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## THE STORY OF THE KLEIN'S \$3.8M REBIRTH IS ONE OF LOVE FOR THEATER

BY GARY LARKIN / glarkin@westfairinc.com • Page 6



### HUDSON VALLEY

#### Schumer warns Hudson Valley will be hurt by federal health care cuts

Senate Minority Leader Chuck Schumer, during an appearance at the Garnet Health Medical Center-Catskills in Harris in Sullivan County, warned that people in the Hudson Valley... • **Page 10**

### FAIRFIELD COUNTY

#### Hwang throws curveball at Fairfield first selectman decision

FAIRFIELD – As Acting First Selectman Christine Vitale is about to announce a special meeting to appoint a permanent first selectman on Aug. 25, state Sen. • **Page 18**

### WESTCHESTER COUNTY

#### Golf Lounge 18 coming to RXR building in New Rochelle

The indoor virtual golfing brand Golf Lounge 18 is due to open a new location early next year at RXR's One Clinton Park residential tower at 55 Clinton Place in New Rochelle. • **Page 21**

Monday  
August 25

ISSUE #32

# North Castle seeks developer interest for a project that includes a new town hall

BY PETER KATZ / pkatz@westfairinc.com

The deadline for submitting responses to the RFEI is Sept. 22 at 4:30 p.m., and North Castle says it may be ready to follow the RFEI by issuing a Request for Proposals sometime in October or November.

North Castle Town Supervisor Joseph Rende told the Business Journal that when he came into office he realized there were deficiencies in the town's current facilities including the police department and the town courtroom facility within the current town hall.

"We have people from various departments in different buildings and it's a very inefficient way of running the government," Rende said. "My understanding at the time was that the Boies Schiller building was underutilized. I spoke with one of the principals. We started to move forward with an eminent domain proceeding, which we still have available to us but there was a segment of the population in town that had concerns that before we move forward with eminent domain why don't

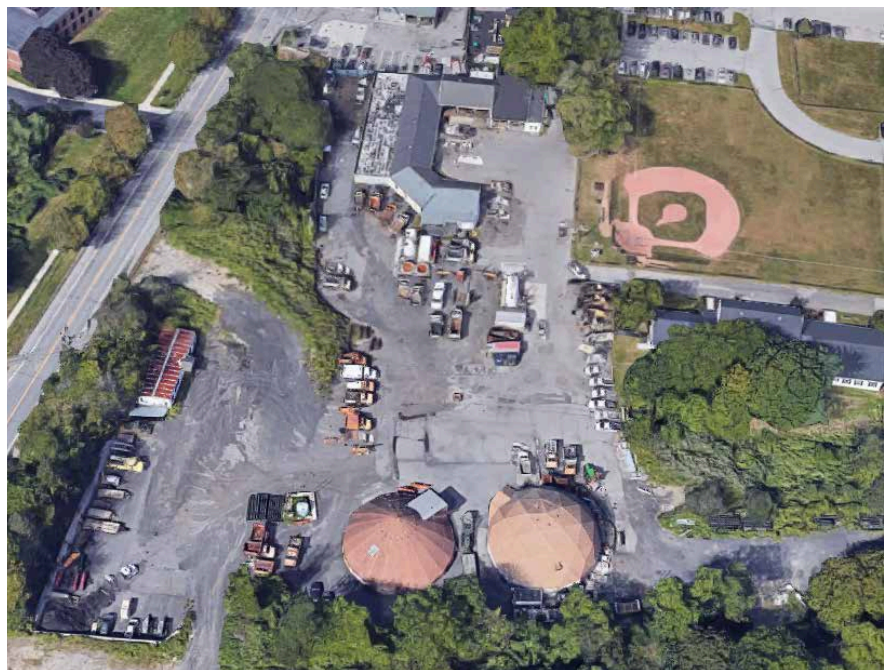
we look at other alternatives."

Eminent domain allows a government to acquire for public purposes a piece of property even if the owner is not willing to voluntarily sell. A proper price must be paid to the property owner.

According to the RFEI, the main site for redevelopment is approximately 9.4 acres in area. It is improved by the North Castle Town Hall, which houses the offices of the town's supervisor, board and administrator. It also houses the police department, and the North Castle Town Justice Court, as well as the town clerk, tax assessor, tax receiver. The building, planning, and conservation departments have offices in an annex located to the rear of Town Hall. The site also contains on-site parking and landscaped areas including a ball field. The North Castle Town Highway Yard, covering approximately 4.5 acres, is currently located on the southeastern portion of the Town Hall site. The town intends to relocate that facility.

The RFEI positions downtown Armonk as the primary center for retail trade in North Castle and suggests that a mixed-use project could make an important contribution to the vitality of Armonk and North Castle.

Rende said that it appeared that one way to look at other ideas would be to do an RFEI and get public



Part of the North Castle town property. Satellite photo via Google Maps.

"We want this to be an open and transparent process in the full light of day. We would not move forward with anything without the input of the public."

— Joseph Rende, North Castle Town Supervisor

input and see what the developer community might have in mind.

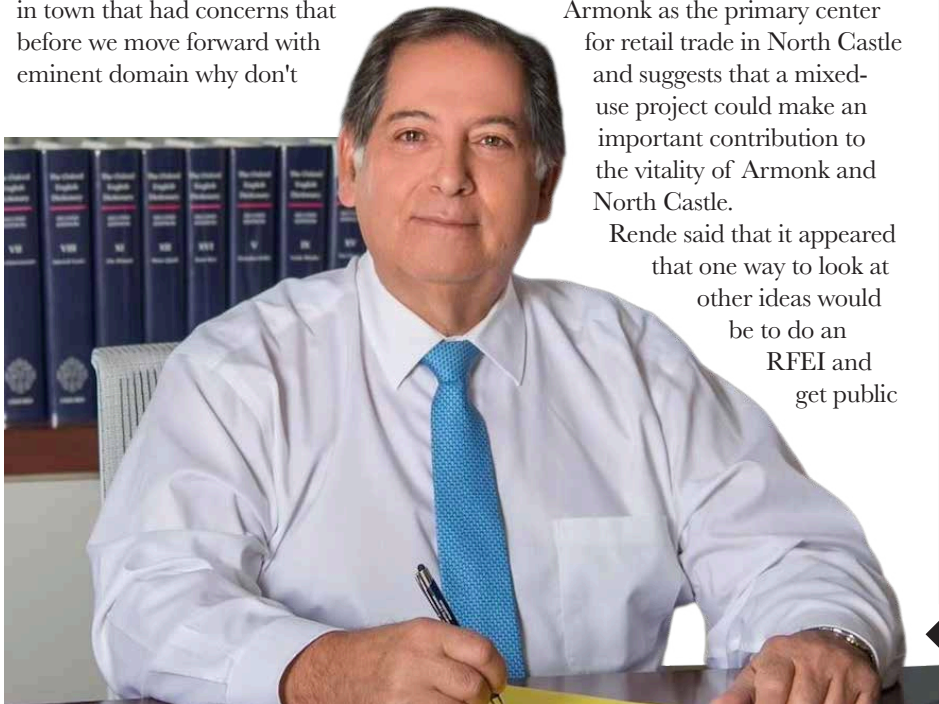
"I looked at other municipalities, not only in Westchester, who have entered into public-private partnerships," Rende said. "They issue RFEIs. There is no commitment of any private enterprise that is responding. It would be an exercise in helping us get information and see if there are any possible ways to do this other than entering into eminent domain. The information or possibilities we get back may lead us to recognizing that 333 Main St., which is the Boies Schiller building is the best alternative."

Rende said that a mixed-use development could be an economical way for North Castle to wind up with the new municipal facilities it needs while the developer brings new residential and commercial uses to the area. He said that the budget for a project would depend on what the developer would propose.

"We have a lot of information on what the cost potentially could be on the Boies Schiller building, but we don't know what a complete new structure would cost us and that's what we're hoping to start getting some answers to in the responses to the RFEI," Rende said.

Rende said that once a plan has been created a referendum would be held, giving voters the chance to approve or reject moving ahead with a development plan.

"We want this to be an open and transparent process in the full light of day," Rende said. "We would not move forward with anything without the input of the public. There would definitely be a bond resolution with the referendum. The good news for us as a town is that financially we're in a very good, solid position. We have a Triple A bond rating, so our ability to borrow money through a bond offering is great and it would be the most economical way to pay for this at the end of the day."



North Castle Town Supervisor Joseph Rende.

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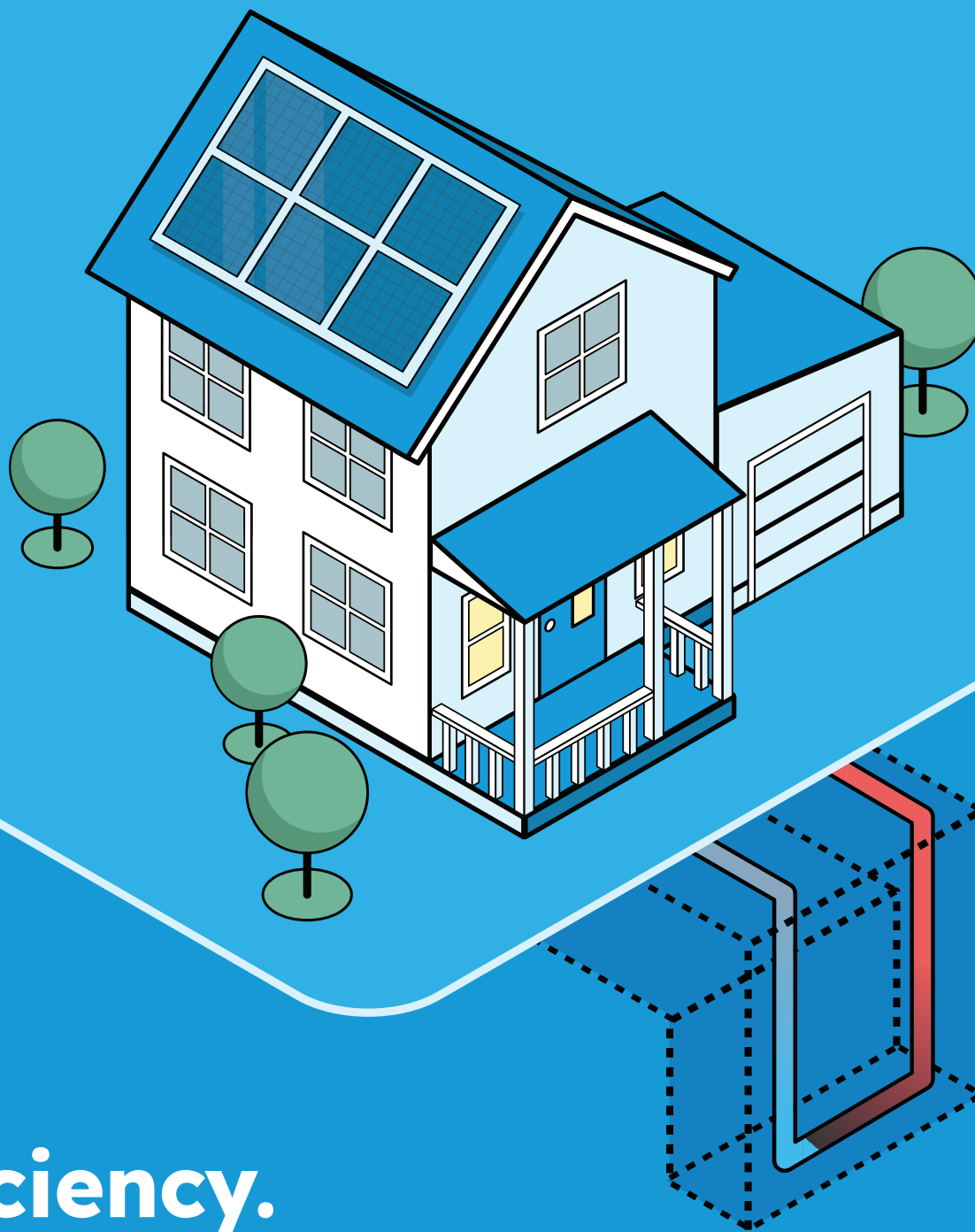
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# 154-unit affordable housing building proposed for White Plains

BY PETER KATZ / pkatz@westfairinc.com

Special Permit and Site Plan approvals are being sought for a mixed-use project in White Plains that would have 154 units of affordable housing along with 5,000 square feet of retail space. The applicant Fisher Hill Owner LLC and Fisher Hill 90 Westmoreland LLC calls the proposed building The Sheffield, a nod to the Sheffield Dairy that in the past had a distribution facility at the site located at 90-114 Westmoreland Ave. The applicant is the contract vendee to buy the 1.024-acre site.

