

Westfair Business Journal



Renee Parsons,
president and executive
creative director
of PXG Apparel.
Courtesy PXG.

PAGE 6

THE POWER BEHIND PXG (PARSONS XTREME GOLF) WESTCHESTER

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com

Reaching green
technology
and energy goals

Page 2

Republican primaries
in Connecticut pick
candidates to run
for Senate
and House seats

Page 4

Taylor Swift's
go-to brand comes
to The Westchester

Page 12

Eye on Small
Business:
Heather Gaudio
Fine Art, Greenwich

Page 17

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2024





John Ravitz is executive vice president and COO of the Business Council of Westchester.

Contributing Writer

Reaching green technology and energy goals

BY JOHN RAVITZ

For the past five years, the Business Council of Westchester (BCW) has been focused on the changing energy landscape in Westchester County and New York state because we must have a reliable, sustainable and cost-effective power grid if we want to successfully recruit and retain businesses.

The BCW has repeatedly urged state leaders to have honest conversations on how we are able to achieve the goals of the Climate Leadership and Community Protection Act (CLCPA), which mandates a 70% reduction in carbon emissions by 2030. State leaders, including the governor and the state comptroller, have finally acknowledged that New York has no chance of meeting the CLCPA's ambitious goals.

A July report by the Department of Public Service has Gov. Kathy Hochul's administration considering shifting the state's renewable energy goalpost to 2033. The predicted three-year shift is due to higher electricity demand from large manufacturing projects, continuing inflation and rising costs.

The BCW has been at the forefront of issues concerning the regional energy supply for the last 20 years. In fact, the BCW and our member Richard Ellenbogen, president of Allied Converters in New Rochelle, have been leading voices in warning that the state's efforts to quickly achieve unattainable alternative power goals would, in fact, precipitate power shortages.

Ellenbogen knows the subject as well as anyone, having embraced the spirit of the CLCPA beginning 25 years ago by producing 80% of his food-packaging manufacturing company's electricity on-site with a solar array and other technologies.

Unfortunately, the state's assurances that there was more than enough power to make up for the loss of the Indian Point nuclear plant which provided

25% of Westchester's and New York City's power proved to have been overly optimistic.

The BCW will continue to ask state leaders the tough questions that must be answered regarding the implementation and mandates that are in the CLCPA. Now, as we sweat through the dog days of summer and have been warned that our power supply is being

stretched to the outer limits of meeting demand, do we throw up our hands in despair and wait for the inevitable? We emphatically say no.

The BCW is continuing to be proactive in helping to build Westchester's new renewable energy infrastructure. That is why we have formed the Westchester Clean Energy Action Coalition, a group of 40+ BCW members who are leaders in both the renewable and alternative sources of energy and are on the front lines of helping to bring this new infrastructure to fruition in Westchester County.

The group includes prominent Westchester business leaders like Dan Singer, president and CEO of Robison, Ron Kamen of EarthKind Energy and Michael Murphy of Murphy Brothers Contracting. This coalition will advocate for sensible and realistic goals, as well as educate communities on the new clean energy technologies that we must implement throughout the county.

The Westchester Clean Energy Action Coalition seeks new and alternative approaches to meeting our future energy needs. We believe that it is right and responsible to work toward a green energy future. At the same time, everyone must understand that fossil fuels will continue to play a role as we transition into assuring that we have an adequate energy supply.

New York cannot afford to deny permits for new plants powered by natural gas, as it did in 2021 with the NRG Energy's Astoria Gas Turbine Power LLC and the Danskammer Energy

Center. Such actions risk putting New York in the same position as California, a state that has some of the highest power bills in the U.S.

The coalition sees an opportunity to pursue emerging concepts in the renewable energy arena. The range of technologies and approaches in Westchester is impressive, as are the opportunities they offer in developing concepts that address the multifaceted energy-supply picture.

Advances in solar, wind, geothermal, battery storage, as well as other alternative sources of clean energy, make novel approaches more cost effective and practical. Coupled with strides in efficiency and conservation, existing power supplies can serve more users.

The coalition seeks to collaborate with local communities to help them understand and accept that they play a crucial role in implementing new energy sources and technologies. Even as the evidence mounts that our weather is growing more extreme, communities in New York are resisting solar arrays, wind farms and solar-power battery facilities.

In February, a USA Today investigation revealed that 15% of counties nationwide now have some impediment to new, utility-scale wind and solar energy facilities. Last month, officials in multiple Westchester communities discussed moratoriums on battery storage systems or legislation to limit them.

These storage systems are essential to New York's green-energy transition. It is reasonable to have robust discussions about the placement of proven technologies like solar battery storage units, but blind opposition is unacceptable.

The Westchester Clean Energy Action Coalition is committed to doing its part to provide a voice for businesses and organizations that are working to develop, promote and install viable, affordable and new clean energy alternatives.



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

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

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

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

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Dee DelBello
President
Mike Peck
Co-Publisher
Dan Viteri

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WCBS Newsradio 88 to shut down Aug. 26

BY PETER KATZ / pkatz@westfairinc.com

"WCBS 880 has been one of the most respected radio stations in history, with a legacy cemented by the hundreds of world-class journalists, on and off the air, who willed it into existence over the decades."

— Chris Oliviero, New York market president for Audacy.

The broadcasting company Audacy, which owns both all-news radio stations in New York City, WINS and WCBS, of which blanket Westchester and Fairfield counties, has announced that it is shutting down WCBS Newsradio 88. Audacy says it will continue to own the radio broadcasting frequency 880 on the AM dial but will lease the radio station to Good Karma Brands, which will begin broadcasting ESPN New York, sports programming, on the frequency. The FCC will be asked for permission to change the call letters of the station from WCBS to WHSQ-AM.

WCBS, which draws its call letters from the Columbia Broadcasting System, founded by William Paley in the 1920s, has been one of the most respected radio stations in the country for decades. WCBS has been the flagship station for the CBS Radio Network.

The end of WCBS Newsradio 88 will come on Aug. 26. The ESPN programming will take place using what is known as a Local Marketing Agreement, under which the FCC allows a licensed station owner to lease use of the frequency to another entity.

Chris Oliviero, New York market president for, Audacy said, "The headwinds facing local journalism nationwide made it essential to strategically reimagine how we deliver the news for the most impact. WCBS 880 has been one of the most respected radio stations in history, with a legacy cemented by the hundreds of world-class journalists, on and off the air, who willed it into existence over the decades. If it happened in New York or the world, you heard about it on WCBS 880."

Audacy earlier this year filed for bankruptcy and emerged from bankruptcy having reduced its debt from \$1.9 billion to \$350 million. The company owned more than 220 radio stations in the U.S. Among its stations is all-news WINS in New York City.



WCBS radio transmitting tower on High Island in the Bronx. *Satellite photo via Google Maps.*



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Sen. Chris Murphy



Rep. Jim Himes

Republican primaries in Connecticut pick candidates to run for Senate and House seats

BY PETER KATZ / pkatz@westfairinc.com

In the Connecticut primaries yesterday, Republicans selected Matthew Corey to run against Democrat U.S. Senator Chris Murphy in November.

Corey now owns and operates The One Wood Pub at East Hartford Golf Course. During the campaign, Corey said that as a business owner and a resident of Connecticut, he understands how both action and inaction have impacted Connecticut's residents and business owners alike, whether in daily life, professional ventures or long-term goals.

Murphy, who identifies himself as the junior United States Senator for Connecticut, promotes himself as having dedicated his career to public service as an advocate for Connecticut families. Murphy points to his advocating in the Senate for job creation, affordable health care, education, sensible gun laws, and a forward-look-

ing foreign policy. Murphy is a member of the Health, Education, Labor, and Pensions Committee. He has advocated making college more affordable and

ensuring the public education system serves all students. Murphy also led a bipartisan effort to reform the U.S. mental health system, working across the aisle to craft the first comprehensive mental health bill in the Senate in decades.

Republicans in the 4th Congressional District selected Michel Goldstein of Greenwich to run against Democrat Congressman Jim Himes in November. Goldstein, who is an ophthalmologist who still practices part-time, had run in a Congressional primary in 2022. He described himself as a believer in the "America first" brand of politics.

Goldstein has also served as the President for the New York County

Medical Society for two terms and as the President of the SUNY Downstate Alumni Association.

Later in life, Goldstein decided to become a lawyer and went to law school at Pace University at night. He currently is an elected official at the Greenwich Representative Town Meeting (city council).

Himes is serving his eighth term in Congress. He serves as Ranking Member of the House Permanent Select Committee on Intelligence, and on the House Financial Services Committee.

Himes was born in Lima, Peru in 1966 to American parents. He spent the early years of his childhood in Peru and Colombia while his father worked for the Ford Foundation and UNICEF. He is fluent in both Spanish and English and notes that he was raised with an awareness of the unique position of the U. S. in the world. At the age of ten, Himes moved with his mother and sisters to the U. S.

AAA reports Connecticut gas prices continue to slide

BY PETER KATZ / pkatz@westfairinc.com

"In Connecticut, a gallon of self-service regular is averaging \$3.48, down three cents from a week ago and down twelve cents from a month ago."

— AAA Northeast

AAA Northeast reports from its branch office in Hamden that prices for gasoline in Connecticut continue slide as summer draws to a close, demand slows and domestic production increases. AAA notes, however, that markets are keeping a close watch on renewed tropical storm activity in the Atlantic and increasing geopolitical tensions in the Middle East.

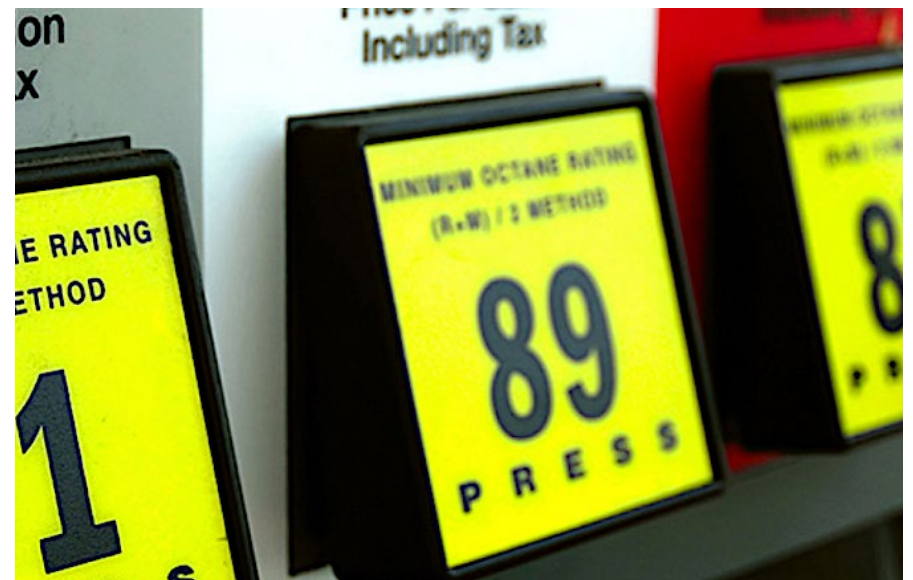
In Connecticut, a gallon of self-service regular is averaging \$3.48, down three cents from a week ago and down twelve cents from a month ago. Connecticut ranked as the 16th most expensive state in the U.S. for gasoline at the pump. The national average is \$3.44, down three cents from last week and down nine cents from last month.

Last week, demand for gasoline in

the U.S. reached 8.9 million barrels a day, a drop of nearly 300,000 barrels a day compared to the prior week, according to the Energy Information Administration. Meanwhile, inventories, which had been shrinking for two weeks straight, rebounded as refiners added 1.3 million barrels to on-hand supplies.

The supply and demand picture mitigates the impact of crude oil prices, which rose sharply last week in anticipation of escalating conflict in the Middle East. Crude prices were also buoyed by the formation of a new tropical disturbance in the Atlantic, which is now likely to become Hurricane Ernesto and could threaten the U. S. in the coming days.

The AAA found that in Bridgeport the average price for a gallon of regular was \$3.53. In Hartford, the price was \$3.46. Lower Fairfield County

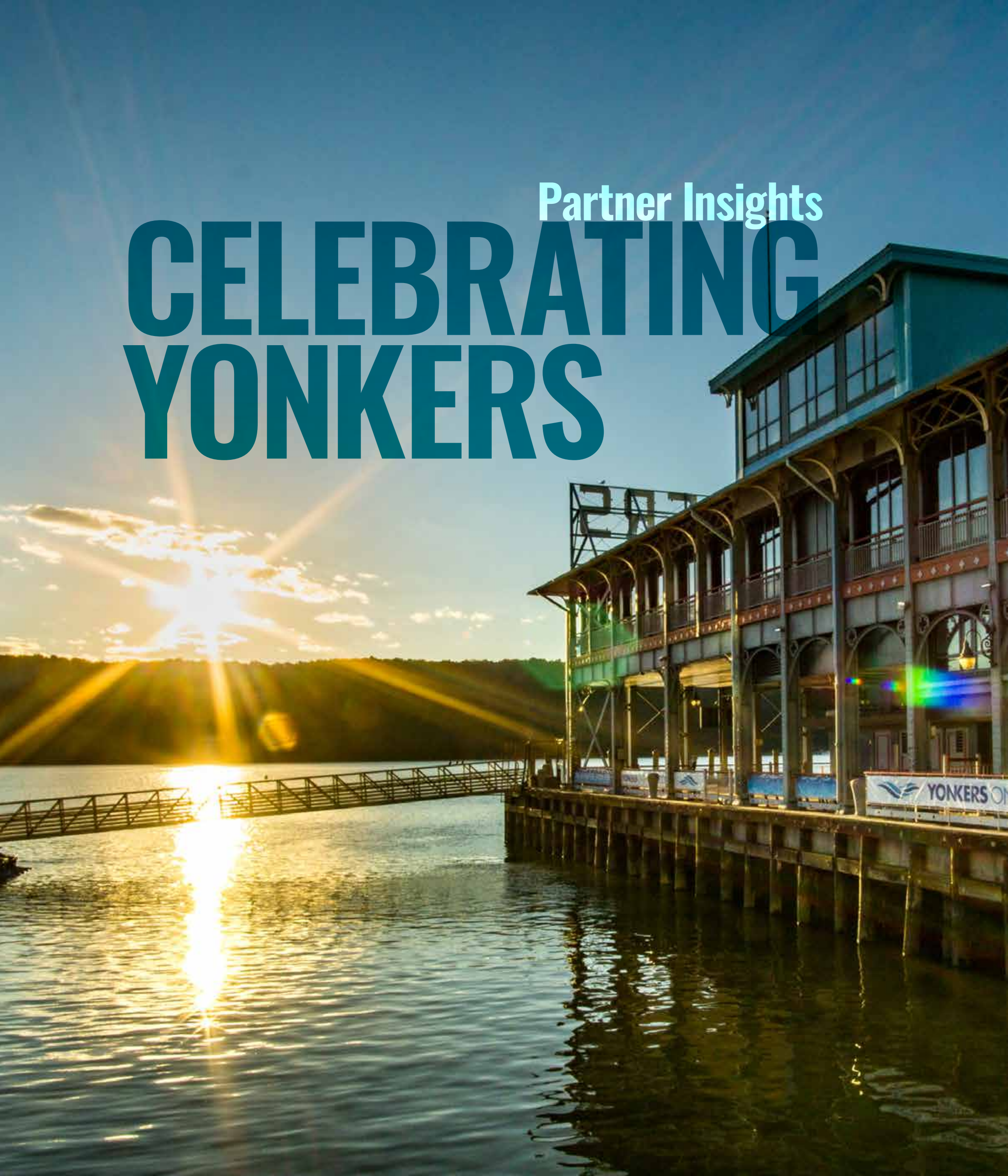


came in at \$3.49 per gallon while the New Haven/Meriden area was \$3.47.

The lowest gasoline prices in the U.S. were \$2.95 per gallon in Mississippi, and \$3.01 per gallon in Tennessee. Hawaii was highest \$4.66 with California close behind at \$4.60.

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Commercial real estate has entered a challenging period as low interest rate maturities start to come due. Interesting commercial real estate investment opportunities are likely to become available. Liquidity is only available for strong sponsors and poorly capitalized owners will seek to sell. However, there are numerous market and economic risks that will add to the complexities of acquiring commercial real estate. Understanding the market forces that are shaping the fundamentals for each property requires a deep knowledge of the property, local and regional insights, and close contacts with the right financial partners. Our Team is highly skilled in all these areas.

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Serving the Health of the Community Exponentially: St. John's Riverside Hospital's Strategic Growth

For over 150 years, St. John's Riverside Hospital has been a trusted pillar of the Yonkers and Rivertown communities, providing exceptional healthcare to generations of local families. This long-standing history is a testament to our commitment and dedication to the community. But in recent years, the hospital has undergone a remarkable transformation, strategically positioning itself as the region's premier community healthcare provider.

At the heart of this growth is the hospital's comprehensive Education Hub, addressing the looming healthcare provider shortage head-on. The hub includes The Cochran School of Nursing, LECOM Medical and Pharmacy School students, and the Internal Medicine and Emergency Medicine Residency Program. By educating and training the next generation of healthcare professionals within the community they will serve, St. John's is ensuring a steady pipeline of skilled providers to meet the area's evolving needs. In addition to serving local family, friends, and neighbors, these healthcare providers will allow for more medical expertise at the patients' bedside.

But the hospital's commitment to the community doesn't stop there. The St. John's Medical Group has expanded to over 40 primary care and specialty providers, strategically selected to address the community's most pressing health concerns. Whether you require an orthopedist, gastroenterologist, endocrinologist, nephrologist, podiatrist, pulmonologist, interventional pain management specialist, or a geriatric-focused primary care physician, St. John's has you covered.

St. John's has also strengthened its partnership with Montefiore Health System, recognizing the importance of seamless, coordinated care. This collaboration provides the community with access to world-renowned surgeons in fields like gastrointestinal, breast care, thoracic, hernia, general, and organ transplant—all conveniently located at St. John's facilities. Adapting to the changing healthcare landscape and post-COVID climate, St. John's has also invested heavily in infrastructure upgrades. The hospital's Maternity Department and lobbies are currently undergoing renovations. St. John's has just been awarded a \$15 million state grant to redesign and renovate its Emergency Department, doubling the current patient capacity.

