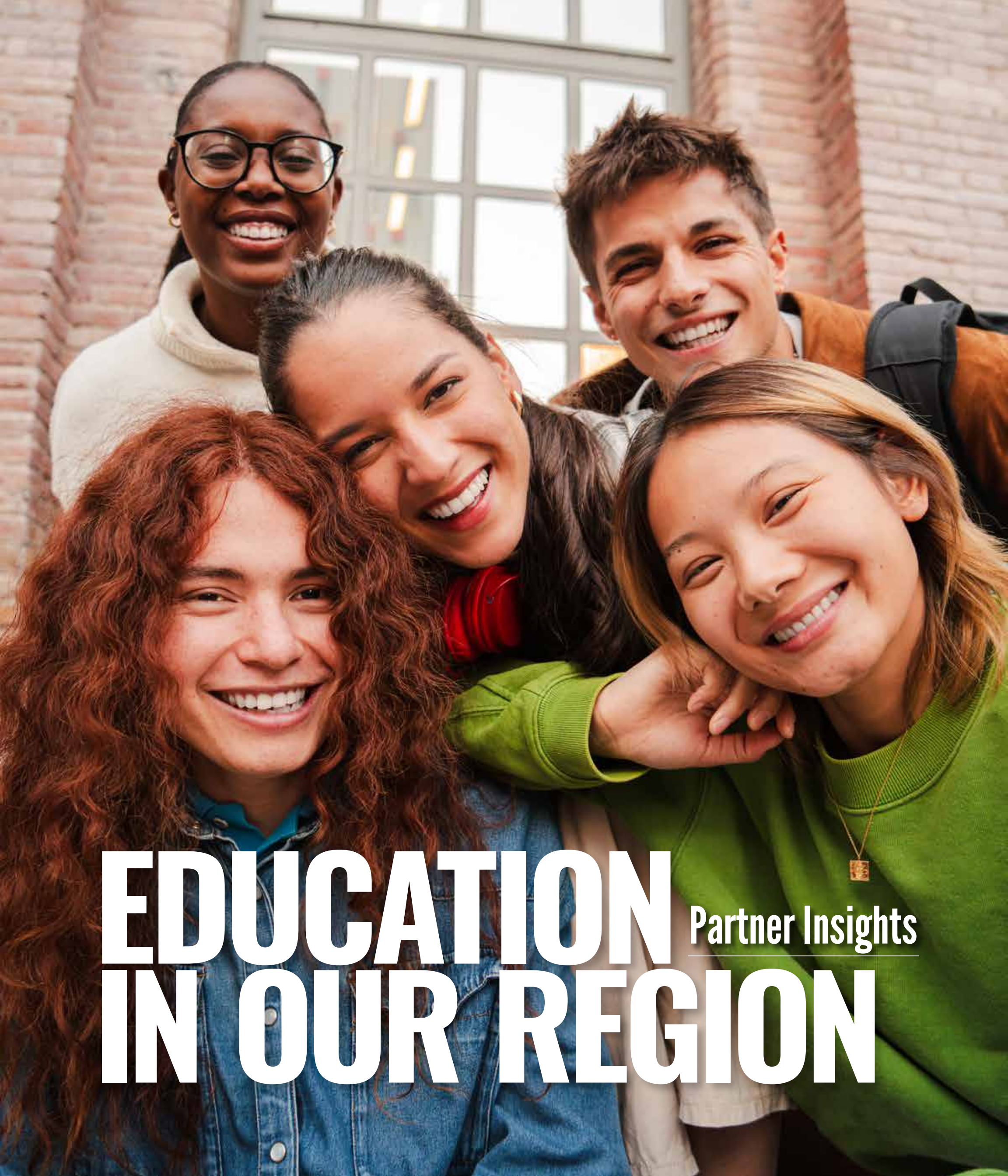
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CT State Marks One-Year Anniversary

CT State Community College (CT State) celebrated its one-year anniversary of the consolidation of 12 community colleges with multiple locations into a unified single-accredited institution on July 1 by sharing highlights of college initiatives that support student success, diversity, and workforce development.

“This year has been a testament to our commitment to providing accessible and quality education to a diverse student body,” said CT State President O. John Maduko, M.D. “It is truly a celebration of the students who benefited from our education, the diversity of our campuses, and the 6,400 employees who provide so much to our college,” he continued. “As we enter our second year as CT State, we will continue to build on this strong foundation and remain committed to collaborating with our industry partners to supply an educated and trained workforce for the most in-demand sectors and industries in Connecticut.”

Educational Impact

In its inaugural year, CT State served over 64,000 students in credit and non-degree workforce development programs, making it the Northeast’s largest community college and the sixth-largest nationwide. At its first series of

commencement ceremonies in May, the college conferred 5,844 credit degrees and certificates alongside 2,516 workforce development credentials.

CT State has also expanded access to tuition-free education following increased state funding and revised eligibility criteria, benefiting a substantial number of students across the state. Notably, 54 percent of financial aid-seeking students and 34% of all students paid \$0 in tuition.

Diverse Student Body

Reflecting the diversity of its community, 57 percent of CT State’s student body identify as students of color. The college welcomes learners of all backgrounds, which includes 70 percent of students who attend part-time, 40 percent who take at least one online class, 30 percent who are age 25 or older, six percent English language learners, and eight percent who are high school students earning college credits through dual enrollment. Approximately 30 percent of students transfer to four-year institutions to continue their education.

Programs, Achievements, and Community Engagement Highlights

CT State’s commitment to academics and community impact has led to several initiatives and achievements in its first year:

- The establishment of the Hartford Talent Hub at CT State Capital, offering a paid apprenticeship program with Accenture, aligning education with in-demand technology jobs.
- Upgrades to some facilities such as the Advanced Manufacturing Lab at CT State Middlesex, which will enhance hands-on training opportunities.
- Signing of an articulation agreement with Morehouse College, fostering pathways for male CT State students to transfer to an HBCU (historically Black college or university).
- A new location in Willimantic, an extension of the Quinebaug Valley campus.
- Among individual institutions, CT State has the largest number of nursing students in Connecticut across its six campuses offering credit nursing programs. Approximately 8,472 students enrolled in CT State’s School of Nursing and Health Professions.
- Free, grant-funded small business seminars statewide designed to help new startups and bring education, training, and mentor-

ship to existing Connecticut businesses.

- Two national awards for exemplary practices in training and certification programs for CT State faculty and staff.

About CT State

Following the merger of the 12 Connecticut community colleges on July 1, 2023, CT State Community College stands as the largest and most affordable college in Connecticut, dedicated to making quality education accessible to all in a supportive and inclusive learning environment. Students benefit from a streamlined financial aid process and apply once to take classes at any campus. The campuses—Asnuntuck (Enfield), Capital (Hartford), Gateway (New Haven and North Haven), Housatonic (Bridgeport), Manchester, Middlesex (Middletown and Meriden), Naugatuck Valley (Waterbury and Danbury), Northwestern (Winsted), Norwalk, Quinebaug Valley (Danielson and Willimantic), Three Rivers (Norwich), and Tunxis (Farmington and Bristol)—form a network that empowers students to tailor their educational journey to their needs. CT State’s college office is located in New Britain. For more information, visit ctstate.edu.



WE ARE CATHOLIC, INDEPENDENT, AND SACRED HEART.

The identity of a Sacred Heart School is “both rich in opportunity and complex in challenge.” The responsibility to ensure Catholic identity belongs to the leadership of the Society of the Sacred Heart United States-Canada Province, to the board of trustees, and to the diocese. Sacred Heart Greenwich is responsible to the provincial for carrying out the Goals and Criteria of Sacred Heart education including the Foundational Principles, and to the diocesan bishop for maintaining communion with the Church. Sacred Heart Greenwich is defined by its three-dimensional nature: Catholic, Independent, and Sacred Heart.

As a **Catholic school**, we nurture a personal and active faith in God in each of our students and instill hope as an intelligent reliance on the fidelity of the Holy Spirit. With the conviction that God is in all things, we embrace the root meaning of the word catholicity, inclusive of everyone, and we affirm the dignity of every human being as created in God’s image. We draw our inspiration from Jesus Christ and the Holy Spirit, using the Gospel as a source of wisdom. Sacred Heart education is steeped in Catholic intellectual tradition and employs Catholic social teachings, through which students evaluate current ethical issues and develop a global heart. Sacred Heart Greenwich students, staff, and educators are called to embody the attitudes of Christ’s Heart, such as respect, compassion, forgiveness, and generosity, and to become

informed agents of change in an interdependent world. Rooted in the intellectual dimension of the Catholic Church, Sacred Heart Greenwich professes that life has meaning and purpose, and that faith and reason are complementary in the search for truth. We maintain the existence of a moral right and wrong, focusing the formation of our students on becoming persons of integrity. Placing Christ at the center of all relationships, Sacred Heart is a community intentionally fueled by the values of trust and mutual respect.

As an **Independent school**, we are organized as a religiously affiliated not-for-profit and governed by a self-perpetuating board of trustees. We are free to design curriculum, regulate admission, determine tuition levels, and raise money. We are not directed by the government (public schools) or by the diocese (parochial schools), or by for-profit entities (proprietary schools). Sacred Heart Greenwich is accredited by the New England Association of Schools and Colleges (NEASC) and meets the level of excellence as defined by this accrediting body in accordance with our specific mission. Our independence is informed by our mission as educators who define Catholic education in light of St. Madeleine Sophie Barat’s charisma and the spirit of the Society of the Sacred Heart. The board of trustees and the administration are stewards in a relationship of mutual respect that deepens the essential mission of Sacred Heart edu-

cation. While our mission and fundamental aspects of culture are derived from a shared three-dimensional identity, Sacred Heart Greenwich and its board of trustees work in partnership to ensure continuity of vision and mission in the best educational climate for today’s students and the sustainability of the school for future generations.

As a **Sacred Heart school**, we advance the vision of St. Madeleine Sophie Barat of education as the primary means to discover and reveal the love of the Heart of Jesus. Our mission is articulated in the Goals and Criteria of Sacred Heart Schools, and the board members, administrators, staff, and teachers work in concert with the Society of the Sacred Heart to ensure mission integrity. The Sacred Heart Way strengthens habits of heart and mind focused on decision-making. Students are encouraged to pause, to reflect, to discern, to decide, and to act. Our approach to education fosters the physical, intellectual, emotional, and spiritual growth of our students, engaging them in challenging experiences that inspire intellectual curiosity and set them on a path towards transformation and hope. We model and practice contemplative prayer and silence in the presence of the Divine, and we cultivate open inquiry, critical thinking, and life-long love of learning. The intellectual dimension of a Sacred Heart education inspires us to seek truth, to foster goodness, to celebrate beauty, and to embrace mystery.



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White Plains Hospital expansion is approved by city

BY PETER KATZ / pkatz@westfairinc.com

"The new White Plains Hospital building will increase its licensed bed count from 292 to 436, with all rooms becoming single-patient and an expanded emergency room designed to serve the growing patient demand."

The White Plains Common Council at its meeting on the night of August 5 gave its final approval to the current expansion plans of White Plains Hospital. The Common Council approved amendments to the hospital's Master Plan, Special Permit and Site Plan to allow construction of a new 10-story, 475,000-square-foot building.

The new building will rise on a parcel where the hospital's Davis Avenue garage had stood along with adjacent commercial buildings. The city previously closed the section of Davis Avenue that runs between Maple Avenue and E. Post Road.

The parcel where the new building will be constructed is bounded by S. Lexington Avenue, E. Post Road, Davis Avenue and Maple Avenue. Demolition work and clearing the site of debris is almost completed and the hospital opened a temporary at-grade parking lot on land west of S. Lexington. The hospital expansion also is expected to involve demolition of the existing medical office building at 170 Maple Ave. in about two years.

The new building would include 144 new patient rooms increasing the licensed bed count for the hospital from 292 to 436. All of the hospital's patient rooms would become single-patient rooms. An expanded emergency room would be created. The hospital's existing emergency room in its current main building was designed for 40,000 patients a year and currently serves approximately 80,000 patients annually. There would be new operating rooms and a new main lobby in the planned building.

The fourth floor of the new building would be dedicated to housing mechanical and air-handling equipment in a 24-foot-high space immediately above the new operating rooms. It's expected that at some point in the future a hospital parking garage and additional hospital facilities would be built on the property currently used as the interim parking lot that formerly housed automobile dealerships along E. Post Road. The new building is expected to open in 2028.

White Plains Planning Commissioner Christopher Gomez had previously said that the city and the White Plains Urban Renewal Agency have been investigating constructing a new parking garage on the northerly side of East Post Road, across from

the hospital that could serve the hospital and also have spaces designated for use by people going to the emergency room.

After the vote, Common Council Member John Martin said that the city is aware of concerns about adequate parking and increasing traffic in the vicinity of the hospital as the expansion proceeds and is working to ensure that those issues are properly handled.



Rendering of White Plains Hospital new construction as seen from E. Post Road and S. Lexington



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FINDING GROWTH IN AN UNCERTAIN MARKET

On Monday, August 5 a series of historic stock market drops across the world starting with the Japanese Nikkei exchange saw widespread selloffs. The Magnificent Seven, consisting of NVIDIA Corp., Amazon.com Inc., Apple Inc., Tesla, Meta Platforms Inc., Alphabet Inc. and Microsoft Corp. saw a combined drop in value of \$653 billion.



Keith Wirtz, Chief Investment Officer, Union Savings Bank

These tech companies all have their own products, but much of their recent buzz has been tied to their role in the emerging industrial and business applications of Artificial Intelligence (AI).

Come Tuesday August 6 the markets had largely recovered and stabilized, but the episode served as a reminder that with as many moving parts as a global market has, making accurate predictions can prove challenging.

Keith Wirtz, as a CFA and the Chief Investment Officer for Union Savings Bank deals with the vagaries of the market every day. Speaking shortly before the market upset and overall recovery, Wirtz said that 2024 has been full of surprises.

“The Stock Market in general, and the US stock market in particular has done quite well, and I think that it has exceeded everyone’s expectations,” Wirtz said. “I think the biggest theme in the stock market as centered in the US has been the artificial intelligence theme.”

“There are a handful of stocks that everyone thinks of when you think of AI, and these stocks have been huge winners on Wall Street this year, at least through the first six months of the year. These stocks have not only been price performers, but they’ve been fundamentally really strong companies. They’ve been generating

outsized earnings and cranking out a lot of revenue. This is really the sweet spot in the US stock market this year, these indexes are driving the indexes much higher, and a lot of other companies are having trouble just keeping up.”

While the gap between some of the most successful AI oriented companies and other parts of the index have closed in the first week of August, the fundamental strength Wirtz pointed to may be illustrated by a strong recovery the next day.

“It’s been a very concentrated market,” Wirtz said. “One driven by the stocks that fall under the AI team this year.”

Wirtz noted that he believes that AI will provide sweeping changes across the business landscape, generally by boosting worker productivity as opposed to wiping out jobs as some fear. While AI stocks are important to the market in the short term, AI technology can transform the economy.

“If I were to generalize, I think it’s going to have a positive influence on the conditions of price pressure inflation,” Wirtz said. “I think it’s going to be a huge boon in certain sectors of the US economy. I

think Healthcare is going to be an obvious beneficiary of this new technology.”

Upstream from AI’s success are semiconductors, which are often made with equipment built by ASML in Wilton CT, alongside the energy and infrastructure to run data centers and computers.

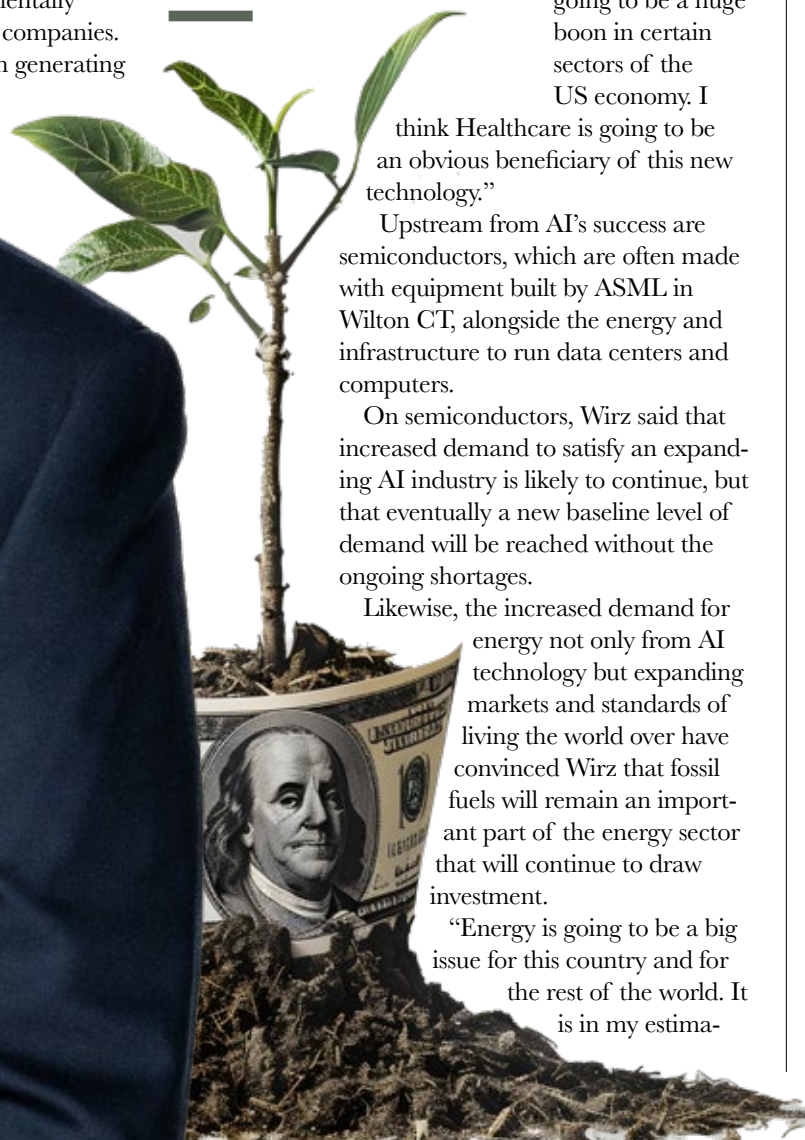
On semiconductors, Wirtz said that increased demand to satisfy an expanding AI industry is likely to continue, but that eventually a new baseline level of demand will be reached without the ongoing shortages.