According to Attorney William Null of the White Plains-based law firm Cuddy & Feder, the site is immediately adjacent to the newly-renovated Kittrell Park and is on the easterly side of Westmoreland Avenue, surrounded by Home Street on the north and Intervale Street on the south.

Null said that this is "an ideal location for an apartment building, particularly one focused on providing affordable housing in the City of White Plains. The Sheffield project is a collaborative venture amongst White Birch Development LLC, Marathon Development Group, and Lashins Development Corp."

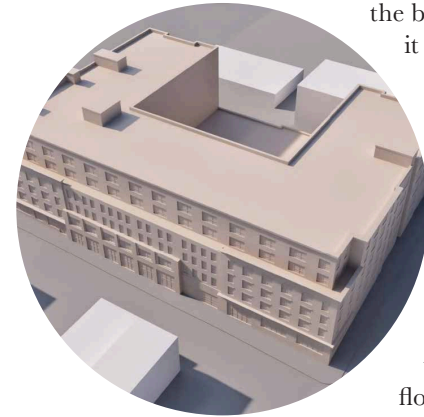
Null said that since its inception in 2004, White Birch Development LLC/Touchstone Builders Inc., and its affiliated development companies, have either constructed or redeveloped more than 2,200 affordable housing units in New York state, most of which are in Westchester County. He said they have an additional 400 affordable units in the pipeline.

At present, the site has on it one- and two-story warehouse buildings and at-grade parking. The

154 apartments in The Sheffield would consist of 26 studio units, 92 one-bedroom units, and 36 two-bedroom units. One apartment would be reserved for the building's superintendent. Rents would be set to be affordable to tenants earning 80% of the Westchester Area Median Income (AMI) with approximately 80% of the units priced to be affordable to tenants earning 60% of the AMI.

"The Sheffield would help address the vision of the City of White Plains to increase access to affordable housing in the downtown area near the train station," Null said. "The Sheffield fully will provide needed housing near to the train station and will activate the pedestrian streetscape by adding residents and establishing neighborhood retail."

Null said that the applicant obtained a variance from the city's Zoning Board of Appeals to allow the building to rise to six-stories at 68 feet although zoning limits buildings in the area to four-stories and 50 feet. A variance also was obtained for



Modeling illustration of proposed building at 90-114 Westmoreland Ave. in White Plains.

the building's coverage because it would exceed 80%. He said that a rezoning of the Westmoreland Avenue area was intended to encourage this type of residential development.

The plan calls for a total of 238 parking spaces to be provided in the cellar, first, and second floors of the building with vehicle access provided from both Home Street and Intervale Street.

An analysis of traffic impacts for this project by Kimley-Horn Engineering found that it would not have a significant adverse impact on area traffic operating conditions. The proposed development is projected to generate 56 trips during the morning peak hour and 60 trips during the afternoon peak hour.

Architectural plans were prepared by Warshauer Mellusi Warshauer Architects, P.C.

## GOVERNMENT

# Union stages one-day strike against Rockland Pulmonary

BY PETER KATZ / pkatz@westfairinc.com

Members of the union 1199SEIU United Healthcare Workers East staged a one-day strike on August 12 against Rockland Pulmonary, part of the WMCHHealth Network. The strikers gathered a short distance from the building at 2 Crossfield Ave. in West Nyack, one of the locations where Rockland Pulmonary has a facility.

The union said its workers at Rockland Pulmonary have been in negotiations with WMCHHealth management for eight months in an effort to achieve their first contract and charged that they have faced intimidation and delay tactics from management.

The workers were demanding what they view as fair pay, better benefits

and an end to what they say is worker intimidation. In alleging that management violated federal labor law, union officer Angela Lane charged that it unilaterally changed job descriptions, threatened to close offices if employees elected union representation and told some employees to quit if they didn't like the rules.

WMCHHealth told the Business Journal, "WMCHHealth has bargained in good faith with 1199SEIU – offering a new contract that would increase salaries, preserve benefits for our frontline caregivers who are part of our incredible teams that provide patients at Rockland Pulmonary & Medical Associates the very best medical care. We have contingency plans in place to ensure this one-day strike will not

interrupt or interfere with our doctors, nurses, and other care team providers delivering the highest standard of care, and we hope the union leadership will meet with us to reach a fair, sustainable agreement."

Last year, the National Labor Relations Board certified an election in which workers at Rockland Pulmonary voted to be represented by 1199SEIU. The election covered full-time and regular part-time workers, some per diem workers, and non-professional employees jointly employed by Rockland Pulmonary and Medical Associates and Bon Secours Charity Health System Medical Group P.C. at their health care centers in West Nyack, Suffern, Orangeburg, and Stony Point. Not covered by the union are professional employees, confidential employees, guards, managerial and supervisory employees.



Rockland Pulmonary strikers in West Nyack.

# AG James leads group filing another lawsuit against Trump Administration

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James has led a group of attorneys general and governors filing a lawsuit against the Trump Administration in the U.S. District Court for the District of Oregon. The lawsuit names as defendants the U.S. Department of Energy (DOE) and Chris Wright in his official capacity as secretary of energy.

Joining James in filing this lawsuit were Attorney General William Tong of Connecticut along with the attorneys general of California, Colorado, Delaware, Hawaii, Illinois, Maine, Maryland, Michigan, Minnesota, Nevada, New Mexico, North Carolina, Oregon, Washington, Wisconsin, and District of Columbia, as well as Gov. John Shapiro of Pennsylvania

and Gov. Andy Beshear of Kentucky.

The suit seeks to block the DOE from imposing a new funding cap that would slash federal support for state-run energy programs. James says what the Trump Administration wants to do would raise costs for New York residents as well as others.

The new DOE policy would prevent states from using critical federal funds

by limiting reimbursement for key administrative and staffing costs that have long been covered by federal energy programs. The lawsuit argues that by capping certain funding for these programs, DOE is jeopardizing states' ability to keep them running, which threatens consumers' access to critical benefits and savings. The lawsuit asks the court to vacate the



Attorney General Letitia James is leading a multistate lawsuit against the U.S. Department of Energy's new funding cap.

new federal spending cap and restore the reimbursement rates that it says are required by law.

"New Yorkers count on state energy programs to save money on their bills, prepare homes for extreme weather, and move toward clean, affordable energy," said Attorney General James.

"The Department of Energy's cuts threaten to pull the rug out from under those efforts. We're taking them to court to protect the funding that keeps these programs running for families across New York."

According to James, for decades federal law has required agencies like DOE to negotiate agreements with states that set fair reimbursement rates for federally funded, state-run programs. These have never been subject to a cap. On May 8 of this year DOE announced a new policy that ignores the longstanding practice, capping indirect and employee benefit costs at 10% of a project's total budget regardless of previously negotiated rates or actual need.

James and the others take the position that every court to have ruled on the merits of such blanket limits has found them unlawful, unjustified, and disruptive to essential public programs.

*Sarah*  
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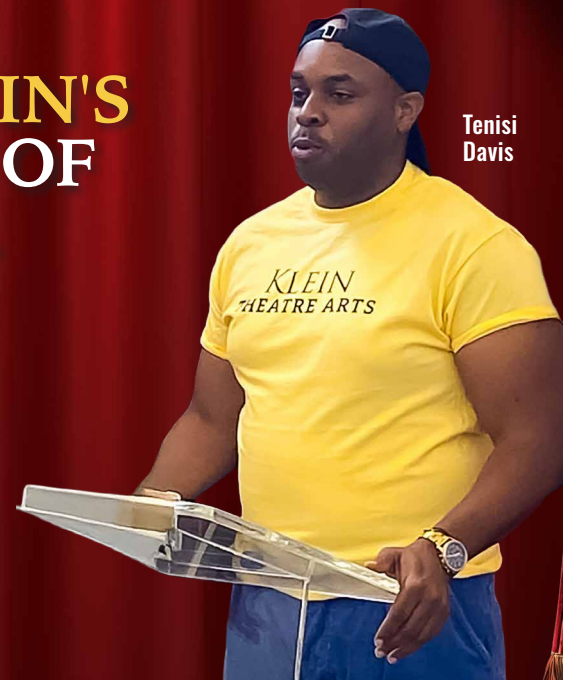
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# THE STORY OF THE KLEIN'S \$3.8M REBIRTH IS ONE OF LOVE FOR THEATER

BY GARY LARKIN / [glarkin@westfairinc.com](mailto:glarkin@westfairinc.com)

BRIDGEPORT – If any local arts and culture aficionado would be the happiest to see the fruition of the \$3.8 million expansion and renovation of The Klein Auditorium, it would have to be Marilyn Moore and Tenisi Davis.

Tenisi Davis



These aren't just any big fans of the auditorium and its theater.

One is a state senator representing Bridgeport and the other is a professional actor who got his start on the very stage at The Klein when he was just 11 years old. State Sen. Moore, a Democrat who chairs the state Bonding Committee, was instrumental in lining up the bond funds used to fund the work at the 85-year-old institution. City funds were also used in the project.

Davis, 36, has been in such TV shows as "Black List," "Blue Bloods," "FBI," and "Daredevil." He has also performed at TheaterSquared in Fayetteville, Arkansas, and the National Black Theater in Harlem. He is now The Klein's director of education and acting instructor.

The two, who have known each other since Davis started performing at The Klein, showed their affinity for the Bridgeport theater and their endearing relationship that has developed at Friday's ribbon cutting with The Klein Executive Director Laurence Caso and Lt. Gov. Susan Bysiewicz.

"I remember what this building was like when I was a kid. It was closed," Davis said. "The neighborhood was a little bit different. And now, to be here in this building and to see this expansion, to see the building is full and there is programming, it really brings extreme joy to my heart."

For Davis, his lifepath has brought him back to Bridgeport after success as a professional actor.

"When I was on the stage at The Klein, I really didn't know where my life was going to go, what I was going to do," he said. "So, years later after being on TV and films and doing all this great stuff, I'm so happy to be back here and working with KTA (Klein Theater Arts)."

Moore, who couldn't hold back tears

of joy during Friday's ribbon cutting, remembered watching a young Davis grow up on stage into a successful actor. That was because she could remember being a young actor on that same stage when she was only a kid.

"I performed on that stage when I was 7 years old," the state senator said. "Who would have thought that I when I was 7 I would be on an even larger stage as a state senator and help this organization build what it needs to build."

And for Moore, it was more about just standing in the foyer of The Klein for the ribbon cutting press conference. She played a major role along with the rest of the state legislative delegation that included state Sen. Herron Gaston and state representatives Andre Baker (District 124), Fred Gee (District 126), Marcus Brown (District 127), Christopher Rosario (District 128), Steve Stafstrom (District 129), Antonio Felipe (District 130), and Cristin McCarthy Vahey (District 133).

"Today we get to turn the page in The Klein's history book because we are unveiling the first new addition since its [opening] in 1940," Bysiewicz said. "It was with the support of \$3.8 million from our bond commission.

"There's going to be space to accommodate over 70,000 patrons that attend events year after year. The governor and I are very proud to invest in Bridgeport and arts and cultural organizations."

## THE NEW KLEIN

The new 4,950-square-foot wing includes the installation of an elevator to the mezzanine, a wheelchair-accessible restroom, a conference room, and three new offices. Earlier phases of the project included technical upgrades to the theater's lighting, audio, and video projection systems, new carpeting, and an exterior digital billboard to promote upcoming events. The technical upgrades have mostly eliminated rental costs for audio and lighting equipment.

Caso explained the changes to the new wing at the theater.

"Today we get to turn the page in The Klein's history book because we are unveiling the first new addition since its opening in 1940."

— Lt. Gov. Susan Bysiewicz

"We're just a few weeks away from being fully operable," he said. "We started in 2016 with a bond commission grant that enabled us to make technical upgrades to the theater and upgrades to our video, audio and lights."

Caso pointed to immediate dividends from having the technical upgrades as the theater hosted R&B star artist Maysa last week.

"We're going to pay \$1,500 for technical equipment for backlighting that would have cost us \$8,500 if we didn't have the [new lighting] system," he said during the press conference.

And for the KTA, Friday night's "Fame Jr." production at The Klein included virtual sets that were made available because of the upgrades, Caso said.

[Friday night] "our kids in our after-school program are performing 'Fame Jr.' Instead of invest in sets, we could project background images as the sets," he said. "All of these cost savings enable us to do more shows, create more jobs and create more economic activity."

The Klein at 910 Fairfield Ave. has also hosted the prestigious Bridgeport Film Festival on its 30-foot screen since its inception in 2021 and will do so this year during the weekend of Sept. 12-14.