"We are here to grow and meet your healthcare needs by strategically building a better future for our community," said St. John's Riverside Hospital CEO Ronald J. Corti. "We are here for you, and we are Community Strong."

As the community's healthcare needs continue to evolve, St. John's Riverside Hospital remains steadfast in its commitment to providing exceptional, cutting-edge care. Through strategic investments in education, provider expansion, care coordination, and modern facilities, the hospital is solidifying its position as the go-to healthcare provider for the Yonkers and Rivertown region.

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Saint Joseph's Medical Center Welcomes New Orthopedic Surgical Team and Robot

As part of its new orthopedic practice, Saint Joseph's Medical Center recently introduced its new state-of-the-art surgical robot. The robot uses Stryker's Mako™ Robotic-Arm Assisted Technology to perform robotic-assisted orthopedic surgery for partial and total knee replacement and total hip replacement procedures.

The robot is part of the hospital's ongoing investment in enhancing its orthopedic services with Southern Westchester Orthopedics and Sports Medicine joining Saint Joseph's Medical Practice, PC. The new orthopedic practice is led by renowned board-certified orthopedic surgeons, David Lent, MD, FAAOS, and Eric Spencer, MD, FAAOS. They provide expert care for the full scope of orthopedic conditions, specializing in sports medicine, joint replacement, hand surgery, and minimally invasive surgery.

Mako Robotic-Arm Assisted Technology is an innovative solution that combines robotic precision with the skill and expertise of orthopedic surgeons. This state-of-the-art technology allows for personalized

surgical plans based on the patient's unique anatomy, resulting in improved outcomes, faster recovery times, and enhanced patient satisfaction.

With the Mako system, patients requiring orthopedic surgery undergo a pre-surgical CT scan to create a precise 3D model of their joint. This serves as the foundation for the development of a customized surgical plan tailored to the individual patient. During the operation, the surgeon guides the robotic arm, following the pre-operative plan and making real-time adjustments as necessary. The system ensures precision within predetermined boundaries, minimizing the risk of complications commonly associated with traditional joint replacements.

The new orthopedic surgical team and robot are one of many enhancements being made at the medical center which is undergoing major renovations. The multi-phase project includes a new modern Lobby and Ambulatory Surgery Area; a complete renovation of the Radiology Department featuring state-of-the-art equipment, and in the near



future an expanded Emergency Department.

For more information or to book an appointment, please call (914) 476-4343 or visit westchesterorthopedic.com.

Saint Joseph's Medical Center is a leading healthcare provider serving Westchester County and New York City. The organization delivers exceptional inpatient and outpa-

tient healthcare. From specialized surgeries including orthopedic surgery (traditional and robotic-arm assisted), and vascular surgery, cardiac care, wound care, hyperbaric medicine, a state-of-the-art imaging suite, and comprehensive behavioral health services, the health system is dedicated to providing high-quality care to all those in need.

Eric Spencer
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30 South Broadway, Yonkers, New York

30 South Broadway: Transformative Renovation Enhances Community-Focused Office Space in Yonkers

The office building known as 30 South Broadway is undergoing a major renovation. New lobby, elevator upgrades, public corridor upgrades. The spaces are bright, with large windows, some with views of City Hall Park.

It is located in the center of all transportation, served by multiple bus lines and close to the Metro-North Station.

Parking is at the adjacent City Hall Parking Structure.

A great building for medical uses, not for profits, social service organizations and government agencies. Spaces will be built to suit for tenants.

Tenants include Legal Services of the Hudson Valley, Family Service Society of Yonkers, Hudson Valley Justice Center, Empire Justice Center and Yonkers Community Action Program. Neighbors include the Westchester County Department of Health, Social Security, Family Services of Westchester, the Greyston Foundation, Westchester Community College, and the City of Yonkers.

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Cross County Center Celebrates 70 Years of Evolution

Seventy years ago, Cross County Center revolutionized the retail landscape, opening as the nation's first and only open-air shopping destination. Originally housing approximately 30 stores, the center expanded to nearly 100 stores across multiple buildings. Since its official opening, Cross County Center has continued to evolve, attracting cutting-edge retailers, and fostering a dynamic community atmosphere that essentially put Yonkers, NY on the map.

The center has long been committed to fostering a sense of community and resilience, particularly during challenging times. Throughout various economic cycles - from the recession and gas crisis of the 1980s to defying the challenges posed by the growth of online shopping, and the onset of the COVID-19 pandemic - the center has remained steadfast in its dedication to serving as a welcoming space for visitors whether they come to shop or to simply unwind with family and friends. The continual evolution of Cross County Center, even through the most challenging cycles, has established its unwavering commitment to supporting the vitality of the region.

Cross County Center has been a beacon of innovation and remarkable growth since its inception, it quickly established itself as a premier retail

destination, effectively cementing Yonkers position as a thriving community hub in the larger Tri-State region. Over the years, it has seen many transformations, including the conversion of the Cross County Hospital into office space in 1977, which now houses the Hyatt Place Hotel. Marx Realty took over operations at the Center in 2020 and rose to the challenge presented by Sears' demise by securing a long-term lease with Target (which opened in October 2023) and by bringing SUNY Westchester Yonkers to that space for its new lab spaces and fashion design school, adding to the robust mix of uses.

The 1,150,000-square-foot Cross County Center is jointly owned by Marx Realty and Benenson Capital Management. The outdoor lifestyle center is located at the intersection of Cross County Parkway and I-87, attracting over 11 million visitors annually from New York, New Jersey, and Connecticut. Cross County Center has attracted many of the top names in retail and dining including the first new store design and layout for Savage X Fenty by Rihanna, first Zara and Shake Shack in the county as well as a growing SUNY Westchester Yonkers location. Marx Realty is currently in talks with the City of Yonkers to formalize the next phase of evolution at Cross County Center so more to come!

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A store tells only part of the story of those who create it.

Take PXG Westchester in New Rochelle – the golf apparel and experience store that reflects both a city on the rise and a metro area that is the No. 1 golf market in the United States, with more than 95 courses within a 20-mile radius.

The two-year-old, 7,541-square-foot facility – one of 24 such stores in the nation, with one in London and in Tokyo – boasts a retail showroom with PXG's latest apparel and accessories, including bags and hats; four fitting bays with guest seating and state-of-the-art golf simulators powered by TrackMan technology; a dedicated 465 sf putter fitting studio to optimize your putting game; a 185 sf practice putting green to experience PXG's Battle Ready putter performance; and a customer lounge where you can relax after your fitting or watch the latest golf events.

But all this cutting-edge luxury doesn't tell the story of the vet who grew up "poor as a church mouse" and went off to 'Nam or of the girl who began working in the family restaurant at 13 – the P in PXG (Parsons Xtreme Golf), Bob and Renee Parsons.

He is the founder of GoDaddy – the world's largest domain name registrar – and the CEO and founder of YAM Worldwide, which embraces his entrepreneurial ventures in golf, finance, innovation, marketing, motorcycles, real estate and philanthropy but whose name is an acronym for "You're a Mess," a reminder that you can always do better. She is the president and executive creative director of

PXG Apparel, leading hospitality and design at Scottsdale National Golf Club, one of YAM Worldwide's companies, in the couple's hometown of Scottsdale, Arizona. Together, they make up one of the intriguing power couples

that you'll find as Westfair launches this occasional series, which was previewed last November in our profile of married Westport actors Paul Newman and Joanne Woodward.

Even though the couple aren't based here, they're bullish on the area.

"My affinity for New York continues to grow with every visit," Renee Parsons said. "From hitting balls off Chelsea Piers to attending Fashion Week, New York is always a source of inspiration and fun. The PXG brand and our unique direct-to-consumer experience pair beautifully with the city's vibrance, and I am thrilled for the opportunity to serve the community through PXG Westchester."

As for the Sound Shore city to the north, Bob Parsons added: "New Rochelle is an exceptional location for PXG's retail store. The area is stirring with economic growth, and interest in golf is the highest we've seen across the nation. Our hope is that New York-based PXG Troops (customers) will have easy access to the absolute best, personalized golf experience in the business at our store and through your mobile fitters."

Bob Parsons, founder of GoDaddy and founder and CEO of YAM Worldwide, which includes PXG (Parsons Xtreme Golf). Courtesy PXG.

His...

Of the two, Bob Parsons has perhaps the more dramatic story. The "poor as a church mouse" description on his website stems from a Baltimore childhood that might've been solidly middle class – father a Montgomery Ward salesman, mother a homemaker – but for both parents being

gamblers.

"I've earned everything I've ever received," he wrote on his blog. "Very little was given to me. I've been working as long as I can remember. Whether it was delivering or selling newspapers, pumping gas, working in construction or in a factory, I've always been making my own money."

After high school, he enlisted in the U.S. Marine Corps and served in Vietnam, where he was wounded in action, receiving the Purple Heart, the Combat Action Ribbon and the Vietnamese Cross of Gallantry. His military service would provide entrée to college stateside on the GI Bill as he graduated magna cum laude from the University of Baltimore.

Not all of his education came in a classroom. He taught himself how to write computer programs in his basement and in 1984 launched his first business, Parsons Technology. When he sold it to Intuit 10 years later for \$64 million, the company had \$100 million in annual revenue, three million customers and almost 1,000 employees.

In 1997, Parsons launched Jomax Technologies, which would become GoDaddy. He sold his majority stake in 2011 in a deal that valued the company at \$2.3 billion.

But Parsons was far from done. A year later, he founded YAM Worldwide. Besides PXG and Scottsdale National Golf Club, it includes Harley-Davidson of Scottsdale, GO AZ Motorcycles and YAM Properties.

Perhaps not surprising for an entirely self-made man, Parsons has been unfazed over controversies involving racy Go Daddy ads for the 2005 Super Bowl and shooting an elephant on a 2011 safari. He has, however, also given back through The Bob & Renee Parsons Foundation, which the couple founded in 2012 to work in the areas of homelessness, medical care, LGBTQ youth, education and the needs of wounded veterans and military families.

Renee Parsons, president and executive creative director of PXG Apparel. Courtesy PXG.

...and Hers

Growing up in Michigan, Renee Parsons learned the value of hard work and serving others. At 13, she began working at The Pixie, a restaurant her grandfather opened in 1945. From there, she set out for a career in hospitality, earning a Bachelor of Arts in hospitality and business from Central Michigan University. Her years in the hotel business took her to Chicago and ultimately to Scottsdale, where she met her husband, joining the GoDaddy team in 2009. In one year, Parsons launched GoDaddy Cares to benefit such organizations as Make-A-Wish Arizona and Hope for Haiti.

When she is not running the Parsons' foundation, she is creating items for PXG Apparel:

"At PXG, we are committed to creating fashionable, high-performance, cutting-edge designs so our customers can move with ease and confidence throughout their day."

On Leap Day, Parsons leapt into unveiling the Spring/Summer 2024 Apparel Collection, which was designed to blend nostalgia with contemporary design in five curated capsules containing 52 golf and lifestyle pieces for men and women.

"The PXG Fall/Winter 2024 collection is comprised of seasonally dynamic pieces that pay homage to traditional golf apparel while pushing design boundaries," she said. "In addition to our offering of UV protection, quick dry and moisture wicking on our polos, we are using recycled fabrics for key women's styles and added wind and water resistance to our outerwear fabrics. The entirety of the collection is fresh, with sophisticated pieces that enhance performance both on and off the course."

For Parsons, golf and golf fashion are tied to women's advancement as deals are often born or made on the links. On June 3 in what was Women's Golf Month, Parsons hosted PXG's annual Women's Day to Play at Scottsdale National Golf Club. The event for all female PXG employees included affirmations, sweet treats, a leadership panel, networking and, of course, golf.

Bob Parsons, founder of GoDaddy and founder and CEO of YAM Worldwide, which includes PXG (Parsons Xtreme Golf).
Courtesy PXG.

PAGE 1

THE POWER BEHIND PXG (PARSONS XTREME GOLF) WESTCHESTER

Stamford approves using new apartment building as UConn dorm

BY PETER KATZ / pkatz@westfairinc.com

"The proposed dormitory use is harmonious with other uses in the surrounding area, which include the UConn campus itself, as well as multi-family residential, commercial, and other institutional uses."

Stamford has approved issuing a Special Permit so that a new apartment building at 1385 Washington Blvd. can be used by the University of Connecticut (UConn) as a student dorm.

In 2022, Seabright Properties LLC received approval to construct a building that would have eight apartments and 15 parking spaces. The property is a short distance from UConn's Stamford Campus at 1 University Place and, as such, is an attractive location for a dorm.

The new apartment building was constructed on a parcel of 0.21-acre and is located in the General Commercial District. The property is bounded by Washington Boulevard to the west, North Street to the north, and 1351 Washington Boulevard to the south.

The apartment building was approved for seven three-bedroom

apartments and one two-bedroom apartment. The city was told that no exterior changes would be required to convert the building for use as a dormitory housing 46 students. UConn is leasing

the property from the developer. It says it is one of three new residential facilities it has this year in Stamford, the other two being at Harbor Point – NV and Harbor Point – Alure. UConn says it will be able to house more than 650 students in Stamford.

"The proposed use will not impair the present or future development potential of the property or surrounding area," Stamford was told. "The proposed dormitory use is harmonious with other uses in the surrounding area, which include the UConn campus itself, as well as multi-family residential, commercial, and other institutional uses. Moreover, the surrounding area is fully developed."



Building for use as a UConn dorm in Stamford.

In approving the Special Permit, the city agreed that the dormitory use would allow UConn to provide dormitory housing to its students in a centrally located and walkable area where students can support downtown shops, businesses and eateries.

UConn began offering on its website 1385 Washington Blvd. as being one of the housing options for student in Stamford. It lists room rates for the 2024-2025 school year in its housing facilities in Stamford as ranging from \$5,849 to \$7,409 per semester.



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Zoning changes sought for 280-unit apartment building in Croton-on-Hudson

"The project will not only add to the village's housing stock, but will also introduce a diverse housing option distinct from the predominance of single-family homes in the village."

— 1 HMB Property Owner LLC's Zoning Petition

An entity named 1 HMB Property Owner LLC is seeking a zoning change from the Village of Croton-on-Hudson that would allow it to construct a 280-unit transit-oriented apartment building at 1 Half Moon Bay Drive in the village. According to the White Plains-based law firm Zarin & Steinmetz, the 5.66-acre property currently has on it a 120,000 square foot building used as a tire storage and logistics warehouse.

The proposed multifamily building would have a small section that is six stories tall but most of it would be lower. There would be a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. Amenities would include an outdoor swimming pool.

A zoning petition has been filed that asks for a change to eliminate the restriction that transit-oriented developments are permitted "only on lots located fronting on Croton Point Avenue on the west side of Route 9 and within 1,500 feet of the Metro-North Croton-Harmon Train Station."

According to the zoning petition that was prepared by attorneys Kory Salomone and Jaclyn V. Cohen, the developer wants Croton's Board of Trustees to remove the requirement that transit-oriented development must have frontage on Croton Point Avenue and to modify the distance requirement from within 1,500 feet to within one mile of the train station. The petition

also seeks to amend zoning to allow three-bedroom units and to modify the maximum permitted height from five stories to six stories, where the sixth story does not exceed 5% of the total habitable floor area.

"The proposed amendments will not have an adverse impact on the surrounding districts and community, including because the surrounding area is full of uses that are similar or complementary to the petitioner's proposed multi-family residential use," the zoning petition says. The argument is made that the requested changes would be consistent with the village's Comprehen-



1 Half Moon Bay Dr. in Croton-on-Hudson. Satellite photo via Google Maps.

sive Plan and the Local Waterfront Revitalization Program.

The petition points out that the property is located within 3/4-mile of the train station and has extensive pedestrian and bicycle connections to the nearby commercial area and to the train station, Half Moon Bay Marina, Senasqua Park, Croton Point Park, and the Riverwalk.

Ten percent of the proposed residential units would be priced to fit affordability requirements of Cro-

ton's Affirmatively Furthering Fair Housing concept.

"These units will be integrated into the design of the development and will not be distinguishable from the market rate units from the outside or building exteriors," the developer says. "The project will not only add to the village's housing stock, but will also introduce a diverse housing option distinct from the predominance of single-family homes in the village."

Modifications being sought for Norwalk school under construction



Construction is underway on the South Norwalk Elementary School, an estimated \$76 million project on 11.74 acres that is the city's first neighborhood school in more than 40 years serving grades Pre-K to 5. The school is being built on the former Hatch and Bailey Lumber Company property at 1 Meadow Street Extension, which was acquired by the city. Parcels immediately adjacent to the school site that were not originally involved in the project have now been purchased by the city for \$2.9 million. The state of Connecticut is expected to reimburse 60% of the project's cost.

The city is asking its Planning Commission to approve modifications to the originally approved special permit and coastal site plan now that it owns the adjacent properties. The new properties include 28, 32, 36 and 38 Oxford St., 16 Meadow St. Extension, and three other pieces of land known as Parcel A and lots 8 & 9. The modifications would include addition of a basketball court, relocating the main driveway entrance and creating a driveway to connect an ancillary parking lot with the main parking area.

The new school will have a maximum capacity of 682 students with the intended occupancy at approximately 85% of capacity. The proposed building will be two stories for a total of approximately 86,000 square feet. The anticipated completion of the new school is in late summer 2025 in time to open for the 2025-26 school year.

At the April groundbreaking for the school, Norwalk's Mayor Harry Rilling noted that elementary school students living in the south-

ern part of the city currently "have to wake up in the morning, get on a bus and drive all the way across town to go to school, and their neighbor may go to a different school than them. But that is all about to change."

Connecticut's Lt. Governor Susan Bysiewicz said, "This project will remove obstacles that parents and students were forced to face by having to enroll in various schools outside of their neighborhood and throughout the city. When we invest in the wellbeing of our students, teachers, and schools, the returns on our investment will be seen for generations to come."

Groundbreaking for Norwalk elementary school.

Connecticut State Department of Education Deputy Commissioner Charles Hewes said, "We all know the importance of education in shaping the future. By investing in this new school, Norwalk is investing in the success and well-being of generations to come. It's a decision that speaks volumes about this city's commitment to excellence and progress."