Likewise, the increased demand for energy not only from AI technology but expanding markets and standards of living the world over have convinced Wirtz that fossil fuels will remain an important part of the energy sector that will continue to draw investment.

“Energy is going to be a big issue for this country and for the rest of the world. It is in my estima-

“The Stock Market in general, and the US stock market in particular, has done quite well, exceeding everyone’s expectations, largely driven by the artificial intelligence theme.”

— Keith Wirtz, Chief Investment Officer, Union Savings Bank



tion that the current policy to constrain the use of fossil fuels is not what is needed.”

He also pointed to nuclear energy as an important part of an “all of the above” approach to meeting growing energy needs both in the US and around the world.

“The stronger economies have access to cheaper energy sources,” he said. “That’s just economics 101.”

At home in Fairfield County, Wirtz said that high housing prices are the result of a number of factors, including a Covid pandemic surge of New Yorkers moving out of the city and buying up already limited stock. But he identified another issue as the underlying driver of local real estate woes.

“The biggest problem in real estate in my judgement right now is we had low inflation. We had low interest rates. And home prices are a function of interest rates,” said Wirtz. “When the cost of money is low people can buy bigger homes because of how the math works. When the price of money goes up it makes it harder to buy bigger homes. But we have not seen that the inverse holds true, and that’s because of the supply problem. And Connecticut is being impacted by the fact that if you own a home and you’ve got a 3 percent mortgage you don’t want to sell it to take on a 7 percent mortgage.”

The result is a sluggish secondary market for housing, and an inability for builders to keep up with the demand for new housing.

Taken as a whole, Wirtz viewed the economy as somewhat divided. He said he remains in the camp that believes that the economy may slow without seeing a major contraction, and that lower interest rates will help ensure that happens even if an early decision by the Federal Reserve would have been preferable.

“US corporations are experiencing an expansion in profits right now which is going to help things a lot. The labor markets continue to exhibit to me enough positives that I don’t think we’ll see a recession anytime soon,” Wirtz said.

“If you’re able to invest some of your household savings in the marketplace, particularly in the US marketplace, you’re probably feeling pretty good. If you have a 401k plan at work, you’re probably feeling pretty good,” Wirtz said.

However, Wirtz noted that many people do not fit that description, and that inflation is a regressive problem that hits the least well-off the hardest.

Regardless of one’s economic standing, Wirtz urged all business owners to pay close attention to the outcome of the upcoming 2024 election, as everything from IRS staffing to tax policy will be on the line.

“Over the next four years if you’re running a business you’ve got to pay attention to what’s going on with the government because I think taxes are going to be a really big part of what you’re doing.”



Haven Hot Chicken CEO Etkin Tekin and President Jason Sobocinski, who are both co-founders.

Haven Hot Chicken takes flight in Fairfield

BY JUSTIN MCGOWN / jmCGOWN@westfairinc.com

The ninth Haven Hot Chicken location opened in Fairfield on Saturday July 3, marking further expansion from the regional chain offering Nashville style spicy chicken and sandwiches.

“Fairfield – here we come! – and we couldn’t be more excited to be opening during the summertime in this beautiful, beachfront community - what better way to spend an afternoon at the beach than with a picnic from Haven Hot Chicken?,” said David Sepulveda, Haven Hot Chicken Fairfield’s general manager. “This new storefront is an easy hop off 95 with a large parking lot, in close proximity to Fairfield University, multiple beaches and downtown shopping and errands!”

To celebrate the occasion first 203 customers, referencing Southwestern Connecticut’s area code, received a free order of “THE Sandwich,” the restaurant’s signature chicken sandwich.

The company stresses that locations are open 7 days a week, unlike certain competitors who are famously closed on Sundays.

The company has also been featured on The Food Network and several online shows about food. Haven Hot Chicken also runs “The Great Banana Pudding Drive,” which donates the cost of a meal from the price of each banana pudding sold during the drive. To date more than 80,000 meals have been donated by the company to Connecticut Foodshare.

For menus, more information, and ordering, visit <https://www.havenhotchicken.com/>

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Hochul holds meeting in Yonkers on cellphone addiction, use in schools

BY PETER KATZ / pkatz@westfairinc.com

Gov. Kathy Hochul was in Yonkers on Aug. 5 for a roundtable discussion with local educators and stakeholders on what to do about students displaying addictive behavior through their use of cellphones in schools. The Yonkers panel discussion was Hochul's fifth session held around the state on the subject.

Participants in the Yonkers meeting included: Yonkers Mayor Mike Spano; State Sen. Shelley Mayer; Senate Majority Leader Andrea Stewart-Cousins; Assemblymembers Chris Burdick, Chris Eachus; Nader Sayegh; and Gary Pretlow White Plains Mayor Tom Roach; White Plains School Superintendent Joseph Ricca; Yonkers Associate School Superintendent Michelle Yazurlo; Yonkers Board of Education President Rosalba Corrado DelVecchio; Middletown High School Executive Principal William Donohue; Newburgh Enlarged School District Superintendent Jackielyn Manning Campbell; New York State United Teachers (NYSUT) Members Paulette Easterlin, Matt Haynes and Mary-Claire Breslin; Yonkers Federation of Teachers President and NYSUT

at Large Board Member Samantha Rosado-Ciriello; and Yonkers Council of PTA's President Robin Brumfield.

"Our young people can succeed in the

classroom when they're learning and growing – not clicking and scrolling," Hochul said. "I've already learned a great deal on this listening tour from educators and parents who want to deliver the best results for our kids. I'm excited to keep working with all stakeholders to develop effective solutions to address smartphones and other devices in New York's schools."

Hochul pointed out that her administration has significantly expanded mental health funding and access for young people and their families.

According to Hochul's office, the challenges presented by cell phones in schools also highlight the ongoing issue of learning loss, especially in the post-pandemic era. They point to studies showing that when a student's attention is divided between two



Gov. Hochul and various officials met in Yonkers Aug. 5 to discuss cellphone use in schools.

tasks, such as listening to the teacher and being on internet enabled devices, they recall and retain less of what is being taught.

In June, Gov. Hochul signed into law two pieces of legislation designed to help create a safer digital environment for New York's young people.

The SAFE for Kids Act requires social media companies to restrict addictive feeds on their platforms for users under 18. Unless parental consent is granted, users under 18 will not receive addictive feeds. This law was the first law of its kind to be signed in

any state.

The New York Child Data Protection Act will prohibit online sites and connected devices from collecting, using, sharing or selling personal data of anyone under the age of 18, unless they receive informed consent or unless doing so is strictly necessary for the purpose of the website.

Hochul said that the various meetings she's been having on the subject of cellphones in schools will help in developing the best ways to implement the new laws.

County LDC gives preliminary approval to \$35M bonds for Sarah Lawrence

BY PETER KATZ / pkatz@westfairinc.com



Sarah Lawrence. Satellite photo via Google Maps.

Westchester County's Local Development Corporation (LDC) voted preliminary approval to issue \$35 million in tax-exempt bonds to finance for renovations and other projects at Sarah Lawrence College in Yonkers near the village of Bronxville. The bond financing would be for a period of 30 years.

There are 10 projects that would benefit from the financing. The LDC listed them as:

1. Siegel Building renovations;
2. Performing Arts Center renovations;
3. Bates Building renovations;
4. Purchase and renovation of 8 Oak Bend (College President's Home);
5. Building renovation (161 Hampshire Road, Yonkers);
6. Hillhouse Building exterior work;
7. IT improvements and upgrades;
8. Annual capital, IT hardware and infrastructure;
9. Athletic building improvements;
10. Refinance equipment lease financing.

According to a cost benefit analysis prepared for the LDC, the various projects would generate a one-time sales tax revenue of \$45,973 and \$5.2 million in sales tax revenue over a 30-year period. It also would generate \$81,250 in fees to be collected by the LDC based on the bond sale proceeds. Total benefits for the county would be \$5,364,468.

The LDC said, "The contemplated work will enable Sarah Lawrence to build on its long history of providing education services to the Westchester County community. Given the current

state of inflation and rising interest rates, without the issuance of tax-exempt bonds, along with the other benefits provided by the LDC, the project will not be economically feasible for Sarah Lawrence."

According to the LDC, Sarah Lawrence told it that the project will allow for continued operation of the campus that will support 1,733 jobs including 1,532 direct jobs, with \$48.7M of earnings, and \$102M of economic output in Westchester County annually upon completion.

Westchester County Executive George Latimer praised Sarah Lawrence as a "prestigious liberal arts college has been a pioneer of innovative educational programs since its founding nearly 100 years ago."

In addition to the bond financing, the college it would receive a one-time mortgage tax exemption of \$630,000. The net benefit cost ratio for the project would be \$8.52 in revenue generated for every \$1.00 of assistance from the LDC. It is estimated that the project would create 63 jobs during the construction phase.

Since its inception in 2012, LDC has assisted not-for-profit organizations in securing tax-exempt bond financing totaling more than \$1.9 billion.



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

JOE COTTER

President and CEO, National Resources

Pictured from left, Yonkers Mayor Mike Spano and Joe Cotter, President and CEO, National Resources.

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Ribbon-cutting at Kinsley Park after upgrades

BY PETER KATZ / pkatz@westfairinc.com



Mayor Spano, behind young girl in center, with guests and city officials at ribbon-cutting for Kinsley Park.

As part of its on-going program of modernizing and upgrading the 84 city parks in Yonkers, the Spano Administration has dedicated an upgraded Kinsley Park and Playground at Park and Chase Avenues. The park covers 3.4 acres and features a baseball diamond, basketball courts, a playground, tennis and pickleball courts, an area for stickball, benches for sitting and lots of open grass space.

During a ceremony culminating in a ribbon-cutting, Yonkers Parks, Recreation and Conservation Commissioner Steve Sansone explained that the park is named for Edward Wetmore Kinsley, who was born in New York in 1889 and moved to Yonkers in 1896. Kinsley attended St. Mary's School, then went on to work for the New York Central Railroad where he became assistant comptroller.

Kinsley was active in sports and recreation, especially with the Mercury Athletic Club. In 1907 he founded the Yonkers Marathon. In 1908, he played a key role in organizing the Yonkers Schoolboys Race. He served as an official for scholastic track and field meets throughout Westchester County.

Kinsley served for 30 years on the Yonkers Recreational Commission, a post he held for 30 years including sev-

eral years as its president. He was the inaugural chairman of the Yonkers Youth Council when it was formed in the early 40s. In 1945, the Yonkers City Council named the park in honor of Kinsley.

New playground at Kinsley Park.

"This is one of the parks I grew up in playing ball," Sansone said, explaining that the budget to renovate the park was

\$550,000 and what was done included "a new playground, new safe surfacing, new basketball courts and hoops. We also added new sidewalks to include new walkways, improved drainage, landscaping, a few new trees and site furniture. We'll also be doing some additions in the future."

Mayor Mike Spano said that none of the improvements to parks in the city would be possible without funding and he thanked the City Council for issuing the bonds necessary to cover the costs.

"We care about our city, we care about our parks," Spano said. "If you want to be part of a good, solid growing community you want to make sure that your kids can go to nice schools, you want to be able to know that they can walk in the neighborhoods and certainly know that they have good parks for a healthy environment."

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What to do with a \$1 building?

BY PETER KATZ / pkatz@westfairinc.com

Orange County is embarking on project to create a new use for an old school building that the county is purchasing from the Chester Union Free School District for \$1.

Construction on the Chester High School building on Maple Avenue started in 1935 and it opened in 1937. It was a Works Progress Administration project and the architecture reflected the art deco designs of the times. The brick building features a clock tower with a copper cupola bell tower. In 1965, a new wing and gymnasium were constructed behind and connected to the original building.

After the 2003 high school graduating class left and the high school operation moved to another building, Maple Avenue was occupied by Orange-Ulster BOCES for 15 years. After the 2018-19 school year, BOCES moved out, citing the building's deteriorating conditions.

In 2020, the school district proposed borrowing \$7.9 million to demolish the building and construct a field house and multi-sport athletic field on the site. The proposal was defeated by voters. The building was then closed for general use and the gym was only opened for occasional use by sports teams up through the 2022-23 school year.

County Executive Steve Neuhaus

signed a resolution passed by the County Legislature authorizing purchase of the building by the county.

"First and foremost, we must stabilize the property," stated Neuhaus. "After securing the property,

developing a phased plan for renovating and upgrading the building will be the priority."

While some asbestos mitigation was conducted previously, portions of the building still have asbestos and would need to be cleaned up before being used.

Back in May when the school district's budget came up for a vote the ballot included a referendum on whether the school district could transfer the building to the county. The referendum was approved. The school district will be keeping the gymnasium and athletic fields that are on the property.

"We have worked diligently on the future of the Maple Avenue building for many years, so we are pleased to bring this property transfer to the community for a decision," School Superintendent Catherine O'Hara said at the time of the referendum. "We value the community's voice and interest in repurposing the facility and we appreciate County Executive Neuhaus and Orange County for collaborating with the district to assume ownership and revitalize the



Chester Maple Avenue school building.

building. This initiative holds promise in fostering positive opportunities for Chester's future."

Neuhaus said, "This is the recipe for a success story in the county and we are going to get to work on this project to make it something very beneficial to county residents. I look forward to working to create a future for this beautiful building that will

shape and enrich our community for years to come."

Neuhaus also quoted the late British Prime Minister Winston Churchill as saying, "We shape our buildings; thereafter, our buildings shape us."

One of the ideas being floated is to redeveloping the building into a high-tech workforce training facility and provide some space for municipal use.

Project in Ulster to restore, reuse Wellington Hotel

BY PETER KATZ / pkatz@westfairinc.com



The former Wellington Hotel in Pine Hill. Photo via Google Maps.

An effort by residents of Pine Hill in the Town of Shandaken in Ulster County to restore and put the former Wellington Hotel to productive use received a shot in the arm when Ulster County was awarded a \$1.6 million Restore New York grant from the state to help pay for the estimated \$3 million project.

The residents had formed Wellington Blueberry LLC to purchase the property and coordinate the restoration. The Kingston-based nonprofit RUPCO was brought in as the developer and plans to create 10 affordable housing units, a café and a food market in the building.

The 12,000-square-foot building at 310 Main St. was built in 1882. In

2002, it was listed in the National Registry of Historic Places. In 2010, it became part of Pine Hill's Historic District, which encompasses all of Main Street and Pine Hill's central business district.

"As a county government, we are committed to helping our Catskills communities thrive, and

the rehabilitation and adaptive reuse of the beloved Wellington Hotel will restore this historic building as an economic and community anchor while providing much needed affordable housing," said Ulster County Executive Jen Metzger.

Since buying the building and its approximately one-acre of property, Wellington Blueberry LLC members

and community volunteers cleaned up the land, which is expected to be made available for public use. The LLC has invested almost \$200,000 for architectural drawings, structural reports, and minor stabilization repairs to the building.

Jan Jaffe, president of the Wellington LLC board and volunteer community engagement coordinator for Shandaken said, "It's delicate work, hard work and mostly volunteer work. This award gets the Wellington closer to its goal of increasing Shandaken's affordable housing stock by almost 3% with 10 affordable housing units and a market."

According to Kevin O'Connor, CEO of RUPCO, "The former Wellington Hotel project is a fabulous opportunity to join forces with Ulster County and a group of committed, local volunteers."

Designer Christian Siriano and artist Ashley Longshore connect with fans at Westport event

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



“I didn’t want a gallery taking 50% of my earnings.”