State Lt. Gov. Susan Bysiewicz cuts the ribbon for the new wing of The Klein Auditorium. Pictured at right are state Sen. Marilyn Moore and Klein Executive Director Laurence Caso. *Photo by Gary Larkin*

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08-25

# Ridgefield High School unveils 1MW solar carport

BY GARY LARKIN / glarkin@westfairinc.com

**RIDGEFIELD** – The Town of Ridgefield, in partnership with Davis Hill Development and the Connecticut Green Bank, has completed the commission of a 1,038 kW solar carport at Ridgefield High School.

Generating approximately 1.3 million kilowatt-hours of clean electricity annually, the system will reduce the school's energy costs and carbon footprint while delivering an estimated \$1.5 million in savings over the next 25 years. Designed to power the equivalent of nearly 100 homes per year, the solar installation also serves as a highly visible symbol of Ridgefield's leadership in climate action and community stewardship.

"This project is a great example of what's possible when forward-thinking communities and strong partners come together," said Micah Brill, vice

president of asset management at Davis Hill Development. "Ridgefield had a clear vision. We were able to bring that vision to life—delivering real savings, clean energy, and long-term value to the town."

The project was financed through an innovative structure that included support from the Connecticut Green Bank and a tax equity investment from Patriot Renewable Energy Capital. AEC Solar served as the engineering, procurement, and construction partner, completing the carport on an accelerated summer schedule to avoid disruptions to the school year. The project also benefited from federal investment tax credits enabled by the federal Inflation Reduction Act.

"At the Green Bank, we're always looking to foster partnerships that make the benefits of clean energy projects a reality, including creating



The new solar panel carport at Ridgefield High School will generate 1 MW of power annually. Photo courtesy of Ridgefield High School

significant energy savings and supporting jobs in our communities," said Mariana Cardenas Trief, director of investments at Connecticut Green Bank. "This is the latest of multiple solar projects that we have worked with DHD Renewables and the Town to complete, and we are proud to continue this support as they reduce their energy costs and move Connecticut closer to its clean energy goals."

The solar power system is uniquely integrated into four separate town- and school-owned electric meters, allowing for optimal use of on-site solar production and full participation in programs like Connecticut's Non-Residential Renewable Energy Solutions, Zero Emission Renewable Energy Credits, and Class I RECs.

This solar carport builds on Ridgefield's broader sustainability initiative, which began nearly a decade ago and includes rooftop solar installations at eight other schools and municipal buildings.

## COURTS

# Harrison luxury apartments subcontractor sued for \$1.1M

BY BILL HELTZEL / bheltzel@westfairinc.com



Rendering of Alexan Harrison Apartments project, 2020

The general contractor that built the Alexan Harrison Apartments is demanding \$1.1 million from a subcontractor for allegedly producing defective cabinetry and then abandoning the job.

March Associates Construction Inc. sued The RAV Group 2, of Goshen, Orange County, Aug. 7 in U.S. District Court, White Plains.

"RAV breached the subcontract by failing to cure its defective and substandard work," the complaint states, "ultimately abandoning the project and outright failing to complete its contractual obligations."

RAV's owner, Vincent Angioli, did not reply to an email asking for his side of the story.

March Associates, of Wayne, New Jersey, agreed in March 2023 to

pay RAV \$1.99 million to install kitchen cabinets and bathroom vanities in 450 apartments.

The two-building complex is on Westchester Park Drive in Harrison, near the Life Time Fitness gym and Wegman's market.

The dwellings are billed as luxury apartments, with prices starting at \$2,505 for a studio, \$3,065 for one bedroom, and \$4,260 for two bedrooms.

"Incredibly, after walking off the project and forcing March to complete RAV's work," the complaint states, RAV filed a mechanic's lien on May 12 demanding \$120,603.

According to the lien, March Associates still owes RAV \$120,603 on the original \$1.99 million contract.

March Associates' law firm deliv-

ered a letter to RAV's attorney on July 29, listing nearly \$1.1 million in back charges that March attributes to hiring replacement subcontractors to remedy defective and incomplete work.

The letter describes RAV's lien as exaggerated and "not grounded in reality," and demands that RAV withdraw the lien within 7 days.

When RAV allegedly ignored the demand to withdraw the lien, March Associates sued.

March Associates is asking the court to declare the mechanic's lien invalid and to award \$1.1 million in monetary damages.

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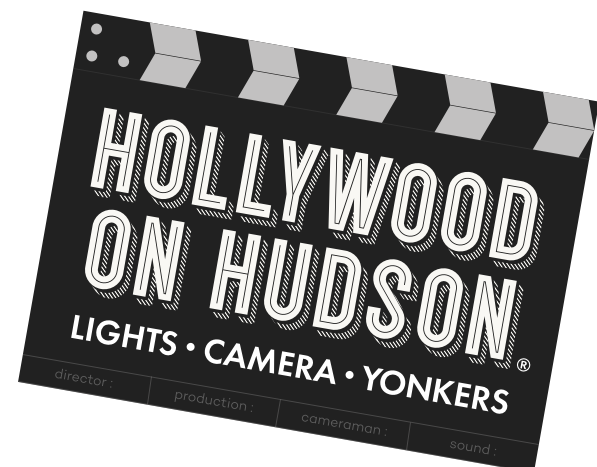
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# Hudson Piers: A New Landmark on Yonkers' Hudson River Waterfront

Hudson Piers marks a pivotal moment in Westchester real estate—Extell Development Company's newest mixed use development is redefining Yonkers' downtown waterfront as a vibrant destination for luxury living, community life, and commercial opportunity.

## An Invigorated Waterfront, Just 30 Minutes from Midtown

Spanning 20 acres along Yonkers' scenic Hudson River waterfront, Hudson Piers introduces six state-of-the-art residential buildings to a once-underutilized stretch of land. Its proximity to the Metro-North station places residents just a quick ride from Midtown Manhattan, while also offering easy access to Hudson Valley destinations like Beacon, New Windsor, and Rhinebeck, as well as prime Westchester locations. The result is a community that feels tucked away from the bustle, yet remains effortlessly connected.

## Design That Prioritizes Light, View, and Craftsmanship

Set apart by attention to detail, each studio, one, two, and three bedroom residence is meticulously crafted with luxurious interiors. Think open plan layouts, floor to ceiling windows that showcase sweeping views of the Hudson River and the Palisades, and upscale finishes—including quartz countertops, custom cabinetry, and top tier Miele appliances. Bedrooms are designed as serene retreats, with spa inspired bathrooms outfitted with Kohler fixtures, oversized mirrors, and custom millwork. Extra touches like walk in closets, private terraces or balconies in select apartments, and central in unit washers and dryers elevate the experience.

## Amenities That Rival Manhattan's Best

Hudson Piers' amenity roster is expansive—and exceptional. From 24 hour concierge service and on site security to state of the art fitness facilities with yoga and spin studios, there's a high level of convenience. Residents also enjoy a private screening room, business center with conference space, an indoor playroom and teen room, and bicycle and package storage.

Outdoor and social amenities are equally impressive: landscaped terraces with fire pits, cabanas, a saltwater swimming pool, grilling stations, a bocce court, putting green, hammocks, billiards, waterfront lounge, and even a dog park. Upcoming phases will add an indoor swimming pool, basketball court, game room,

and outdoor park—creating a continuum of leisure both inside and out.

## Sizing Up the Market—and the Momentum

According to the New York Post, Hudson Piers is setting a new standard in Yonkers development. It's the largest undeveloped parcel in downtown Yonkers, positioned to become a defining project for the city's future. The first two buildings alone comprise 369 residential units and approximately 10,000 square feet of ground-floor commercial space.

Current leasing reflects both accessibility and value. Net effective rents start at \$2,089 for studios, \$2,689 for one-bedrooms, \$3,636 for two-bedrooms, and \$4,564 for three-bedroom apartments—with two months free on an 18-month lease. That incentive not only reduces the overall monthly cost but underscores Hudson Piers' appeal as a luxury waterfront community that remains competitive with markets across Westchester and the metro region. For many renters who once looked only to Manhattan or Brooklyn, the combination of elevated design, first-class amenities, and meaningful value makes Yonkers an increasingly attractive choice.

## Yonkers: Poised for Transformation

Yonkers isn't just hosting Hudson Piers—it's transforming with it. City leadership is intent on modernizing downtown, unlocking waterfront access, and attracting new residents and businesses. Hudson Piers is central to that vision. As Moshe Botnick, Extell's Senior VP of Development, puts it:

"Yonkers has been up and coming for a while... it's now poised to be the next New York borough."

He adds that residents will not only benefit from exceptional views—from the George Washington Bridge in the south to the Mario Cuomo Bridge to the north—but also from the dramatic, changing foliage of the Palisades across the river that defines Hudson Valley's distinctive skyline.

## Commercial Potential and Community Growth

Hudson Piers extends beyond residential luxury. Its 10,000 square feet of commercial space at street level invites businesses seeking high foot traffic and premium presentation along a revitalized promenade. This dynamic blend of living and commerce promises to catalyze new retail, dining, and service offerings in the heart of Yonkers.



Moreover, Hudson Piers contributes to a larger neighborhood renaissance. Yonkers is already seeing widespread development activity—including thousands of new residential units across projects like AMS Acquisitions' proposed towers and adaptive reuse ventures. Hudson Piers stands out both by scale and amenity, acting as a north star for sustainable growth.

## A Case Study in Strategic Urban Development

For Westfair readers—city officials, developers, commercial tenants, and institutional investors—Hudson Piers provides a compelling model for transforming post-industrial waterfronts into mixed-use, amenity-rich communities. It demonstrates how strategic investment, thoughtful design, and city support can converge to unlock the full potential of underused real-estate assets.

## A New Chapter for Yonkers—and Its Waterfront

Hudson Piers is more than an amenity-rich luxury apartment development—it's the beginning of a new era in Yonkers. As a meticulously crafted living community with high-end amenities, sweeping views, and access to urban vibrancy, it redefines what residential life can look like outside the five boroughs. Anchored by Extell's vision and supported by a forward-looking city administration, Hudson Piers signals Yonkers' arrival as a premier address for modern, elevated living.

With net effective rents beginning at \$2,089—and two months free on an 18-month lease—Hudson Piers combines the quality and sophistication of Manhattan waterfront developments with a level of value that makes sense for today's renters. It's a rare convergence of design, lifestyle, and accessibility that positions Yonkers not as a secondary option, but as a destination in its own right.

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# Empire City's Full Gaming License Is Yonkers' Moment

For more than a century, Yonkers Raceway, today known as Empire City Casino by MGM Resorts, has been a cornerstone of the City of Yonkers. Generations have worked there, gathered there, and relied on the property as part of Yonkers' identity and economy. Now, this site is on the cusp of its most transformative moment yet: the chance to secure a full commercial casino license.

This project will not simply add live-dealer table games or a sportsbook. It will result in billions in private investment, create thousands of good-paying union jobs, and give Yonkers and Westchester a sustainable revenue stream that strengthens schools, public safety, and infrastructure for decades to come. But there's a critical truth that too many residents don't realize: this project will only move forward if the state hears loud and clear support from the community. This is a once-in-a-generation opportunity.

Empire City already boasts the sixth-largest gaming floor in the nation and has been operating as a casino for nearly 20 years. With a full license, it can transform quickly into a world-class destination casino. The ripple effects of that transition are profound.

Thousands of permanent union jobs will be created, creating new positions in hospitality, culinary arts, marketing, finance, IT, security, and gaming. These are careers with benefits, training, and advancement opportunities inside a Fortune 500 company. Another 6,500 union construction jobs will be created. For local families, this means pathways to stability and mobility, without needing to leave Yonkers or Westchester for career opportunities.

Empire City's partnerships with SUNY Westchester Community College and the Hotel Trades Council will establish a Dealer School, opening doors for young people and mid-career workers alike. MGM's tuition support program means employees can also pursue nearly free



Future design renderings for MGM Empire City

college degrees while working. This isn't just a project, it's a pipeline for long-term prosperity.

Across the region, businesses of all sizes stand to gain significantly. MGM already contracts with dozens of local suppliers, but a full casino license will multiply that demand: product manufacturers and suppliers, print shops, transportation providers, service providers, and countless other local enterprises will see new business.

And the tax benefits? Substantial. A full license means hundreds of millions annually for education statewide, with direct revenue-sharing to Yonkers and Westchester County. That can mean stronger schools, improved infrastructure, and relief for local taxpayers. Instead of higher property tax bills to fund public services, Yonkers could have a reliable, recurring stream of private-sector dollars.

MGM's plans include a state-of-the-art entertainment venue that could host nationally recognized performers year-round. Imagine world-class shows in Yonkers,

drawing visitors not just from Westchester but across the Tri-State area. Restaurants, shops, hotels, and attractions across the region would share in the benefit.

This would be a new cultural anchor, one that complements our local identity and makes Yonkers a true destination.