Breeze Airways adding New Haven flights

BY BILL HELTZEL / bheltzel@westfairinc.com

Salt Lake City-based Breeze Airways is coming to New Haven's Tweed Airport with nonstop flights to 10 destinations. Breeze already flies into and out of Bradley International Airport (BDL) at Hartford. Breeze says that service at Tweed New Haven Airport (airport identifier HVN) will begin on Dec. 10, with five-times a week nonstop flights to Fort Myers, and then, on Dec. 11, to Orlando and West Palm Beach also in Florida. Nonstop flights from HVN to Vero Beach will begin Dec. 13, and service to and from an additional six destinations will begin flying in February, including nonstop service to Charleston, Jacksonville, Norfolk, Raleigh-Durham, Richmond and Sarasota-Bradenton.

A Breeze Airways Airbus aircraft. Breeze also announced plans to expand its base of operations at BDL in Hartford to include HVN while continuing to grow its service from BDL, including international service, in the coming months. The carrier, which is in the final stages of securing the necessary certification to begin flying internationally, intends to begin selling service to international destinations before the end of the year.

Breeze said that its planned Northeast expansion is part of its "ongoing commitment to providing underserved markets with an affordable, yet elevated air travel alternative." Some of the flights between New Haven and other airports will be priced as low as \$49 one-way.

"Our playbook has included significant growth across the Northeast region of the U.S. due to the high population density and limited nonstop travel options," said Lukas Johnson, Breeze Airways' chief commercial officer. "As a result, our unique model of air service has been a game-changer for this area of the country, giving residents affordable flights from convenient airports such as Hartford, Westchester County, Providence, Stewart-Newburgh, and now, New Haven, just to name a few. I know that as more and more people experience our one-of-a-kind service and product, they will see what all the hype is about and why Breeze has grown so quickly in such a short period of time."

Breeze operates Airbus A220-300 aircraft.

"Our unique model of air service has been a game-changer for this area of the country, giving residents affordable flights from convenient airports."

— Lukas Johnson,
Chief Commercial
Officer, Breeze
Airways



Acorda investor sues top execs for \$3.3m

BY BILL HELTZEL / bheltzel@westfairinc.com

Claims pre-bankruptcy troubles concealed.

An investor in Acorda Therapeutics Inc. claims he lost \$3.3 million because two top executives persuaded him to hold on to his investment even as they were planning to take the Rockland County drugmaker into bankruptcy.

Paso Milak, of Dallas, accused Acorda founder and CEO Ron Cohen and CFO Michael A. Gesser of fraud, negligence and conspiracy, in a complaint filed on Aug. 8 in U.S. District Court, White Plains.

"Defendants deliberately kept Milak on the hook," the complaint states, "so that he would vote for them to keep their positions and hold his substantial ownership position, prevent-

ing a collapse of Acorda's stock price."

Acorda was founded in 1995 and was based in Pearl River. It is best known for Ampyra, for treating multiple sclerosis, and Inbrija, for Parkinson's disease.

On April 2, Acorda and five affiliates filed for Chapter 11 protection in White Plains bankruptcy court, declaring \$109 million in assets and \$266 million in liabilities.

Milak says he has held as much as 8% of Acorda's stock worth about \$8 million. He describes himself as an active and diligent shareholder, routinely participating in quarterly meetings and regularly speaking with

Cohen and Gesser to discuss financial targets and strategies.

In May 2022, for instance, Milak says he insisted that Acorda needed to bring in \$150 million for the year to become cash flow neutral. Gesser allegedly stated that the company was on track to do so, even as Gesser and Cohen "were secretly aware of key financial information indicating the practical impossibility of achieving this result."

By June 2023, the executives were allegedly preparing for bankruptcy, but concealed the company's vulnerability at the annual shareholder meeting.

This past January, they knew for certain that they were filing for bankruptcy, Milak claims, but continued to "string him along and keep him from divesting his ownership in Acorda."

Milak says the executives needed to keep the share price above \$1, so that Acorda would not be delisted on the Nasdaq exchange before filing for bankruptcy. He also alleges that

the executives received multi-million payouts on a "backend deal they arranged for themselves."

On July 10, Merz Therapeutics, of Frankfurt, Germany, announced that it had purchased the rights to Ampyra, Inbrija and other assets for \$185 million, in a bankruptcy court sale.

Efforts to find contact information for Cohen and Gesser, to ask for their sides of the story, failed. Acorda's bankruptcy attorney, Blaire Cahn, did not reply to an email asking for comment.

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Port Jervis awarded \$1.7M for new mixed-use building

BY PETER KATZ / pkatz@westfairinc.com

The City of Port Jervis in Orange County has been awarded a state grant of \$1.775 million from the Restore New York Communities Initiative to help pay for the demolition and reconstruction of a gutted and privately-owned 22,563 square-foot three-story brick building at 29 Front St. The state funding went to a total of 43 projects and amounted to \$64.1 million.

The Front Street building was constructed in about 1910 and is located within the central business district and Downtown Revitalization Initiative focus area. It would be replaced with a seven-story mixed-use building with 26 basement storage units, up to four commercial spaces totaling about 3,000 square feet on the first floor and 32 apartments on floors two through seven.

The total cost of the project is estimated at \$6 million. The building will be designed to match the design of the exiting structure, which will be demolished. The project does not include any on-site parking as it is not required under the downtown zoning. It was pointed out that not providing on-site parking helps keep down the

project's cost.

The building's 32 rental apartments will include 28 one-bedroom and four two-bedroom apartments. Ten of the 28 one-bedroom units will be rented as affordable units to households earning 80% of the Area Median Income or less for no less than ten years from initial occupancy.

The project sponsor is MC-LAND1 Development, which is a company owned by three people who also own the property at 29 Front St. The project sponsor said it expects to manage the project's operations, including maintenance of the building and selection of the residential and retail tenants.

The project was described as fulfilling an unmet market demand for more apartments in Port Jervis as demonstrated by rapid absorption times, limited inventory, few vacancies, and rising housing prices. The project sponsor said it had several leads on possible tenants for the commercial space, including restaurant and bar proprietors, as well as prospective retail tenants.

The projected completion date for the project is the third quarter of 2027.



Rendering of proposed building at 29 Front St. in Port Jervis.

Schumer announces funding for Shakespeare Festival project in Garrison

BY PETER KATZ / pkatz@westfairinc.com



Rendering of HVSF theater interior.

U.S. Senate Majority Leader Chuck Schumer of New York traveled to Garrison this week to announce that he plans to provide \$1.5 million via a Senate appropriations bill to help fund the Hudson Valley Shakespeare Festival's (HVSF) construction of a new permanent facility at Route 9 and Snake Hill Road in Garrison. It's estimated that the new theater and site restoration will cost about \$26.8 million.

The Philipstown Planning Board has approved plans for the project, which will see a new amphitheater that has a roof and open sides. The theater will be the first purpose-built LEED Platinum certified theater in the country and has been designed by the architectural firm Studio Gang. It would cover more than 13,800-square-feet, seat 500, and allow part of Storm King Mountain, Breakneck Ridge and the Hudson River to be visible in the distance. The HVSF has been operating in a tent theater that has open sides. In 2019, a 98-acre property that formerly was a golf course was donated to the nonprofit by philanthropist Chris Davis.

In addition to building the theater, the project calls for improvements to the land that would incorporate restoration of greenspace and creating spaces for local use such as community meetings and farmers markets.

HVSF notes that its annual economic impact in the region has been running at about \$4.6 million. In 2019, it attracted 30,750 audience members. It estimates that the new theater and expanded programming will enable it to increase its audience by about 65% and produce an economic impact of

\$7.6 million.

HVSF says it is one of the largest employers in western Putnam County during the warm-weather months when its programming takes place with 160 on its seasonal staff. It says it is planning to add 50 employees when the new facility is completed, and its performance season is expanded to cover 18 weeks. In addition, it plans to add five more year-round administrative jobs. Its on-site food service supplier plans to add 20 jobs once the expansion is completed.

"Tens of thousands of theater lovers every year come to the Hudson Valley Shakespeare Festival, pumping millions into our shops, restaurants and the Hudson Valley economy," Schumer said.

"Support from the senator through Community Project Funding affirms our ability to build not just a theater, but to design a campus that responsibly and sustainably engages with both the land and the community," said HVSF Managing Director Kendra Ekelund. "This project will serve as a model of how arts and the public good can exist not just side-by-side, but in a mutually supportive relationship to one another."

Katonah day trading platform censured for lax controls

BY BILL HELTZEL / bheltzel@westfairinc.com

SpeedTrader Inc., a Katonah online trading firm that primarily serves day traders has consented to censure and a \$165,000 fine for ineffective control of suspicious activities.

The Financial Industry Regulatory Authority issued the sanctions on July 31, citing violations of FINRA rules and U.S. Securities and Exchange Commission regulations.

SpeedTrader president and CEO Joseph L. Ely voluntarily ratified the consent order.

SpeedTrader's goal is to provide the highest level of trading services at the lowest cost possible, according to its website. It does not advise or recommend strategies or securities.

"You, the retail investor, make all decisions regarding the purchase or sale of securities," the firm declares.

But from late 2017 to early 2020, the consent agreement states, the firm failed to reasonably supervise potentially manipulative trading. During that period, about 570 customers – mostly day traders, including many in China and at least one foreign broker-dealer – exchanged billions of shares worth tens of billions of dollars.

The trades were automatically fed through a third-party surveillance system that flagged activities that met certain parameters, according to the consent order.

FINRA described a flawed system. For example, accounts used by more than one trader had only one identification number. Therefore, when the surveillance system flagged suspicious activity, SpeedTrader could not connect the trades to a specific person.

In June 2018, for instance, a foreign broker-dealer entered 11 orders within minutes to buy and sell the same security. The trades triggered 42 alerts for possible wash trading – illegally feeding misleading information to the market – but without knowing who was responsible for each order, SpeedTrader could not reasonably review the activity.

FINRA also said the surveillance system was not tailored to SpeedTrader's business model; the firm did not periodically assess whether it was working as intended; it did not sufficiently investigate suspicious trading; written procedures for handling surveillance alerts were lacking; and it failed to establish and maintain reasonable risk management controls.

SpeedTrader agreed to remediate the problems within 90 days.



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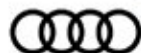
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Taylor Swift's go-to brand comes to The Westchester

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"We've had the same mission since day one, which is to bring sustainable fashion to everyone. It's our North Star in everything we do."

— Phil Amandola,
Vice President
of Retail for
Reformation

"We cannot stress this enough," *Glamour* magazine writes. "Reformation is the backbone of Taylor Swift's wardrobe."

Reformation began with vintage clothes in a Los Angeles storefront in 2009 and has since grown to almost 50 shops worldwide that feature its own brand, with an emphasis on sustainability, fair labor practices and oh, yes, feminine, flirty fashions. And now those stores include one that opened at The Westchester in White Plains on Friday, Aug. 9.

"Ref has a very loyal customer base in the tristate area with five stores in the New York City metro area alone," said Phil Amandola, vice president of retail for "Ref," as it is known in-house. "Our goal with our new location at The Westchester is to offer a deeper level of service to our suburban customers much closer to home, in addition to meeting net new customers in the area. We've deployed a similar model very successfully in Washington, D.C., where we have a store in the heart of Georgetown flanked by more neighborhood-centric locations in Fairfax, Virginia, and Bethesda, Maryland.

Having said that, he added: "We have stores in most major cities in the U.S., including... Chicago, Boston, Miami, San Francisco, Austin, Dallas, Houston and more, as well as London and Toronto."

The sleek 1,300-square-foot space on The Westchester's retail level 2, in a blue, white and tan/beige palette, has a youthful vibe, as do the clothes and especially the website, which makes ample use of the words "cute," "cutesy" and "sexy" while also playing on "virginity" (as in lightweight virgin fabrics).

"We may be one of the only brands out there that is well-known for its emails," Amandola added. "We are super-cheeky and irreverent. Our goal is to talk to our customers like a friend instead of a sustainability professor."

Nevertheless, if the tone is present and saucy, the message is timeless and serious.

"We've had the same mission since day one, which is to bring sustainable fashion to everyone," Amandola said of the goal of having 100% of Reformation's fabrics made from recycled, regenerative or renewable materials by 2025. "It's our North Star in everything we do. As far as what that means for the store itself, we invest in green building infrastructure to min-

imize our waste, water and energy footprints and adhere to Green Business Certification

standards across our global retail fleet. We also offset 100% of every store's electricity usage with renewable energy."

Sustainability and insouciance are just two of the three pillars of Reformation, he added:

"We focus on creating beautiful, flattering and on-trend products that inspire confidence. We're best-known for our dresses but offer everything from denim to sweaters to boots to trousers and more," with prices ranging from \$50 for a T-shirt to \$350 for a dress.

As for the brand's future, Amandola said, "We plan to open 10 to 15 new store locations a year. In 2025, you can also expect us to pop up in a new country."

MORE NEW RETAIL AT THE WESTCHESTER

Two days before Reformation's Aug. 9 launch, Anthropologie opened next door. The store, which once anchored retail level 3 where Arhaus home design now stands, is smaller than the old Anthropologie location, which included funky bedding and kitchen items. But it still features boho chic clothing, along with dresses, jeans, athleisure and an assortment of home goods/gifts like candles, candleholders and glasses.

Like Reformation, Anthropologie is designed to appeal to different generations of women. However, Montreal-based Garage, which opened on retail level 3 mid-July, is all about the young — or maybe just the young at heart — with athleisure and other figure-hugging and r-revealing offerings, set to a pulsing playlist.

For those of a certain vintage — and pocketbook — there's Hobbs, a British brand that returned to The Westchester's retail level 1 on May 14 and has been drawing fans from Greenwich, thanks to a recent Hobbs pop-up there. Though it started in Hampstead, London, in 1981 as a shoe label, Hobbs is perhaps best-known today for the kind of statement outfits that can range from tailored wedding-guest suit dresses to garden-party attire with flowing lines. (Think Catherine, Princess of Wales, who counts Hobbs among her fashion favorites.)

While retail tends to emphasize female shoppers — who are responsible for 70% to 80% of all consumer



Interior of the new Reformation store in The Westchester in White Plains. *Courtesy Reformation.*



The new Anthropologie at The Westchester. *Photograph by Georgette Gouveia.*

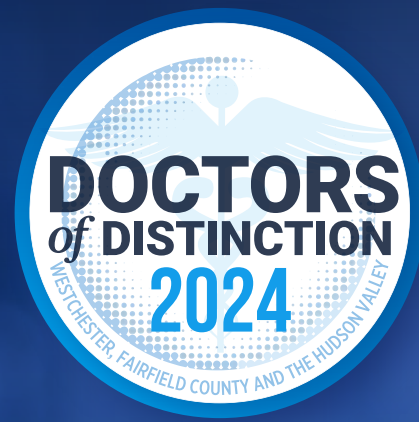
spending — a new store in the former Lily Pulitzer location on retail level 1 gives the guys equal time. Alto Salto has everything from casual clothing to suits and formalwear. Prices range from \$74 for a polo shirt to \$300 to \$500 for a suit at the store, which also has locations at The SoNo Collection in South Norwalk and in Boston.

Two accessories stores are designed to engage a wide variety of shoppers. Solaris, part of the EssilorLuxottica juggernaut of more than 150 eyewear brands worldwide, has offered high-end sunglasses by designers like Gucci, Prada, Saint Laurent, Tom Ford and Versace since opening in June. Journeys, also on level 3, is all about Crocs,

socks and Birkenstocks, along with sneakers, boots, T-shirts and decorative trinkets to rock your Crocs.

Still to come — fashion designer Marc Jacobs' boutique, fragrance.com's brick and mortar, jewelry stores from Gorjana and Kendra Scott and Rowan body piercing. But perhaps the most anticipated opening will be that of Uniqlo, which has tapped into the multigenerational market — the company was valued at \$9.6 billion in 2022 — with its fun, durable fast fashion (washable puffy coats, HeatTech shirts in a variety of styles and colors that can be layered or worn as outerwear).

As its sign in The Westchester says — "Big Things to Come."



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Attune Med Spa

ANDREA KAWAKAMI

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M&T Bank

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Northwell Health, Phelps and Northern Westchester hospitals

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Howard Aspinwall by the checkout at Mellow Monkey in Stratford, Connecticut. *Photograph by Jeremy Wayne.*



Mellow Monkey exterior. *Photograph by Jeremy Wayne.*



Wood place-name signs at Mellow Monkey.

Eye on Small Business: Mellow Monkey, Stratford

BY JEREMY WAYNE / jwayne@westfairinc.com

A merman in a kilt, gifts with suggestive names like “gentlemen’s hardware” (which is actually a set of bartending equipment), and enough china, lamps and wood chimes to leave Aladdin wide-eyed in amazement, are just a few of the goods you’ll find at Mellow Monkey, one of Connecticut’s most eclectic emporia.

The store’s owner and founder, the energetic and arrestingly blue-eyed Howard Aspinwall, was a former director of technology for UBS when he first started what he calls a “side hustle,” selling merchandise on Amazon. He built that business up to trade more than \$1 million and then sold it but found he still had the taste for retailing.

“That’s when I decided to do something more ‘curated,’” he said. Out went the general merchandise, in came the kind of things he liked himself, namely homewares and what he terms “coastal décor.”

But in a fascinating twist on the more common scenario of brick-and-mortar retail sites shuttering and going solely online, Aspinwall found that when he opened a small shop on an industrial estate adjoining the Igor I. Sikorsky Memorial Airport in Stratford, Connecticut, to showcase some of his online products – mainly for the benefit of customers who would show up at the online headquarters thinking it was a retail store – Mellow Monkey went from being a successful online business to an even more dynamic and profitable brick-and-mortar one.

“We did a lot of wall art, sassy gift items, things that would make you laugh and that you wouldn’t expect to find in a traditional gift store,” Aspinwall explained. “It got to the point where brick-and-mortar sales took over and online sales decreased.”