— Ashley Longshore

It is a truth universally acknowledged, as Jane Austen might put it, that creative, glamorous, fun careers are not always well-paying. This has been especially true for artists and designers, who have often struggled to find their place in a world that values the useful and the quantitative above all else.

But mixed-media Pop artist Ashley Longshore and fashion and interior designer Christian Siriano have up-ended the traditional business model by crossing over into other sectors and bypassing the middleman to deal with potential clients directly.

The friends teamed in September 2019, with Longshore helping to inspire and appearing in Siriano’s spring-summer 2020 collection and again in January 2020 for episode seven of “Project Runway’s” 18th season, during which Siriano – the youngest winner of the Bravo fashion reality series – served as a mentor, introducing guest judge Longshore and her bold prints.

They joined forces again on Wednesday, July 31, for the “Christian Siriano X Ashley Longshore” art pop-up at The Collective West, Siriano’s store in Westport, where he lives.

Longshore has been dubbed “the

feminist Andy Warhol,” but a more accurate description of her work is what might have transpired had the Mexican Surrealist Frida Kahlo and the puckish Pop artist had a baby. You can see the influence of Warhol’s jewel-colored, Byzantine-style portraits of

Marilyn Monroe, Jacqueline Kennedy Onassis and Elizabeth Taylor as well as Kahlo’s self-portraits, flowers seemingly springing from her dark hair, in Longshore’s “Roar! A Collection of Mighty Women,” featuring riotously colored paintings of Vice President Kamala Harris, Taylor Swift and the late U.S. Supreme Court Associate Justice Ruth Bader Ginsburg, to name a few. (It’s one of three books Longshore has published with Rizzoli, including “Giving the Bird: Bird Stories,” out Sept. 17.)

These paintings and books – which a well-heeled Westport crowd snapped up at the event, along with ceramic trinket boxes, napkin sets, tea towels and plates with naughty sayings that can’t be reprinted in a family newspaper – teem with color, pattern and life, really.

But where the Warhol comparison really kicks in is in Longshore’s

marketing know-how. With a promotional style worthy of performance art and social media savvy – her publicist said it was important to link her Instagram and website in this story – she has worked with such companies as Chloé, Gucci, Maybelline, Porsche and Judith Lieber, designing a new handbag for Lieber that will also be out this fall; and sold her works to Pound Ridge movie star couple Blake Lively and Ryan Reynolds; former New York Giants quarterback Eli Manning; actresses Penelope Cruz and Salma Hayek; singer Pink; designer Diane von Furstenberg; and Wall Street executives.

In January 2018, Longshore became the first woman artist in Bergdorf Goodman’s then 119-year history to have a solo exhibit in its Fifth Avenue windows and seventh-floor gallery, returning six months later as the store’s artist in residence to style its Palette restaurant.

Her versatile marketing drive is fueled by a fierce independence.

“I didn’t have a rich daddy,” Longshore said with a Southern sass and lilt that reflected her Montgomery, Alabama, roots. “And I didn’t want to marry a rich man and have to say, ‘Can I have money to buy a purse?’” Here she imitated such an encounter, her voice softening, and her vibrant manner turning coy.

Her family was, however, well off enough – her father, Spencer Longshore III, was president and CEO of Time and Space Inc., an advertising sales company – for her to have arts lessons and attend boarding school. She graduated from the University of Montana with a Bachelor of Arts in English literature, taking a semester off to paint. (Longshore is self-taught.) She showed her work around but said, “I didn’t want a gallery taking 50% of my earnings.”

Instead, in the 2010s, she harnessed the power of still-nascent Instagram, selling more than \$1 million worth of art in 2015. The secret of her success? Hard work, she said, adding that it has taken her 30 years to achieve her

dream gallery at 43 Crosby St. in SoHo, with two levels of showroom space and a studio. (Longshore had a gallery in New Orleans from 2018 to 2023, the year she opened the Ashley Longshore Studio Gallery in Manhattan.) And she’s already looking to her legacy with The Ashley Longshore Charitable Trust to ensure her works survive her.

While Longshore worked the room of The Collective West – whirling and twirling in a short, magenta, kaftan-style dress by Siriano, studded with blossoms – the designer quietly sketched for a waiting line of admirers.

But his eyes crinkled in excitement as he talked with us about his collaboration with the Greenwich Hospitality Group, owner of the Delamar Hotel Collection, transforming three “Siriano Suites” – including the 3,000-square-foot presidential suite – and the lobby of the former Westport Inn as it becomes the Delamar Westport later this year.

“I wanted to do something in Westport as I live here, and the store’s here,” he said.

Born and raised in Annapolis, Maryland, Siriano was educated at the Baltimore School for the Arts

and American InterContinental University in London, where he would go on to intern for Vivienne Westwood and Alexander McQueen before freelancing in New York and auditioning for “Project Runway.” Within five years of winning “Runway’s” fourth season (2007-08), he had sold \$5 million worth of couture. For Siriano, success is measured in connections, whether those are with the Delamar or the fans who buy the sketches, books, clothing, accessories, paintings, photographs and furnishings in his elegantly curated store. It’s why, he said, he likes to sell directly to clients.

But he noted that passion is equally important. He called what he does “an obsession,” quickly adding with a smile, “but in a healthy way.”

For more on “Christian Siriano X Ashley Longshore,” check out Westfair’s Instagram account.

“With a promotional style worthy of performance art and social media savvy, she has worked with such companies as Chloé, Gucci, Maybelline, Porsche and Judith Lieber.”

— Ashley Longshore’s publicist

'Start me up': Helping founders create their businesses

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

If the 21st century is the century of women and girls, as the United Nations declared in 2011, then it may particularly be the century of women and girls of color – who have long faced the double prejudice of racism and sexism. And that's not just because Vice President Kamala Harris has become the first woman of color to secure a major political party's nomination for the presidency of the United States.

Recently, the "PBS News Hour" profiled Fawn Weaver, whose seven-year-old Uncle Nearest Premium Whiskey – named for African American master distiller Nearest Green, a former slave who created the method of distilling Tennessee whiskey that

would become Jack Daniel's – is the most successful Black-owned liquor company to date, worth more than \$1 billion and run by an all-women executive team.

But not every budding entrepreneur is Weaver. In 2018, Marie Rocha, a software engineer turned venture capitalist, created Stamford-based Realist

Ventures "to address the funding gap for women and Black entrepreneurs." Along the way, she saw that aspiring entrepreneurs often lacked not only the funding but the know-how to fulfill their business dreams. That's why in 2022 she began Realist Lab,

"Fawn Weaver's Uncle Nearest Premium Whiskey, named after a former slave and master distiller, is now the most successful Black-owned liquor company, worth over \$1 billion and run by an all-women executive team."

offering what she called a kind of "mini MBA" through six-to-12-week programs "that teach every aspect of start-ups from how to pitch to the fundamentals of running a start-up, go-to-market strategies, branding and fundraising."

The programs culminate in Demonstration Days (pitch events) that come with monetary awards, with Realist Lab awarding a minimum of \$80,000 a year. To date, it has graduated 61 start-ups from its programs.

"We're building founders so they can build their businesses," Chief Marketing Officer Isis-Rae Goulbourne said of the lab, which over five years has received \$5 million from the Connecticut Department of Economic and Community Development and \$1 million from the U.S. Economic Development Administration (EDA), the latter through a partnership with The Community Foundation of Greater New Haven.

For those who have already launched businesses, there is the Moves Forward Grant program, which Rocha said has aided LGBTQ+, military-veteran, Black and women entrepreneurs especially, with "up to \$5,000 to help make investments (marketing, legal, tech) to grow their start-ups."

But Realist Lab goes beyond these programs to connect with entrepreneurs, Goulbourne said, encouraging more than 360 companies to date with HelpFest and Perfect Pitch. In HelpFest, which will be held monthly

throughout the state this fall, business owners receive one-on-one mentorship from experts. (Realist Lab also has open office hours on Fridays.) Perfect Pitch lets start-up founders make their business pitches to professionals in free virtual sessions. The upcoming dates are Sept. 17, Oct. 22 and Nov. 19.

Realist Lab will also hold Room for All, a large-scale networking event, Sept. 18 at The Palms, Stamford, and a Start-Up Sanctuary that marries wellness and entrepreneurship Oct. 4 at Grace Farms in New Canaan. Fall will also see a push for donors, the launch of a new website and the lab's first fundraiser on Nov. 7.

Next year marks the return of one of its most ambitious projects, CT Tech Week, to be held once again in the first week of June.

The inaugural two-day conference, which drew more than 300 people to 12 events on June 5 and 6, brought together such area power players as Bullish Capital; GE Appliances, CoCreate, a Haier company; the Connecticut Department of Economic and Community Development; Heather Gaudio Fine Art; NBC Studios; the city of Stamford; The Stamford Partnership; and The Village Foundation.

But Rocha, a New Jersey native (she attended New Jersey State University) who moved to Stamford more than 14 years ago and "fell in love with the place," has bigger plans for Tech Week:

"I'd love to have it across the state."



Eye on Small Business: Rye Ridge Cleaners, Rye Brook

BY JEREMY WAYNE / jwayne@westfairinc.com

A lady's thong in the pocket of a married man's suit jacket or a tiny bag of cocaine in the pocket of a suit dropped by a customer for his son? It's all in a day's work for Seth Friedman, the owner of Rye Ridge Cleaners. As well as a master dry cleaner, he's also a master of tact. "We discreetly toss the said items and say nothing," he said.

Since purchasing the dry cleaning business in 1993, Friedman and his wife, Robin, have continued Rye Ridge Cleaners' 40-year tradition of providing high quality service for customers throughout the area.

Friedman learned the principles of dry cleaning at the National Association of Dry Cleaners, the premiere Northeast school for training professionals in the industry. To stay up to date with current fashion trends and dry cleaning methods, he is a member of the National Cleaning Association, which provides ongoing classes in garment care. (Friedman pointed out how high-tech fabrics, mostly various types of polyesters and nylons, are becoming ubiquitous and present new challenges to cleaning.)^a

All dry cleaning is done on the premises. In September 2023, Friedman installed a brand-new dry-cleaning machine that uses Sensene, an alcohol-based solution that is biodegradable and nontoxic, certified by the Organic Fabric Manufacturers Association. He said it is "leaps and bounds ahead of anything else," including perchlorethylene, (or "perch"), the standard solution the vast majority of cleaners have used for the last 75 years.

With a background in environmental education and committed to greener cleaning, Friedman said he was the first in Westchester County to offer reusable green Garmento laundry bags to replace single-use plastic covers. He also encourages his customers to return hangers for reuse.

Covid devastated the dry-cleaning business, he told Westfair Business Journal. He mentioned a recent NPR report about how the pandemic had upended the dry-cleaning business in the United States, with as many as 40% of dry cleaners failing, and



Rye Ridge Cleaners exterior. Photograph by Seth Friedman.

said he knew of six cleaners within one mile of his store that had gone under. The years 2020 and 2021 were the worst he has had in the years he has owned Rye Ridge Cleaners and he only survived, he said, "because of some loyal customers, being able to suffer a lot of pain and rethinking everything I do in business, along with receiving federal loans."

In an ongoing effort to give back, the community-minded Friedman said that customers can sign up to have Rye Ridge Cleaners give 5% of the value of their dry cleaning to their favorite charitable organizations and religious institutions. Beneficiaries include churches, synagogues and high school bands.

Dry cleaning is, by Friedman's reckoning, "a fairly easy business to enter." It doesn't take a lot of capital to set up or even purchase a store, he said, but it does require a willingness to work hard. "An absentee owner will not cut it."

His wife works part-time, mainly helping on the day he does deliveries. He has a presser who has been with him for 20 years – "a wonderful employee and wonderful family man" – and a seamstress who has worked for him for 30 years.

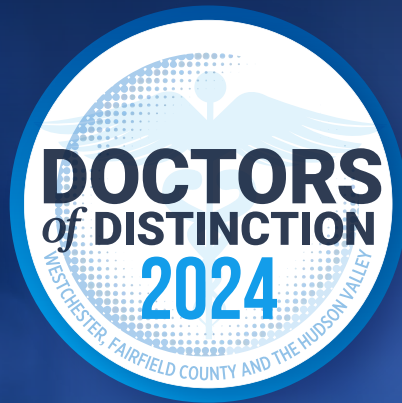
"I am of the firm belief I am successful if I hire the right people and treat them right," he said, adding, "my employees make Rye Ridge Cleaners excellent."

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Eye on Small Business: Méli-Mélo Celebrates with In Greenwich and Greenwich Foody

BY JEREMY WAYNE / jwayne@westfairinc.com

“Méli-Mélo's 30th anniversary giveaway combines community engagement with the thrill of a treasure hunt, offering prizes and promoting local businesses through hidden bottles and social media clues.”



Message in a bottle? Well, kind of. Since Westfair cultural writer and luxury editor Georgette Gouveia wrote about Méli-Mélo Crêperie, Juice Bar & Café back on Valentine's Day, six months ago and I reviewed it a month later, the much-loved, enduring Greenwich

restaurant has initiated a community giveaway to celebrate its 30th anniversary year.

Here's how it's been working. Every month a limited edition, reusable glass bottle bearing Méli-Mélo's 30th anniversary logo is placed in a high-traffic area in Greenwich for someone to find, with clues to the hiding place given on Instagram. The lucky (or perhaps clever) person who finds the bottle gets to keep it but needs to return the certificate inside the bottle to redeem the prize – a \$30 Méli-Mélo gift card certificate and a free Méli-Mélo juice or smoothie.

The giveaway is on through the end of the year, with a double prize being offered in September.

While Méli-Mélo's story is itself remarkable as a blueprint for establishing, growing and maintaining a successful business in a fiercely

competitive market, the giveaway also highlights two other businesses, namely the social platforms In Greenwich (@ingreenwich), and Greenwich Foody (@greenwichfoody), both of which have partnered with the restaurant in the fun prize initiative.

In Greenwich was set up in 2017 by marketing specialists Craig Jones and Jessica Reid as a commercial project to curate and promote events happening in and around Greenwich. Primarily supported by advertising, it has grown into a resource in which you can find where to go and what to do in Greenwich and the town's many neighborhoods and surrounding communities, including Old Greenwich, Riverside, Cos Cob, Glenville and Byram. Jones and Reid's parent company is Greenwich Point Marketing, an agency specializing in social media marketing and advertising as well as design and content creation.

The giveaway initiative's other partner – with 10,000 followers and rapidly heading northward – is Ashley Grudzinski, the “Greenwich Foody,” who shares her epicurean adventures through Instagram and Tik Tok, promoting the area's best eateries. She

launched the platform in 2019, and it continues to grow. (Grudzinski often makes her visits with real estate agent and influencer Mike Parelli, founder of yet another local food review platform, the YouTube channel “Tell 'Em Mike Sent You.”) She also has been developing a new content-creating business, in which she focuses on producing high-quality, mostly food, photography reel-style video content and “social media management for businesses that are looking to grow organically and locally,” as she relayed to the Westfair Business Journal.