But there's the catch: New York will award up to three downstate casino licenses. Competing projects are already lobbying hard, many tied to Manhattan-based developments with priorities that do not center on Yonkers or Westchester.

Empire City is unique. It is already operating, already unionized, already part of the community. It is ready to convert quickly, meaning the jobs and revenue will arrive years faster than other proposals. But readiness alone will not carry the day. State law requires that the Community Advisory Council (CAC) confirm broad-based public support. If that support is absent or muted, the license can and will go elsewhere.

On September 16th, the CAC will hold

public hearings, and written testimony will be accepted via email. This is where Yonkers' future will be decided. It is not enough for a few stakeholders to speak up; the state must hear from ordinary residents, business owners, parents, and workers. Without visible, vocal support, this once-in-a-generation opportunity will slip away.

Empire City has been part of Yonkers for more than 126 years. A full casino license is the next logical chapter in that history. It means jobs, tax relief, entertainment, and investment, all in a project designed for and with this community. The choice is now in our hands. Do we want the revenue, the jobs, and the cultural spotlight to stay here in Yonkers, or watch them go elsewhere?

This September, let's make sure Albany hears us. Attend a public hearing. Submit a written comment. Talk to your neighbors. Because the future of Yonkers won't be decided by chance, it will be decided by whether we raise our voices to secure it.

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# Cross County Center Fuels Economic Growth in Yonkers with New Retailers and Signature Fall Events

As the retail sector adapts to evolving consumer behaviors, Cross County Center continues to lead as a cornerstone of economic activity in Yonkers. With the addition of new national retailers and the return of high-impact seasonal events, the center is reinforcing its position as both a major shopping destination and a vital contributor to the city's economic growth.

This fall, Cross County Center expands its tenant mix with the openings of **CAVA**, **Build-A-Bear Workshop**, **Levi's**, and a **Spirit Halloween** pop-up store. These new retailers support the center's strategy to deliver a well-rounded mix of experiential, lifestyle, and family-oriented offerings that serve local demand and draw regional visitors.

**CAVA**, the Mediterranean fast-casual restaurant, will open a 2,180 sq. ft. space with indoor and outdoor seating. Its customizable menu and community-focused brand are expected to attract strong customer interest and complement the center's existing dining options.

**Build-A-Bear Workshop** brings an interactive 1,917 sq. ft. retail experience where guests create personalized stuffed animals—enhancing Cross County Center's appeal as a family destination.

The new **Levi's® Store**, at 3,343 sq. ft., offers the latest denim styles in a digitally integrated, modern retail space that reflects the brand's evolving customer experience strategy.

The return of **Spirit Halloween** further positions the center as a timely, relevant shopping destination that meets seasonal needs.

These additions build on Cross County Center's strong legacy in Yonkers. Its open-air format, diverse tenant lineup, and **free parking**—paired with its strategic location at the crossroads of I-87 and the Cross County Parkway—make it one of the most accessible and consistently high-performing retail destinations in Westchester County.

Beyond retail, Cross County Center continues to foster community engagement through large-scale events. This October, the popular **Oktoberfest** returns October 11-12 (rain date October 18-19), with live music, dancing, games, drinks, food, and fun for all ages. Enjoy local beers from Yonkers Brewing Co., grilled brats, pretzels with mustard, and more for purchase. Their annual **Halloween Spooktacular** follows on October 25, providing a festive and safe trick-or-treating experience throughout the center.

With more than 80 specialty stores and restaurants—including Target, Macy's, Zara, H&M, Shake Shack, Victoria's Secret, and Hyatt Place Hotel—Cross County Center attracts over 14 million visitors annually. Its ongoing investment in retail, infrastructure, and public programming reinforces its role as a driver of local employment, commerce, and civic pride.

To learn more about upcoming events and openings, visit [www.crosscountycenter.com](http://www.crosscountycenter.com) or follow Cross County Center on social media.

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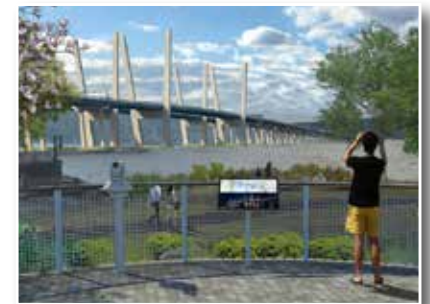
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# A Legacy of Excellence: The Charter School of Educational Excellence Celebrates 20 Years

The Charter School of Educational Excellence (CSEE) in Yonkers is celebrating its 20th anniversary, marking two decades of dedication to developing critical thinkers, motivated leaders, and lifelong learners.

The school community has logged a period of remarkable growth and achievement, particularly in recent years, solidifying its place as a cornerstone of academic rigor.

A major milestone was the 2021 opening of a state-of-the-art, \$27 million, 78,000-square-foot high school. This new facility has been instrumental in expanding opportunities for students. The high school's first senior class graduated in 2023, with students earning acceptances to prestigious universities such as Cornell, NYU, and Boston University. This success was a precursor to the 2025 graduating class of 88 seniors, who secured an impressive \$20 million in scholarships and will attend institutions including the University of Virginia, NYU, University of Rochester, and Lehigh University.

The new high school is also a hub of opportunity. It provides students with 24 college credits and boasts an auto technology lab, a culinary arts training kitchen, advanced technology and science labs, an art studio, a gym, and a band practice room. The school's commitment to a holistic education includes an extended eight-hour school day, which allows for deeper focus on core subjects and time for PE, health, music, foreign language, and the arts.

The school's athletic program garners

national attention. In the past year, the CSEE opened a new fitness center and saw its girls' volleyball team win a state championship. The school was also featured in a national high school sports safety video filmed by the NBA and the Hospital for Special Surgery, highlighting its commitment to student-athlete well-being. This was further affirmed in April when a national sports medicine coalition cited CSEE's athletics program as a model for preventing youth athlete injuries.

"The momentum we've built is a testament to the hard work of our entire community and the unwavering support of our partners," said co-founder Eduardo LaGuerre. "With the help of the business community, we and our foundation have elevated education for Yonkers' most disadvantaged children, providing them with the resources and opportunities they need to succeed."

CSEE's mission is rooted in community partnership, and this was recently highlighted by the acquisition of two new mini-buses, thanks to \$215,000 in funding secured by State Senate Majority Leader Andrea Stewart-Cousins. The buses will support the school's robust extracurricular and athletic programming, further enriching the student experience.

As CSEE looks to the future, it does so with a proud history of achievement, a robust engagement with local businesses, and a clear vision for continuing its legacy of empowering students to reach their full potential.

*Proceeds benefit the Charter  
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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. But in recent years, the hospital has undergone a remarkable transformation, strategically positioning itself to be the premier community healthcare provider for the region.

At the heart of this growth is the hospital's comprehensive Education Hub, which is addressing the looming healthcare provider shortage head-on. The hub includes The Cochran School of Nursing, LECOM Medical and Pharmaceutical students, and Internal Medicine and Emergency Medicine Residency Program. By educating and training the next generation of healthcare professionals, right 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 allow for more medical expertise at the patients' bedside.

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, vascular surgeon, interventional pain management specialist, or a geriatric-focused primary care physician, St. John's has you covered.

Recognizing the importance of seamless, coordinated care, St. John's has also strengthened its partnership with Montefiore Health System. This collaboration provides the community access to world-renowned surgeons in fields like gastrointestinal, breast care, thoracic, hernia, and general - all conveniently located right at St. John's Riverside Hospital facilities.

Adapting to the changing healthcare landscape, St. John's Riverside Hospital has also invested heavily in infrastructure upgrades throughout its facilities. The hospital's Maternity Department and lobbies have undergone renovations, and St. John's \$15 million state grant to renovate and expand the Emergency Department, doubling the current patient capacity is currently underway.

St. John's Riverside Hospital remains steadfast in its commitment to be the go-to healthcare provider for the Yonkers and Rivertown region.

"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, Ron Corti. "We are here for you, and we are Community Strong."



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# Yonkers Housing Authority: Affordable Housing for the Future

The Yonkers Housing Authority has always been at the forefront of innovation. When HUD created the Rental Assistance Demonstration (RAD) Program, the YHA was an early adopter. Now, over a decade later, we are leading the way in building resilient, affordable housing. LaMora, a senior building built to Passive House standards, opened last June. The four-story building at 23 Mulberry Street has 60 energy-efficient, affordable apartments for seniors. It was built to the highest level of sustainability, both because it's better for the environment and also because it is the most resilient, comfortable, and overall cost-effective method for the YHA and its tenants. It is the first Passive House, affordable, modular-built building in New York State.

When Palisade Towers, the YHA's biggest property, suffered a significant

gas loss due to aging infrastructure, the YHA decided to go fully electric. Upgrading to electric will save the authority and taxpayers millions of dollars compared to returning to gas. Electric heat pumps are more efficient than they have ever been. Tenants will be allowed to stay in place instead of having their lives disrupted by a temporary relocation, or worse, a site shutdown and evacuation.

The YHA is also partnering with Yonkers Mayor Mike Spano and the City of Yonkers to bring affordable home ownership to qualified families. Every day, our families work towards self-sufficiency. We want them to succeed. As the Mayor often says, "A rising tide lifts all boats." Helping families build equity in their communities has always been a goal of Mayor Spano, and we support his vision.



Lastly, the YHA and its affiliated entities, The Mulford Corporation and Palisades Property Management, are expanding their property management services. Whether you need assistance in managing your Affordable Housing

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# Port Chester commercial building sells for \$1.9M

BY PETER KATZ / pkatz@westfairinc.com

A commercial building at 126 N. Main St. in Port Chester that was constructed in 1890 has been sold for \$1.9 million, according to Houlihan Lawrence Commercial. The buyer was Vandelay Main Street LLC and the seller was ECP Willett LLC.

The building had been home to the restaurant and bar Rye House, which operated at the location for about 10 years. It closed in May of last year.

The 13,620-square-foot mixed-use building consists of the restaurant and bar space on the first floor and office space on the second and third floors. Houlihan Lawrence Commercial's Mike Rackenberg, director of commercial and associate real estate broker, represented both the seller and the buyer.

"This sale underscores the sustained appeal and strength of the Port Chester commercial real estate market," Rackenberg said. "Active investment interest continues to flow into the area, and properties like this remain highly desirable due to Port Chester's strategic location, vibrant downtown environment, and strong supportive infrastructure. Port Chester continues to stand out as a highly sought-after commercial hub, drawing attention from a diverse range of investors and businesses. This transaction is the latest example of the market's dynamism and positive outlook," he added.

Houlihan Lawrence Commercial specializes in investment opportunities, office, multifamily, industrial and retail sales and leasing, land acquisition, development, and municipal approval consultation.

"This sale underscores the sustained appeal and strength of the Port Chester commercial real estate market."

— Mike Rackenberg



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## Rally held in Peekskill to protect Social Security

BY PETER KATZ / pkatz@westfairinc.com

Demonstrations were planned or held in a few U.S. cities including New York on August 18, following about 50 events that were held nationwide over the weekend including in Peekskill to show support for protecting Social Security.

A Monday afternoon gathering at the Manhattan location of the union 1199SEIU United Healthcare Workers East was to be a continuation of weekend rallies to mark the 90th anniversary of Social Security having been signed into law by President Franklin D. Roosevelt (FDR) on August 14, 1935, and rally for support of the Social Security program as it was originally established.

The Social Security Administration says that this year 72 million beneficiaries will receive more than \$1.6

trillion in payments. At the same time, some people are concerned that the Trump Administration will try to make good on the long-time wish by some Republicans to privatize Social Security. Some see that beginning with the establishment of "Trump Accounts" in the

recent tax and spending bill signed into law by President Trump that can be used for private investment of retirement funds.

According to the White House, "Trump Accounts for newborns will be seeded with a one-time government contribution of \$1,000. The accounts will track a stock index and allow for additional private contributions of up to \$5,000 per year. This will afford a generation of children the chance to experience the miracle of compounded growth and set them on a course for

prosperity from the very beginning."

U.S. Treasury Secretary Scott Bessent has described the new "Trump Accounts" as not only way to build wealth but also as a "backdoor for privatizing Social Security." Senate Minority Leader Chuck Schumer of New York in a speech on the Senate floor said, "Bessent actually slipped and told the truth: Donald Trump and his government want to privatize Social Security."

In Peekskill, a group gathered in Depew Park to defend Social Security as it has existed since it was created under the Roosevelt Administration.

Social Security has been one of the most successful government programs of the last 100 years," said New York State Sen. Pete Harckham. "It has provided countless hardworking Americans with a safety net after a long career contributing to our economy. The Trump Administration's at-

tempts to undermine Social Security and deny future generations the hard-earned benefits they deserve after a lifetime of working are emblematic of this administration's decision to turn its back on regular people to give tax cuts to the ultra-wealthy."