Inside the store, where you can easily spend a couple of hours browsing in what Aspinwall calls an “immersive experience,” maxims, aphorisms and witticisms abound. They’re printed on signs, novelty gifts and greetings cards, which say things like “Welcome to middle age. Everyone is annoying and you’ll need to wee a lot.” It’s not quite Oscar Wilde but it’s not without a certain puerile appeal. Socks by FabDaz are in questionable taste -- “Don’t be a pr---,” advises one of the tamer pairs. Condoms bearing epigrams on the packet, even the

least colorful of which is probably unprintable in a sober journal, might raise a giggle.

But not everything is jokey – far from it. There is serious intent here, with beautiful housewares and decorative items, many of them related to the area and the Connecticut shore –

hence “coastal décor.”

Wood signs declare slogans such as “Southport is my happy place.” Aspinwall collaborates, too, with suppliers to create one-off originals, like illuminated railroad station signs, which mimic old Metro North signage, incorporating the name of the station where the customer (or gift recipient) lives. Another item that can be personalized is the framed, frosted-glass window pane taken from an old office door – think 1940s movies starring Humphrey Bogart – bearing the recipient’s name, perfect for a retirement gift.

During the holidays, Aspinwall said, shoppers fill their carts with an average of 35 items, and the store has three staffed registers going full time. Mellow Monkey’s once-a-year clearance event – old stock supplemented with current items, to make for a top-notch sale – is another “massive event.”

As for attracting customers, given that the store is somewhat off the beaten track, Aspinwall said he has tried everything, but nothing has been as effective as social media. He is particularly keen on “boosting,” using paid advertisements on platforms like Facebook or Instagram to send his content to a wider range of his target audience.

“If I spend \$100, the store will always be busy that weekend.”

Aspinwall himself is the store’s principal buyer, although he loves to involve all his staff in buying. He does a lot of it at the vast, twice-yearly “America Smart” show in Atlanta, and at the “New York Now” show at the Jacob Javits Convention Center in Manhattan. Mellow Monkey’s massive inventory might belie the reality that Aspinwall is “very picky. Every inch of your store has to be earning revenue,” he said.

The one thing Aspinwall can’t explain is the store’s unusual name. “Everybody asks about that,” he said. “I was just messing around one day, looking at domain names to buy up, when I saw it. And I kind of liked it and it stuck.”

Eye on Small Business: Heather Gaudio Fine Art, Greenwich

BY JEREMY WAYNE / jwayne@westfairinc.com

"Owning a gallery is a high stakes/high reward equation that also entails a level of design, investment and intuition. Volume of sales follows suit with the 80/20 rule. A small number of clients and related projects can yield enough sales to cover costs for the year."

— Heather Gaudio, owner of Heather Gaudio Fine Art

Heather Gaudio Fine Art specializes in emerging and established artists, offering paintings, works on paper, photographs and sculptures. The gallery provides a full range of art advisory services, from forming and maintaining a collection to securing secondary market material and assisting with framing and installation. After a decade in New Canaan, she moved her gallery to Greenwich last September.

We caught up with Gaudio to learn more about her business and see how it succeeds in the cutthroat commercial art world:

The Westfair Business Journal's "Eye on Small Business" stories spotlight commercial businesses and how effectively they operate. What can you share about the gallery as a business in terms of volume of sales, trends in the art market and art as investment?

"Owning a gallery is a high stakes/high reward equation that also entails a level of design, investment and intuition. Volume of sales follows suit with the 80/20 rule. A small number of clients and related projects can yield enough sales to cover costs for the year. Having an exceptional staff and loyal clientele is a must that requires team effort and commonalities in interest and energy."

You say you deal with "blue-chip secondary-market artwork." What is that?

"Blue chip refers to artworks created by recognizable artists that have a large collector base and established market, selling at high prices. Secondary market includes works by reputed artists that sell privately or through the auction houses. Dealers of secondary-market work typically have little contact with living artists

and sell with intent to profit and buy at investment level. The primary market handles the marketing and exhibition of living artists."

Can you describe your "typical" collector? Are millennials/Gen Zs collecting?

"Our collectors fall into Gen X, baby boomers and millennials. Gen Z is starting out, and it will be interesting to see how social and technological factors influence their art-buying interests."

You studied art at the Scuola Lorenzo de' Medici in Florence and in Santa Fe, New Mexico, earning your Bachelor of Fine Arts and going on to work for the Gerald Peters Gallery there. Tell us more.

"My tenure with the Gerald Peters Gallery (in Santa Fe) gave me a view into many collecting categories and types of collectors. There was a Southwestern historical component, but GPG has photography, contemporary and secondary-market artworks, so while there was a



Heather Gaudio outside her eponymous Greenwich gallery. Photograph by Andrea Carson.

regional collector base, the reach of the gallery was national and international in nature."

Sounds like things were going pretty well. Why did you move back East?

"I'm originally from New York and...returned to the city to work as a consultant and eventually (became) director of Wally Findlay Galleries. Forum Gallery followed and from there, I relocated to Connecticut for the schools and to raise our family."

You also put on up to eight shows a year, including the current "Summer Show," an international group exhibit featuring paintings, works on paper and sculptures by nine of the gallery's roster artists. (It runs through Sept. 14.) That seems a high number. What are the advantages/challenges of

so many annual shows?

"We are hosting seven exhibitions this year, special events in the gallery and attending art fairs. The benefit of having so many exhibits is the exposure for our artists to be seen and appreciated by the general public and in turn to offer a variety of visual experiences and opportunities for the community and our collectors. The challenges require a competent staff to manage logistics, insurance, artists and their needs, marketing, press and curation of each show."



Hyun Jung Ahn's "Untitled" (2024), a diptych made of acrylic on sewn canvas and linen, is part of "The Summer Show" at Heather Gaudio Fine Art in Greenwich through Sept. 14. Courtesy Hyun Jung Ahn and Heather Gaudio Fine Art.

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Legal Records

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, Aug. 7 - 13

Joseph J. Mendinghall Jr., Middletown vs. Charles Tran Property LLC, Washingtonville, et al, 24-9021-KYP: Adversary proceeding, fraudulent transfer in Mendinghall Chapter 13 (24-35112). Attorney: Tanya Dwyer.

Rockland 2024 LLC, Haverstraw, Dilemne Encarnacion, member, 24-22699-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000. Attorney: Pro se.

Guillermo E. Concepcion, Yonkers, re. Fantastic Restaurant Lounge Corp., 24-22709-SHL: Chapter 7, assets \$2,260, liabilities \$602,336. Attorney: Benjamin Sharav.

U.S. District Court, White Plains Local business cases, Aug. 7 - 13

Amguard Insurance Co., Wilkes-Barre, PA vs. Peppe's Pizzeria and Restaurant, Spring Valley, 24-cv-5994-KMK: Negligence. Attorney: Andrew G. Hunt.

Jennifer Ostos, Danbury, Connecticut, vs. Savatree LLC, Bedford Hills, et al, 24-cv-6077-PMH: Pregnancy Discrimination Act. Attorney: Dylan J. Wiley.

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

DEEDS

Above \$1 million

124 Mamave LLC, Woodcliff Lake, New Jersey. Seller: 124 Mamaroneck Ave LLC, Bronx. Property: 124-128 Mamaroneck Ave., White Plains. Amount: \$3.2 million. Filed July 24.

276 WPR LLC, White Plains. Seller: Sharon M. Grant, White Plains. Property: 35 and 37 Van Wart Ave., White Plains. Amount: \$1.1 million. Filed July 26.

Castano, Jose R., Sleepy Hollow. Seller: Matthew D. Ferranto, Sleepy Hollow. Property: 102 Legend 303, Mount Pleasant. Amount: \$1.3 million. Filed July 24.

Chen, Yu-Ming, Englewood Cliffs, New Jersey. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 332 Palisades Blvd., Mount Pleasant. Amount: \$1.6 million. Filed July 29.

Dedushaj, Valon, Hastings-on-Hudson. Seller: 93 Washington Avenue LLC, Dobbs Ferry. Property: 93 Washington Ave., Greenburgh. Amount: \$1.2 million. Filed July 29.

Goldman, Kenneth, Armonk. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 9 Lila Lane, New Castle. Amount: \$1.3 million. Filed July 29.

Gooser LLC, Katonah. Seller: Goldmar Development, Waccabuc. Property: 107-109 Katonah Ave., Bedford. Amount: \$2.2 million. Filed July 26.

Gt3 LLC, New York. Seller: Andrew J. Foley, Bronxville. Property: 6 Oriole Ave., Eastchester. Amount: \$3.5 million. Filed July 25.

Harvey, Jessica, Harrison. Seller: Crescent Drive Properties LLC, Mamaroneck. Property: 806 The Crescent, Mamaroneck. Amount: \$2.2 million. Filed July 24.

Hollow LLC, Miami, Florida. Seller: Copper River Holdings LLC, Park City, Utah. Property: 116 Honey Hollow Road, Pound Ridge. Amount: \$1.1 million. Filed July 25.

Kenwood, Dwight, New York. Seller: Oakwood NLV Group LLC, Mohegan Lake. Property: 14 Oakwood Ave., White Plains. Amount: \$1.1 million. Filed July 26.

NS Retail Holdings LLC, Dallas, Texas. Seller: Yonkers Romaine LLC, Newtown, Pennsylvania. Property: 11 Romaine Ave., Yonkers. Amount: \$6.9 million. Filed July 26.

SMR Owner LLC, Yonkers. Seller: 21a SMR Holdings LLC, Yonkers. Property: 23 Saw Mill River Road, Yonkers. Amount: \$5.8 million. Filed July 26.

Toone, Lindsay, Peekskill. Seller: Mop II LLC, Bedford Corners. Property: 303 Irving Ave., Rye Town. Amount: \$1 million. Filed July 29.

Trulybest Management Corp., Purchase. Seller: Sheila W. Freiman, New York. Property: 9 the Crossing, Harrison. Amount: \$1.2 million. Filed July 26.

US Bank Trust NA, Dallas, Texas. Seller: Sylvain Cote, Pelham. Property: 33 Truesdale Lake Drive, Lewisboro. Amount: \$1.5 million. Filed July 29.

Below \$1 million

135 Willett Avenue LLC, New Rochelle. Seller: Pia Portwillett LLC, Port Chester. Property: 135 Willett Ave., Rye Town. Amount: \$950,000. Filed July 24.

22 Monroe LLC, Brooklyn. Seller: RRS Capital Partners LLC, Windsor. Property: 22 Monroe St., Mount Vernon. Amount: \$320,000. Filed July 25.

228 West Street LLC, Dobbs Ferry. Seller: Charles Anselmo, Dobbs Ferry. Property: 144 Northfield Ave., Greenburgh. Amount: \$465,000. Filed July 26.

25-27 Bronx River LLC, Armonk. Seller: Luke Pllumaj, Yonkers. Property: 25 Bronx River Road, Yonkers. Amount: \$875,000. Filed July 29.

4 Risley Place LLC, New Rochelle. Seller: Melville A. Brown, West Orange, New Jersey. Property: 4 Risley Ave., New Rochelle. Amount: \$800,000. Filed July 26.

49 LSY LLC, Brooklyn. Seller: Shkodra Properties LLC, Bronx. Property: 49 Linden St., Yonkers. Amount: \$900,000. Filed July 25.

55 North Broadway, Unit 2-9 LLC, Scarsdale. Seller: Magnolia Consulting LLC, White Plains. Property: 55 N. Broadway, 9E, White Plains. Amount: \$675,000. Filed July 29.

88 Smart LLC, Yonkers. Seller: Robert W. Villani, Thornwood. Property: 15 Cambridge Ave., Yonkers. Amount: \$560,000. Filed July 29.

94 Main LLC, Irvington. Seller: Karen Kempner, Irvington. Property: 94 Main St., Greenburgh. Amount: \$800,000. Filed July 29.

Ahmetaj, Elez, Yorktown Heights. Seller: Federal Home Loan Mortgage Corp., Plano, Texas. Property: 39 Green Hill Road, Lewisboro. Amount: \$534,000. Filed July 24.

Ann Street Holdings LLC, Monsey. Seller: Michael V. Bubolo, Cortlandt Manor. Property: 35 Ann St., Ossining. Amount: \$200,000. Filed July 29.

Barone, Briany, Chappaqua. Seller: 73 Spring Street LLC, Mount Kisco. Property: 73 Spring St., 3D, Ossining. Amount: \$315,000. Filed July 29.

Belknap LLC, East Stroudsburg, Pennsylvania. Seller: The Bank of New York, Anaheim, California. Property: 120 Belknap Ave., Yonkers. Amount: \$316,000. Filed July 26.

Campoverde, Murillo Wilson J., Mohegan Lake. Seller: State Street 4 LLC, Brooklyn. Property: 111 State St., Ossining. Amount: \$850,000. Filed July 29.

Diaz, Daisy, Bronx. Seller: 73 Spring St LLC, Mount Kisco. Property: 73 Spring St., 2F, Ossining. Amount: \$379,000. Filed July 29.

Druke, Thomas, Middletown. Seller: Your New Home LLC, Peekskill. Property: 2J Woods End Circle, Peekskill. Amount: \$259,000. Filed July 30.

Federal National Mortgage Association, Washington, D.C. Seller: Scott D. Galletta Jr., Yonkers. Property: 102 Mountindale Road, Yonkers. Amount: \$291,000. Filed July 29.

JPMorgan Chase Bank NA, Columbus, Ohio. Seller: Allen J. Morton, White Plains. Property: 692 Croton Lake Road, Bedford. Amount: \$900,000. Filed July 26.

Kariotis, Maria, Glen Oaks. Seller: Dynamite Properties Corp., Mahopac. Property: 7 Scott Lane, Cortlandt. Amount: \$600,000. Filed July 29.

NYE Riverview Properties LLC, Yonkers. Seller: Orchard Property Development LLC, Mount Vernon. Property: 105 Vineyard Ave., Yonkers. Amount: \$308,000. Filed July 24.

Rivera, Segundo H., Mount Vernon. Seller: Jacobs House 45 Inc., Nyack. Property: 45 Drake St., Mount Vernon. Amount: \$659,000. Filed July 30.

Rosado, Shawn, White Plains. Seller: Terrace 107 Management LLC, Brentwood. Property: 107 Terrace Ave., Mount Vernon. Amount: \$590,000. Filed July 26.

Tarnegol LLC, Bronx. Seller: David Rosoff, White Plains. Property: 134 Crisfield, Yonkers. Amount: \$509,000. Filed July 26.

United Palace of Spiritual Arts Inc., New York. Seller: Ida L. Thomson, Dewey, Arizona. Property: 6 Shore Road, Rye City, Rye Town. Amount: \$50,000. Filed July 29.

WORKERS' COMPENSATION BOARD

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

Peter Pachios, Katonah. Amount: \$21,500.

Piccolo Enterprise Inc., d.b.a., Krave, New Rochelle. Amount: \$31,500.

Quito, Jorge J., Port Chester. Amount: \$8,000.

Rocky Ledge Swimming Association Inc., West Harrison. Amount: \$21,500.

Taqueria La Picardia Inc., Port Chester. Amount: \$8,000.

Tejeda, Yadoris F., Port Chester. Amount: \$2,500.

Tony's Bubble Bath 2 Inc., Mount Vernon. Amount: \$14,000.

Vanitybeautybar LLC, Yonkers. Amount: \$21,500.

Federal Tax Liens, \$10,000 or greater, Westchester County, Aug. 7 - 13

Allstate Plumbing & Heating Corp.: Yonkers, 2021 unemployment taxes, \$10,866.

Calvi, Matthew: Yonkers, 2023 personal income, \$47,476.

CMI Mechanical Inc.: Yonkers, 2023 quarterly taxes, \$34,587.

JUDGMENTS

Alifano, Giuseppe, Mamaroneck. \$10,799 in favor of American Express National Bank, Sandy, Utah. Filed July 15.

Avelar, Genesis, West Harrison. \$2,235 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 1.

Barney, Steve S., Port Chester. \$3,710 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 12.

Bartley, Freddie, Yonkers. \$26,257 in favor of 383 Warburton Associates LP, Yonkers. Filed July 12.

Berroa, Daniel, White Plains. \$7,990 in favor of Discover Bank, New Albany, Ohio. Filed July 12.

Bowling, Annmarie E., Yonkers. \$6,761 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 11.

Boyd, Mical-Ryan, Mount Kisco. \$2,792 in favor of Discover Bank, New Albany, Ohio. Filed July 1.

Bronstein, Jason L., Cortlandt Manor. \$3,288 in favor of Capital One NA, Glen Allen, Virginia. Filed July 12.

Cheatham, Charnay J., Yonkers. \$8,093 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed July 12.

Cloviss, Michael, Mount Vernon. \$9,644 in favor of Midland Credit Management Inc., San Diego, California. Filed July 5.

Coke, Kyress, Mount Vernon. \$5,205 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Condon, Michael, Yonkers. \$1,842 in favor of LVNV Funding LLC, Las Vegas, Nevada. Filed July 5.

Consummate Apparel LLC, Mount Vernon. \$2,545 in favor of Capital One NA, Glen Allen, Virginia. Filed July 11.

Cristo, Robinson P., Yonkers. \$2,640 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 16.

Dinotte, Jillian, Yorktown Heights. \$2,995 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 11.

Edson Avenue Development LLC, Mount Vernon. \$95,696 in favor of American Builders & Contractors Supply Company Inc., Beloit, Wisconsin. Filed July 9.

Fiore, Joan, Mohegan Lake. \$3,656 in favor of Midland Credit Management Inc., San Diego, California. Filed July 5.

Fisch, Viktoria, Katonah. \$24,381 in favor of Capital One NA, Glen Allen, Virginia. Filed July 11.

Folkes, Layon M., New Rochelle. \$11,341 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 11.

Gjonlekaj, Maria, Yonkers. \$22,123 in favor of Adira at Riverside Rehabilitation, Yonkers. Filed July 15.

Gomez, Yahaira, Yonkers. \$2,621 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 11.

Goncalves-Ventura, Ileana, Harrison. \$4,498 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 1.

Harris, E.A., Mount Vernon. \$11,863 in favor of Discover Bank, New Albany, Ohio. Filed July 15.

Hernandez, Shiara M., New Rochelle. \$3,410 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Isabelle, Lavar A., Yonkers. \$30,943 in favor of 27 Ludlow Realty LLC, New Rochelle. Filed July 12.