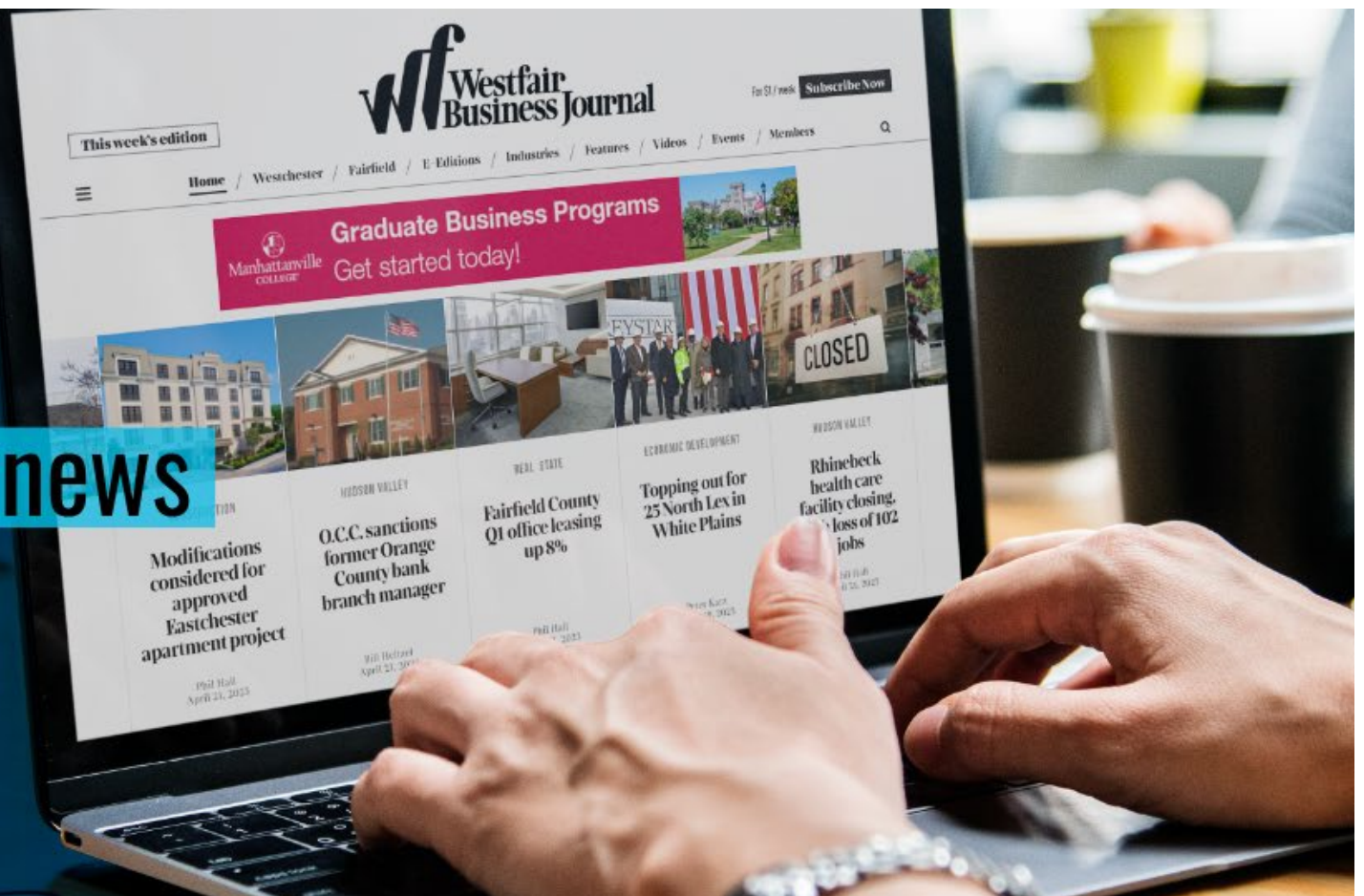
Back at Méli-Mélo, founder and owner Marc Penvenne said he was excited to partner with both In Greenwich and Greenwich Foody. “I love what they do and I'm happy to also interact with the community in this way. It's a fun way to celebrate our anniversary and highlight our beautiful town.”

Beautiful town indeed. And now, through the end of the year, there is all the more incentive to explore it, looking for that elusive “message in a bottle.”

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For more, visit melimelogreenwich.com, ingreenwichct.com, greenwichpointmarketing.com and [@GreenwichFoody](https://www.instagram.com/GreenwichFoody).

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, July 31 - Aug. 6

Bin Wang, Flushing, Queens, et al, vs. Leo Chuliya Ltd., Hartsdale, 24-7023-SHL: Willful and malicious injury in Chuliya Chapter 11 (24-22563). Attorney: John Troy.

Blairmarks LLC, Mount Vernon, representative Dana Cannon, 24-22693-SHL: Chapter 11, assets \$701,250, liabilities \$407,304. Attorney: Todd S. Cushner.

Upper Fallsburg Heights LLC, Bloomingburg, Chaim Lunger, manager, 24-35787-KYP: Chapter 7, assets and liabilities \$50,000 - \$100,000. Attorney: pro se.

Joanna Verrino, Ardsley vs. HDR Contracting Inc., Yonkers, 24-7025-CGM: Adversary proceeding in Verrino Chapter 13 (24-22148). Attorney: Anne J. Penachio.

D&D Electrical Construction Company Inc., Mount Vernon, Stephen Buckley, president, 24-22694-SHL: Chapter 11, assets and liabilities \$10 million - \$50 million. Attorney: Julie C. Curley.

U.S. District Court, White Plains Local business cases, July 31 - Aug. 6

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

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

Bowerman Cleaning and Restoration LLC, White Plains vs. The Armon Hotel, Stamford, et al, 24-cv-5863-KMK: Contract. Attorney: Anthony Varbero.

Helayne Seidman, Manhattan vs. Black Celebrity Kids Inc., Suffern, 24-cv-5914-KMK: Copyright. Attorney: Craig B. Sanders.

John Curtis Rice, Bronx vs. Damon K. Jones Inc., White Plains, et al, 24-cv-5921-CS: Copyright. Attorney: Craig B. Sanders.

282 Lavista LLC, Monsey vs. United States Liability Insurance Co., Wayne, Pennsylvania, 24-cv-5941-NSR: Insurance, removal from Rockland Supreme Court. Attorney: Vincent Proto for defendant.

DEEDS

Above \$1 million

12 Fairway Rye LLC, Eastchester. Seller: Angelina M. Magro, Rye. Property: 12 Fairway Ave., Rye City. Amount: \$1.3 million. Filed July 19.

Apicella, Joseph, Rye. Seller: Ras Closing Services LLC, Glen Ellyn, Illinois. Property: 15 Fellowship Lane, Rye Town. Amount: \$1.2 million. Filed July 16.

Bujaj, Gjergj, Bronx. Seller: 5 Farm Way Drive LLC, Ardsley. Property: 5 Farm Way Road, Greenburgh. Amount: \$1.1 million. Filed July 22.

Calandra, John, West Harrison. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 7 Lila Lane, New Castle. Amount: \$1.4 million. Filed July 23.

Clinton Street Management LLC, Irvington. Seller: Perryco Homes of Westchester Inc., Hawthorne. Property: 19 Gracemere Ave., Greenburgh. Amount: \$2 million. Filed July 24.

Dann, Charles, Weehawken, New Jersey. Seller: S&D Dream Homes LLC, Pelham. Property: 111 Third Ave., Pelham. Amount: \$1.5 million. Filed July 17.

Fedder, Stephen, New York. Seller: 31 Fulton Avenue LLC, Rye. Property: 31 Fulton Ave., Rye City. Amount: \$2.9 million. Filed July 22.

Harbor View Real LLC, White Plains. Seller: Laura Capasso, White Plains. Property: 4 Harbor Lane, New Rochelle. Amount: \$1.1 million. Filed July 19.

Lefkowitz, Arnold N., Armonk. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., 1D, North Castle. Amount: \$1.3 million. Filed July 17.

Seto, Bonnie M., Scarsdale. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 44 Axtell Drive, Scarsdale. Amount: \$3.2 million. Filed July 17.

Soundview Yt LLC, White Plains. Seller: Bobby Ben-Simon, Greenwich, Connecticut. Property: 285 Soundview Ave., White Plains. Amount: \$2.2 million. Filed July 22.

Varghese, Mathew, White Plains. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 346 Palisades Blvd., Mount Pleasant. Amount: \$1.8 million. Filed July 17.

Wallen, Julie Y., New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 30 Wallace Way, New Castle. Amount: \$1.5 million. Filed July 16.

Weber, Kaare, Scarsdale. Seller: Lot 6 LLC, Port Chester. Property: 2 Piping Rock Way, New Rochelle. Amount: \$2.4 million. Filed July 22.

Below \$1 million

22 Cliff Street LLC, White Plains. Seller: Tarsha Braxton-Adams, New Rochelle. Property: 24 Cliff St., Yonkers. Amount: \$715,000. Filed July 17.

247 Round Hill LLC. Seller: Safeguard Homes II LLC, Hauppauge. Property: 247 Round Hill Drive, Yonkers. Amount: \$525,000. Filed July 19.

31 Spring Street LLC, Mount Kisco. Seller: Vincent Valvano, Mount Kisco. Property: 31 Spring St., Mount Kisco. Amount: \$10. Filed July 22.

47 Spring Street LLC, Mount Kisco. Seller: Vincent J. Valvano, Mount Kisco. Property: 47 Spring St., Mount Kisco. Amount: \$10. Filed July 19.

542 Second Avenue LLC, Brooklyn. Seller: Basdeo Boodram, Mount Vernon. Property: 111 Fulton Ave., Mount Vernon. Amount: \$255,000. Filed July 16.

City of Yonkers, Yonkers. Seller: St. Vladimir's Orthodox Theological Seminary, Yonkers. Property: 575 Scarsdale Road, Yonkers. Amount: \$26,500. Filed July 17.

Clohessy, Michael, Ramsey, New Jersey. Seller: US Bank Trust N A, Dallas, Texas. Property: 616 Woodland Hills Road, Greenburgh. Amount: \$205,000. Filed July 22.

Esposito-Plotkin, Stephanie, Cortlandt Manor. Seller: Sunset Condo I LLC, Croton-on-Hudson. Property: 24 Flanders Lane, Cortlandt. Amount: \$425,000. Filed July 22.

Filiberti, John, Eastchester. Seller: Valeria Realty Corp., Oceanside. Property: 50 Columbus Ave., No. 816, Eastchester. Amount: \$335,000. Filed July 22.

Hekmah LLC, New York. Seller: Leonard Gruyon, Yonkers. Property: 56 Page Ave., Yonkers. Amount: \$992,000. Filed July 16.

Koschak III, Walter J., City Island. Seller: Zappico Holdings LLC, Hawthorne. Property: 642 Mount View Road, Peekskill. Amount: \$640,000. Filed July 19.

Mad Real Properties LLC, Yonkers. Seller: Barry Fertel, New Rochelle. Property: 32 Hoyt Road, Pound Ridge. Amount: \$763,000. Filed July 19.

Maria Vieira Irrevocable Trust, Yorktown Heights. Seller: Hebrew Congregation of Somers Inc, Yorktown Heights. Property: 8 Cypress Lane, Somers. Amount: \$493,000. Filed July 17.

Mohamed, Ibrahim F., Yonkers. Seller: Cabeca Group RE Investors Corp., Briarcliff Manor. Property: 45 Cross Hill Ave., Yonkers. Amount: \$995,000. Filed July 22.

Rebisz, Erinnisse R., Hastings-on-Hudson. Seller: MTS29 LLC, Mahopac. Property: 712 Lindbergh Ave., Peekskill. Amount: \$550,000. Filed July 22.

Rizk, Nawal, Naples, Florida. Seller: LL Parcel E LLC, Fort Washington, Pennsylvania. Property: 201 Horseman Blvd., 206, Mount Pleasant. Amount: \$651,000. Filed July 17.

Roth, Karl, Bedford. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., North Castle. Amount: \$935,000. Filed July 23.

Roth, Karl, Bedford. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., No. 2A, North Castle. Amount: \$999,000. Filed July 17.

Ryan, Edward W., Rye. Seller: 59 Valley Terrace LLC, Rye. Property: 59 Valley Terrace, Rye Town. Amount: \$999,000. Filed July 19.

Salama, Akram, White Plains. Seller: Jet Up Holding LLC, White Plains. Property: 21 Maplewood Road, Greenburgh. Amount: \$900,000. Filed July 17.

Shneyer, Paul A., New York. Seller: Paul A Shneyer PC 401k Plan, New York. Property: 16 Hall Ave., Lewisboro. Amount: \$300,000. Filed July 22.

Sicha, Rosa A., Tarrytown. Seller: Martin Prospect LLC, Ossining. Property: 80 Prospect Ave., Ossining. Amount: \$675,000. Filed July 24.

Terrace Avenue Ossining LLC, Croton-on-Hudson. Seller: Ingrid Lorenz, Ossining. Property: 33 1/2 Terrace Ave., Ossining. Amount: \$10. Filed July 16.

Thompson, Claire M., Brooklyn. Seller: Galloway Kahn LLC, New York. Property: 37 Lower Shad Road, Pound Ridge. Amount: \$940,000. Filed July 23.

Town of Mamaroneck. Seller: Benjamin J. Levine, Mamaroneck. Property: 529 Weaver St., Mamaroneck. Amount: \$10,000. Filed July 23.

United Palace of Spiritual Arts Inc., Broadway. Seller: Rebecca Zelman, Tampa, Florida. Property: 6 Shore Road, Rye. Amount: \$25,000. Filed July 23.

United Palace of Spiritual Arts Inc., New York. Seller: Donald B. Green, Le Grand, California. Property: 6 Shore Road, Rye. Amount: \$50,000. Filed July 23.

Wappanocca Sisters LLC, Rye. Seller: Kenneth Triolo, Rye. Property: 15 Wappanocca Ave., Rye City. Amount: \$999,000. Filed July 22.

WORKERS' COMPENSATION BOARD

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

A&C Meats & Restaurant Supplies LLC, Mount Vernon. Amount: \$12,500.

ARG Architecture PC, Ossining. Amount: \$35,000.

Atlix Cayotl Taqueria Restaurant Corp., Yonkers. Amount: \$21,500.

C&E Courier Corp., Yonkers. Amount: \$32,250.

Envy Services Corp., New Rochelle. Amount: \$5,000.

Gee-Zeez Auto Collision Inc., Mount Vernon. Amount: \$25,000.

ITT Water Technology LLC, Rye Brook. Amount: \$114,000.

Jones Devon, Mount Vernon. Amount: \$25,000.

Jose L. Construction Inc., Cortlandt Manor. Amount: \$2,500.

Matrix Jamaican Restaurant Inc., Mount Vernon. Amount: \$1,000.

New York Fitness Professionals Inc., New Rochelle. Amount: \$1,000.

Newstone Masonry Inc., New Rochelle. Amount: \$500.

Pineda Gates LLC, Yonkers. Amount: \$5,000.

Reliable Nets LLC d.b.a. **Reliable-Nets.com**, Larchmont. Amount: \$6,500.

Sonia C. Alvarez d.b.a. **Am General Constructing & Landscaping**, West Harrison. Amount: \$22,000.

VI Cleaning Services Inc., Yonkers. Amount: \$21,500.

JUDGMENTS

Adams, Helena, Yonkers. \$7,296 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Anderson, Marion J., Scarsdale. \$71,883 in favor of Fox Capital Group Inc., New York. Filed June 27.

Austin, Danielle, Yonkers. \$2,479 in favor of Credit Corp Solutions Inc., Draper, Utah. Filed June 24.

Barasch, Robert M., New Rochelle. \$6,169 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 24.

Barry, Brian D., Palm Beach Gardens, Florida. \$77,893 in favor of Mariam Inc., Bethesda, Maryland. Filed June 28.

Brooks, Dorothy B., White Plains. \$9,343 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed June 24.

Bryant, Darryl B., Mount Vernon. \$3,604 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 1.

Cavali, New York, Long Island City. \$59,011 in favor of Greenwich Capital Management LP, White Plains. Filed June 28.

Chapnick, Asra, Scarsdale. \$10,590 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Chowdhury, Shameem, Yonkers. \$1,551,492 in favor of Central Funding Co., White Plains. Filed June 26.

Chowdhury, Shameem, Yonkers. \$474,674 in favor of Central Funding Co., White Plains. Filed June 26.

Deda, Mikel, Bronxville. \$6,520 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 1.

Dorado, Kelvin, Ossining. \$5,255 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

Doubrava, Michael, New Rochelle. \$8,281 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Elsasser, John, Croton-on-Hudson. \$19,317 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed June 24.

Fiebor, Winnard D., White Plains. \$1,659 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

Figuroa, Quinn, Eastchester. \$25,856 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed June 24.

Garcia, Dominic, Hartsdale. \$2,918 in favor of Discover Bank, New Albany, Ohio. Filed June 27.

Gebran, Nabila, Yonkers. \$7,722 in favor of Citibank NA, Sioux Falls, South Dakota. Filed June 27.

Gutierrez, Evita, Yonkers. \$7,308 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Hidalgo, Christian, Yonkers. \$20,352 in favor of American Express National Bank, Sandy, Utah. Filed July 1.

Jean-Jacques, Gilberte, Yonkers. \$4,558 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Jeffrey, Vaughn, Mount Vernon. \$31,091 in favor of American Express National Bank, Sandy, Utah. Filed July 1.

Johnson, Sophia, White Plains. \$14,851 in favor of Discover Bank, New Albany, Ohio. Filed June 27.

Keane, Kerri N., Yonkers. \$13,770 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Kelly, Elizabeth C., Mount Vernon. \$7,715 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Linkowski, Dennis P., Yorktown Heights. \$1,356 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

Maldonado, Jessica, Mount Vernon. \$4,373 in favor of Capital One NA, Glen Allen, Virginia. Filed June 24.

Mccool, Lisa V., Yonkers. \$4,801 in favor of Capital One NA, McLean, Virginia. Filed June 28.

Miranda, Oscar, White Plains. \$18,043 in favor of Con Edison Company of New York Inc., New York. Filed June 27.

Monaco Group LLC, Yonkers. \$23,850 in favor of Emerald Court Inc., Harrison. Filed June 26.

Moran, Christopher, Yonkers. \$2,294 in favor of Discover Bank, New Albany, Ohio. Filed June 27.

Nembhard, Sharon, Mount Vernon. \$200,250 in favor of Jawam Inc., Oceanside. Filed June 27.

Nieves, Ana T., Mount Vernon. \$10,725 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Nunez, Rebeca, Tarrytown. \$12,399 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

Pineda, Karol, Yonkers. \$4,309 in favor of Citibank NA, Sioux Falls, South Dakota. Filed June 28.