A 102-year-old woman from Peekskill identified only as Diane recalled hearing Roosevelt in a fireside chat on the radio talking about Social Security. "My cabinet and I have decided that you do not want your elderly to die in loneliness and with a lack of survival," she quoted FDR as saying. "We have started a program we are calling Social Security. Social because it covers every single person."

Dylan Wheeler of the group Empire State Voices that was involved in organizing the Peekskill gathering noted that nearly four million New Yorkers and their families depend on Social Security.

### HEALTH CARE

## Schumer warns Hudson Valley will be hurt by federal health care cuts

BY PETER KATZ / pkatz@westfairinc.com

Senate Minority Leader Chuck Schumer, during an appearance at the Garnet Health Medical Center-Catskills in Harris in Sullivan County, warned that people in the Hudson Valley could be hard hit by the cuts to Medicaid and other health care in Donald Trump's "Big Beautiful Bill" that the president recently signed into law.

Schumer announced that he has proposed new legislation that would repeal the health care cuts and also extend tax credits due to expire at the end of December that have helped people pay premiums for their Obamacare (Affordable Care

Act) health insurance. The entire Democratic caucus has signed on to co-sponsor the legislation, according to Schumer.

Schumer noted that 37% of the population in Sullivan County is covered by Medicaid and that because of the spending cuts signed into law by Trump more than 150,000 New Yorkers in the Catskills and Hudson Valley are expected to lose

health care.

"We are already seeing the impacts at our rural hospitals, including right here at Garnet Health Medical Center-Catskills, where they have already been forced to reduce vital medical services and lay off staff," Schumer

said. "This is a gut punch to Hudson Valley health care."

Schumer pointed out that Garnet has cut 42 workers in Sullivan and Orange. In Sullivan County, Garnet's Catskills campus just-ended outpatient diabetes care. In Orange, at Garnet's Health Medical Center-Middletown a potential trauma center downgrade would put pressure on county budgets. In Ulster, where rural clinics already run on tight margins, even modest Medicaid cuts could trigger service reductions, Schumer notes.

Schumer was joined by The Center for Discovery CEO Terry Hamlin. The center provides health care and education services for 1,200 children and adults with various medical conditions. It has 1,800 staff

members and is the largest employer in Sullivan County.

"The majority of the individuals we serve at The Center for Discovery rely on Medicaid, and 63% of our \$155 million operating budget comes from it," Hamlin said. "These cuts aren't abstract numbers, they are a direct hit to the lifeline that keeps people alive, keeps families together, and keeps our rural county strong."

Garnet Health CEO and President Jonathan Schiller said, "These cuts will have devastating consequences for patients and hospitals across New York and especially in Sullivan County. We urge all lawmakers to recognize the real-world impact on access to care and work toward solutions that protect the health of our communities."

According to Sullivan County Manager Josh Potosek, "These cuts are not saving anyone money -- they simply shift more costs to states and counties. What this means is that taxpayers will pay significantly more to provide services which counties like Sullivan are mandated to offer. We're already wrestling with a potential property tax hike just to cover the increased expenses that will be coming our way in 2026, and we've yet to learn what New York state's reaction will be to the impacts of these federal-level changes."

# A not-so-distant mirror on today's Wall Street

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

**Wall Street: The very name conjures images of wealth, power and control with all the distrust, ridicule, envy and ambition that these inspire.**

But the 21st century didn't invent Wall Street or such related issues as media mockery of the one-percenters (Jeff Bezos' wedding, anyone, everyone?); and women and minorities looking to break "the Street's" glass ceiling. Those seeds were planted in the 18th century to bloom in the "Gilded Age," the period between the end of the Civil War (1865) and the beginning of World War I (1914), when enormous industrialization and economic growth coexisted with political corruption, wealth inequity and poverty. (The phrase was coined by author-friends – and Hartford residents – Mark Twain and Charles Dudley Warner to underscore this disparity as gilding is often used to suggest pure gold, disguising baser materials.)

Now a new exhibit turns its eye on Wall Street in the Gilded Age – and a not-so-distant lens on our own. "Bulls of Wall Street: High Finance, Power, and Social Change in Victorian America" – opening Thursday, Sept. 4 at The Lockwood-Mathews Mansion Museum in Norwalk – includes period artifacts, photographs, documents and costumes from public and private collections, set amid the Second Empire elegance of what was financier LeGrand Lockwood's summer home.

"This exhibit will examine the business and social dynamics that led to the emergence of a capitalist society in America,, reflected in the Wall Street life and experiences of...Lockwood," museum consultant and exhibit curator Stacey Danielson said in a statement. "It will also consider the similarities and differences between the Gilded Age era and today."

The story of Wall Street begins 400 years ago when the Dutch West India Co. founded New Amsterdam on the southern tip of Manhattan island, creating a stockade (wall) from which the street gets its name that ran from what is now Broadway to the East River.

While the mercantile Dutch would cede New Amsterdam in 1664 to the English, who renamed the colony for King Charles II's brother, the Duke of York (later James II), they had set in motion New York's financial destiny. It was cemented by the Compromise of 1790 in which Alexander Hamilton, President George Washington's Treasury secretary, agreed to allow what is now Washington D.C. to become the

nation's capital -- something Southern Founding Fathers Thomas Jefferson and James Madison favored -- in exchange for being able to consolidate and fund the states' Revolutionary War debt by

floating federal bonds to pay it off.

This freed New York, the first capital of the country, to become its financial capital instead, although John E. Herzog, a lender to the exhibit who spearheaded the expansion of Herzog, Heine, Geduld Inc. into the third-largest NASDAQ market maker and founded the Museum of American Finance in Manhattan, said this was a more complex process, gradually spurred by the city's location and commerce. But he lauds Hamilton as the key figure in creating a centralized economic system, complete with a national bank and support for American manufacturing, that has shaped the global economy and will, he added, continue to do so.

Hamilton's actions also provided the framework for the establishment of the New York Stock Exchange (NYSE). In response to the new nation's first financial panic, 24 stockbrokers came together outside 68 Wall St. on May 17, 1792 to sign an agreement that established the regulations for trading securities. The Buttonwood Agreement – named for the buttonwood (sycamore) tree under which the brokers originally traded – "would become the foundational document of what officially became the New York Stock Exchange in 1863," Danielson said.

As the exchange grew – from informal gatherings in neighboring coffeehouses; to, in 1817, the New York Stock & Exchange Board, which rented a room at 40 Wall St. with chairs for brokers to trade 30 stocks and bonds, hence the phrase "a seat on the stock exchange," Herzog said; to its permanent Georgian-style home in 1903, complete with a brass opening bell -- it spurred a new class of wealthy entrepreneurs considered titans of industries by some, "robber barons" by others.

Lockwood, NYSE treasurer and a director of Cornelius "the Commodore" Vanderbilt's New York Central and Hudson River Rail Road Co., Vanderbilt himself and Jay Gould, the railroad speculator who made Lyndhurst in Tarrytown his country home, were among the cutthroat, bold-faced names of the era, along with John D. Rockefeller, founder of Standard Oil Co., and J. Pierpont Morgan, head of the banking firm that ultimately became JPMorgan Chase & Co. But

they weren't the only ones.

The exhibit considers Jeremiah G. Hamilton, described as "the only Black millionaire in New York" in the decade before the Civil War. A ruthless entrepreneur who was also the victim of racism, Hamilton took on Wall Street's elite, earning him the nickname "the Prince of Darkness" and a \$2 million fortune (about \$58.7 million today).

In a man's world, three women stood out. Hetty Green's honest, disciplined approach to investing and lending – she was a proponent of value investing, "buy low, sell high" and financial literacy for women – enabled her to build on her family's whaling fortune and to help bail out New York City in the Panic of 1907, when the NYSE fell 50% from its peak of the previous year. Sisters Victoria Claffin Woodhull and Tennessee Claffin would overcome poverty and parental abuse to open the first woman-owned Wall Street firm, Woodhull, Claffin & Co., on Feb. 14, 1870, soon a hit with a heretofore untapped female market, everyone from Gilded Age matrons and matriarchs to businesswomen, actresses and even madams and high-priced prostitutes.

"These women were pioneers. They made their way on their own terms," said historian-author Sheri Caplan, adviser to the exhibit on the history of women in finance – a sector in which women and minorities have made strides but have not achieved parity in representation, leadership roles and compensation. In an age of excess, Green was frugal to the point of miserliness, her well-worn black garb helping to earn her the nickname the "Witch of Wall Street." Woodhull and Claffin – whose firm was backed by Vanderbilt, reportedly Claffin's lover – later published a newspaper, Woodhull & Claffin's Weekly, advocating for women's rights and free love.

Their individualism "led to success, but it also made them objects of ridicule in private and public," Caplan said.

A cartoon from the New York Evening Telegraph – dated Feb. 18, 1870, four days after Woodhull and Claffin opened their firm – depicts the sisters driving a team of bulls and bears with the faces of Vanderbilt and company as their carriage rolls over men and man-faced birds.

Another cartoon, circa 1886 and title "The Judge," shows Jay Gould sitting on a throne inside a stock ticker machine, introduced in 1867, as traders run amok, with a caption that quotes the speculator saying: "I never speculate."



August Kollner's drawing of Wall Street (1847) was lithographed by Deroy and published by Goupil & Co. of New York and Paris. Courtesy the New York Stock Exchange (NYSE).

**"This exhibit will examine the business and social dynamics that led to the emergence of a capitalist society in America... and consider the similarities and differences between the Gilded Age era and today."**

— Stacey Danielson, Curator

In the age of the anonymous internet, our satires on the haves and have-mores are "much more scathing," Danielson said.

A key difference between Wall Street then and now is that there are more vehicles for trading equities and more regulatory bodies, said Herzog, whose loans to the show range from photographs and newspaper illustrations to unissued bonds. Today, the NYSE is the largest stock exchange in the world, with a total market capitalization of \$37.1 trillion as of May and some 2,800 companies representing everything from blue chips to high growth ventures. Right behind the NYSE is the NASDAQ (the National Association of Securities Dealers Automated Quotations), founded in 1971, with a total market capitalization of \$29.9 billion. Approximately 3,890 companies trade on the electronic NASDAQ, with a heavy concentration of technology and growth businesses.

They're overseen by such organizations as the Securities and Exchange Commission (SEC), which came out of President Franklin D. Roosevelt's New Deal program in 1933, and the Financial Industry Regulatory Authority (FINRA), a self-regulatory organization (SRO) authorized by Congress and operating under the SEC.

They bring us full circle to that May day in 1792 when a group of concerned brokers sought to regulate their nascent industry to stave off a young nation's financial panic, and the stock exchange was born.

"Having good rules ensures the nation's progress," said Herzog, a Southport resident. And that in turn, he added, benefits its individuals.

## WIN Company Rex2 Deploys Digital Scanning Technology to Create Digital Twins of Physical Spaces in Buildings

In a significant stride for real estate innovation, the Business Council of Westchester's Westchester Innovation Network (WIN) recently facilitated a digital scan of a Simone Development Companies property by ReX2, a company at the forefront of digital-twin technology.

The scanning of One Executive Boulevard in North Yonkers, a medical office building newly acquired and renovated by Simone Development, served as a crucial test and demonstration of ReX2's capabilities. A scan of the building, known as a digital twin, allowed ReX2 to create videos that allow prospective tenants to have a 3D experience walking through the building's finished and unfinished spaces.

"The goal was originally to bring people into the space," said Mattie Wilkes, ReX2's founder. "Anybody on Simone's leasing team can guide people, whether over the phone or on Zoom, through the whole building."

Wilkes, 26, of Mount Kisco, established ReX2 just over three years ago, focusing on creating tailor made digital twins of physical spaces, differentiating itself significantly from standard virtual tours.

Unlike typical virtual walkthroughs that feature standard imagery, ReX2 uses LIDAR (Light Detection and Ranging) and infrared scanning. LIDAR devices emit laser light pulses to measure distances to objects and walls to create 3D models of any environment. This versatile technology can map terrain, assess hazards, and guide autonomous vehicles.

The digital twinning of a property allows architects to export measurements directly into CAD software for proposals, printing, and even generate floor plans for buildings where none exist.

The on-site scanning for One Executive Boulevard took approximately four days, followed by several weeks of

collaborative work with Simone Development's in-house leasing, construction, and property management teams for editing and information integration. Wilkes praised the experience of working with the Simone team, specifically commending director of leasing Jeremy Schwartz and vice-president of leasing Josh Gopan for their helpfulness and communication.