James, Lloyd H., Yonkers. \$6,748 in favor of Discover Bank, New Albany, Ohio. Filed July 15.

Jennings, Angela N., Yonkers. \$5,056 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

King, Ivan C., Bronxville. \$4,022 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 11.

King, Jonathan, Bronxville. \$9,434 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Klinghoffer, Robin, Hartsdale. \$22,714 in favor of Discover Bank, New Albany, Ohio. Filed July 1.

Lantigua, Ruby, Sleepy Hollow. \$7,970 in favor of Discover Bank, New Albany, Ohio. Filed July 9.

Lawrence, Argie, Mount Vernon. \$4,658 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 11.

Leao, Michele B., Port Chester. \$11,251 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 11.

Lebron, Melissa, Yonkers. \$10,392 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed July 12.

Lozada, William, Hartsdale. \$10,022 in favor of Discover Bank, New Albany, Ohio. Filed July 12.

Mabuwa, Chirumbidzo, Yonkers. \$2,581 in favor of Capital One NA, Glen Allen, Virginia. Filed July 12.

Matts, Gerald W., Port Chester. \$7,176 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 1.

Miller, Gordon, Mount Vernon. \$2,545 in favor of Capital One NA, Glen Allen, Virginia. Filed July 11.

Miranda, Gabriella, Mount Vernon. \$3,389 in favor of Capital One NA, Glen Allen, Virginia. Filed July 2.

Moradel, Randal, Yonkers. \$6,910 in favor of Discover Bank, New Albany, Ohio. Filed July 15.

Newman, Anthony, Elmsford. \$14,446 in favor of Discover Bank, New Albany, Ohio. Filed July 12.

Ortiz, Luz D., Pelham. \$5,570 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 1.

Ortiz, Mayra R., Yonkers. \$4,092 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 11.

Radoncic, Denis, Mount Vernon. \$13,788 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 12.

Reyes, Kathryne, Valhalla. \$6,051 in favor of Capital One NA, Glen Allen, Virginia. Filed July 5.

Rivera, Peter J., Yonkers. \$3,436 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Robinson, Tyson, New Rochelle. \$3,135 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 11.

Romain, Kurt K., Yonkers. \$6,658 in favor of Capital One NA, Glen Allen, Virginia. Filed July 5.

Schiavetta Jr., Daniel M., New Rochelle. \$8,767 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 5.

Schur, Clifford, Hastings-on-Hudson. \$11,283 in favor of Discover Bank, New Albany, Ohio. Filed July 15.

Shah, Salisha, Yonkers. \$2,225 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Singh, Kavesh V., Yonkers. \$2,761 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Smith, Jamel L., Yonkers. \$6,025 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 11.

Spadaro New York Inc., New Rochelle. \$50,760 in favor of 211 Main Realty Corp., White Plains. Filed July 12.

Striar, Robert, Rye Brook. \$198,492 in favor of Christopher Calise, Miami Beach, Florida. Filed July 9.

Taylor, Shatira D., Mount Vernon. \$2,747 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Ungaro, Virginia, Dobbs Ferry. \$3,097 in favor of Capital One NA, Glen Allen, Virginia. Filed July 15.

Wilcox, Shanice, Mount Vernon. \$1,939 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 5.

LIS PENDENS

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

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

ADT Commercial LLC, as owner. Filed by MCI Contracting Corp. Action: Foreclosure of a mortgage in the principal amount of \$44,000 affecting property located at 41 E. Post Road, White Plains. Filed July 10.

Alvarado, Ariana, administrator, 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.

Bank of America NA, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$610,000 affecting property located at 60 Ravensdale Road Greenburgh. Filed July 10.

Bond, Kenneth, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$187,000 affecting property located at 59 Eton Road, Bronxville. Filed July 23.

Breidenbach, Shelli, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$4,000,000 affecting property located at 149 Narrows Road, Bedford. Filed July 8.

Chase Bank USA NA, as owner. Filed by HSBC Bank USA National Trust. Action: Foreclosure of a mortgage in the principal amount of \$528,000 affecting property located at 56 Harwood Ave., White Plains. Filed July 12.

Grand Funding Source LLC, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 77 Taylor Ave., Harrison. Filed July 8.

Hannah, Betham, as owner. Filed by Deutsche Bank National Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$552,000 affecting property located at 5 Western Drive, Ardsley. Filed July 23.

Jason, Marc, as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$450,000 affecting property located at 40 Michael Drive, New Rochelle. Filed July 9.

MacQuesten Estates LLC, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$779,000 affecting property located at 209 N. MacQuesten Parkway, Mount Vernon. Filed July 9.

McLean, Jacqueline, as owner. Filed by Federal Home Loan Mortgage Corporate Trust. Action: Foreclosure of a mortgage in the principal amount of \$734,000 affecting property located at 47 Crosby Place, New Rochelle. Filed July 5.

Perez, Fabian, as owner. Filed by ARCPPE 1 LLC. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 1089-1091 Mile Square Road, Yonkers. Filed July 16.

Pheasant Ridge Homeowners Association Board of Managers, as owner. Filed by Deutsche Bank National Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$650,000 affecting property located at 17 Pheasant Drive, Rye. Filed July 9.

Wallen, Pamela, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$179,000 affecting property located at 144 Ravine Ave., 2C, Yonkers. Filed July 12.

MECHANIC'S LIENS

1060 Nepperhan Avenue LLC, Yonkers. \$214,307 in favor of Titan Concrete Inc., Carmel. Filed July 30.

1060 Nepperhan Avenue LLC, Yonkers. \$131,658 in favor of Future Coatings of New York, Montebello. Filed July 31.

1085 Warburton Avenue Owners Inc., Yonkers. \$61,818 in favor of DP Wolff Inc., Elmsford. Filed July 31.

5 Harvest Drive LLC, Scarsdale. \$6,549 in favor of A&J Sprinkler Systems Inc., Cortlandt Manor. Filed July 25.

Clemente, Michael, Mamaroneck. \$37,600 in favor of GRG Restoration & Solution Corp., Port Chester. Filed July 25.

Feeland, Jonathan, Pelham. \$2,570 in favor of Lower Hudson Valley Property Management, Tappan. Filed July 31.

Mayer, Cami, North Salem. \$51,094 in favor of What the Flip LLC, Dix Hills. Filed July 31.

Mokari, Amir, Mamaroneck. \$12,237 in favor of Koala Sound Shore LLC, Larchmont. Filed July 29.

St. Joseph's Hospital-Yonkers, d.b.a., Yonkers. \$117,000 in favor of Stratford Steel Fabrication LLC, Stratford. Filed July 31.

St. Joseph's Hospital-Yonkers, d.b.a., Yonkers. \$12,651 in favor of CS Bridge Corp., Bronx. Filed July 31.

Trong, Xie, Scarsdale. \$1,881 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed July 31.

Williams, Yarnell D., Greenburgh. \$1,015 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed July 31.

NEW BUSINESSES

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

Sole Proprietorships

1 Off Deal, 572 Scarsdale Road, Tuckahoe 10707. c/o Stanley Walker. Filed July 18.

Bust Brainz, 2527 Crompond Xing, Yorktown Height 10598. c/o Jeremy McKenzie. Filed July 16.

Dedi Designs, 88 Lakeshore Drive, Eastchester 10709. c/o Maria LaVerghetta. Filed July 17.

Dogwood Collectibles, P.O. Box 201, Lincolndale 10540. c/o Joseph Daniel Parrella. Filed July 17.

La Michoacana Homemade Ice Cream Shop, 38 E. Main St., Elmsford 10523. c/o Janneth Marisol Farez Orellana. Filed July 16.

LG Production & Security, 265 N. Broadway, Yonkers 10701. c/o Leonardo Gibson. Filed July 18.

Lola Blinks, 485 E. Lincoln Ave., Mount Vernon 10552. c/o Aliyah John. Filed July 17.

MM&D Construction Service, 28 Ceder St., Yonkers 10701. c/o Mercedes Maturana. Filed July 15.

Natural Blend Chipfit, 2527 Crompond Xing, Yorktown Height 10598. c/o Robbert Morrison. Filed July 16.

Post Home, 33 Barnes Lane, Chappaqua 10514. c/o Tracy Post. Filed July 17.

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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

Sam Set Table, 19 Hanford Place, Tarrytown 10591. c/o Samia Tayar. Filed July 15.

Style Is Lyfe Clothing, 408 Homestead Ave., Mount Vernon 10553. c/o Steven Powell. Filed July 17.

TPE Clothing, 408 Homestead Ave., Mount Vernon 10553. c/o Steven Powell. Filed July 17.

Victor Duque Masonry, 8 Washington Ave., Ossining 10562. c/o Victor Duque. Filed July 16.

Yankees Car Service, 1 Sherwood Terrace, Apt. 3, Yonkers 10704. c/o Mohammed Jamil Jamilkhan. Filed July 16.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

139 Union LLC, as owner. Lender: Broadview Capital LLC. Property: 139 Union Road, Spring Valley. Amount: \$1.4 million. Filed July 11.

35 Forest Funding LP, as owner. Lender: Miron Estates LLC. Property: 35 Forest Road, Monroe. Amount: \$2 million. Filed July 8.

Keren Yad Vezer LLC, as owner. Lender: Stern Bank NA. Property: 116 College Road, Monsey. Amount: \$8.7 million. Filed July 25.

Krause, Sheldon and Reyce Krause, as owner. Lender: TD Bank NA. Property: 6 Rose Hill Road, Montebello. Amount: \$1.7 million. Filed July 11.

Loan Funder LLC Series 69528, as owner. Lender: Manfield LLC. Property: 33 Mangin Road, Monroe. Amount: \$1.6 million. Filed July 2.

Loan Funder LLC Series 69530, as owner. Lender: Manfield LLC. Property: 37 Mangin Road, Blooming Grove. Amount: \$1.6 million. Filed July 2.

Miele One LLC, as owner. Lender: Broadview Capital LLC. Property: 1 Miele Road, Monsey. Amount: \$1.5 million. Filed July 18.

Polonya Homes LLC, as owner. Lender: Northeast Community Bank. Property: 129-137 Tetiev Way, Spring Valley. Amount: \$8.3 million. Filed July 15.

Below \$1 million

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. Property: 12 Pine Grove Road, Mount Hope. Amount: \$100,000. Filed July 3.

Rock Solid Funding LLC, as owner. Lender: Optimum Grove LLC. Property: 184 Clove Road, Salisbury Mills. Amount: \$135,300. Filed July 1.

DEEDS

Above \$1 million

Abrahamowitz, Yoel and Rivka Abrahamowitz, Monsey. Seller: Keren Yad Vezer LLC, Monsey. Property: 1 Smolley Drive, Monsey. Amount: \$1.2 million. Filed July 25.

Airmont Park LLC, Airmont. Seller: 377 59 Airmont LLC, Spring Valley. Property: 377 Route 59, Airmont. Amount: \$2.7 million. Filed July 24.

Binyan Torah Inc., Monsey. Seller: 1 Dykstras LLC, Monsey. Property: 1 Dykstras Way, West Monsey. Amount: \$1.3 million. Filed July 26.

Blueberry Equities LLC, Monroe. Seller: Wosner, Moishe, Monsey. Property: 29 Meron Road, Monsey 10952. Amount: \$1.3 million. Filed July 25.

Bluefield BSD LLC, Brooklyn. Seller: Yehuda and Gitty B. Lewi, Spring Valley. Property: 11 Bluefield Drive, Spring Valley. Amount: \$1.3 million. Filed July 24.

Chippawalla Properties Inc., Dover Plains. Seller: Ellis Woods LLC, Wingdale. Property: in Dover. Amount: \$15.7 million. Filed July 3.

Laurelbrook Heifer LLC, East Canaan, Connecticut. Seller: Michael S. Levin, Amenia. Property: in Amenia. Amount: \$11.4 million. Filed July 5.

Marcel Holdings Inc., Montvale, New Jersey. Seller: Airmont Thruway LLC, Chester. Property: 25 N. Airmont Road, Airmont. Amount: \$10.8 million. Filed July 26.

Puppies Behind Bars Inc., New York. Seller: 1935 Holding LLC, New York. Property: in Washington. Amount: \$21.2 million. Filed July 2.

Rothaupt Family Irrevocable Trust, Monsey. Seller: 12 Dolson LLC, Monsey. Property: 12 Dolson Road, Monsey. Amount: \$1.2 million. Filed July 22.

Studio DIY LLC, Spring Valley. Seller: Morris Living LLC, Monsey. Property: 14 Morris Road, Spring Valley. Amount: \$1.1 million. Filed July 24.

Below \$1 million

29 Bridge Street Garnerville LLC, Pomona. Seller: Menachem Portugal, Spring Valley. Property: 29 Bridge St., West Haverstraw. Amount: \$460,000. Filed July 26.

Aguado, Dylan, Wappinger Falls. Seller: Ketchamtown Land Development LLC, Wappinger Falls. Property: in Wappinger. Amount: \$937,500. Filed July 1.

Blueberry Equities LLC, Monroe. Seller: Meier Weisz, Brooklyn. Property: 25 Meron Road, Monsey. Amount: \$909,000. Filed July 25.

Bozzi, Michael A., (estate), Old Tappan, New Jersey. Seller: Honin Capital LLC, Ho-Ho-Kus, New Jersey. Property: 3 Church Lane, Valley Cottage. Amount: \$275,000. Filed July 26.

Brean Asset Backed Securities Trust 2023 SRMI, et al, Wilmington, Delaware. Seller: St. Joseph Group LLC, Montvale, New Jersey. Property: 147 Strawtown Road, New City. Amount: \$575,000. Filed July 23.

Buckner, John R., Holmes. Seller: Pawling Development Corp., Pawling. Property: Debby Lane, Pawling. Amount: \$215,000. Filed July 3.

Bushwick Ridge LLC, Poughkeepsie. Seller: Michael J. Haight, Poughkeepsie. Property: in LaGrange. Amount: \$450,000. Filed July 1.

Carius, Robert, Ringwood, New Jersey. Seller: 37 Orange Turnpike LLC, Suffern. Property: 37 Orange Turnpike, Sloatsburg. Amount: \$450,000. Filed July 24.

Cary Institute of Ecosystem Studies Inc., Millbrook. Seller: Edward Laxgang, Pleasant Valley. Property: in Washington. Amount: \$445,000. Filed July 2.

Chowdhury, Aleya, et al, Nanuet. Seller: I&Y Properties LLC, Brooklyn. Property: 136 N. Pascack Road, Nanuet. Amount: \$580,000. Filed July 23.

De Los Santos, Luis, Bronx. Seller: Mid-Hudson Development Corp., Hopewell Junction. Property: 105 Stormville Road, Stormville. Amount: \$899,000. Filed July 1.

Del98 LLC, Wallkill. Seller: 98 Delafield LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$370,000. Filed July 3.

Dentana Management LLC, Suffern. Seller: Bracha Sklar, Brooklyn. Property: 53 Wayne Ave., Suffern. Amount: \$770,000. Filed July 26.

Eitz Zayis LLC, Monsey. Seller: 12 Wilsher Drive Corp., Monsey. Property: 12 Wilsher Drive, Spring Valley. Amount: \$800,000. Filed July 26.

Finn, Steven, Blauvelt. Seller: Bedrock Whittier LLC, Monsey. Property: 25 Whittier Road, Blauvelt. Amount: \$950,000. Filed July 23.

Gold Score Properties Inc., Washingtonville. Seller: Hartswick Debra, Pleasant Valley. Property: 33 Whiteford Drive, Pleasant Valley. Amount: \$191,000. Filed July 5.

Griff Construction LLC, Piermont. Seller: Charles P. Lynch, Tappan. Property: 475 Kings Highway, Sparkill. Amount: \$942,935. Filed July 24.

MJ Developers Inc., Chappaqua. Seller: Mansion Properties LLC, Maryville. Property: in city of Poughkeepsie. Amount: \$140,000. Filed July 5.

Odugbesan, Bolanle, Poughkeepsie. Seller: Habitat For Humanity of Dut Company Inc., Wappinger Falls. Property: 11 Marshall St., city of Poughkeepsie. Amount: \$360,000. Filed July 1.

Pacini, Enguerran, Poughkeepsie. Seller: 239 All Angels LLC, Wappinger Falls. Property: city of Poughkeepsie. Amount: \$320,000. Filed July 3.

Property Nation LLC, White Plains. Seller: Gilbert Johnson, Salt Point. Property: 166 Hibemla Road, Salt Point. Amount: \$252,000. Filed July 3.

Roof Over Your Head LLC, LaGrangeville. Seller: Robert F. Walsh Jr., Poughkeepsie. Property: city of Poughkeepsie. Amount: \$155,000. Filed July 9.

Rzeznik, John, Monroe. Seller: E Cyn Ortiz Properties LLC, Hopewell Junction Property: city of Poughkeepsie. Amount: \$480,000. Filed July 3.

Shinsky, Francis J., estate and **Attanasio, Andrea**, Suffern. Seller: 12 Memorial Drive LLC, Suffern. Property: 12 Memorial Drive, Suffern. Amount: \$570,000. Filed July 24.

Shloul LLC, Poughkeepsie. Seller: Michael DeVito, Poughkeepsie. Property: 19 N. White St., city of Poughkeepsie. Amount: \$600,000. Filed July 5.

Summit Patio Homes LLC, Monsey. Seller: Ahron Mandel, Brooklyn. Property: 46 Deassau Circle, New Hempstead. Amount: \$800,000. Filed July 25.

Thelisma, Venita, estate, Spring Valley. Seller: Prospect Street Park LLC, Spring Valley. Property: 40 Prospect St., Spring Valley. Amount: \$600,000. Filed July 24.

Theodore E. Perrin Revocable Trust, Punta Gorda, Florida. Seller: 3 Tiorati Trail LLC, Suffern. Property: 251 Route 210, Stony Point. Amount: \$225,000. Filed July 24.

Washington New York LLC, Amenia. Seller: Paula A. Redmond, Amenia. Property: in Washington. Amount: \$260,000. Filed July 2.

JUDGMENTS

Ammon, Antworn O., Newburgh. \$21,432 in favor of Capital One, Glen Allen, Virginia. Filed July 18.