Postighone, Alison A., Yonkers. \$8,823 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

R. Jhefres, A.R., Yonkers. \$10,538 in favor of American Express National Bank, Sandy, Utah. Filed July 5.

Ricci, Patsy L., Yorktown Heights. \$4,582 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

Riggs, John V., New Rochelle. \$5,219 in favor of Capital One NA, Glen Allen, Virginia. Filed June 27.

Rosenberg, Steve, Scarsdale. \$2,514 in favor of Capital One NA, Glen Allen, Virginia. Filed June 28.

Rummo, Pasquale, Elmsford. \$6,511 in favor of Discover Bank, New Albany, Ohio. Filed June 27.

Sanchez, Carmin A, Yonkers. \$5,962 in favor of Discover Bank, New Albany, Ohio. Filed June 24.

Simmons, Iasia C., Mount Vernon. \$4,931 in favor of Capital One NA, Glen Allen, Virginia. Filed June 28.

Sonne, Susan, Pound Ridge. \$2,140 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

Tengey, Gifty, Tarrytown. \$6,106 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed June 24.

Tymus, John, Pleasantville. \$13,854 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 27.

Westchester Snow Removal LLC, Yonkers. \$37,952 in favor of Commissioners of the State Insurance Fund, White Plains. Filed June 24.

Williamson, Gary, New Rochelle. \$12,365 in favor of American Express National Bank, Sandy, Utah. Filed July 1.

Woody Woodpecker Tree Service & Landscaping LLC, Yonkers. \$45,584 in favor of Commissioners of the State Insurance Fund, White Plains. Filed June 24.

LIS PENDENS

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

Almonte, Erlin, as owner. Filed by Deutsche Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$241,000 affecting property located at 401 N. Division St., Peekskill. Filed July 10.

Alvarado, Ariana, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$200,000 affecting property located at 146 Fisher Ave., White Plains. Filed July 11.

Cacsire, Erika, as owner. Filed by Webster Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 2 Boniello Drive, Somers. Filed July 3.

Citibank NA, as owner. Filed by State of New York Mortgage Agency. Action: Foreclosure of a mortgage in the principal amount of \$144,000 affecting property located at 135 -139 Main St, Unit 201, Ossining. Filed July 2.

Dollar Dry Dock Savings Bank, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$440,000 affecting property located at 316 Bay St., Peekskill. Filed July 2.

Fernando, Devinda R., as owner. Filed by Ditech Financial LLC. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 6 Mount Joy Place, New Rochelle. Filed July 2.

Kaylor, Charles, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$154,000 affecting property located at 27 Hollowbrook Lane, Cortlandt. Filed July 3.

Lasalle, Julio E., as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$554,000 affecting property located at 201 Park Drive, Eastchester. Filed July 3.

Mboup, Dial, as owner. Filed by US Bank Trust NA-tr. Action: Foreclosure of a mortgage in the principal amount of \$308,000 affecting property located at 39 North St., Mount Vernon. Filed July 2.

Ortiz, Evelyn, as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$312,000 affecting property located at 95 Payne St., Elmsford. Filed July 3.

Priore, Judy, as owner. Filed by JPMorgan Chase Bank Na. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 3415 Fenimore Ave., Yorktown. Filed July 5.

Rivera, Theresa, as owner. Filed by Wilmington Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$390,000 affecting property located at 191 Morsemere Ave., Yonkers. Filed July 2.

Santos, Zavala Victor, as owner. Filed by Towd Point Mortgage Trust 2019-4 US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 54 Betsy Brown Road, Port Chester. Filed July 8.

Velez, Jose, as owner. Filed by Servbank. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 59 Fortfield Ave., Yonkers. Filed July 11.

Zarate, Victor, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$365,000 affecting property located at 1415 Halstead Ave., Mamaroneck. Filed July 2.

MECHANIC'S LIENS

1060 Nepperhan Avenue LLC, Yonkers. \$477,599 in favor of FPL Fabricators & Erectors Group. Maspeth. Filed July 18.

2 Elm Hill LLC, Rye. \$4,356 in favor of Dutch Boy Waterproofing Systems I. Brewster. Filed July 24.

56 Prospect Holdings LLC, Yonkers. \$6,998 in favor of North Shore Plumbing Supply Company I. Flushing. Filed July 19.

601 Midland Rye Real Estate Owner, Rye. \$46,800 in favor of Homans Associates LLC. Wilmington. Filed July 18.

Anderson Michael, Scarsdale. \$262,041 in favor of Welcome Homes New York Building Company LLC. New York. Filed July 23.

Clemente Michael, Mamaroneck. \$9,460 in favor of Ridgefield Supply Co., Ridgefield. Filed July 23.

Dromore Housing Development Fund Co., Greenburgh. \$16,513 in favor of Greentech Renewables. Danbury, Connecticut. Filed July 23.

Gojka Ching Yue, Scarsdale. \$66,524 in favor of Ridgefield Supply Co., Ridgefield. Filed July 23.

Gsb Hamilton LLC, Yonkers. \$5,140 in favor of Advantage Wholesale Supply LLC. Brooklyn. Filed July 22.

Ortiz Adolfo, Yonkers. \$22,485 in favor of P&Ts Auto Care Inc. Yonkers. Filed July 23.

Pacific Proving LLC, Yonkers. \$7,949 in favor of North Shore Plumbing Supply Co., Flushing. Filed July 18.

St. Joseph's Hospital, Harrison. \$166,280 in favor of Polito Construction LLC. Wilton, Connecticut. Filed July 24.

NEW BUSINESSES

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

Partnerships

Green Outdoors Gardening, 178 Grove St., Mount Kisco 10549. c/o Jose Maria and Evelyn Miguel. Filed July 23.

Sole Proprietorships

4rid3.Com, 220 Ferris Ave., 202c, White Plains 10603. c/o Christian Caceres. Filed July 19.

All Booked Up, 7 Balint Drive, Apt. 520, Yonkers 10710. c/o Frankie A. Pagan. Filed July 18.

America Ac Resources Co., 408 Route 22, Apt. 3, North Salem 10560. c/o Yuexia Gorter. Filed July 23.

Bhal Multi-Service, 90 Caryl Ave., No. 37, Yonkers 10705. c/o Betania Hidalgo and Armando Lopez. Filed July 23.

Brightbuy Hub, 1 Sadore Lane, 4T, Yonkers 10710. c/o Arun Pillai. Filed July 19.

Crown Promo Marketplace, 11 W. Prospect Ave., Mount Vernon 10550. c/o Dawn Gibson. Filed July 22.

D&T Cleaning Service, 33 Purdy St., Apt. 3, Harrison 10528. c/o Mirta R. Cabrera. Filed July 19.

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Questions and comments regarding this section should be directed to:

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

Inner Gem Studio, 733 Frost Ave., Apt. 2, Peekskill 10566. c/o Florence D'Angelo. Filed July 23.

L&L Legal Service, 260 S. Broadway, 7J, Yonkers 10705. c/o. Filed July 24.

Leidys Jewelry, 42 Wheeler Ave., Pleasantville 10570. c/o Leidy Johana Martinez Cruz. Filed July 23.

MBG USA, 162 Harding Drive, New Rochelle 10801. c/o Brikena Samara. Filed July 19.

MRTN Solutions, 289 Morsemere Ave., Yonkers 10703. c/o. Filed July 22.

PR Manuele Consulting, 2 Corral Court, Amawalk 10501. c/o Paul R. Manuele. Filed July 19.

Promethean Design Lab, 108 Longview Ave., White Plains 10605. c/o Lisa Piper Gilbert. Filed July 23.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

4 Albert LLC, as owner. Lender: Broadview Capital LLC. Property: 4 Albert Drive, Monsey. Amount: \$1.6 million. Filed July 1.

Backenroth, Samuel I., as owner. Lender: Citizens Bank NA. Property: in Rockland. Amount: \$1.7 million. Filed July 8.

Loan Funder LLC Series 73529, as owner. Lender: 10 Roanoke Drive LLC. Property: 10 Roanoke Drive, Monroe. Amount: \$3 million. Filed June 27.

Neil Road Holdings LLC, as owner. Lender: Dumbo Funding LLC. Property: 17 Neil Road, Spring Valley. Amount: \$1.5 million. Filed July 2.

Below \$1 million

9 Wendover LLC, as owner. Lender: Loan Funder LLC Series 76790. Property: 9 Wendover Lane, Ramapo. Amount: \$518,500. Filed July 2.

Broadview Capital LLC, as owner. Lender: 48 Farrington Green LLC. Property: 48 Farrington St., Newburgh. Amount: \$300,000. Filed June 27.

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: in Wallkill. Amount: \$100,000. Filed June 27.

Freund, Faiga M., as owner. Lender: Flagstar Bank NA. Property: 61 Camp Hill Road, Pomona. Amount: \$800,000. Filed July 10.

Trophy Point Investment Group, as owner. Lender: Four Directions Lakeside LLC. Property: 39 Lake Drive, Putnam valley. Amount: \$334,000. Filed June 17.

Walden Savings Bank, as owner. Lender: Olivia Elizabeth Hutton and Jesse Lee Clune. Property: in Mount Hope. Amount: \$474,000. Filed June 28.

DEEDS

Above \$1 million

1 Harvest Connecticut LLC, Monsey. Seller: Estate of Harvey Waxman, et al, Brooklyn. Property: 1 Harvest Court, Monsey. Amount: \$1.2 million. Filed July 10.

139 Union LLC, Airmont. Seller: Judah and Chava L. Herbst, Spring Valley. Property: 139 Union Road, Spring Valley. Amount: \$1.1 million. Filed July 11.

25 Main Street Holdings LLC, Spring Valley. Seller: Spring Valley Commercial Center LLC, Spring Valley. Property: 19 25 Main St., Spring Valley. Amount: \$3.6 million. Filed July 11.

Ashley LLC, Upper Saddle River, New Jersey. Seller: Chick Fil A Inc., Atlanta, Georgia. Property: 70 E. Route 59, Nanuet. Amount: \$8.3 million. Filed July 16.

Blueberry Equities LLC, Monroe. Seller: Chaim M. Scher, Monsey. Property: 31 Meron Road, Monsey. Amount: \$1.3 million. Filed July 22.

Congregation Bobov Community of Rockland County, Monsey. Seller: Developer GLP LLC, Suffern. Property: 50 Saddle River Road, North Monsey. Amount: \$2 million. Filed July 10.

Developer LLC, Suffern. Seller: St Zitas Villa, Monsey. Property: 50 N. Saddle River Road, Monsey. Amount: \$12 million. Filed July 9.

Muller, Abraham and Malky Muller, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 33 Meron Road, Monsey. Amount: \$1.1 million. Filed July 12.

Palisades Fee Owner LLC, New York. Seller: Palisades Renewal Center Company LLC, Jersey City, New Jersey. Property: 334 Route 9w, Palisades. Amount: \$26.3 million. Filed July 16.

Saddle River Road LLC, Lakewood, New Jersey. Seller: Developer GLP LLC, Suffern. Property: 50 Saddle River Road North, Monsey. Amount: \$11.5 million. Filed July 11.

Suzanne Estates LLC, Brooklyn. Seller: Suzanne Home LLC, Monsey. Property: 22 Suzanne Drive, Monsey. Amount: \$1.3 million. Filed July 17.

Below \$1 million

191 Haverstraw LLC, Brooklyn. Seller: Jeffrey W. Lambert, et al, Montebello. Property: 191 Haverstraw Road, Montebello. Amount: \$550,000. Filed July 12.

22 Oxford Drive LLC, Suffern. Seller: Malcolm Myers, Monsey. Property: 22 Oxford Drive, Montebello. Amount: \$920,000. Filed July 9.

339 North Main Property LLC, New City. Seller: Key Star Capital Fund III LP, Stafford, Texas. Property: 339 N. Main St., New City. Amount: \$254,500. Filed July 11.

36 Millspaugh Lane New York LLC, Monsey. Seller: Pinchas and Perry Weber, Brooklyn. Property: 36 Millspaugh Lane, Nanuet. Amount: \$850,000. Filed July 9.

39 South Cole LLC, Brooklyn. Seller: Jason J. Ferreira, Spring Valley. Property: 39 S. Cole Ave., Spring Valley. Amount: \$685,000. Filed July 10.

4 Crown LLC, Spring Valley. Seller: Abraham and Libby Luria, Monsey. Property: 4 Crown Road, Monsey. Amount: \$750,000. Filed July 16.

4 Crown LLC, Spring Valley. Seller: Abraham Luria, Monsey. Property: 4 Crown Road, Monsey. Amount: \$750,000. Filed July 19.

5 Charlotte Monsey LLC, Spring Valley. Seller: 5 Charlotte LLC, Spring Valley. Property: 5 Charlotte Place, Spring Valley. Amount: \$999,000. Filed July 11.

7 Rose LLC, Monsey. Seller: Yitzuhak S. Berger, Monsey. Property: 7 Rose Ave., Spring Valley. Amount: \$720,000. Filed July 17.

Axelrod, Peter A., referee and **Carole Green,** New York. Seller: 21 Fox LLC, Pearl River. Property: 21 Fox Court, Suffern. Amount: \$438,001. Filed July 17.

Babad, Uscher and Yides B. Babad, Monsey. Seller: Suzanne Estates LLC, Brooklyn. Property: 22 Suzanne Drive, Monsey. Amount: \$925,000. Filed July 15.

The Bank of New York Mellon Trust, et al, Greenville, South Carolina. Seller: 10 De Clark Place LLC, West Nyack. Property: 10 De Clark Place, Nanuet. Amount: \$446,461. Filed July 17.

Bonante, Christopher T., referee and **Andrea Schneekloth,** White Plains. Seller: 153 Valentine LLC, Bronx. Property: 35 Lindbergh Lane, New City. Amount: \$379,000. Filed July 19.

Dellarceprete, Anthony and Camillo Dellarceprete, Chestnut Ridge. Seller: Debbie Properties LLC, New City. Property: 21 4 Normandy Village, Nanuet. Amount: \$259,999. Filed July 17.

Ferndale Equities LLC, Spring Valley. Seller: Sharon Ball, Pomona. Property: 123 Pomona Road and 242 Summit Park Road, New Hempstead. Amount: \$999,999. Filed July 11.

Galanakis, George and Mary A. Galanakis, Nyack. Seller: National Transfer Services LLC, nominee, Houston, Texas. Property: 3 Francis Ave., Nyack. Amount: \$800,000. Filed July 16.

Gordon, Daniel and Katherine Robbins, Suffern. Seller: 562 Haverstraw Road 2024 LP, Suffern. Property: 562 Haverstraw Road, Montebello. Amount: \$725,000. Filed July 19.

Gulkowitz, Leah, Monsey. Seller: 15 Terrace Road LLC, Yonkers. Property: 18 Jeremy Court, Wesley Hills. Amount: \$925,000. Filed July 11.

Jackson Avenue Legacy LLC, Spring Valley. Seller: Mamlah Berger, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: \$544,000. Filed July 18.

Jackson Avenue Legacy LLC, Spring Valley. Seller: Meir Spitzer, Spring Valley. Property: 16 Jackson Ave., New Square. Amount: \$680,000. Filed July 16.

Jacobowitz, Mordche, Monroe. Seller: Silver Lane LLC, et al, Brooklyn. Property: 15 Silver Lane, Chestnut Ridge. Amount: \$830,000. Filed July 10.

National Transfer Services LLC-nominee, Houston, Texas. Seller: Jed Silverstein, Nyack. Property: 3 Francis Ave., Nyack. Amount: \$800,000. Filed July 16.

NY Pinnacle Holdings LLC, Brooklyn. Seller: Annamma Thomas, Suffern. Property: 5 Eckerson Lane, Spring Valley. Amount: \$715,000. Filed July 12.

Oster, Meir and Sora Oster, Monsey. Seller: 22 Stephens LLC, Orangeburg. Property: 22 Stephens Place, Spring Valley. Amount: \$985,000. Filed July 11.

Rangini, Arthur and Jordan Rangini, Rego Park. Seller: JDF Homes LLC, West Nyack. Property: 10 Dickinson Ave., Nyack. Amount: \$980,000. Filed July 11.

Rockland County Funding LLC, Bronx. Seller: Gerald Ilowite, and Mary E. McDermott, Nyack. Property: 558 Mountainview Ave., Valley Cottage. Amount: \$758,000. Filed July 17.

Steiner, Alexander, Spring Valley. Seller: Bais Hoiruah Corp., Brooklyn. Property: 20 Jeffrey Place, Spring Valley. Amount: \$750,000. Filed July 18.

Summit Patio Homes LLC, Monsey. Seller: Waldman Legacy Trust, et al, New Hempstead. Property: 14 Dessau Circle, New Hempstead. Amount: \$650,000. Filed July 22.

Summit Patio Homes LLC, Monsey. Seller: Jack and Rose Waldman, New Hempstead. Property: 52 Dessau Circle, New Hempstead. Amount: \$680,000. Filed July 15.