"We are very enthusiastic about supporting the WIN program by partnering with ReX2 to test their emerging real estate technology. The ReX2 team created an incredible 3D digital twin of our North Yonkers medical property at One Executive Blvd, which will be a phenomenal tool

for our leasing team," said Patricia Simone, Principal & President of Simone Management Group and a BCW board member. "This project truly embodies the mission of the BCW to connect businesses in our community so that they can support each other and grow the economy."

The match between ReX2 and Simone Development reflects the BCW WIN's mission to pair emerging innovators with established local companies to foster the latest ideas, drive research and discovery, and cultivate job growth in Westchester County.

"We are thrilled that WIN facilitated such an impactful match between ReX2 and Simone Development Companies," said BCW president and CEO Marsha Gordon. "Introducing cutting-edge technology to one of Westchester County's leading commercial real estate development companies exemplifies the WIN program's primary mission: to empower business leaders to embrace innovative solutions, ensuring they continue to thrive and drive economic growth in our region."



Mattie Wilkes, ReX2's founder, at Simone's One Executive Boulevard building in Yonkers

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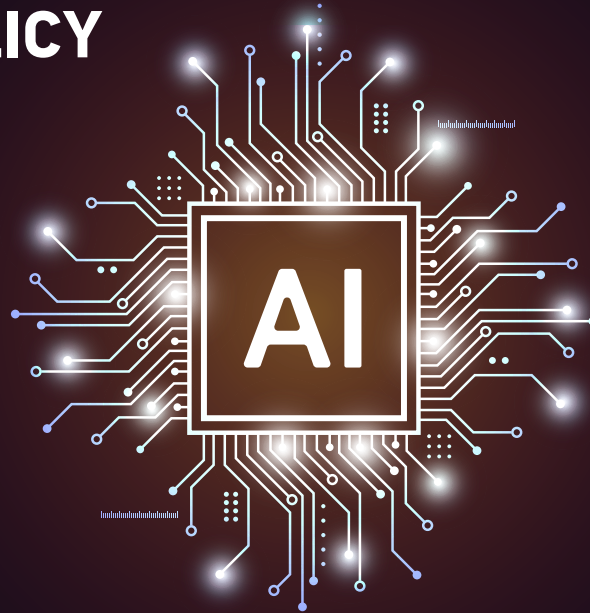
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**Chrystal P. Mauro**  
*Senior Counsel*  
IBM Consulting

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**James Brusseau**  
*PhD, Philosophy Professor*  
Pace University



**Amy B. Goldsmith**  
*Chair of Cybersecurity, Data Management & Privacy Practice*  
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**Hannah Hage**  
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The State University of New York and the AI Legal Institute at SUNY (ALIS)



**Keith Landa**  
*Director of the Teaching, Learning, and Technology Center*  
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**David Sachs**  
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# Eye on Small Business: Maison Brondeau, White Plains

BY JEREMY WAYNE / jwayne@westfairinc.com

Maison Brondeau marquee. Photograph by Mark Jessamy.



A Citroën 2v proclaims the French pedigree of Maison Brondeau, an elegant new wine shop in White Plains' financial district. Photograph by Tiffany Chin.



A fully restored Citroën 2cv — bought third-hand from a French baker in Rhode Island—greet you as you enter Maison Brondeau, the striking new wine store now open in the City Square Arcade Shops development on Main Street in White Plains. It's the first of many delightful surprises, most of them vinous, that await at this beautiful shop, owned and run by French-American Bronxville resident, Ben Brondeau.

**Ben, thanks for speaking with the Westfair Business Journal. You describe your gorgeous new wine store, Maison Brondeau, as “hospitality driven”: Can you explain?**

“For us at Maison Brondeau, a hospitality-driven wine store means we go beyond a classic, transactional based retail shop. Through our store's design and staff's approach, we aim to foster a warm, welcoming environment. We place an emphasis on educating customers about wine and spirits, whether it's through monthly ticketed educational sessions, weekly free tastings, or daily engagement with customers — from describing a bottle on the shelf to walking through varietal and regional differences with our automated pouring machines in-store.”

Ben Brondeau, founder and owner of Maison Brondeau. Photograph by Mark Jessamy.



**You've also referenced your “wine-loving culture” and family: Please tell us more.**

“I was born in Paris, France. My dad was raised in Bordeaux, and my mom caught the ‘wine bug’ at an early age. France is, of course, known for its wines, but my family in particular fully embraced the wine-loving aspect of the French culture. Whether I was smelling my parents' glasses of wine as a kid

trying to understand the nuances of different varietals or walking through vineyards in my grandparents' backyard in the Roussillon region of France, wine was always a part of my life.”

**And how did your career develop?**

“I went to Villanova University where I studied finance and marketing, worked in management consulting at Deloitte and then corporate finance at NBCUniversal for eight years. I wanted to pursue my dream of working in wine and felt inspired to open a wine store that breaks the traditional mold of a stuffy, unapproachable shop and is instead a place where you come to learn and feel welcome.”

**And why White Plains? Can you fill us in on what's happening at the City Square Arcade Shops?**

“I wanted to create a unique wine retail experience, so it was imperative I pick the right location... The Ginsburg Development Cos. has done an incredible job transforming a part of White Plains that was previously primarily commercial space into a unique retail shopping experience (City Square Arcade Shops). Located steps from the Metro-North Railroad, and in the center of several new luxury high-rise apartment buildings, the space offers a great location within a growing part of Westchester and gave me the chance to build Maison Brondeau from the ground up.”

Maison Brondeau marquee. Photograph by Mark Jessamy.

**Can you share any intel on how retail margins on wines work, and what do you expect to be the “bread and butter” of the business?**

“At the core of the business it's a volume play, given we want to be conservative with our pricing in order to stay competitive and offer wines to our customers at an approachable price point. We love to bring the lesser known, smaller, high-quality producers to our shelves, along with some more recognizable, national brands. Our team often taste tests wines ‘price blind,’ meaning we don't know what items cost when distributors sample products for us to purchase, to ensure prices don't skew our perception of the wine's quality.”

**What wines / regions / countries are you personally excited about right now? What do you find yourself drinking most often?**

“California is always a happy place for the team, especially since a trip to Napa served as inspiration for the store. We've also been very excited about the wines we've tasted from Portugal and have been encouraging customers to taste these wines they might not have picked up off the shelf themselves. Finally, a beautiful Rosé San Salvatore-Vetere from Southern Italy has been my go-to pick this summer.”

**Lastly, 65% of businesses fail in their first 10 years. Do you have a “secret” for making yours work in White Plains?**

“For us, there's no secret, just a genuine belief in our store's concept, a love for what we do and the people we serve.”

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Dining room at Belden Hotel and Mews.



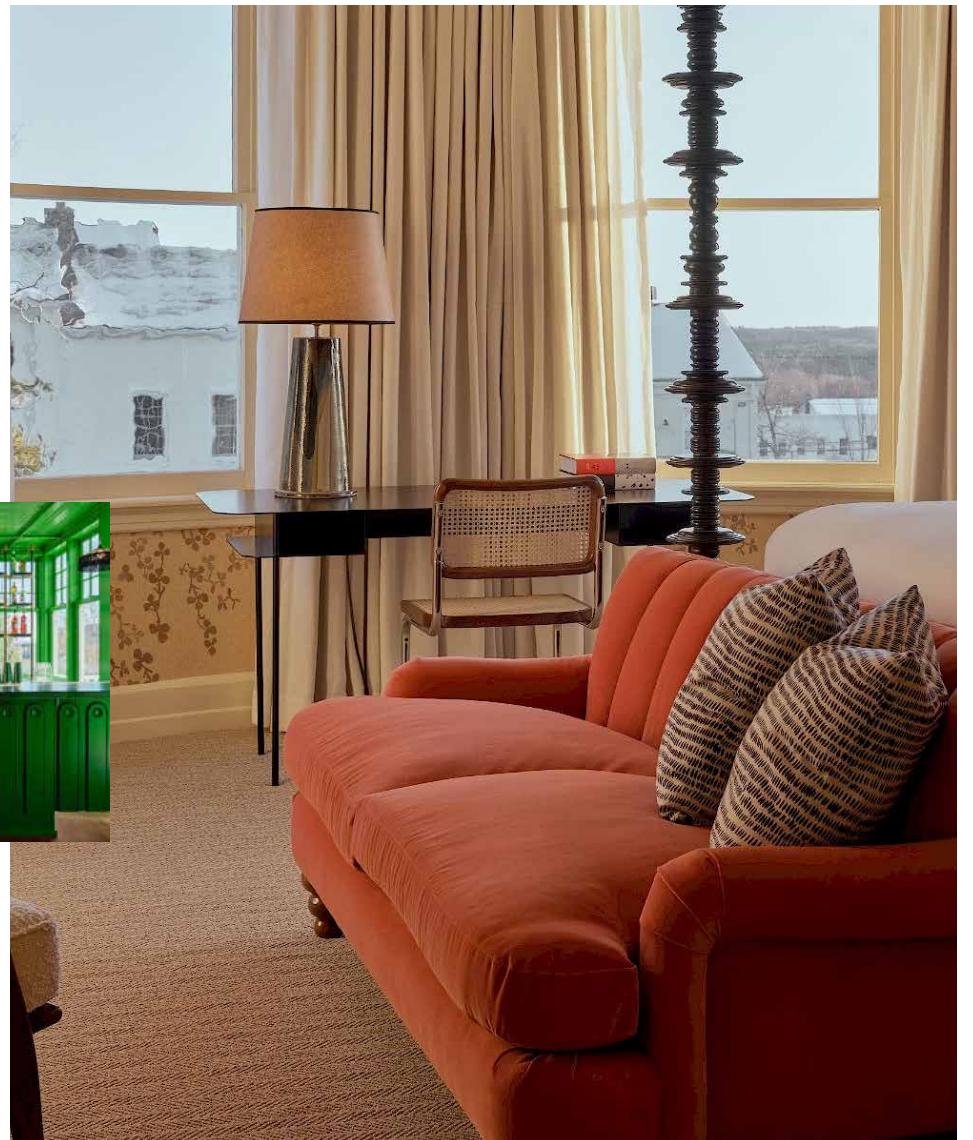
# BELDEN HOUSE AND MEWS



Pool at Belden Hotel and Mews



Bar at the Belden Hotel and Mews.



Guest suite at Belden House and Mews. Photographs courtesy the hotel except where noted.

## Travel Talk: Belden House and Mews, Litchfield, Connecticut

BY JEREMY WAYNE / jwayne@westfairinc.com

A fully restored Citroën 2cv — bought third-hand from a French baker in Rhode Island—greet you as you enter Maison Brondeau, the striking new wine store now open in the City Square Arcade Shops development on Main Street in White Plains. It's the first of many delightful surprises, most of them vinous, that await at this beautiful shop, owned and run by French-American Bronxville resident, Ben Brondeau.

Situated in the historic center of Litchfield, Connecticut — the landmarked town's first full-service high street hotel in more than a century — the restored, three-acre Belden estate has an 1888 Colonial Revival mansion with meticulously preserved period details at its core. With 31 guest rooms and suites — 10 in the main house and 21 in the Mews — Belden House also offers gracious period public rooms, including the house's original living room, dining room and library.

The Mews, a modernist three-wing structure, also houses a fully ADA (Americans with Disabilities Act) accessible room.

On a recent Friday night, I arrived

in time for a late supper, after which I was shown to my suite on the second floor of the main house by the night butler. Dominated by a magnificent carved four-poster bed, this elegant room comprised a sitting area, large desk, pantry with upscale edibles and one of those magical fireplaces that ignite at the touch of a button. A dressing room with a small terrace off it sealed its “luxury” credentials.

Touches like the radio set complete with antennas — remember those? — and fur rug-covered chairs in the dining room, along with its original tiled fireplace, give Belden House a retro feel, which, when paired with the Brooklyn-esque vibe, creates the unique atmosphere these experienced hoteliers are so good at framing.

The upholstery? Yes, it's pukka, meaning “swell,” in spite of those “karate chops” as a dear friend of mine describes the mandatory V-shape knocked into the top of heavy pillows, now an interior design fashion statement which no self-respecting decorator dares to ignore.

Step outside the house and pathways lead to the Bathhouse, Belden's wellness center, for massages and all

manner of treatments, and onwards to the 50-foot swimming pool and the lawn club for a game of croquet. The flower beds and borders are still a little sparse but a great deal of planting has already been done. Within a couple of seasons the backyard, if we can call it that, is going to be nicely mature, a riot of color in summer.

In the dining room, which is headed by executive chef Tyler Heckman, a Connecticut native, I waited so long for bread — admittedly ordered as an afterthought by yours truly once the appetizer had already been served — that I almost grew a beard in the interim. But boy oh boy was it worth the wait — two great hunks of soft, almost billowy sourdough focaccia underneath a thin sheet of crisp crust that shattered like glass on contact with the knife. Served with rich, cultured butter, this was an epochal, fantasmagorical piece of bread. Go to Belden House for that alone and the journey will have been worthwhile.