Attivor, Komla Johnny, Newburgh. \$3,793 in favor of Bank of America, Charlotte, North Carolina. Filed July 16.

Bailey, Victoria, Newburgh. \$3,659 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed July 22.

Barnhill, Rodney, Newburgh. \$4,574 in favor of New City Funding Corp., Stony Point. Filed July 19.

Bissinger, Wayne, Highland Mills. \$8,821 in favor of Discover Bank, New Albany, Ohio. Filed July 16.

Burks, Francine Marie, Newburgh. \$11,900 in favor of Newburgh SHG 77 LLC, Newburgh. Filed July 19.

Chapman, Lori, Montgomery. \$3,163 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 16.

Cox, Laurence R., Middletown. \$2,257 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed July 19.

Dunn Jr., Herbert, Warwick. \$2,223 in favor of Absolute Resolutions Investments LLC, Bloomington, Minnesota. Filed July 17.

Einhorn, Serl, Monroe. \$22,517 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 22.

Ergas, Paula L., Monroe. \$9,719 in favor of Discover Bank, New Albany, Ohio. Filed July 19.

Figueroa, Camilo and **Prestige Wheel Repair**, Woodbridge, New Jersey. \$20,978 in favor of Rapid Rim Repair LLC, New Windsor. Filed July 16.

Fowler, Jada D., Middletown. \$4,088 in favor of Capital One, Glen Allen, Virginia. Filed July 16.

Freyer, Karen, Chester. \$1,049 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 16.

Geoghan, David Michael, Warwick. \$7,253 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 18.

Graddick, Brian, Maybrook. \$9,386 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 19.

Hirte, Kathleen A., Monroe. \$6,560 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

Jones, Brian, Middletown. \$2,259 in favor of Midland Credit Management Inc., San Diego, California. Filed July 16.

Lawhorne, Kiesha, Newburgh. \$3,274 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 16.

Lopez, Julia, Newburgh. \$1,759 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed July 19.

Lugo, David, Montgomery. \$1,917 in favor of Leaders Financial Co., Cranford, New Jersey. Filed July 18.

Martel, George, Warwick. \$16,115 in favor of Capital One, Glen Allen, Virginia. Filed July 16.

Medeiros, Dedra M., Warwick. \$7,304 in favor of Discover Bank, New Albany, Ohio. Filed July 18.

Merritt, Micaela J., Brooklyn. \$22,068 in favor of 251 Covert LLC, Great Neck. Filed July 19.

Michealson, Ronald, Wallkill. \$3,328 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed July 16.

Miller, Shakir J., Middletown. \$17,255 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed July 16.

Miro, Charles, Monroe. \$9,014 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 23.

Morales, Beth, Pine Bush. \$4,161 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed July 19.

Murrell, Tyrone, Highland Falls. \$4,389 in favor of Citibank, Sioux Falls, South Dakota. Filed July 19.

Natale, Joseph, Washingtonville. \$2,780 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 19.

Nickel Electric Inc., Wallkill. \$108,590 in favor of Briggs & Stratton LLC, Chicago, Illinois. Filed July 22.

Nieto, Liborio, Middletown. \$1,516 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed July 19.

Nieto, Paul R., Circleville. \$4,095 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 23.

Pena, Michael R., Monroe. \$6,581 in favor of Capital One, Glen Allen, Virginia. Filed July 18.

Pusey Jr., Tray A., Central Valley. \$2,640 in favor of Discover Bank, New Albany, Ohio. Filed July 19.

Reliable Distributors Inc. and **Iziel Freund**, Brooklyn. \$133,498 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 17.

Reyes, Victoria, Middletown. \$2,349 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 19.

Riale, Melissa, Chester. \$3,051 in favor of Synchrony Bank, Draper, Utah. Filed July 19.

Ricco, Angelo J., Warwick. \$2,596 in favor of Capital One, Glen Allen, Virginia. Filed July 16.

Roberts, Anacita, Newburgh. \$2,556 in favor of Slomins Inc., Hicksville. Filed July 16.

Smith, Bradley A., New Windsor. \$5,638 in favor of United Auto Credit Corp., Fort Worth, Texas. Filed July 18.

Smith, Brice, Middletown. \$4,937 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 16.

Terwilliger Jr., Albert J., Port Jervis. \$2,931 in favor of Discover Bank, New Albany, Ohio. Filed July 19.

Tooker, Paige, Newburgh. \$5,917 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed July 16.

Torres, Enrique, Newburgh. \$8,530 in favor of Discover Bank, New Albany, Ohio. Filed July 19.

Torres, Michael, Highland Mills. \$10,984 in favor of Capital One, Glen Allen, Virginia. Filed July 16.

Touzin, Gavenel, Salisbury Mills. \$4,320 in favor of Galaxy International Purchasing LLC, Las Vegas, Nevada. Filed July 22.

Vantassel, Candi, Port Jervis. \$3,532 in favor of Discover Bank, New Albany, Ohio. Filed July 19.

Villa, Abigail, Walden. \$7,265 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 16.

Wyant, Christina M., Warwick. \$3,419 in favor of Evergreen Bank Group, Oak Brook, Illinois. Filed July 17.

MECHANIC'S LIENS

Bleier, Sorah, as owner. \$18,412 in favor of Expanded Supply Products Inc. Property: 10 Timothy Court, Monsey. Filed Aug. 6.

Carmel Fire Department Inc., as owner. \$51,480 in favor of KEB Mechanical LLC. Property: 94 Gleneida Ave., Carmel. Filed July 10.

Congregation Bais Yaakov of Ramapo, as owner. \$89,092 in favor of Expanded Supply Products Inc. Property: 984 Haverstraw Road, Suffern. Filed Aug. 6.

Modi, Varun and **Priya Modi**, as owner. \$9,229 in favor of Greenwood Excavating Inc. Property: 19 Lambros Drive, Monroe. Filed Aug. 2.

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

Royal Green Gardens LLC, as owner. \$45,512 in favor of Expanded Supply Products Inc. Property: 238 Old Nyack Turnpike, Spring Valley. Filed Aug. 6.

NEW BUSINESSES

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

Partnerships

Wash Wizard Exterior Services, 37 W. Conkling Ave., Middletown 10940. c/o Mary Kelly and Daniel Hinton. Filed July 18.

Sole Proprietorships

4 In Optics Production, 28 Sunrise Drive, Middletown 10940. c/o Kahi Elliott. Filed July 18.

4 Points Painting & Taping, 12 Birchwood Lane, Middletown 10940. c/o Bradley Harding Deon. Filed July 16.

Alchemy Hair & Makeup, 105 Ward St., Montgomery 12549. c/o Gillian Lorraine Curley. Filed July 22.

Artistic Body Contours & More, 463 Route 211 East, Middletown 10940. c/o Vanessa Arlena Hall and Karen Ellen Frazier. Filed July 22.

Houcks Electronics Service, 8 Leah Place, Washingtonville 10992. c/o Charles John Houck Jr. Filed July 16.

Hudson Valley Paver Savers, 373 N. Kaisertown Road, Montgomery 12549. c/o Thomas Michael Elliott. Filed July 24.

Karma Hair Lounge, 5 1/2 South St., Unit B, Warwick 10990. c/o Kasandra Nrecaj. Filed July 15.

Laura Cleaning, 180 Gedney Ave., Newburgh 12550. c/o Ana Arevalo. Filed July 15.

Lawn Care Delagadillo & Landscaping, 172 Brookside Farms Road, Newburgh 12550. c/o Brian Esquivias. Filed July 22.

Mark On Time Car Service, 79 W. Main St., Middletown 10940. c/o Mark L. Robinson. Filed July 23.

MVP Motors, 369 Fullerton Ave., Newburgh 12553. c/o Tyrone T. Howard. Filed July 25.

No Job Too Small, 106 Leslie Road, Newburgh 12550. c/o Kimberly Brackman. Filed July 19.

Recycle Copper, 29 Liberty St., Newburgh 12550. c/o Nathaniel E. Jones. Filed July 19.

Shiny Side Up Clothing Co., 4 Goshen Ave., Apt. B, Washingtonville 10992. c/o Christopher Favia Dale. Filed July 15.

BUILDING PERMITS

Commercial

Elmship Associates LLC, Stamford contractor for Elmship Associates LLC. Perform replacement alterations at 561 Elm St., Stamford. Estimated cost: \$8,355. Filed July 16.

Fairfield Avenue Maintenance Company Inc., Stamford, contractor for 375 Fairfield Avenue Associates. Change of use at 375 Fairfield Ave., Stamford. Estimated cost: SN/A. Filed July 23.

Glenbrook Center LLC, Stamford contractor for Glenbrook Center LLC. Work Unit 479 for kidstrong project; build bathrooms, offices, janitor closet and gym area at 473 Hope St., Stamford. Estimated cost: \$150,000. Filed July 2.

Greatview LLC, Stamford, contractor for Hoyt-Bedford Associates Ltd. Perform replacement alterations at 929 Bedford St., Stamford. Estimated cost: \$5,000. Filed July 23.

Greatview LLC, Stamford, contractor for Hoyt-Bedford Associates Ltd. Perform replacement alterations at 929 Bedford St., Stamford. Estimated cost: \$5,000. Filed July 23.

Gunner LLC, Stamford, contractor for Gunner LLC. Remove existing roof and reroof 5 Hundley Court, Stamford. Estimated cost: \$56,177. Filed July 25.

HV Contractor Corp., Stamford, contractor for the city of Stamford Hart Elementary School. Renovate vestibule and door-access controls at 61 Adams Ave., Stamford. Estimated cost: \$350,000. Filed July 9.

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Mount Kisco, NY 10549
Phone: 914-694-3600

Hailer, Araujo, Bridgeport, contractor for Tm Taff LLC. Repair fire damage to three-story, six-family dwelling at 26 Taff Ave., Stamford. Estimated cost: \$225,000. Filed July 5.

Hassmann, Russell P., Berlin, contractor for 1201 High Ridge Associates LLC. Perform replacement alterations at 1203 High Ridge Road, Stamford. Estimated cost: \$7,555. Filed July 16.

Hatch, James C., Maynard, Massachusetts, contractor for UB Stamford LP. Install three illuminated signs affixed to the building and seven branded awnings at 2215 Summer St., Stamford. Estimated cost: \$10,700. Filed July 12.

Horton Group LLC, Madison, contractor for Fleet National Bank. Install two new light poles and fixtures and perform parking lot improvements, including curbs and striping at 383 W. Main St., Stamford. Estimated cost: \$205,585. Filed July 5.

Italian Center of Stamford Inc., Stamford contractor for Italian Center of Stamford Inc. Install generator and connect to existing natural gas inlet at 1620 Newfield Ave., Stamford. Estimated cost: \$55,000. Filed July 23.

LRC Construction LLC, White Plains, New York, contractor for RXR Atlantic Station II Owner LLC. Perform replacement alterations at 421 Atlantic St., Stamford. Estimated cost: \$1,935,952. Filed July 3.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegmans Food Market Inc. Construct a foundation for a two-story building at 677 Connecticut Ave., Norwalk. Estimated cost: \$631,150. Filed June 18.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegmans Food Market Inc. Construct retaining walls at 675 Connecticut Ave., Norwalk. Estimated cost: \$50,000. Filed June 18.

Vitiello, Nick, Norwalk, contractor for Sue G. Rosenblum. Install an in-ground vinyl pool with spa at 8 Devils Garden Road, Norwalk. Estimated cost: \$65,000. Filed June 18.

Vitiello, Nick, Norwalk, contractor for Rowayton Holdings LLC. Install a concrete pool at 75 Witch Lane, Norwalk. Estimated cost: \$100,000. Filed June 18.

Residential

Edward, Parker S., Norwalk, contractor for Parker S. Edward. Finish existing attic space, basement and laundry room at 4 Betts Place, Norwalk. Estimated cost: \$15,000. Filed June 18.

Frank, George Andrew, Norwalk, contractor for George Andrew Frank. Renovate kitchen, bathrooms, and 1/2 bath and finish basement at 95 Weed Ave., Norwalk. Estimated cost: \$61,000. Filed June 18.

G.A. Castro Construction LLC, Stamford, contractor for Kenneth D. Thomas and Sondra Durant. Replace roof and siding at 35 Bonner St., Stamford. Estimated cost: \$40,000. Filed July 11.

G&S Renovations LLC, Stamford, contractor for Daniel L. Schwartz and Zoe Morter Schwartz. Replace siding and 12 windows at 71 Russet Road, Stamford. Estimated cost: \$230,500. Filed July 18.

Green Hybrid Energy Solutions Inc., White Plains, New York, contractor for Alan and Denise Jaffe. Install a photovoltaic solar system on the roof of a single-family residence in the process of being built at 35 Konandreas Drive, Stamford. Estimated cost: \$49,231. Filed July 15.

Greenwich Home Remodeling LLC, Old Greenwich, contractor for Randall and Barbara Jones L. Trust. Renovate the kitchen without changes to the existing layout at 136 Guinea Road, Stamford. Estimated cost: \$81,000. Filed July 15.

Guambana, Deyci A. and Eusebio David Moposita, Stamford contractor for Deyci A. Guambana and Eusebio David Moposita. Remove existing and reroof 23 Depinedo Ave., Stamford. Estimated cost: \$5,000. Filed July 17.

Guiltec Development LLC, Stamford, contractor for Kenneth P. and Karen L. Onorio. Construct interior alterations throughout, including kitchen and bathroom renovations and partition relocations. Construct new roof at backside of house and replace all exterior windows and install new exterior siding and roof at 66 Woodchuck Road, Stamford. Estimated cost: \$500,000. Filed July 19.

Gunner LLC, Stamford, contractor for Nancy R. Gibbs and Waits L. May. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable. Install seam tape per state code. Install water and ice barrier, underlayment, asphalt shingles, and proper ventilation. Flat roof will be removed down to deck. Install new white aluminum gutters using hidden fasteners elbows and downspouts at 19 Mid River Run, Stamford. Estimated cost: \$27,817. Filed July 22.

Gunner LLC, Stamford, contractor for Oumarnath B. and Maria Ramnath. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable and install new white aluminum gutters using hidden fasteners elbows and downspouts at 27 Vine Road, Stamford. Estimated cost: \$14,237. Filed July 26.

Gunner LLC, Stamford, contractor for Teri Anne Loeb. Remove and replace existing roof. Inspect roof deck to verify that all sheathing is suitable. Install seam tape per state code. Install water and ice barrier; remove 12 existing skylights and install new velux skylights at 6 Indian Hill Road, Stamford. Estimated cost: \$67,900. Filed July 25.

Gunner LLC, Stamford, contractor for Charles B. III and Ellen W. Scarborough. Remove existing roof and install new certified treated perfection American Blue Label No.1 cedar shingles and install lead copper valleys at 356 Riverbank Road, Stamford. Estimated cost: \$72,050. Filed July 18.

HC Finish Carpentry LLC, Stamford, contractor for Steven Scenna. Replace 152 square feet deck at 24 Home Court, Stamford. Estimated cost: \$7,600. Filed July 12.

Home Depot USA Inc., Atlanta, Georgia, contractor for Jeffrey A. Wiggin and Adrienne Makowski. Remove and replace one window at 34 Leonard St., Stamford. Estimated cost: \$1,756. Filed July 31.

Home Depot USA Inc., Atlanta, Georgia, contractor for Glaser Avram Nachum and Fisch Daniela Michal. Remove and replace two windows, same size, no structural change at 34 Forest Lawn Ave., Stamford. Estimated cost: \$2,562. Filed July 5.

Home Depot USA Inc., Atlanta, Georgia, contractor for Cynthia L. Mammone. Remove and replace six windows, same size, no structural change at 326 Janes Lane, Stamford. Estimated cost: \$5,780. Filed July 5.

Home Depot USA Inc., Atlanta, Georgia, contractor for Rebecca Steere. Remove and replace four windows, same size, no structural change at 70 Strawberry Hill Ave., Stamford. Estimated cost: \$4,626. Filed July 24.

Home Depot USA Inc., Atlanta, Georgia, contractor for Sandra F. Tinglin. Remove and replace two windows, same size, no structural change at 120 Columbus Place, Stamford. Estimated cost: \$3,500. Filed July 18.

Home Depot USA Inc., Atlanta, Georgia, contractor for Joshua and Jessica King. Remove and replace nine windows, same size, no structural change at 43 Bungalow Park, Stamford. Estimated cost: \$8,300. Filed July 8.

Home Exteriors LLC, Bethel, contractor for Gary A. Miller. Remove existing roof and reroof 592 Hope St., Stamford. Estimated cost: \$9,400. Filed July 11.

Imperium Builders LLC, Norwalk, contractor for Nestor Mosquera. Renovate single-family residence at 45 June Ave., Norwalk. Estimated cost: \$100,000. Filed June 17.

Ion Solar Pros LLC, Middlebury, contractor for Mia and Daniel Garufi. Install roof-mounted solar panels at 18 Brandywine Road, Stamford. Estimated cost: \$65,588. Filed July 26.

Ion Solar Pros LLC, Middlebury, contractor for Freeman Sarah Whitehouse. Install roof-mounted solar panels at 121 Hartwood Road, Stamford. Estimated cost: \$31,428. Filed July 11.

JBC Development LLC of New York, Pound Ridge, New York, contractor for Lili Ezrapour and Ian Stowe. Renovate kitchen, master bedroom and laundry area at basement at 190 West Lane, Stamford. Estimated cost: \$290,000. Filed July 12.

Johnson, Jens, Stamford contractor for Jens Johnson. Construct an above-ground pool next to back deck at 5 Paul Road, Stamford. Estimated cost: \$17,000. Filed July 31.

Jones, Wayne A., Norwalk, contractor for Shiloh Baptist of Norwalk. Rebuild front and rear porch and renovate first and second floors at 66 Van Zant St., Norwalk. Estimated cost: \$150,600. Filed June 17.

Kloter Farms Inc, Ellington, contractor for Luljeta Osmani. Construct detached modular garage, single story at 31 Rock Meadow Lane, Stamford. Estimated cost: \$44,000. Filed July 19.

Lamoureux Jr., Paul H., Mission, Texas, contractor for Tess A. Brown and Nathan I. Morris. Install roof-mounted solar panels at 527 Scofield town Road, Stamford. Estimated cost: \$42,000. Filed July 30.