JUDGMENTS

Altenor, Natasha and Lloyd J. Freckleton, New Windsor. \$3,063 in favor of Tower Management Services LP, New Windsor. Filed July 11.

Aramboles, Suzette, Harriman. \$12,046 in favor of Palisades Federal Credit Union, Pearl River. Filed July 8.

Big Ben Inc., Monroe. \$75,519 in favor of On Deck Capital Inc., Denver, Colorado. Filed July 8.

Brown, Gloria E., Stamford, Connecticut. \$2,995 in favor of Geico, Woodbury. Filed July 8.

Burke, Richard B., Middletown. \$18,890 in favor of Maple Fields HOA Inc., Fishkill. Filed July 9.

Burns, Royce Andrew, Pine Bush. \$3,177 in favor of Midland Credit Management Inc., San Diego, California. Filed July 10.

Davis, Raymond C., Port Jervis. \$5,494 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Decker, Thomas, Cuddebackville. \$32,400 in favor of KAP of Monroe LLC, Monroe. Filed July 16.

DeSisso, Denise, Middletown. \$10,343 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed July 9.

Diplan, Illeen, Port Jervis. \$6,225 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed July 9.

Evans, Shalamar, New Windsor. \$6,177 in favor of Capital One, Glen Allen, Virginia. Filed July 11.

Exclusive Auto Body LLC, et al, Central Valley. \$13,452 in favor of Eastern Funding LLC, et al, New York. Filed July 8.

Fergus, Marlon D., Port Jervis. \$9,019 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Feurtado, Jenai, New Windsor. \$3,150 in favor of Southgate Village LLC, New Windsor. Filed July 11.

Figuroa, Eric, Bloomingburg. \$2,282 in favor of Discover Bank, New Albany, Ohio. Filed July 16.

Hall, Monica V., Walden. \$1,522 in favor of Midland Credit Management Inc., San Diego, California. Filed July 10.

Hodge, Ruth Fandal, New Windsor. \$4,230 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed July 9.

Jackson, Felisha, Middletown. \$2,484 in favor of Citibank, Sioux Falls, South Dakota. Filed July 8.

Josaphat, Chrisnel, Middletown. \$5,668 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed July 9.

Kabore, Fulgence, Middletown. \$2,478 in favor of Synchrony Bank, Draper, Utah. Filed July 9.

Keane, Willow, Middletown. \$4,654 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Kelly, Clayton, Middletown. \$5,736 in favor of Baxter Credit Union, Vernon Hills, Illinois. Filed July 8.

Lazo, Alberto, Middletown. \$30,436 in favor of Regions Bank, Salt Lake, Utah. Filed July 16.

Marl, Malinda, Pine Bush. \$2,198 in favor of Midland Credit Management Inc., San Diego, California. Filed July 8.

Martinez, Stephanie, Monroe. \$19,129 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 8.

Mercedes Benz of Orange County, Harriman. \$5,000 in favor of Alex Gorvits, Central Valley. Filed July 8.

Morel, Geronimo, Monroe. \$17,967 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 16.

MSP of KJ Corp., et al, Monroe. \$160,531 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 16.

Orange County Drywall III Inc. and Perez Ruben Galen, New Windsor. \$11,086 in favor of L&W Supply Corp., Rochester. Filed July 8.

Orlanes, Kristina, Middletown. \$8,951 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Panet, Alexander, et al, New Windsor. \$105,818 in favor of New Windsor Destinta Plaza LLC, Elmwood Park, New Jersey. Filed July 9.

Petrose, Tracy, Cornwall-on-Hudson. \$7,615 in favor of Discover Bank, New Albany, Ohio. Filed July 12.

Quackenbush, Brian S., Middletown. \$2,062 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed July 9.

Ramos, Susan, Maybrook. \$2,090 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 15.

Sanchez, Erick, Middletown. \$3,803 in favor of Rhinebeck Bank, Poughkeepsie. Filed July 12.

Sanni, Toheeb O., Monroe. \$15,444 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Silberstein, Yosef, Monroe. \$11,696 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Smart Novelty Inc., Newburgh. \$94,623 in favor of Rhode Island Novelty Inc., Fall River, Massachusetts. Filed July 8.

Smith, Burch Leslie, Newburgh. \$7,231 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 10.

Sorensen, Marchessa L., Middletown. \$4,546 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Spitzer, Rose, Monroe. \$4,596 in favor of Capital One, Glen Allen, Virginia. Filed July 15.

Stauber, Zvi A., Monroe. \$4,822 in favor of Capital One, Glen Allen, Virginia. Filed July 16.

Summit Farm Realty Inc., North Salam. \$22,974 in favor of Robert M. Spano Plumbing & Heating Inc., Filed July 11.

Tejeda, Jailene H., et al, New Windsor. \$5,284 in favor of Southgate Village LLC, New Windsor. Filed July 11.

Walters Leslie, Middletown. \$1,420 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 11.

Wang, Nengdi, Brooklyn. \$14,053 in favor of Geico General Insurance Co., Woodbury. Filed July 8.

Waters, Cheryl, Middletown. \$2,770 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed July 9.

Weiss, Joel, Monroe. \$84,941 in favor of Citibank, Sioux Falls, South Dakota. Filed July 15.

Whitby, Devon, Middletown. \$2,995 in favor of Discover Bank, New Albany, Ohio. Filed July 12.

Williams, Justin, Middletown. \$3,017 in favor of Discover Bank, New Albany, Ohio. Filed July 15.

Young Jr., Richard Robert, Wallkill. \$1,061 in favor of Wing Stop, Newburgh. Filed July 11.

MECHANIC'S LIENS

37 Police Drive LLC, as owner. \$246,000 in favor of Allied Excavating Inc. Property: 37-39 Police Drive, Goshen. Filed July 31.

Arc Ssnanny001 LLC, as owner. \$24,542 in favor of Curtis Landscaping Inc. Property: 32 S. Middletown Road, Nanuet. Filed July 31.

Dr. Perl Irrevocable Trust, et al, as owner. \$9,610 in favor of Belgium Block Inc. Property: 26 W. Maple Ave., Monsey. Filed July 24.

IYH Estates LLC, as owner. \$60,000 in favor of Power Air Heating & Cooling LLC. Property: 5 Mangin Road, Monroe. Filed July 22.

Osman, Farida M., as owner. \$2,380 in favor of CRP Sanitation Inc. Property: 21 Osceola Road, Carmel. Filed July 25.

Pearl River Campus LLC, as owner. \$169,853 in favor of GTL Construction of New Jersey Inc. Property: in Rockland. Filed July 31.

Rappaport David and Judith Rappaport, as owner. \$23,540 in favor of Garfield Plumbing & Heating Inc. Property: 4 Overlook Drive, Chester. Filed July 30.

Walden Memorial Post 2946 Veterans of Foreign War, as owner. \$50,000 in favor of Joe the Plumber Plus Inc. Property: 4 Oak St., Walden. Filed July 29.

NEW BUSINESSES

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

Partnerships

Mama Lils Daycare, 296 Grand St., Newburgh, NY. c/o Shaniqua Williams and Raynard Shorter. Filed July 12.

Sole Proprietorships

El Rinocn De Los Panas, 51 Forge Hill Road, New Windsor 12553. c/o Silva Winnifer H. Bourgeot and Cantillo Yerani J. Lopez. Filed July 12.

Express Plates & Regis, 61 Queens Way, Mahopac 10541. c/o Lisa Maria Pareres. Filed July 9.

Gianni Bruschetti Hair, 39 N. Plank Road, Newburgh 12550. c/o John Bruschetti. Filed July 12.

James Tucci Painting, 2902 Village Drive, Brewster 10509. c/o James Vincent Tucci. Filed July 9.

JB Wolf Home Improvement, 8 Irene Court, Patterson 12563. c/o Lora John J. Arboleda. Filed July 8.

Marilyns Sabor Criollo, 421 Forest Park, Wallkill 12589. c/o Maria Velazquez. Filed July 12.

Mavaniase Painting, 273 Haviland Drive, Patterson 12563. c/o John J. Lora Arboleda. Filed July 8.

One Stop Powerwash, 36 Kentwood Drive, Carmel 10512. c/o Shawn Joseph Iarussi. Filed July 5.

Pellegrino Therapy Coaching & Consulting, 5 Pembroke Court, Putnam Valley 10579. c/o Frank Pellegrino. Filed July 9.

Redface Productions, 16 Mount Ebo Road, Suite 13 Brewster 10509. c/o Evette C. Lubrano. Filed July 10.

BUILDING PERMITS

Commercial

AP Construction, Stamford, contractor for HRC 201 II LLC and HRC 201 III LLC. Alter office and classroom on second floor at 201 High Ridge Road, Stamford. Estimated cost: \$200,000. Filed July 15.

Antonelli, John E., Stamford, contractor for Beachcomber Condominium. Replace the existing flat and shingle roofing on all four buildings at 637-637 Cove Road, Stamford. Estimated cost: \$1,781,288. Filed July 29.

Aviv Construction Corp., New York, New York, contractor for 600 West Avenue Industrial LLC. Assemble an electric go cart track at 600 West Ave., Stamford. Estimated cost: \$450,000. Filed July 3.

Bianca, Paul, New Britain, contractor for LMR Realty Connecticut LLC. Install illuminated cabinet sign at 465 W. Main St., Stamford. Estimated cost: \$500. Filed July 9.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Build out full corridor/elevator lobby and to include one set of bathrooms. Install two new air handler units in existing mechanical room at 400 Atlantic St., Stamford. Estimated cost: \$1,200,000. Filed July 12.

Blackwell Construction LLC, Fairfield, contractor for 400 Atlantic Joint Venture LLC and SLJ Atlantic Stamford LLC. Reinforce Ninth floor beam/slab to increase floor live-load capacity at 400 Atlantic St., Stamford. Estimated cost: \$120,000. Filed July 17.

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

Blackwell Construction LLC, Fairfield, contractor for Stamford Washington Office LLC. Perform replacement alterations at 677 Washington Blvd., Stamford. Estimated cost: \$1,946,400. Filed July 26.

Centerline Communications LLC, West Bridgewater, Massachusetts, contractor for Centerline Communications LLC. Modify AT&T antenna equipment at the existing cell site at 208 Harbor Drive, Stamford. Estimated cost: \$35,000. Filed July 23.

City of Stamford, Cove Island Marina, Stamford contractor for city of Stamford. Erect five tents on the property; for shoulder check on professional hockey players at 1125 Cove Road, Stamford. Estimated cost: \$4,000. Filed July 16.

Coastal Property Services LLC, Southington, contractor for Wilmington Savings Fund Society. Install 50 vinyl replacement windows, four-bathroom tempered windows. Install six exterior doors, strip and replace roof, install eight self-closing interior fire doors, remodel four kitchens and four bathrooms at 37 Southfield Ave., Stamford. Estimated cost: \$154,000. Filed July 23.

Connecticut Sign Service LLC, Deep River, contractor for A&F High Ridge LLC. Perform replacement alterations at 111 High Ridge Road, Stamford. Estimated cost: \$3,000. Filed July 16.

Crump, Brian A., Brookfield, contractor for Belltown Fire Dept. Install a new diesel generator with 320-gallon subbase tank and rework the underground conduits at 8 Dorlen Road, Stamford. Estimated cost: \$46,000. Filed July 2.

Detulio, Mark A., Prospect, contractor for DK Realty Group LLC. Replace existing TD Bank signs with new TD bank signage at 1625 Summer St., Stamford. Estimated cost: \$16,000. Filed July 31.

Residential

AHD Holdings LLC, Branford, contractor for Shubina Mathur. Finish basement at 77 Havemeyer Lane, Stamford. Estimated cost: \$65,000. Filed July 22.

Albright, Gregory R., Reno, Nevada, contractor for Prenka Dode. Install roof-mounted solar panels at 18 Barmore Drive East, Stamford. Estimated cost: \$21,443. Filed July 24.

Albright, Gregory R., Reno, Nevada, contractor for David Schwartz and Daniel Boyce. Install roof-mounted solar panels at 82 Old Barn Road West, Stamford. Estimated cost: \$44,811. Filed July 26.

All Site Builders LLC, Cheshire, contractor for Kevin and Colleen Kozikowski. Strip and remove shingles and install new architectural shingles at 60 Heritage Lane, Stamford. Estimated cost: \$44,709. Filed July 26.

American House LLC, Trumbull, contractor for Jennifer Tobola McKeon and Michael Scott McKeon. Remove existing vinyl siding and install new vinyl siding, gutters and downspouts at 72 Knickerbocker Ave., Stamford. Estimated cost: \$21,000. Filed July 22.

Barbot, Steven N., Greenwich, contractor for Luigi Conte. Make ceiling framing in garage, replace insulation on first floor and basement, and new siding in garage area, drywall first floor and basement and renovate kitchen at 34 Camelot Court, Stamford. Estimated cost: \$215,202. Filed July 15.

Belgica, Veronica Uguna-Tamay, Danbury, contractor for Ana Velasco. Remove existing roof and install new roof at 32 Roosevelt Ave., Stamford. Estimated cost: \$9,000. Filed July 12.

Best Roofing Corp., Mamaroneck, New York, contractor for Masudur Rahman and Tahsin Jahan Morin. Remove existing roof and reroof entire home 22 Catoona Lane, Stamford. Estimated cost: \$10,067. Filed July 29.

Boyd, Brian, Stamford contractor for Brian Boyd. Install a 10kw Generac automatic standby generator with transfer switch at 29 Wenzel Terrace, Stamford. Estimated cost: \$6,000. Filed July 23.

Brash Restoration LLC, Wolcott, contractor for Veronica F. Reynolds and Ross J. Jackson. Remove existing shingles down to roof decking and install new architectural shingles at 60 Brooklawn Ave., Stamford. Estimated cost: \$17,526. Filed July 11.

Brilliant Installations Inc., Toms River, New Jersey, contractor for Jafar Ahmed. Install roof-mounted solar panels at 75 Elaine Drive, Stamford. Estimated cost: \$27,244. Filed July 16.

Brothers Fence of Port Chester Inc., Port Chester, New York, contractor for Walter and Laura Japa. Reroof 146 Vine Road, Stamford. Estimated cost: \$15,000. Filed July 23.

Brown Roofing Company Inc., Seymour, contractor for Jeffrey D. Kilmartin. Reroof 26 Brundage St., Stamford. Estimated cost: \$16,509. Filed July 17.

Cappiello, John, Norwalk, contractor for David S. and Beverly A. Stein. Renovate kitchen, without changes to the existing layout, at 83 Boulder Brook Drive, Stamford. Estimated cost: \$50,000. Filed July 15.

CDD Design & Construction Management LLC, Wilton, contractor for Jane Freeman. Renovate first and second floor at 15 Hunting Ridge Road, Stamford. Estimated cost: \$350,000. Filed July 31.

Cusnia, Jose, Meriden, contractor for Anatoliy and Marina Kowalski. Perform replacement alterations at 33 Eastwick Place, Stamford. Estimated cost: \$7,374. Filed July 12.

Dero's Painting & Hardwood Floors Inc., Bridgeport, contractor for Sylvan Knoll Section II Inc. Remove structural wall between living room and kitchen, remove asbestos flooring and sheet-rock, add plumbing for dishwasher and fridge water line, add lighting, outlets and rewire as needed, replace sheetrock and cabinets at 262 Sylvan Knoll Road, Stamford. Estimated cost: \$20,000. Filed July 3.

Dias, Rosa and Victor Dias, Stamford contractor for Rosa and Victor Dias. Remove existing roofing down to sheathing, install new asphalt roof with all required underlayment at 77 Merriland Road, Stamford. Estimated cost: \$11,580. Filed July 30.

Fay Construction LLC, Stamford, contractor for Thomas F. and Suzanne M. Cingari. Construct new retaining walls at north and west sides of site at 115 Ocean Drive West, Stamford. Estimated cost: \$125,000. Filed July 18.

FBR Construction LLC, Watertown, contractor for FBR Construction LLC. Replace 60% of siding at 2539 Bedford St., Stamford. Estimated cost: \$87,000. Filed July 2.

FBR Construction LLC, Watertown, contractor for Chesterfield Associate Inc. Repair siding at 2289 Bedford St., Stamford. Estimated cost: \$4,450. Filed July 17.

Fine Home Contracting LLC, Plymouth, contractor for Matthew and Jeannie Wolpert. Renovate bathroom at 160 Alton Road, Stamford. Estimated cost: \$25,000. Filed July 3.

Fox, Michael Brian Revocable Trust, et al, Stamford contractor for Fox Michael Brian Revocable Trust, et al. Renovate kitchen with new appliances, fixtures and cabinets; remove portion of wall and run gas supply line to existing wood-burning fireplace at 33 Sea Beach Drive, Stamford. Estimated cost: \$85,000. Filed July 31.

Frattaroli Jr., Frank A., Stamford, contractor for Kathleen J. Finnigan. Replace roof on entire condo complex at 20 Maple Tree Ave., Stamford. Estimated cost: \$81,000. Filed July 11.