But, of course, it didn't stop with bread. Other dining room standouts — everything sourced with care from nearby farms and the New England coast — included an appetizer of fresh milk curd with peaches, fennel and pollen, which may sound like baby-food but was in fact a superb, very sophisticated and cohesive dish;

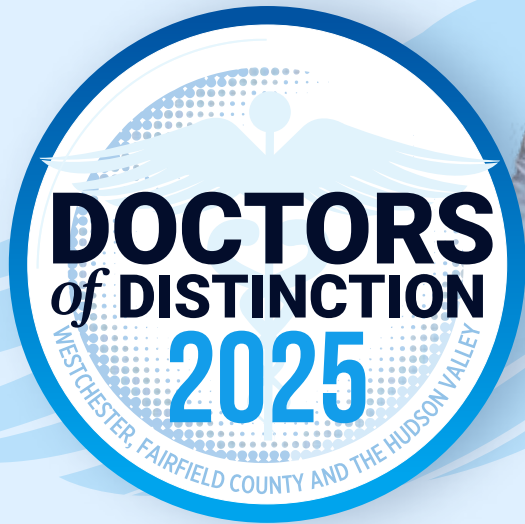
“At the end of the day, it's not the history or location, nor the luxury touches... but the ambiance of Belden and the people who work there which make it special.”

and a silky Lobster custard, with heirloom corn and basil. This was an original treatment for lobster, which, a treat though lobster is for most of us, many Nutmeggers I suspect may be growing weary of this far into the summer season.

Service, by the way, is excellent, although being asked three times by three separate staff members at breakfast whether I was enjoying my local Arethusa yogurt with flax-seed granola may just have been bordering on overkill.

But at the end of the day, it's not the history or location, nor the luxury touches — like the BMW at your disposal should you want to explore the region; the Frette linens and slippers; the radiant heated bathroom floors or the natural British Wildsmith bathroom products — but the ambiance of Belden and the people who work there which make it special.

So, a shout-out to Ian, only a few days into his portering job, but kind and helpful, always carrying my bags; to Elizabeth at the front desk, the smiling “face” of Belden; to Mark — aforementioned butler; patient Katrina in the dining room; manager Greg, and many others besides who all help make Belden the utterly-luvverly, cultured-butterfly place it is.



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# Hwang throws curveball at Fairfield first selectman decision

BY GARY LARKIN / glarkin@westfairinc.com

**FAIRFIELD – As Acting First Selectman Christine Vitale is about to announce a special meeting to appoint a permanent first selectman on Aug. 25, state Sen. Tony Hwang had his own related announcement on Tuesday, Aug. 19.**

The five-term Fairfield senator in the 28th District held a press conference Tuesday at Greenfield Hill Congregational Church to say he is going to petition for a special election as a Republican candidate to replace the late Bill Gerber, who died on July 15. He later told the Fairfield County Business Journal he would file the petition with the necessary 2,100 signatures – 5% of the town’s more than 42,000 registered voters by the Sept. 9 deadline.

The first step towards officially replacing Gerber begins with an Aug. 25 meeting of elected Democrats – a meeting that became necessary when sitting Republican Selectman Brenda Kupchick did not second a vote at a special Board of Selectman meeting earlier this month to elevate Vitale to permanent first selectman.

Acting First Selectman Christine Vitale, a Democrat, issued a statement to the Journal that read: “If I am selected on Monday, I will be honored to continue to serve the Town as First Select-

man. After that vote occurs, if residents want to support a petition for a special election, I will welcome the opportunity to once again earn their support.”

She went on to state the town charter and the names and titles of the Democrats who will vote Aug. 25.

“As defined by the Charter and state statute, the Democratic elected officials who will vote to fill the vacancy in the First Selectman position are: Christine Vitale (Selectman); Charlene Sabia-Lebo (Constable); Jay Wolk (Constable); Kevin Flynn (Constable); Ruth Smey (Constable); Jonathan Delgado (TPZ Alternate); Joseph Siebert (TPZ Alternate); Harold Zawadski (ZBA Alternate); Elise McKay (ZBA Alternate); and Matthew Waggner (Registrar of Voters).

The meeting will occur at 7:30 p.m. at the Education Center, 501 Kings Highway East, Room 295A/B, Fairfield. The meeting will be public, and all are welcome to attend. The agenda for the meeting includes:

- Call to order by temporary chair
- Roll call by temporary secretary
- Election of Permanent Chair
- Election of Permanent Secretary
- Nominations for First Selectman
- Vote to appoint First Selectman
- Acceptance of appointment office
- Adjournment

“I believe every one of us deserves a chance to choose a new leader. Give people the vote.”

— Sen. Tony Hwang



State Sen. Tony Hwang

In an interview following the press conference, Hwang shared his reasons for running for the seat via petition although he made it a point to acknowledge the loss of Gerber, who was elected to his only term in 2023 by 37 votes over Kupchick.

“I think the first thing that needs to be acknowledged is the sudden passing has been a jolt for all of us,” Hwang said. “We were the same age. It was a shocking loss. It’s important to acknowledge that.”

As for the timing of his call for a special election and running for the seat?

“One of the biggest parts of it is to be able to utilize my experience as a state senator and the work that I have done to be able to help our community and businesses,” he said. “Most people did not realize there always another pathway. State statute allows and affords a petitioning process.”

He is challenging the “special electorate” option to choose a new first selectman, as allowed under the town charter that is ironically going to be on the ballot this November.

“What is far more important: To give people the vote or have a special electorate decide the vote,” he asked.

He believes since the Board of Selectmen didn’t decide on a permanent replacement within 30 days of his death that the decision should now be up to all voters.

“Without that occurring, there will be a select electorate has the power to choose the first selectman,” he added. I believe every one of us deserves a chance to choose a new leader. Give people the vote.”

When asked if he thought Kupchick should be given the opportunity to run again for first selectman in a special election, Hwang deflected.

The succession plan is the first part. It is very important that when someone is running for selectperson the set of criteria is significantly different than the first selectman. The greater weight that is given to the weight of a first selectperson is far greater than a selectperson for where the town goes for the next two years.

“Could Ms. Kupchick have a legitimate claim or rationale?” he asked. “I can’t speak for her. I want to announce my candidacy. If that happens, I look forward to having that conversation.”

When asked if he would give up his senate seat if he is given the chance to run for first selectman, Hwang said that’s a decision he will make when and if the petition is approved and his name is on the ballot.

As for now, Hwang just wants to get enough signatures for a petition to force the special election, which could theoretically be set for the municipal general election on Nov. 4 depending on the town clerk decides.



Chief Michael Paris is sworn in by Acting First Selectman Christine Vitale, with Jamie Millington, Chair of the Fairfield Police Commission. Photo courtesy of Town of Fairfield

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Mastercard Westchester & Fairfield Board of Director  
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**Christina Dufour**  
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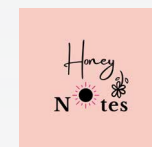
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# State DOT seeks Stamford Transportation Center redevelopment plans

BY GARY LARKIN / glarkin@westfairinc.com



The 11-acre Stewart B. McKinney Stamford Transportation Center. Photo courtesy of DOT

**STAMFORD** – The Connecticut Department of Transportation (CTDOT) has released a Request for Proposals seeking redevelopment proposals for the Stewart B. McKinney Stamford Transportation Center. This marks a major step in CTDOT's initiative to reimagine the STC as a modern, multi-modal transportation hub integrated with vibrant transit-oriented development.

The RFP for the Stamford Transportation Center redevelopment opened Thursday, Aug. 14. Interested development teams are invited to submit their proposals by Dec. 5, 2025. CTDOT plans to select up to two development teams and execute pre-development agreements by Feb. 27, 2026.

“Redeveloping the Stewart B. McKinney Stamford Transportation

Center is a once-in-a-generation opportunity to create a vibrant transit hub that meets Stamford's growth and the evolving needs of travelers,” said Connecticut Department of Transportation Commissioner Garrett Eucalitto. “By reimaging this property, we can deliver new housing, enhanced transit amenities, and commercial and retail spaces that will serve residents and visitors for decades to come.”

The 11-acre transportation center, currently serving over 5.5 million annual rail and bus passengers, is in need of comprehensive upgrades and reconfiguration to meet the demands of a growing population and future transit expansions, including anticipated service increases from Metro-North and Amtrak.

Key goals for the redevelopment

include replacing, relocating, and repurposing facilities within the station area to optimize long-term growth, incorporate pedestrian-friendly and ADA-compliant designs, and integrate smart parking and energy-efficient systems.

CTDOT seeks proposals that blend transit improvements with mixed-use development, with a minimum private development program of 440,000 gross square feet. Preferred transit-oriented developments include primarily multi-family residential buildings with retail or a diverse mix including commercial, office, hotel, or civic uses.

*Developers interested in responding to the RFP may review full details and submission requirements on the Connecticut Department of Administrative Services (DAS) CT-Source Bid Board (Project Solicitation Number STCTOD8.14.25) and contact CTDOT at DOT.TOD@ct.gov for further information.*

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# Golf Lounge 18 coming to RXR building in New Rochelle

BY PETER KATZ / pkatz@westfairinc.com

The indoor virtual golfing brand Golf Lounge 18 is due to open a new location early next year at RXR's One Clinton Park residential tower at 55 Clinton Place in New Rochelle. RXR says that Golf Lounge 18 has signed a lease for 7,700 square feet of space. RXR also says that Golf Lounge 18 expects to open at RXR's Atlantic Station building in Stamford this fall.

Golf Lounge 18 has reported having 10 locations in operation including in South Windsor, Orange, Fairfield and Danbury in Connecticut and at The Westchester in White Plains.

The bays at Golf Lounge 18 use video projectors to present images of whatever golf course and hole the player has selected. Computers running software create the images

the golfer sees based on data and images that have been preloaded. The system uses radar and optics to detect the movement of the golf club, its impact with the ball and the flight of the ball. After its impact with the screen at the front of the bay, the software calculates where the ball would have landed on the real course.

Players are shown a moving image of what the ball looks like in-flight as it traveled to its landing spot. Included among the household-name courses replicated by the software are: the PGA National Golf Club in Palm Beach Gardens, Florida; the Royal Portrush Golf Club in County Antrim, Northern Ireland; and, St. Andrews Links in St. Andrews, Fife, Scotland, the birthplace of golf.

One Clinton Park opened in 2022

and has 352 apartments. Adjacent is Two Clinton Park, which has 390 residential units. The buildings have 50,000 square feet of amenity and outdoor space across the shared complex.

According to Whitney Arcaro, chief revenue officer, residential at RXR, "With both One and Two Clinton in high demand and our Clinton Park Plaza hosting various community activations and events, bringing a concept like Golf Lounge 18 was a natural complement to the city's ongoing transformation. Their customer-first approach aligns with our commitment to resident experience and community-building, making them an ideal partner in creating a dynamic, inclusive destination."

Ajit Padda, CEO of Golf Lounge 18 said, "With its central location in downtown, our new venue at One Clinton Park is a perfect match for our mission: to grow the game of golf in a fun, engaging, and accessible environ-

**"Our new venue at One Clinton Park is a perfect match for our mission: to grow the game of golf in a fun, engaging, and accessible environment."**

— Ajit Padda, CEO, Golf Lounge 18

ment. We look forward to welcoming the New Rochelle and surrounding Westchester community to connect, socialize and enjoy a unique, high-tech golf experience."

In addition to offering a number of bays for indoor golfing, Golf Lounge 18 offers food and beverage service and promotes its facilities for holding birthday parties and other events.

New Rochelle's Development Commissioner Adam Salgado positioned the future opening of Golf Lounge 18 as being another major step forward in the revitalization of downtown New Rochelle.

"This move speaks directly to the city's growing appeal to innovative and experiential retailers," Salgado said. "This dynamic new entertainment venue will add even more energy and momentum to our evolving retail landscape, reaffirming New Rochelle's emergence as a destination for culture, lifestyle, and vibrancy, while serving as a beacon for other visionary concepts."

New Rochelle projects the demand for retail space in its downtown will have grown by 36% over the 10-year period from 2022 to 2032, from 394,500 square feet in 2022 to 536,960 square feet in 2032. It attributes part of that to the Vanguard Initiative, Tenant Improvement Fund, and other efforts to attract retailing and hospitality businesses to the downtown.

## BUSINESS

# Cloudbound playspace for children is coming to New Rochelle

BY PETER KATZ / pkatz@westfairinc.com

Cloudbound, which said it is launching its first two corporate locations this fall, has signed a lease for 19,197 square feet of space at Simone Development Companies' 80 Nardozzi Place property in New Rochelle. Cloudbound, which provides indoor playspace for children up to six years of age, also plans to open in Washington, D.C.