Lang, Christopher J., Norwalk, contractor for Enrico Farelo. Construct in-ground swimming pool with auto cover at 19 Gray Farms Road, Stamford. Estimated cost: \$150,000. Filed July 8.

Lueders, Matthew K., Stamford, contractor for Andrea and Enzo Cancellieri. Construct an in-ground shotcrete swimming pool with automatic cover and decking around pool at 1090 Westover Road, Stamford. Estimated cost: \$112,540. Filed July 19.

Pani, Mauricio, Norwalk, contractor for Thomas L. and Allison W. Robbins. Construct addition for second floor at 5 Decker St., Norwalk. Estimated cost: \$54,400. Filed June 17.

Reeb, Christopher J., Norwalk, contractor for Carol Hayes. Install a generator and 3 LP tanks at 19 Westmere Ave., Norwalk. Estimated cost: \$12,000. Filed June 17.

SSJ Carpentry and Home Renovations LLC, Norwalk, contractor for Christopher and Jennifer Burkhalter. Construct a deck at rear of single-family residence at 11 Stone Hedge Road, Norwalk. Estimated cost: \$18,000. Filed June 18.

Trinity Solar LLC, Norwalk, contractor for Christie N. Judge. Remove and replace shingles at 146 Wolfpit Ave., Norwalk. Estimated cost: \$4,000. Filed June 18.

Uguna-Tamay, Belgica Veronica, Norwalk, contractor for Carmen E. Flores. Remove and re-roof at 94 Day St., Norwalk. Estimated cost: \$28,000. Filed June 18.

COURT CASES

Bridgeport Superior Court

Deaguil, Frederico, Bridgeport. Filed by Victoria Montreuil, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. 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 as court deems appropriate. Case no. FBT-CV-24-6135090-S. Filed June 12.

Jimenez, Alexis, et al, Ansonia. Filed by Timothy Freeman, Bridgeport. Plaintiff's attorney: Mario Carter Law Firm, North 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. FBT-CV-24-6135434-S. Filed June 21.

Langotsky, Lillian, New York., New York. Filed by Kiran Ojha, Norwalk. Plaintiff's attorney: Robinson Mahoney LLC, Fairfield. 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-24-6135519-S. Filed June 25.

Najera, Ghibran, et al, New York. Filed by Christopher Strange, Redding. Plaintiff's attorney: Meister Seelig & Fein PLLC, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6135070-S. Filed June 12.

Timoshanko, Nikki, et al, Ansonia. Filed by Jason Wyman, Stratford. Plaintiff's attorney: Mario Carter Law Firm, North Haven. 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-24-6135138-S. Filed June 13.

Danbury Superior Court

Alexander, Christopher B., Fairfield. Filed by Bank of America, N.A, Charlotte, North Carolina. Plaintiff's attorney: Schreiber Law LLC, Salem, New Hampshire. Action: the plaintiff is a banking association, which issued a credit card to the defendant defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-24-6050218-S. Filed May 15.

American Multicinema Inc., Stamford. Filed by Belinda Pagano, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: the plaintiff was leaving the defendant's premises after purchasing a gift card. She exited the front door, walked the sidewalk to the curb and stepped down to the parking lot with her left foot when she stepped into a substantial hole in the parking lot surface right next to the sidewalk defect and was caused to trip and fall and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050656-S. Filed July 20.

King, James, et al, Redding. Filed by Jordan Mendes-Alves, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully on the premises owned by the defendants when the defendant's dog attacked the plaintiff, thereby causing 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. DBD-CV-24-6050437-S. Filed May 31.

Mia Foods International, et al, Doral, Florida Filed by Zahav Asset Management LLC, Bethel. Plaintiff's attorney: Neubert Pepe & Monteith Pc, New Haven. Action: the plaintiff and defendant entered a purchase and sale of future receivables, whereby the plaintiff sold, and the defendant purchased, future receipts of the seller The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050328-S. Filed May 24.

The Hanover American Insurance Company, et al, Hartford. Filed by Chantal Metz, Brookfield. Plaintiff's attorney: Adelman Connors & Krevolin LLP, Middletown. Action: the plaintiff was a pedestrian walking off the main-traveled portion of the southbound side of Whisconier Road in a northerly direction when the defendant struck a tree branch located in the southbound lane of Whisconier Road. The impact between the defendant's vehicle and the tree branch caused the tree branch to break and strike the plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6050219-S. Filed May 15.

Stamford Superior Court

Curry, Meta, et al, Greenwich. Filed by William Ward, Norwalk. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff had been delivering for UPS when the defendant's dog suddenly and without warning, attacked and bit the plaintiff causing him to suffer severe injuries. The plaintiff seeks more than \$15,000 in monetary damage-exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6067553-S. Filed June 17.

Outpost Pizza Westport LLC, Westport. Filed by Independent Refuse Service Inc., Stamford. Plaintiff's attorney: Adamucci LLC, Greenwich. Action: the plaintiff and defendant entered into an agreement contract for refuse and recycling service. The plaintiff performed the duties set forth in the service contract by providing refuse hauling and recycling services to defendant. The service contract automatically renewed until Jan. 3, 2026. However, defendant failed to properly terminate the service contract before the automatic renewals became effective. Through its actions, defendant has unambiguously stated it will not perform its obligations under the service contract despite the parties' written agreement. Plaintiff has performed all the conditions to be fulfilled. Based on the foregoing statement of facts, defendant has breached the service contract. 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-24-6067446-S. Filed June 12.

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

DEEDS

Commercial

141 Woodside Drive, Greenwich. Seller: Emilio Alvarez-Recio and Lolita Alvarez-Recio, Greenwich. Property: 141 Woodside Drive, Greenwich. Amount: \$1,900,000. Filed July 16.

148 Szost Drive LLC, Fairfield. Seller: US Bank NA, Coppell, Texas. Property: 148 Szost Drive, Fairfield. Amount: \$761,250. Filed July 31.

Amin Construction LLC, Stamford. Seller: Wilmington Savings Fund Society, FSB, Lansing, Missouri. Property: 22 Grand St., Greenwich. Amount: \$610,000. Filed July 15.

Augustine, Neha and Binu Mathew, Fairfield. Seller: 490 Romanock Road LLC, Stamford. Property: 490 Romanock Road, Fairfield. Amount: \$1,520,000. Filed July 31.

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

MC Renovation LLC, Trumbull. Seller: Jennifer Salinas, West Harrison, New York. Property: 67 Caroline Place, Greenwich. Amount: \$740,000. Filed July 19.

National Enterprises LLC, Plantsville. Seller: High Ridge Developers LLC, Stamford. Property: 149 Don Bob Road, Stamford. Amount: \$200,000. Filed July 16.

Norseman Trust, Riverside. Seller: Jonathan Isherwood and Georgina Isherwood, Riverside. Property: 14 Dawn Harbor Lane, Riverside. Amount: \$8,495,000. Filed July 15.

RTB Fairfield LLC, Trumbull. Seller: Kenneth P. Wokanovicz and Lisa Fortuna, Fairfield. Property: 360 Duck Farm Road, Fairfield. Amount: \$665,000. Filed July 31.

Sharif, Abani, Bronx, New York. Seller: 37 Grant LLC, Stamford. Property: 37 Grant Ave., Stamford. Amount: \$685,000. Filed July 15.

Town of Fairfield, Fairfield. Seller: Westway Road LLC, Fairfield. Property: 470 and 700 Westway Road, Fairfield. Amount: \$1. Filed Aug. 2.

Trogon LM Development LLC, Stamford. Seller: US Bank Trust NA, Stamford. Property: 26 Pershing Ave., Stamford. Amount: \$510,000. Filed July 19.

Zach Angus LLC, Greenwich. Seller: Eric W. Swann and Marissa J. Swann, Greenwich. Property: 22 Angus Lane, Greenwich. Amount: \$10. Filed July 17.

Residential

Alvarez Peralta, Sandra Victoria and Jose Daniel Alvarez-Juarez, Greenwich. Seller: Andrew A. Swaby, Stamford. Property: 59 Courtland Ave., Unit 1G, Stamford. Amount: \$285,000. Filed July 19.

Amato, Robert Steven and Anne Chapman Amato, Riverside. Seller: Harbor Gate LLC, Greenwich. Property: 10 Highgate Road, Riverside. Amount: \$10. Filed July 17.

Argiriadis, Spiridon, Edgewater, New Jersey. Seller: James Karageorge, Fairfield. Property: 573-575 Reef Road, Fairfield. Amount: \$392,000. Filed July 29.

Avitabile, Maria P. and Thomas M. Avitabile, Old Greenwich. Seller: Maria R. Avitabile, Stamford. Property: 75 Cos Cob Ave., Unit 23, Cos Cob. Amount: SN/Á. Filed July 19.

Beltch, Robert Ray and Scott James Matula-Beltch, Greenwich. Seller: Robert R. Beltch and Scott J. Matula-Beltch, Greenwich. Property: 951 Lake Ave., Greenwich. Amount: \$1. Filed July 16.

Bray, Cara Christina and Matthew Thomas Bray, Fairfield. Seller: Kieran P. Theissen and Valerie A. Marr, Fairfield. Property: 132 Lawrence Road, Fairfield. Amount: \$1,195,000. Filed Aug. 2.

Brown, Timothy F. and Judith A. Brown, Fairfield. Seller: Timothy F. Brown and Judith A. Brown, Fairfield. Property: 180 Applegate Road, Fairfield. Amount: \$0. Filed July 29.

Brunetti, Anthony and Tringa Dedushi, Greenwich. Seller: Grace C. Chiang, Greenwich. Property: 7 Interlaken Road, Greenwich. Amount: \$2,500,000. Filed July 17.

Bucchino, Christopher and Bettyann Bucchino, Greenwich. Seller: Ronald Zielinski and Elizabeth Grimm, Greenwich. Property: 155 Field Point Road, Unit 5N, Greenwich. Amount: \$10. Filed July 15.

Chen, Huan and Jennifer Chen, Stamford. Seller: Lindsay Horrigan, Stamford. Property: 106 Rockledge Private Drive, Stamford. Amount: \$1,350,000. Filed July 15.

Cullen, Patrick D. and Laura E. Cullen, Stamford. Seller: KCM Acampora and Anne Acampora, Stamford. Property: 49 Putter Drive, Stamford. Amount: \$865,000. Filed July 17.

De Voogd, Johannes and Magda Terencz, Larchmont, New York. Seller: Rudy A. Soto, Stamford. Property: 194 Frederick St., Stamford. Amount: \$830,000. Filed July 15.

VP, Office of Agile Tools Lead, Synchrony Bank, Stamford, CT.

Sprrt Tech Agile & Soltn Delivery communities & provide direction & metrics on prdct build. Req Bach's deg or foreign equiv deg in Tech, Electrnc Engg or rel fld & 5 yrs rel post-bach's prgssv work exp in the position ofrrd or rel position. 100% telecommtng permitted. To apply, email resume to HR Manager referencing job code CT0055 in subject line to: kristine.mackey@syf.com.

Elani, Spencer and **Vivian Elani**, Monroe. Seller: Matthew McFadyen and Meghan Kelley, Fairfield. Property: 145 Puritan Road, Fairfield. Amount: \$1,401,000. Filed Aug. 2.

Epperson, George Lanny, Greenwich. Seller: Monika Novograd, Stamford. Property: 134 Foxwood Road, Stamford. Amount: \$1,350,000. Filed July 19.

Evensen, Lauren J. and **Nicolas R. Evensen**, Wilton. Seller: Max Dober, Fairfield. Property: 69 Lindbergh Court, Fairfield. Amount: \$1,000,000. Filed July 30.

Gagliardi, Amanda and **Daniel Faison III**, Greenwich. Seller: 3769 10th Avenue Realty Corp., Greenwich. Property: 29 Bayside Terrace, Riverside. Amount: \$3,750,000. Filed July 16.

Gartenberg, Chaim Joshua and **Julia Yael Stern**, Brooklyn, New York. Seller: Sam Fischel, Stamford. Property: 15 Vincent Ave., Stamford. Amount: \$1,000,000. Filed July 17.

Giambalvo, Gerard and **Peggy Giambalvo**, Fairfield. Seller: John P. Migliore, Fairfield. Property: 90 Crosby St., Fairfield. Amount: \$725,000. Filed Aug. 2.

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

Gotfried, Morgan, Fairfield. Seller: Katlyn Sabini, Fairfield. Property: 129 School St., Fairfield. Amount: \$585,000. Filed July 30.

Hernandez, Bolivar H. and **Maria E. Hernandez**, Stamford. Seller: Byron E. Hernandez, Stamford. Property: 1 Strawberry Hill Court, Unit 7F, Stamford. Amount: \$1. 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

Hickey, Wanda and **Kevin M. Hickey**, Stamford. Seller: Chia-Han Lee and Min Yu Lee, Stamford. Property: 202 Soundview Ave., No.11, Stamford. Amount: \$510,000. Filed July 15.

Johnson, Kristin Ashley and **Christopher Hotzak**, Sea Girt, New Jersey. Seller: David Judge and Elizabeth A. Janka, Fairfield. Property: 80 Veres St., Fairfield. Amount: \$1,650,000. Filed Aug. 2.

Karwoski, Mary Jane, Stamford. Seller: Thomas B. Karwoski, Stamford. Property: 26 Brinckerhoff Ave., Stamford. Amount: \$200,000. Filed July 19.

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

Kessler, India and **William Mercorella**, Norwalk. Seller: Thomas S. Douglas and Adilia D. Douglas, Fairfield. Property: 15 Flora Blvd., Fairfield. Amount: \$1,325,000. Filed July 30.

Kinahan, Peter and **Barbara Kinahan**, Stamford. Seller: Christine Schultz and Robert C. McDonald, Stamford. Property: 11 Hazelwood Lane, Stamford. Amount: \$793,000. Filed July 17.

Krainz, Austin, Bridgeport. Seller: Kimberly E. Rogers and Robert Rogers, Stamford. Property: 1630 Long Ridge Road, Stamford. Amount: \$712,000. Filed July 16.

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.

Lama, Sujan, Norwalk. Seller: Vinod Mansukhani and Puja Mansukhani, Stamford. Property: 562 Hope St., Unit 5, Stamford. Amount: \$600,000. Filed July 17.

Macri, Steven and **Mary Macri**, Southport. Seller: Daniel Panitz and Amanda Panitz, Fairfield. Property: 112 Lalley Blvd., Fairfield. Amount: \$2,460,000. Filed July 31.

Maher, James and **Jessica Giguere**, Woodbury. Seller: W. Jeffrey Burres and Allison Burres, Fairfield. Property: 225 Colonial Drive, Fairfield. Amount: \$1,975,000. Filed Aug. 2.

McMahon, Andrew Charles and **Kelsey McMahon**, Westport. Seller: Mary Alice Jenkins, Fairfield. Property: 187 Grandview Road, Fairfield. Amount: \$950,000. Filed Aug. 2.

Melino, Jean K., Greenwich. Seller: Jean K. Melino, Greenwich. Property: 16 Hawthorne Street South, Unit C, Greenwich. Amount: \$10. Filed July 16.

Mendoza, Jessica, Wellington, Florida. Seller: Rosemary Faver, Stamford. Property: 481 Old Long Ridge Road, Stamford. Amount: \$1,250,000. Filed July 16.

Merryman, Lee James and **Andrea Tallmadge Merryman**, Stamford. Seller: Brandon Pinderhughes, Stamford. Property: 135 Gary Road, Stamford. Amount: \$1,250,000. Filed July 16.

Migliaccio, Rita, Stamford. Seller: Mandy Wang, Stamford. Property: 77 Havemeyer Lane, Unit 415, Stamford. Amount: \$725,000. Filed July 17.

Montag, Andrew, Greenwich. Seller: Neil S. Grayson, Greenwich. Property: 678 Riversville Road, Greenwich. Amount: \$2,450,000. Filed July 19.

Moriarty, Michael and **Alyssa Moriarty**, Fairfield. Seller: Edward J. Conway and Margaret M. Conway, Fairfield. Property: 316 Canterbury Lane, Fairfield. Amount: \$1,126,000. Filed July 30.

Napolitano, Susan, Fairfield. Seller: Suzanna M. Schumacher, Fairfield. Property: 87 Edgewood Place, Fairfield. Amount: \$680,000. Filed July 31.

Nedbal, Dagmar, Riverside. Seller: Peng Yan and Ying Li, Greenwich. Property: 135 Lancer Road, Riverside. Amount: \$10. Filed July 16.

Nunez, Edward and **Michelle Arias**, Stamford. Seller: James A. Martin, Stamford. Property: 511 Roxbury Road, Stamford. Amount: \$770,000. Filed July 18.

O'Donnell, John Joseph and **Teresa L. Skurkis**, Fairfield. Seller: John J. O'Donnell, Fairfield. Property: 59-61 Tunxis Hill Road, Fairfield. Amount: \$1. Filed July 29.

Reid, Peter and **Jessica Hebenstreit Reid**, New York, New York. Seller: Derek T. Chalmers and Charlotte Chalmers, Riverside. Property: 72 Meadow Road, Riverside. Amount: \$8,500,000. Filed July 18.

Reyes, Renato and **Cherie Reyes**, Stamford. Seller: Jacob Robinson and Cynthia Chu, Stamford. Property: 122 Summer St., Unit 2B, Stamford. Amount: \$235,000. Filed July 15.

Rogg-Melzer, Benjamin and **Natalie Dunn**, Westport. Seller: Tarang R. Desai and Swaroopa S. Vaidya, Fairfield. Property: 156 Ross Hill Road, Fairfield. Amount: \$960,000. Filed Aug. 2.

Roth, Elizabeth and **Andre Jacobovitz**, Seattle, Washington. Seller: Aimee Michalsky and Peter Michalsky, Stamford. Property: 99 Silver Hill Lane, Stamford. Amount: \$1,200,000. Filed July 16.

Ruff Platelli, Nicolas Alberto and **Barbara Jesus Jara Diaz**, Greenwich. Seller: Marion Chila, Greenwich. Property: 42 Circle Drive, Greenwich. Amount: \$1,450,000. Filed July 18.