Fratturo, Brian, Stamford, contractor for Johnny Clarizio and Dena Gardella. Add two small second-story additions and renovate kitchen at 18 Fowler St., Stamford. Estimated cost: \$155,000. Filed July 10.

G.A. Castro Construction LLC, Stamford, contractor for Julio A. and Jarleam Gonzalez. Remove existing roof and reroof 126 Belltown Road, Stamford. Estimated cost: \$10,610. Filed July 22.

COURT CASES

Bridgeport Superior Court

Caraluzzi's Georgetown Food Market, LLC, et al, Bethel. Filed by Barbara Heibeck, Culebra, Puerto Rico. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully on the premises owned by the defendant when she was caused to fall due to the broken, uneven, cracked, or defective surface on the exterior sidewalk, thereby causing the plaintiff to suffer injuries Case no. FBT-CV-24-6135051-S. Filed June 11.

Pinto, Tanya, et al, Hartford. Filed by Darryl Vitale, Stratford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135055-S. Filed June 12.

Robertson, Madolyn, Hamden. Filed by Latee L. Fuchs, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, 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-24-6135053-S. Filed June 12.

Villaran, Agustini, Cesar Donato, et al, Milford. Filed by Tula Fritz, Bridgeport. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135107-S. Filed June 12.

Danbury Superior Court

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

Mendes Vilela Coelho, Alessandra, et al, Danbury. Filed by Rory Languth, New Fairfield. Plaintiff's attorney: Salomone & Morelli, Hartford. 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-24-6050331-S. Filed May 24.

New England Land Trust LLC, Danbury. Filed by Kaelana Dauber, Norwalk. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: The plaintiff was a social invitee at the property controlled and maintained by the defendant. When leaving the residence, the plaintiff stepped down two steps and suddenly without warning the concrete cratered under her causing her left leg to fall into the hole, then causing her to fall backwards hitting her head on the concrete steps. 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-24-6050110-S. Filed May 8.

Salazar-Lucero, Luis, et al, Corona, New York. Filed by Myklasia Whitaker, Danbury. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050317-S. Filed May 22.

Stamford Superior Court

El Chingon Inc., et al, Norwalk. Filed by Francisco Otero, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff was lawfully on the sidewalk across the street from Alex's Lounge. At the aforesaid date and time, the defendant struck the plaintiff as a result of the service of alcoholic beverages and the intoxication of defendant, the plaintiff, suffered painful injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067557-S. Filed June 18.

Margnelli, Jason, Norwalk. Filed by Bank of America NA, Charlotte, North Carolina. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff was assigned the mortgage of the defendant who 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-24-6067773-S. Filed June 28.

Stamford Board of Education, et al, Stamford. Filed by Joaquin Rodriguez-Garcia, Stamford. Plaintiff's attorney: The Schwartzberg Law Firm, Ridgefield. Action: The plaintiff was using the monkey bars and was not being supervised by the defendant at the playground owned by the defendant. The plaintiff fell from the monkey bars and was caused to suffer serious and severe injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067735-S. Filed June 27.

Stamford Building I LLC, et al, East Hartford. Filed by Beata Boguska, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff was at the premises controlled by the defendant and as the plaintiff attempted to exit the premises she was caused to slip and fall due to poor lighting and slippery conditions that existed on the wooden amphitheater seating, thereby causing her to sustain the injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067150-S. Filed May 29.

DEEDS

Commercial

127 Greyrock Place LLC, Stamford. Seller: Maria R. Seaman, Stamford. Property: 127 Greyrock Place, Unit 913, Stamford. Amount: \$240,000. Filed July 9.

1477 Congress Street LLC, Fairfield. Seller: Grant P. Barkey and Frances A. Barkey, Fairfield. Property: 1477 Congress St., Fairfield. Amount: \$775,000. Filed July 22.

16 Windrose LLC, Wilmington, Delaware. Seller: Son Vida LLC, Greenwich. Property: 16 Windrose Way, Greenwich. Amount: \$13,750,000. Filed July 12.

200 Longmeadow LLC, Fairfield. Seller: Paul Tevrow-Sinclair, Fairfield. Property: 200 Longmeadow Road, Fairfield. Amount: \$2,400,000. Filed July 26.

26 Mallard Drive LLC, Greenwich. Seller: Coline Jenkins, Greenwich. Property: 26 Mallard Drive, Greenwich. Amount: \$0. Filed July 11.

Brandenhoff LLC, Stamford. Seller: OB&B Realty LLC Stamford. Property: 130 Lenox Ave., Unit 24, Stamford. Amount: \$240,000. Filed July 9.

Buksbaum, Lauren and Amiad Azarel Harow, Fairfield. Seller: 146 Sasapequan Road LLC, Stamford. Property: 146 Sasapequan Road, Fairfield. Amount: \$1,375,000. Filed July 22.

D5 Milbrook LLC, Greenwich. Seller: Orchard 44 LLC, Greenwich. Property: 44 Orchard Drive, Greenwich. Amount: \$1. Filed July 12.

Fine Tellini House Trust, Stamford. Seller: Sasirekha Ramesh and Srinivasan Ramesh, Stamford. Property: 25 Forest St., Unit 15G, Stamford. Amount: \$840,000. Filed July 12.

Gustafson, Carl and Kaitlyn Gustafson, Fairfield. Seller: 211 James Street LLC, Fairfield. Property: 211 James St., Fairfield. Amount: \$2,150,000. Filed July 23.

Idar Townhomes LLC, Greenwich. Seller: Coline Jenkins, Greenwich. Property: 16 Idar Court, Greenwich. Amount: \$0. Filed July 11.

Lin, Hechuan and Luoshen Wang, Stamford. Seller: 84 Ludlowe Road LLC, Fairfield. Property: 84 Ludlowe Road, Fairfield. Amount: \$2,060,000. Filed July 26.

Steinberg, Suzanne L., Greenwich. Seller: Highland Farm LLC, Wilmington, Delaware. Property: 24 Highland Farm Road, Greenwich. Amount: \$7,730,000. Filed July 9.

Residential

Bakaya, Anil, et al, Greenwich. Seller: Jae Ok Kim, Greenwich. Property: 319 West Lyon Farm Drive, Greenwich. Amount: \$2,100,000. Filed July 11.

Berkowitz, Robert, Fairfield. Seller: Charles Ferreira and Kelley DaSilva Ferreira, Trumbull. Property: 230 Holly Dale Road, Fairfield. Amount: \$1,426,000. Filed July 23.

Bria, Jason Anthony, Stamford. Seller: Dominick D. Bria and Dawn M. Bria, Stamford. Property: 27 Northhill St., Unit 5M, Stamford. Amount: \$240,000. Filed July 10.

Charles, Jean Belgard and Marie D. Charles, Stamford. Seller: Arthur H. Lauture, Stamford. Property: 170 Fairfield Ave., Stamford. Amount: \$1,000,000. Filed July 11.

Citarella, Vicente A., Greenwich. Seller: Vicente Citarella, Greenwich. Property: 82 E. Elm St., Unit B, Greenwich. Amount: \$0. Filed July 12.

Cristofano, Luisa M. and Generoso Cristofano, Yonkers, New York. Seller: Day P. Rosenberg, Stamford. Property: 1704 Newfield Ave., Stamford. Amount: \$1,350,000. Filed July 9.

D'Alessandro, Nicholas, Stamford. Seller: James W. Meany, Stamford. Property: 203 Skyline Lane, Stamford. Amount: \$925,000. Filed July 5.

Davies, Mark John and Patricia Louise Davies, Palm Beach, Florida. Seller: William Concannon and Claudia Concannon, Greenwich. Property: The Harbor A2, 2 Oneida Drive, Greenwich. Amount: \$10. Filed July 12.

Davis, Frederick and Frederick L. Davis Jr., Fairfield. Seller: Timothy E. Mulberry and Megan K. Mulberry, Fairfield. Property: 796 Knapps Highway, Fairfield. Amount: \$440,000. Filed July 22.

Doan, Daniel, Fairfield. Seller: Sophia V. Leonida, Fairfield. Property: 830 Beach Road, Fairfield. Amount: \$2,200,000. Filed July 24.

Eyikan, Erol, Fairfield. Seller: M&P Ventures LLC, Fairfield. Property: 1000 Knapps Highway, No. 24, Fairfield. Amount: \$235,000. Filed July 22.

Fisch, Stephen and Amy Fisch, Rye, New York. Seller: L&J Real Estate LLC, Fairfield. Property: 200 Byram Shore Road, Greenwich. Amount: \$5,575,000. Filed July 11.

Fradera, Karen and Derek Hudson, Larchmont, New York. Seller: Judy A. Nelthropp, Stamford. Property: 47 Shag Bark Road, Stamford. Amount: \$1,073,000. Filed July 10.

Frankenberg, Craig, Stamford. Seller: Paul A. Leuthold, Stamford. Property: 1 Broad St., Unit 20B, Stamford. Amount: \$535,000. Filed July 8.

Gomez, Mayra and Miriam Nieves, Stamford. Seller: Rene Ricardo Ricaurte, Stamford. Property: 287 Hamilton Ave., Unit 3E, Stamford. Amount: \$375,000. Filed July 12.

Greene, Taylor and Luke Greene, Greenwich. Seller: Stephen N. Kavulich and Alexandra Kavulich, Riverside. Property: 284 Riverside Ave., Riverside. Amount: \$5,300,000. Filed July 11.

Hauff, Alexander and Emily Moore, Stamford. Seller: Jae Song and Michael Hui Joo, Fairfield. Property: 10 Meadow Ridge Road, Fairfield. Amount: \$2,790,000. Filed July 23.

Holenstein, Bradley and Caroline Holestein, Stamford. Seller: Andrew Kaminski and Hannah Kaminski, Stamford. Property: 276 Southfield Ave., Stamford. Amount: \$10. Filed July 9.

Houston, Corinne J., Fairfield. Seller: Corinne Houston, Aiken, South Carolina. Property: 1263 S. Pine Creek Road, Fairfield. Amount: SN/A. Filed July 24.

Jin, Xing, New York, New York. Seller: Evelyn Bushari, Greenwich. Property: 59 Greenwich Hills Drive, Unit 59, Greenwich. Amount: \$1,117,000. Filed July 11.

Kavulich, Alexandra and Stephen N. Kavulich, Riverside. Seller: Juan Claudio Fullaondo Botella, Greenwich. Property: 68 Willowmere Circle, Riverside. Amount: \$10. Filed July 12.

Kelly, Kevin J., Old Greenwich. Seller: Sheila Goldman, Stamford. Property: 123 Harbor Drive, Unit 205, Stamford. Amount: \$680,000. Filed July 12.

Lakatos, Csaba Attila and Babett Katona, Fairfield. Seller: Edith Ann Szabo, Fairfield. Property: 771 High St., Fairfield. Amount: \$642,000. Filed July 24.

Lam, Yiu Yu, Stamford. Seller: Gloria Greenwood and Andrew Greenwood, Stamford. Property: 850 E. Main St., Unit 528, Stamford. Amount: \$465,000. Filed July 12.

Larson Jr., Donald R. and Tracey A. Madden, Fairfield. Seller: Kerry A. Strickland and Brian J. Strickland, Fairfield. Property: 600 Merwins Lane, Fairfield. Amount: \$1,700,000. Filed July 26.

Leonida, Sophia V., Fairfield. Seller: Rakesh Narang and Rishi Narang, Weston. Property: 100 Stone Ridge Way, Unit 2G, Fairfield. Amount: \$620,000. Filed July 26.

Lizotte, Meghan and Mark Ballaro, Brooklyn, New York. Seller: Paul Michael Boral, Fairfield. Property: 1052 Valley Road, Fairfield. Amount: \$1,000,000. Filed July 25.

Long, Kelsey and Humbert Ferrer, Stamford. Seller: JoAnne Fortmann, Stamford. Property: 270 Haviland Road, Stamford. Amount: \$825,000. Filed July 5.

Maruccia, Camille and Paul Mortimer Lee, Stamford. Seller: Mauro Fidaleo, Stamford. Property: 271 Hunting Ridge Road, Stamford. Amount: \$1,850,000. Filed July 9.

McBane, Allegra Elizabeth, Greenwich. Seller: Kathleen Carroll Gibson and Donald Eric Gibson, Stamford. Property: 5 Howes Ave., Stamford. Amount: \$889,000. Filed July 8.

Middleton, Geoffrey and **Emily Middleton**, Brooklyn, New York. Seller: Herbert A. Bregman, Stamford. Property: 51 Brandywine Road, Stamford. Amount: \$880,000. Filed July 10.

Momtaheni, David, Stamford. Seller: Sisto Martello and Toniann Martello, Stamford. Property: 54 W. Hill Lane, Stamford. Amount: \$1,700,000. Filed July 10.

Moy, Mun Song and **Lili Moy**, Riverside. Seller: Margaret Chiang, New York, New York. Property: 33 Lafayette Court, 1F, Greenwich. Amount: \$1,500,000. Filed July 10.

Murtagh, Mary and **John Stine**, Greenwich. Seller: Michael J. Bear and Julie Ann Bear, Greenwich. Property: 60 Londonderry Drive, Greenwich. Amount: \$2,800,000. Filed July 11.

VP, Hyperion, Synchrony Bank, Stamford, CT.

Cstmze & admnstr planning & budgtnng sys. Req Bach's degree or foreign equiv in IT, Comp Sci, Engg, or rel fld, & 5 yrs rel work exp. In the altrntve, emplyr will acctpt 7 yrs rel work exp. Emplyr will accept any suitable comb of edu, training, or exp. 100% telecommtnng permitted. To apply, email resume to HR Manager referencing job code CT0046 in subject line to: kristine.mackey@syf.com

SVP, Growth QRR Lead, Synchrony Bank, Stamford, CT.

Oversee Growth Processes, including governing and managing the strategic roadmap. Req Bach's deg or frgn equiv deg, in Bus Admin, Fin, Mrktng or rel fld & 7 yrs of rel wrk exp. 100% Telecommuting Permitted. To apply, email resume to HR Manager referencing job code CT0054 in subject line to: kristine.mackey@syf.com

Palma, Synthia E. and **Luis Alfredo Lopez**, New Rochelle, New York. Seller: Thessa Sunga Canlas, Stamford. Property: 44 N. Stamford Road, Stamford. Amount: \$563,000. Filed July 11.

Rank, Jaan, Stamford. Seller: Felix Wang, Stamford. Property: 1 Broad St., Unit 15C, Stamford. Amount: \$485,000. Filed July 5.

Rossi, Paul and **Kate Rossi**, Old Greenwich. Seller: Jonas Akerman and Christina Akerman, Old Greenwich. Property: 6 Willow Lane, Old Greenwich. Amount: \$10. Filed July 12.

Sabogal, Susana and **Elliot Friedman**, Old Greenwich. Seller: Paul Rossi and Kate Rossi, Old Greenwich. Property: 6 Sylvan Lane, Old Greenwich. Amount: \$5,775,000. Filed July 10.

Sanchez, Joanny, Bronx, New York. Seller: Samuel P. Milazzo, Pittston, Pennsylvania. Property: 234 Birch Road, Fairfield. Amount: \$1,200,000. Filed July 23.

Sandler, John and **Samantha Hilson Sandler**, Greenwich. Seller: Miguel Alvarez-Zamorano and Julita L. Marti-Soler, Riverside. Property: 123 Lockwood Road, Riverside. Amount: SN/A. Filed July 12.

Sax, Christopher and **Briana Belluscio**, Yonkers, New York. Seller: Daniel Ruzow and Jessica Ruzow, Stamford. Property: 36 Highview Ave., Unit 3, Stamford. Amount: \$540,000. Filed July 8.

Schemera, Charles, Norwalk. Seller: Noha S. Gibara, Greenwich. Property: 12 Glenville St., Unit 102, Greenwich. Amount: \$791,500. Filed July 11.

Toedtman, Brian and **Izabela Horzempa**, Stamford. Seller: Anna Maria Randazzo, Stamford. Property: 53 Seaside Ave., Unit 9, Stamford. Amount: \$530,000. Filed July 11.

Ungar, Allison and **Daniel Friedman**, Brooklyn, New York. Seller: Heidi I. Bernstein and Evan R. Bernstein, Stamford. Property: 80 East Lane, Stamford. Amount: \$1,369,000. Filed July 11.

Uy, Alex J. and **Amy S. Uy**, Easton. Seller: Chengfeng Chen and Hong Chen, Darien. Property: Benedict Circle, Stamford. Amount: \$380,000. Filed July 8.

Wussler Jr., Robert, Stamford. Seller: James Barrett and Sharon Barrett, Stamford. Property: 44 Carrington Drive, Stamford. Amount: \$1,250,000. Filed July 5.

Yang, Yije and **Tenzin Deckyi**, Stamford. Seller: Wen Li, Irvine, California. Property: 850 Main St., Unit 524, Stamford. Amount: \$490,000. Filed July 9.