Ryan, John and **Rachel Ryan**, Southport. Seller: Suzanne L. Keiser, Southport. Property: 68 Evelyn St., Southport. Amount: \$1,935,000. Filed July 31.

Savage, Emily and **Luke Savage**, Fairfield. Seller: Bill Louloudis and Vivian I. Louloudis, Fairfield. Property: 23 Rosedale St., Fairfield. Amount: \$915,000. Filed July 29.

Shanske, Uri and **Lauren Naomi Shanske**, Stamford. Seller: David Halasz and Gregory T. Kramer, Harrison, New York. Property: 324 Erskine Road, Stamford. Amount: \$1,545,000. Filed July 19.

Singh, Neil and **Tomoko Singh**, Fairfield. Seller: Kimberly A. Stevens and Raymond J. Serknis, Fairfield. Property: 875 Stillson Road, Fairfield. Amount: \$600,000. Filed Aug. 1.

Stakel, Meghan and **Jeffrey Stakel**, Cos Cob. Seller: Stephen F. Carolan, Greenwich. Property: 27 Grove St., Cos Cob. Amount: \$10. Filed July 16.

Stathakopoulos, Catherine, Greenwich. Seller: Anna Desimone, Greenwich. Property: 55 Greenwich Hills Drive, Greenwich. Amount: \$1,200,000. Filed July 16.

Tapia, Karen, East Meadow, New York. Seller: Robert A. Urban and Jenna E. Urban, Trumbull. Property: 1515 Summer St., No. 506, Stamford. Amount: \$383,000. Filed July 17.

Tora, Altina, Stamford. Seller: Scott G. Sanseverino, Stamford. Property: 84 Maher Road, Stamford. Amount: \$635,000. Filed July 16.

Vander Baan, Alexandra and **Alexander Vander Baan**, Riverside. Seller: Victor J. Maniaci and Paige B. Maniaci, Riverside. Property: 11 Meyer Place, Riverside. Amount: \$3,090,000. Filed July 15.

Wanser, Kate and **Nebojsa Kezunovic**, Stamford. Seller: Domenick Servedio Jr. and Rosely Servedio, Stamford. Property: 161 Hartswood Road, Stamford. Amount: \$850,000. Filed July 17.

Zielinski, Ronald and **Elizabeth Grimm**, Greenwich. Seller: Briggs Elwell and Sasha Elwell, Greenwich. Property: 11 Red Coat Lane, Greenwich. Amount: \$3,200,000. Filed July 18.

LIS PENDENS

AG Davis LLC, et al, Greenwich. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Wilmington Savings Fund Society. Property: 212 Davis Ave., Greenwich. Action: foreclose defendants' mortgage. Filed July 31.

Elliot, Denore, et al, Stamford. Filed by McCalla Raymer Leibert Pierce LLC, Hartford, for Mortgage Assets Management LLC. Property: 950 B-3 Cove Road, Stamford. Action: foreclose defendants' mortgage. Filed July 24.

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

Fry, William C., et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for MCLP Asset Company Inc. Property: 49 Phaiban Lane, Stamford. Action: foreclose defendants' mortgage. Filed July 24.

Michalowski, Dorothy, et al, Fairfield. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: Lot 41, Map 1372, S. Pine Creek Road, Fairfield. Action: foreclose defendants' mortgage. Filed July 19.

Munson, Calvin F., et al, Fairfield. Filed by Brock & Scott PLLC, Farmington, for US Bank Trust Company NA. Property: 1410 S. Pine Creek Road, Fairfield. Action: foreclose defendants' mortgage. Filed July 24.

Penn, Rudolph William, et al, Fairfield. Filed by Korde & Associates PC, New London, for Nationstar Mortgage LLC. Property: 208 Soundview Terrace, Fairfield. Action: foreclose defendants' mortgage. Filed July 31.

Settembre, Sabatiello, et al, Greenwich. Filed by Korde & Associates PC, New London, for Deutsche Bank National Trust Company. Property: Lot 9, Map 1093, Sound Beach Ave., Greenwich. Action: foreclose defendants' mortgage. Filed July 31.

Wisecup, James J., et al, Stamford. Filed by Robertson, Anschutz, Schneid, Crane & Partners PLLC, Westbury, New York, for US Bank NA. Property: 53W Bank Lane, Stamford. Action: foreclose defendants' mortgage. Filed July 24.

MORTGAGES

66 Cherry Valley LLC, New York, New York, by Lawrence R. Priola. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 66 Cherry Valley Road, Greenwich. Amount: \$6,900,000. Filed June 19.

Amin Properties LLC, Stamford, by John R. Hall. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1374 E. Putnam Ave., Greenwich. Amount: \$1,100,000. Filed June 24.

Bivona, Gary and **Dawn Marie Bivona**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 3 Cypress Drive, Stamford. Amount: \$250,000. Filed June 10.

Boral, Paul Michael, Fairfield, by Jason J. Morytko. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 234 Collingwood Ave., Fairfield. Amount: \$752,500. Filed June 17.

Camino, Jamie, Stamford, by Stephanie Ancrum. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 165 Toms Road, Stamford. Amount: \$75,000. Filed June 12.

Chang, Patrick and **Victoria Lehman**, Greenwich, by Erin Spiess Chang. Lender: First-Citizens Bank & Trust Company, 3003 Tasman Drive, Santa Clara, California. Property: 12 Huntzinger Drive, Greenwich. Amount: \$2,600,000. Filed June 21.

Darr, Kristin M., Greenwich, by Tom S. Ward Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 614 W. Lyon Farm Drive, Greenwich. Amount: \$1,180,000. Filed June 25.

Davis, Susan and **Jacqueline Hibbert**, Yonkers, New York, by Peter M. Van Dyke. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 2059 Burr St., Fairfield. Amount: \$250,000. Filed June 19.

Dickinson, Nancy S., Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 88 Riverside Ave., Greenwich. Amount: \$200,000. Filed June 19.

Dominguez Wulff, Juan Andres and **Constanza Celina Oquendo Parilli**, Cos Cob, by Tom S. Ward Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 38 Amherst Road, Riverside. Amount: \$1,280,000. Filed June 25.

Dupuy, Pierre M. and **Marie Maud Louis-Charles Dupuy**, Stamford, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 92 Knickerbocker Ave., Stamford. Amount: \$508,750. Filed June 13.

Eller, Kristin and **William Eller**, Fairfield, by Jonathan J. Martin. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 119 Hollydale Road, Fairfield. Amount: \$750,000. Filed June 18.

Filippelli, Jeffrey Pierce and **Victoria C. Filippelli**, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 21 Stanwich Road, Greenwich. Amount: \$1,520,000. Filed June 24.

Foley, Kristin Legenza and **Shane Francis Foley**, Stamford, by Jason S. Famiglietti. Lender: Liberty Bank, 315 Main St., Middletown. Property: 580 Katona Drive, Fairfield. Amount: \$722,000. Filed June 20.

Frager, Solomon and **Alyssa Frager**, Stamford, by Seth J. Arnowitz. Lender: United Wholesale Mortgage LLC, 585 South Boulevard East, Pontiac, Michigan. Property: 161 Edward Place, Stamford. Amount: \$650,000. Filed June 10.

Gleason, Alice and **Bennett Hiles**, Greenwich, by N/A. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 1 Candlelight Place, Greenwich. Amount: \$950,000. Filed June 25.

Guild, David and **Amanda Guild**, Ladera Ranch, California, by John Cavalli. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 5 Davenport Farm Lane East, Stamford. Amount: \$1,200,000. Filed June 11.

Higgins IV, Richard E. and **Rachel Balint**, Greenwich, by Brad M. Aron. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 25 Indian Harbor Drive, Unit 1, Greenwich. Amount: \$760,500. Filed June 24.

Hoban, Tanner and **Clare Lanning**, Brooklyn, New York, by Cheryl A. Carolan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 142 Oldfield Road, Fairfield. Amount: \$960,000. Filed June 20.

Infante, Sebastian and **Laura Seltzer**, Greenwich, by Gillian V. Ingraham. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 279 Riversville Road, Greenwich. Amount: \$1,120,000. Filed June 21.

Jaime, Carol and **Luis A. Jaime**, Stamford, by Jeffrey Weiner. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 232 Knickerbocker Ave., Stamford. Amount: \$40,000. Filed June 12.

Kenny, Gregory F. and **Maria Anna Kenny**, Greenwich, by David J. Rucci. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 51 Forest Ave., Apt 2, Greenwich. Amount: \$815,000. Filed June 20.

Koci, Andiol and **Alba Gjoci**, Brooklyn, New York, by Anthony E. Schwartz. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 70 Archer Lane, Stamford. Amount: \$766,000. Filed June 11.

Landis, Natalie M. and **William C. Hibbs**, Fairfield, by Albert T. Strazza. Lender: Liberty Bank, 315 Main St., Middletown. Property: 2300 Burr St., Fairfield. Amount: \$1,100,000. Filed June 19.

Lanna, Elizabeth, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 33 Longdean Road, Fairfield. Amount: \$200,000. Filed June 20.

Leffert, Ann M. and **Timothy J. Leffert**, Southport, by Timothy A. Malvaso. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 23 High Meadow Road, Southport. Amount: \$200,000. Filed June 17.

Levine, Terri and **Gregory Corrado**, Stamford, by Shetal Nitin Malkan. Lender: The Loan Store Inc., 6340 N. Campbell Ave., Suite 100, Tucson, Arizona. Property: 247 Old Long Ridge Road, Stamford. Amount: \$79,996. Filed June 13.

Luongo J., Vincent, Easton, by Glenda Lee Perez. Lender: Nexera Holding LLC, 2100 Powell St., Suite 730, Emeryville, California. Property: 170 Longdean Road, Fairfield. Amount: \$540,000. Filed June 20.

Major, Eric A. and **Michelle A. Foley**, New York, New York, by Vicki K. Johnson. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 26 Chapel Lane, Riverside. Amount: \$2,662,500. Filed June 25.

Marino Jr., Dean M. and **Kristin J. Amerouso**, Harrison, New York, by Robert V. Sisca. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 146 Cold Spring Road, No.12, Stamford. Amount: \$460,750. Filed June 11.

Mathur, Sushant Raj and **Komal Mathur**, Stamford, by N/A. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 141 S. Lake Drive, Stamford. Amount: \$700,000. Filed June 14.

Meehan, Michael T. and **Raquel Ines Garcia**, Fairfield, by Peter Ambrose. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 85 Old Post Road, Fairfield. Amount: \$1,349,100. Filed June 17.

Mehta, Ankit and **Simone D. Levine**, Cambridge, Massachusetts, by Brad M. Aron. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 425 Wormwood Road, Fairfield. Amount: \$607,500. Filed June 18.

Miller, Duane Jason and **Connor Evans**, Stamford, by John A. Cassone. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 26 Glen Terrace, Stamford. Amount: \$720,000. Filed June 12.

Moore, Christopher and **Elizabeth Rosato Moore**, Old Greenwich, by Wilma Vitale. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 26 Marshall St., Old Greenwich. Amount: \$160,000. Filed June 19.

Morley, Keith and **Maria Morley**, Old Greenwich, by Antonio Faretta. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 19 Stuart Drive, Old Greenwich. Amount: \$240,000. Filed June 24.

Moses, Ndidi, Fairfield, by Lisa Buzgo. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 886 Mill Plain Road, Fairfield. Amount: \$607,750. Filed June 20.

O'Hara, Mariellen, Fairfield, by Terriann Walker. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 1801 Mill Plain Road, Fairfield. Amount: \$200,000. Filed June 17.

O'Neill, Alison, Fairfield, by N/A. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 218 Roselle St., Fairfield. Amount: \$300,000. Filed June 20.

Pagliarulo, Rocco, Stamford, by Brenda Roca. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 42 Noble St., Stamford. Amount: \$100,000. Filed June 10.

Paik, Kyunghi Jennifer, Greenwich, by Jonathan J. Martin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 21 Red Coat Lane, Greenwich. Amount: \$1,000,000. Filed June 21.

Park, William and **Marilyn H. Park**, Greenwich, by Fany Siranula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 108 Husted Lane, Greenwich. Amount: \$57,500. Filed June 25.

Polpo Realty LLC, Greenwich, by Antonio Faretta. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 554 Old Post Road, No. 3, Greenwich. Amount: \$2,750,000. Filed June 25.

Raatz, Sebastian, Miami, Florida, by Seth J. Arnowitz. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 1920 Shippan Ave., Stamford. Amount: \$1,000,000. Filed June 14.

Ramos, Eric and **Wilhelmina Ramos**, Stamford, by Gregory G. Andriunas. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 700 Summer St., Unit 1N, Stamford. Amount: \$233,371. Filed June 14.

Saunders, Geoffrey, Norwalk, by William W. Ward. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 207 Rutland Ave., Unit 207, Fairfield. Amount: \$256,000. Filed June 18.

Scraders-Murphy, Angie, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 59 Courtland Ave. No. 2Q, Stamford. Amount: \$10,000. Filed June 13.

Segal, Levi and **Chaya Segal**, Stamford, by unreadable. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 12 Bel Aire Drive, Stamford. Amount: \$320,000. Filed June 14.

Shen, Can, Darien, by Brad M. Aron. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 357 Glenbrook Road, Stamford. Amount: \$699,000. Filed June 13.

Silloway, Marie Han, Fairfield, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 423 Riverside Drive, Fairfield. Amount: \$413,000. Filed June 18.

Slavin, Lorraine, Greenwich, by Diane Inzitari. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 180 Putnam Park, Greenwich. Amount: \$672,000. Filed June 21.

Slosson, Sylvia and **Frederick O. Slosson**, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 353 Stevenson Road, Fairfield. Amount: \$100,000. Filed June 17.

Stein, Daniel C. and **Lauren N. Stein**, Cos Cob, by Shetal Nitin Malkan. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 212 Cognewaugh Road, Cos Cob. Amount: \$1,650,000. Filed June 24.

Studdert, Jacquelyn and **Ari Bram**, Davidson, North Carolina, by Michael P. Murray. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 51 Stoneleigh Road, Fairfield. Amount: \$766,000. Filed June 18.

Villarreal Lopez, Oriana, Norwalk, by Thomas W. Ozimkoski Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 123 Harbor Drive, Apt. 101, Stamford. Amount: \$645,050. Filed June 14.

Vossler, John, Stamford, by Steven D. Grushkin. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 61 Seaview Ave., B-11, Stamford. Amount: \$399,200. Filed June 11.

Walker, Christopher Brett, Greenwich, by Louis P. Pittocco. Lender: Chelsea Groton Bank, 904 Poquonnock Road, Groton. Property: 40 Orchard St. Cos Cob. Amount: \$1,900,000. Filed June 20.

Watson, Michael Anthony and **Kiara Ashlee Watson**, Stamford, by Dennis Bujdud. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 218 Stamford Ave., Stamford. Amount: \$1,170,000. Filed June 12.

Zhou, Hui and **Meng Yang Wang**, Forest Hills, New York, by Friedrich M. Helisch. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 269 Washington Blvd., Stamford. Amount: \$787,500. Filed June 10.

NEW BUSINESSES

19 Sports, 85 Camp Ave., Apt. 9G, Stamford 06907, c/o Youth Sports League of Fairfield County LLC. Filed June 18.

JC FC Soccer Academy, 258 Glenbrook Road, No. 42C, Stamford 06906, c/o Juan C. Aguilar. Filed June 27.

La Bendicion, Chicharrones y Carnitas LLC, 37 Lincoln Ave., Apt. 1, Stamford 06902, c/o Estuardo Esvin Carrera Balcarcel. Filed June 11.

La Tia Mami LLC, 54 Van Zant St., Apt. 3, Norwalk 06855, c/o Chaimuang Samaporn. Filed June 3.

La Tia Mami, 63 Selleck St., Stamford 06902, c/o Chaimuang Samaporn. Filed June 3.

Level the Playing Field, 104 McMullen Ave., Stamford 06902, c/o St. Augustine Building Association of Stamford Inc. Filed June 12.

Los Luceros Mini Mart, 261 Greenwich Ave., Stamford 06902, c/o Thomas Hernandez. Filed June 13.

M&D Multiservice LLC, 26 Manor St., First floor, Stamford 06902, c/o Elsa Bacuilima. Filed June 3.

Marvie Builders, 94 Liberty St., Stamford 06902, c/o Marva Scotland. Filed June 21.

Palm Beach Mobile Wash, 20 Wright St., Stamford 06902, c/o Omar E. Wright. Filed June 18.

Sears Home Improvement Products, 5407 Trillium Blvd., Suite B120, Hoffman Estates, Illinois 60192, c/o Transform St. Home Improvement. Filed June 26.

Shippan Avenue Convenience Store LLC, 320 Shippan Ave., Stamford 06902, c/o Mustak Ahmed. Filed June 26.

Shippan Avenue Wine and Liquor LLC, 316 Shippan Ave., Stamford 06902, c/o Mustak Ahmed. Filed June 26.

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 Estima 110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63649

Notice 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

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DYNAMIC DRONE DATA, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 8/8/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 26 Alto Ave #2ft, Port Chester, NY 10573, principal business location of the LLC. Purpose: any lawful business activity. #63668

Notice of Formation of Curam Massage PLLC. Arts. of Org. filed with SSNY on February 22, 2024. Office Location: Westchester County. SSNY designated as agent upon whom process against it may be served. SSNY shall mail copy of process to Kayla Casey, 11 Forest Avenue, Cortlandt Manor, NY 10567. Purpose: Any lawful purpose. #63669

CARDINAL WORD BRICKS LLC. Art of Org. filed with the SSNY on 08/02/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC. NILOFER KREONIDIS 33 CARMAN ROAD, SCARSDALE, NY, 10583. Any lawful purpose. #63670

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, September 12, 2024 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

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

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

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

D265295, PIN 881502, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY - WHERE & WHEN - Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

D265306, PIN 881624, FA Proj , Putnam, Rockland, Westchester Cos., AIR QUALITY IMPROVEMENTS - SIGNAL OPTIMIZATION - Various Locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: DBE: 10.00%

D265312, PIN 802308, Westchester Co., RESURFACING - NY Rt 100A, Town of Greenburgh & Village of Elmsford., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: MBE: 10.00%, WBE: 15.00%, SDVOB: 6.00%