LIS PENDENS

Doonan, Philomena, et al, Stamford. Filed by Halloran & Sage LLP, Hartford, for The Washington Trust Company. Property: 560 Rock Rimmon Road, Lot B, Stamford. Action: foreclose defendants' mortgage. Filed July 18.

Feda, Laura and **Thomas Feda**, Old Greenwich. Filed by Philip Russell LLC, Cos Cob, for Patrick R. Gil and Katharine Finch. Property: 10 Potter Drive, Old Greenwich. Action: foreclose defendants' mortgage. Filed July 26.

Livingston, Jennifer, Stamford. Filed by Vincent J. Freccia III, Stamford, for Todd Frascarelli and Jessica Frascarelli. Property: 18 Cider Mill Road, Stamford. Action: foreclose defendant's mortgage. Filed July 19.

McHugh Lyons, Maureen, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for US Bank Trust Company, NA. Property: 29 Ashton Road, Stamford. Action: foreclose defendants' mortgage. Filed July 12.

Ross III, Joseph C., et al, Stamford. Filed by Halloran & Sage LLP, Hartford, for NAMS Capital Group LLC. Property: Lot 4, Map 9995, Stamford. Action: foreclose defendants' mortgage. Filed July 16.

St. Augustine Building Association of Stamford, et al, Stamford. Filed by Rubin & Jacobson LLC, Stamford, for 453 Shippin Ave. LLC. Property: 507 Shippin Ave., Stamford. Action: foreclose defendants' mortgage. Filed July 12.

Tiso, Mary T., et al, Greenwich. Filed by Brock & Scott PLLC, Farmington, for Chevy Chase Funding LLC. Property: 6 Clark St., Greenwich. Action: foreclose defendants' mortgage. Filed July 25.

MORTGAGES

Altamura, Denise, Stamford, by Charles P. Abate. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 22 Ardsley Road, Stamford. Amount: \$92,000. Filed June 4.

Amezquita, Camilo and **Lisandra Amezquita**, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 63 Clearview Ave., Stamford. Amount: \$64,200. Filed June 4.

Anthony, Dannell W. and **Colleen E. Anthony**, Stamford, by Jonathan T. Hoffman. Lender: Ally Bank, 601 S. Tryon St., Suite 100, Charlotte, North Carolina. Property: 227 Woodridge Drive South, Stamford. Amount: \$765,000. Filed June 6.

Applegate, Michelle Christine and **Stephen M. Rizzaro**, Stamford, by Jonathan J. Martin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 36 Barton Lane, Cos Cob. Amount: \$1,500,000. Filed June 14.

Assalini, Ignacio and **Daniela Roig**, Stamford, by Joel M. Kaye. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 9 Marshall St., Old Greenwich. Amount: \$825,000. Filed June 13.

Bligh, Bruce W. and **Kelly A. Bligh**, Belvedere, California, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Second floor, Elgin, Illinois. Property: 36 Mayfair Lane, Greenwich. Amount: \$5,687,500. Filed June 14.

Brevetti, Robert and **Mario Brevetti**, Greenwich, by Anthony J. Iaconis. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 25A Orchard St., Cos Cob. Amount: \$1,346,250. Filed June 13.

Capone, Edward and **Paige Capone**, Warwick, Rhode Island, by Peter V. Gelderman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 456 Woodbine Road, Stamford. Amount: \$807,500. Filed June 5.

Cappelli, Walter, Stamford, by Peter V. Lathouris. Lender: Nations Direct Mortgage LLC, 2475 Village View Drive, Suite 100, Henderson, Nevada. Property: 123 North St., Stamford. Amount: \$825,000. Filed June 7.

Capuno, Rowena, Stamford, by Eva Lee Chan. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 639 Summer St., Unit 7, Stamford. Amount: \$195,000. Filed June 4.

Carpenter, Sarah Walker and **Daniel Richard Carpenter**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 94 Crest Terrace, Fairfield. Amount: \$150,000. Filed June 10.

Cullinane, Julie and **Kevin Cullinane**, Greenwich, by Erin Spiess Chang. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 72 Lockwood Road, Riverside. Amount: \$2,000,000. Filed June 18.

Damiano, Christina M. and **Robert Leonelli**, Stamford, by Stephen J. Schelz. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 504 High Ridge Road, Stamford. Amount: \$550,000. Filed June 7.

Davila, Marc and **Michael Keleher**, Queens, New York, by Joseph F. Varrone Jr. Lender: GuardHill Financial LLC, 140 E. 45th St., 31st floor, New York, New York. Property: 108 Churchill St., Fairfield. Amount: \$228,000. Filed June 10.

Davis, Scott Michael and **John Jeffi**, Stamford, by Michael T. Nedder. Lender: First County Bank, 117 Prospect St., Stamford. Property: 228 Slice Drive, Stamford. Amount: \$652,000. Filed June 4.

De Andrade, Joseph and **Melissa De Andrade**, Fairfield, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 131 Oldfield Drive, Fairfield. Amount: \$60,000. Filed June 10.

Dweck, Sean and **Lenore Dweck**, Fairfield, by Jeffrey Steinberg. Lender: Hudson Valley Credit Union, 137 Boardman Road, Poughkeepsie, New York. Property: 776 Pequot Ave., Southport. Amount: \$120,000. Filed June 10.

Edgell, Robert and **Jessica Edgell**, Greenwich, by Robert E. Colapietro. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 57 Indian Field Road, Greenwich. Amount: \$275,000. Filed June 17.

Exantus, Edyne E. and **Andrevil Exantus**, Stamford, by Gregory G. Andriunas. Lender: Waterstone Mortgage Corp., N25W23255 Paul Road, Pewaukee, Wisconsin. Property: 9 Owen St., Stamford. Amount: \$405,900. Filed June 6.

Fanwell LLC, Old Greenwich, by Nicola Corea. Lender: A&D Mortgage LLC, 1040 S. Federal Highway, Hollywood, Florida. Property: 1465 E. Putnam Ave., No.126, Old Greenwich. Amount: \$400,000. Filed June 14.

Fisher, Joshua David and **Megan Elyse Fisher**, Stamford, by Gregory J. Vetter. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 4 Fara Drive, Stamford. Amount: \$600,000. Filed June 7.

Gregory, Mark S. and **Kathleen M. Gregory**, Darien, by James A. Cordone. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 97 Ocean Drive East, Stamford. Amount: \$500,000. Filed June 6.

Gutierrez Urbon, Jose Luis, Lake Oswego, Oregon, by John K. Cohane. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 337 Hill Brook Lane, Fairfield. Amount: \$1,025,000. Filed June 11.

Hocking, Christopher D. and **Mary K. Hocking**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 778 Valley Road, Fairfield. Amount: \$154,000. Filed June 14.

Jerome, Carline and **Jean Daniel Augustin** Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 1421 Merwins Lane, Fairfield. Amount: \$138,500. Filed June 10.

Jones, Andrew W., Cos Cob, by David W. Hopper. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 50 Bote Road, Greenwich. Amount: \$1,425,000. Filed June 18.

Kenny, Clodagh and **Andrew Kehrer**, Beacon, New York, by M. L. Bloomenthal. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 164 Forest St., Unit 164, Stamford. Amount: \$666,000. Filed June 3.

Kranes, Jeremy and **Mollee Kranes**, Fairfield, by Nicolas J. Infante. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 68 Miro St., Fairfield. Amount: \$133,000. Filed June 11.

Leon, Maira, Stamford, by David P. Lasnick. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 91 Saint Charles Ave., Stamford. Amount: \$420,000. Filed June 3.

Lisjak, Michael and **Kristin Lisjak**, Greenwich, by David W. Hopper. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave. Cleveland, Ohio. Property: 13 Center Road, Old Greenwich. Amount: \$2,096,000. Filed June 18.

Locke, Samuel and **Colleen Locke**, Fair Haven, New Jersey, by Marisa Dooney. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 125 Canterbury Lane, Fairfield. Amount: \$1,044,000. Filed June 13.

Mack, Michael J. and **Victoria W. Mack**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1364 King St., Greenwich. Amount: \$164,500. Filed June 18.

Mahar, Allison L. and **John Michael Maggi II**, Fairfield, by Marcel Desjardins. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 823 Church Hill Road, Fairfield. Amount: \$100,000. Filed June 11.

Markova, Alina and **Jared Robert Toothman**, Greenwich, by Diane Inzitari. Lender: Memorial Sloan-Kettering Cancer Center, 1275 York Ave., New York, New York. Property: 89 Valley Drive, Greenwich. Amount: \$600,000. Filed June 17.

Mastrianni, Matt and **Emeline Mastrianni**, Fairfield, by Douglas Seltzer. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 264 Reef Road, Fairfield. Amount: \$672,567. Filed June 11.

McGillen, Michael and **Meg McGillen**, Greenwich, by Joel M. Kaye. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 2 Owenoke Way, Riverside. Amount: \$2,550,000. Filed June 14.

Meagher, Frederick A. and **Jennifer H. Meagher**, Fairfield, by Steven E. Gold. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 203 Village Lane, Southport. Amount: \$100,000. Filed June 14.

Murphy, Timothy J. and **Krystal K. Murphy**, Fairfield, by David K. Kurata. Lender: Drew Mortgage Associates Inc, 196 Boston Turnpike, Shrewsbury, Massachusetts. Property: 469 Taconic Road, Greenwich. Amount: \$2,480,000. Filed June 3.

Oliveros Avalos, Jose, New Rochelle, New York, by Frank J. Peters. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 24 Home Court, Unit 11, Stamford. Amount: \$301,500. Filed June 3.

Pelaez, John Alfred, Stamford, by M. L. Bloomenthal. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 14 Randall Ave., Stamford. Amount: \$810,057. Filed June 7.

Pizzi, Andrew and **Ariel Ramchandani**, Brooklyn, New York, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 7 Willowmere Ave., Riverside. Amount: \$2,878,400. Filed June 17.

Pratt, James and **Susan Pratt**, Stamford, by David P. Lasnick. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 41 Nichols Ave., Stamford. Amount: \$636,560. Filed June 3.

Prozes, Andrew and **Nonie Mackin Prozes**, Jacksonville, Florida, by Marlene E. Macaуда. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 25 Zaccheus Mead Lane, Greenwich. Amount: \$4,000,000. Filed June 18.

Purzycki, Eric R. and **Stephanie Purzycki**, Fairfield, by Jeisy L. Lassus. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 255 Lakeside Drive, Fairfield. Amount: \$150,000. Filed June 11.

Ramkalawan, Aaron, Stamford, by Colm P. Browne. Lender: Nexera Holding LLC, 2100 Powell St., Suite 730, Emeryville, California. Property: 59 Maple Tree Ave., Stamford. Amount: \$881,250. Filed June 5.

Rawlinson, Ian and **Mallory Chila**, New Haven, by Benjamin K. Potok. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 18 Alden St., Stamford. Amount: \$380,000. Filed June 5.

Reichart, Manfredo and **Maria Cecilia Assalini**, White Plains, New York, by Rosie G. Machuca. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 15 Clover Place, Cos Cob. Amount: \$1,680,000. Filed June 13.

Ruiz, James and **Lisa Ruiz**, Stamford, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 77 Dulan Drive, Stamford. Amount: \$196,000. Filed June 7.

Schulman, Michaela Lynn and **Sebastian Ozyp**, Boston, Massachusetts, by Michael T. Dolan. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 241 Knollwood Drive, Fairfield. Amount: \$612,000. Filed June 11.

Schwart, Katherine Niekrash and **Christopher C. Schwart**, Greenwich, by Maria Szebeni. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 8 Perry Place, Greenwich. Amount: \$100,000. Filed June 18.

Segal, Levi and **Chaya Segal**, Stamford, by N/A. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 12 Bel Aire Drive, Stamford. Amount: \$960,000. Filed June 4.

Shaio, Katherine, Greenwich, by N/A. Lender: The Milford Bank, 33 Broad St., Milford. Property: 67 Londonderry Drive, Greenwich. Amount: \$1,976,250. Filed June 13.

Shohan, Mohamed and **Rebeka S. Shohan**, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 55 Maher Road, Stamford. Amount: \$100,000. Filed June 5.

St. Juste, Marie Merisca, Stamford, by Jonathan T. Hoffman. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 102 Courtland Hill St., Stamford. Amount: \$724,968. Filed June 6.

Steinert, Alice J., Brooklyn, New York, by Kevin C. Kaiser. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 516 Reid St., Fairfield. Amount: \$525,000. Filed June 14.

Strickland Holding Company LLC, Cos Cob, by Gelucia Salamone. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 7 Strickland Road, Cos Cob. Amount: \$382,489. Filed June 18.

Tolliver, Victor, Stamford, by Lucas Hernandez. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 205 Hope St., Apt. 7, Stamford. Amount: \$300,000. Filed June 5.

Toothman, Jared Robert and **Alina Markova**, New York, New York, by Kenneth M. Genmille Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 89 Valley Drive, Greenwich. Amount: \$3,000,000. Filed June 17.

Vivenzio, Alexander J. and **Jessica L. Vivenzio**, Stamford, by David P. Lasnick. Lender: The Loan Store Inc., 6340 N. Campbell Ave., No. 100, Tucson, Arizona. Property: 305 Woodridge Ave., Fairfield. Amount: \$670,500. Filed June 11.

Wang, Felix and **Erang Wei**, Stamford, by Mary Wilcox. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 786 Rock Rimmon Road, Stamford. Amount: \$876,000. Filed June 6.

Yates, Kristin and **Gregory Yates**, Greenwich, by Olive Cassandra Denton. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 89 Glenville St., Greenwich. Amount: \$105,000. Filed June 14.

NEW BUSINESSES

A Living Plan, 1266 E. Main St., Suite 700R, Stamford 06902, c/o Essential Expertise LLC. Filed June 18.

A&E Factory Service, 5407 Trillium Blvd., Suite B120, Hoffman Estates, illinois 60192, c/o Transform Sears Home Services LLC. Filed June 26.

BK Yoga, 55 Crescent St., Stamford 06906, c/o Kelly Brittani. Filed June 11.

Black Hearth Art Gallery, 44 Commerce Road, Apt. 4, Stamford 06902, c/o Bryan Hernandez Rodriguez. Filed June 20.

Bright Cleaning Service, 194 Seaton Road, Stamford 06904, c/o Helen Del Cid. Filed June 3.

Bright Cleaning, 194 Seaton Road, Stamford 06904, c/o Helen Del Cid. Filed June 3.

C. Vlahakis Consulting, 6 Sagamore Road, Stamford 06902, c/o Charles Vlahakis. Filed June 25.

Consumer Care Direct, 325 Lysbeth Court, Goldsby, Oklahoma 73093, c/o Gold Key Warranty LLC. Filed June 18.

Embrace Integral Healing, 1372 Summer St., Suite 200, Stamford 06905, c/o Josefina Cespedes. Filed June 17.

Eric Schneible Wall Coverings, 28 Belltown Road, No. 6, Stamford 06905, c/o Eric Schneible. Filed June 11.

Eversource Living Waters Inc., 127 Greyrock Place, Unit 1701, Stamford 06901, c/o Wenshy Preval. Filed June 17.

Geisenheimer Insurance Agency, 4 Becker Farm Road, Roseland, New Jersey 07068, c/o Pinnacle Insurance Solutions LLC. Filed June 4.

Handyman Solutions, 136 Wyndover Lane, Stamford 06902, c/o Dominick Yorfino Jr. Filed June 10.

Assistant Vice President, Data Analytics and Governance, Synchrony Bank, Stamford, CT. Dvlp & mnage a buss pln frm rdmp thru exectn of Dta Qulty Anlysis, Strtgy, and Implmntatn. Req Master's deg or frgn equiv deg in Buss Anltcs, Comp Sci, Engg (any), Mthmtcs, Statstcs, Financ, Ecnmcs, or a rel fld & 2 yrs of rel wrk exp. 100% Telecom-mtng permttd. To apply, email resume to HR Manager referencing job code CT0051 in subject line to: kristine.mackey@syf.com.

Legal Notices

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

NOTICE OF FORMATION OF SERVICE LIMITED LIABILITY COMPANY NAME: Company Name: Susan M Schwartz, OT, PLLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/14/2024/2011. Office Location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Susan M Schwartz at 55 Tarrytown Rd. # 1355, White Plains, NY 10607. Purpose: the practice of occupational therapy. #63664

A&C NUTRITION L.L.C. Date of filing Articles of Organization with the Secretary of State (SSNY) 07/31/2024. 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 my process again it served is to the principal location at 12 Chase Avenue White Plains, New York 10606. Purpose: any lawful business activity #63665

Notice of Formation of Big J Realty Holdings, LLC. Arts. of Org. filed with SSNY on 7/26/2024. Office location: Westchester County. SSNY designated agent of LLC upon whom process may be served. SSNY shall mail process to c/o Big J Realty Holdings, LLC, 58 Allview Ave., Brewster, NY 10509. Purpose: any lawful act or activity. #63666