Cloudbound is a creation of Sky Zone, which is based in Provo, Utah, and owns, operates and franchises more than 265 entertainment centers in the U.S. It was founded in 2004 as Sky Zone Trampoline Park and boasts of having 800,000 members using its attractions.

"Today's parents are seeking developmentally rich experiences for their young kids, but often feel overwhelmed and underserved," according to Caitlin Shufelt, vice president of Cloudbound. "Cloudbound parks will answer the call - offering play spaces that support child development while giving parents a chance to bond, connect, and find community."

Cloudbound describes its playspaces as reimagining early childhood play with enriching experiences and "blending the wonder of a children's museum with the energy of a playground."

Cloudbound creates what it calls an imaginative setting above the clouds

that includes such features as soft spinning gyroscopic chairs and castles in the sky. Its facilities will offer a café, private nursing rooms, family restrooms, stroller parking, and a quiet room for overstimulated toddlers.

"We're thrilled to join the vibrant New Rochelle community, where so many families are putting down roots," Shufelt said. "With nearly a third of households raising children, it's clear there's a growing need for spaces that support both kids and their caregivers. Cloudbound was designed to fill that gap - not just as a place to play, but as a hub for connection, development, and everyday support. We're proud to bring our expert-backed environment to Westchester and look forward to becoming part of the fabric of family life here."

**"Cloudbound was designed not just as a place to play, but as a hub for connection, development, and everyday support."**

— Caitlin Shufelt

Simone Development said that Cloudbound was represented in the lease transaction by Alex Hedaya and Andrew Connolly of Newmark. Simone Development was represented by Karnit Mosberg of Royal Properties alongside Simone's in-house leasing and legal teams.

Cloudbound joins PXG Westchester and My Salon Suite at 80-110 Nardozzi Place as well as LA Fitness and Dello Russo Laser Vision at Simone Development's adjacent 70 Nardozzi Place.

Simone Development Companies has its headquarters at the Hutchinson Metro Center. It has a real estate portfolio totaling more than seven million square feet in Westchester, Orange and Fairfield Counties as well as the Bronx, Manhattan, Queens, Long Island, and New Jersey.

## WESTCHESTER

## COURT CASES

## U.S. Bankruptcy Court

## White Plains and Poughkeepsie

## Local business cases, Aug. 13 - 19

**Casual 21 USA Corp., Woodbridge, Asher Horowitz, CFO**, 25-35882-KYP: Chapter 11, assets \$0 - \$50,000, liabilities \$1 million - \$10 million. Attorney: Adrienne Woods.

**Laurels of Fallsburg LLC, South Fallsburg**, 25-35887-KYP: Involuntary Chapter 11. Petitioner: Israel Meir Farkash.

**MagicSoft Grp Inc., Monsey**, 25-35888-KYP: Involuntary Chapter 7. Petitioner: Aron Berlin.

**651 Lakes LLC, Monroe**, 25-35891-KYP: Involuntary Chapter 7. Petitioner: Israel Meir Farkash.

## U.S. District Court, White Plains

## Local business cases, Aug. 13 - 19

**Circus Fruits Wholesale Corp., Brooklyn v. Shefa Appetizing Inc., Congers, et al**, 25-cv-6776-NSR: Agricultural Commodities Act. Attorney: Craig A. Stokes.

**Arch Specialty Insurance Company, Jersey City vs. Lalo Drywall Inc., New Paltz**, 25-cv-6840-CS: Insurance. Attorney: Michael F. Hofman.

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

**District Council No. 9 Painting Industry funds, White Plains vs. Dame Contracting Inc., Mattituck, New York**, 25-cv-6862-KMK: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

**T.V. Seshan M.D., P.C., White Plains vs. Anthem Blue Cross Blue Shield, Indianapolis**, 25-cv-6864-PMH: U.S. Arbitration Act. Attorney: Debra A. Clifford.

## DEEDS

## Above \$1 million

**1035 Nautilus LLC**, Mamaroneck. Seller: Jason Dorf, New York. Property: 1035 Nautilus Lane, Mamaroneck. Amount: \$2.5 million. Filed July 22.

**12 Willow Lane LLC**, Scarsdale. Seller: Steven A. Novenstein, Scarsdale. Property: 12 Willow Lane, Scarsdale. Amount: \$7.5 million. Filed July 22.

**2 Collyer LLC**, Temple City, California. Seller: Nina Kimenker, White Plains. Property: 2 Collyer Place, White Plains. Amount: \$1 million. Filed July 24.

**71 Broadway LLC**, Bronx. Seller: St. Christophers Inc., New York. Property: 71 Broadway, Greenburgh. Amount: \$4.1 million. Filed July 25.

**71 Henry Avenue LLC**, Harrison. Seller: Robert J. Luiso. Property: 71 Henry Ave., Harrison. Amount: \$1.2 million. Filed July 22.

**BT 54 LLC**, Tarrytown. Seller: BDB 54 LLC, Tarrytown. Property: 54 N. Broadway, Greenburgh. Amount: \$1.4 million. Filed July 23.

**Centre At Purchase JV LLC**, New York. Seller: OCC Purchase LLC, New York. Property: 1-4 Manhattanville Road, Harrison. Amount: \$41.5 million. Filed July 24.

**Club Fit Briarcliff Real Estate LLC**, Briarcliff Manor. Seller: Briarcliff Racquet & Fitness Club Associates LLC, Briarcliff Manor. Property: 584 N. State Road, Ossining. Amount: \$19.8 million. Filed July 21.

**Club Fit JV Real Estate LLC**, Jefferson Valley. Seller: Jefferson Valley Racquet Club Inc., Jefferson Valley. Property: 600 Bank Road, Yorktown. Amount: \$12.8 million. Filed July 21.

**Crawford, Matthew E.**, Alamo, California. Seller: 251 Forest LLC, Rye. Property: 251 Forest Ave., Rye City. Amount: \$4.7 million. Filed July 22.

**Golden Bridge Hills Holding LLC**, Woodside. Seller: Heritage Hills Holdings LLC, Somers. Property: 1000 W. Hill Drive, Somers. Amount: \$2.1 million. Filed July 24.

**Grande Group LLC**, White Plains. Seller: Carole R. Zeller, White Plains. Property: 74 Carthage Road Scarsdale. Amount: \$2.2 million. Filed July 25.

**Hough, Taylor**, White Plains. Seller: 8 Smith Lane Corp., Yorktown Heights. Property: 8 Smith Lane, Somers. Amount: \$1.1 million. Filed July 24.

**Legacy Management & Realty LLC**, New City. Seller: Burling House Realty Corp., White Plains. Property: 29 Burling Lane, New Rochelle. Amount: \$1.1 million. Filed July 24.

**Liang, Yicheng**, Jersey City, New Jersey. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 18 Dewitt Drive, New Castle. Amount: \$1.6 million. Filed July 25.

**Nar, Kavita**, New York. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 12 Dewitt Drive, New Castle. Amount: \$1.5 million. Filed July 23.

**NDSNY 2025 LLC**, Fort Myers, Florida. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 6 Dewitt Drive, New Castle. Amount: \$1.6 million. Filed July 23.

**Ramon, Silvio M.**, Mahopac. Seller: Praxis Holding LLC, Beacon. Property: 17-19 Bank St., Peekskill. Amount: \$1.2 million. Filed July 23.

**Westchester County**, White Plains. Seller: Qwest Towers LLC, Bronx. Property: 1 MacQuesten Parkway, Mount Vernon. Amount: \$6.1 million. Filed July 25.

## Below \$1 million

**104 Palisade Realty Corp.**, Dobbs Ferry. Seller: Pamela F. Florin, Trumbull. Property: 110 Palisade St., Greenburgh. Amount: \$525,000. Filed July 25.

**128 Parkway Homes LLC**, Port Chester. Seller: Susan R. Perr, Yonkers. Property: 1 Landmark Square 607, Rye Town. Amount: \$280,000. Filed July 21.

**17 First Street LLC**, New Rochelle. Seller: Arora Harinder, Yonkers. Property: 17 First St., Yonkers. Amount: \$999,000. Filed July 21.

**AJ Maxwell LLC**, Yorktown Heights. Seller: Robert D. Ryan, Cross River. Property: 1786 Maxwell Court, Yorktown. Amount: \$501,000. Filed July 23.

**Alam, Mannaf**, New Rochelle. Seller: N. Home LLC, Pearl River. Property: 59 Park Hill Ave., Yonkers. Amount: \$899,000. Filed July 24.

**Aspenrise 2025 1 LLC**, Scarsdale. Seller: Michael Constantini, White Plains. Property: 312 Main St., White Plains. Amount: \$285,000. Filed July 23.

**Blue City Property Management LLC**, New York. Seller: Peter H. Neal, White Plains. Property: 10 Hampton Terrace, Greenburgh. Amount: \$390,000. Filed July 23.

**Club Fit JV Parking LLC**, Briarcliff Manor. Seller: Bali Properties Inc., Jefferson Valley. Property: Bank Road, Yorktown. Amount: \$900,000. Filed July 24.

**Illuminare Realty Inc.**, Yonkers. Seller: North White Oak Realty LLC, Scarsdale. Property: 74 White Oak St., New Rochelle. Amount: \$550,000. Filed July 22.

**Kajadi LLC**, Rye. Seller: Angie Herrera-Gomez, Miami, Florida. Property: 15 Central Ave., Rye Town. Amount: \$450,000. Filed July 24.

**Larosa, Anthony**, Yorktown Heights. Seller: Willmerc 2023 LLC, Mohegan Lake. Property: 1715 Jessica Court, Yorktown. Amount: \$940,000. Filed July 23.

**N44hh LLC**, Tuckahoe. Seller: Lorna A. McGregor, Mount Vernon. Property: 111 Seventh Ave., Mount Vernon. Amount: \$275,000. Filed July 22.

**Qwest Towers LLC**, Bronx. Seller: Qwest LLC, Bronx. Property: 7-11 MacQuesten Parkway, Mount Vernon. Amount: \$10. Filed July 25.

**Qwest Towers LLC**, Bronx. Seller: Qwest 33 LLC, Bronx. Property: 33 MacQuesten Parkway, Mount Vernon. Amount: \$10. Filed July 25.

**Saldana, Luis A. Y.**, Cornwall-on-Hudson. Seller: ALC Properties Inc., White Plains. Property: 40 Boltis St., Mount Kisco. Amount: \$825,000. Filed July 24.

**Serrano, Angel M.**, New York. Seller: 510 North Division Realty LLC, Peekskill. Property: 510 N. Division St., Peekskill. Amount: \$525,000. Filed July 22.

**Singh, Leeza**, Elmsford. Seller: Kosal LLC, Bronxville. Property: 215 Warren Ave., Greenburgh. Amount: \$917,000. Filed July 23.

**Tarnegol LLC**, Bronx. Seller: John C. Guttridge, White Plains. Property: 73 Wildey St., Greenburgh. Amount: \$915,000. Filed July 22.

**Theabdous LLC**, Scarsdale. Seller: Michigan E & A Holdings LLC, Bellmore. Property: 201 Healy Ave., Greenburgh. Amount: \$950,000. Filed July 25.

**US Bank Trust NA**, Houston, Texas. Seller: Anthony R. Tirone, White Plains. Property: 6 Hemlock Road, Lewisboro. Amount: \$360,000. Filed July 23.

**Valencia Amanda**, White Plains. Seller: Tomhawk Holdings LLC, Yorktown Heights. Property: 204 Sherman Ave., Mount Pleasant. Amount: \$970,000. Filed July 21.

## JUDGMENTS

**Addison, Cheyanne A.**, White Plains. \$5,523 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

**Alvarez, Samuel O.**, Yonkers. \$3,298 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

**Angela, Jeremic**, Yonkers. \$1,604 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Arnold, Tomias D.**, Mount Kisco. \$1,334 in favor of Westchester Community College, Valhalla. Filed June 23.

**Bonilla, Alver**, Yonkers. \$2,946 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

**Camaj, Christine**, North Salem. \$994 in favor of TD Bank USA NA, Brooklyn Park. Filed June 23.

**Casey, Briana**, Eastchester. \$4,362 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 25.

**Cave, Warren**, Hartsdale. \$2,935 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

**Chambers, Kimora A.**, Mount Vernon. \$12,168 in favor of Capital One NA, McLean, Virginia. Filed July 3.

**Chisolm, Sheryl**, Mount Vernon. \$977 in favor of TD Bank USA NA, Brooklyn Park. Filed June 23.

**Collins, Mark**, Mount Vernon. \$1,754 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 23.

**Costello, Julie C.**, Armonk. \$16,292 in favor of Capital One NA, Columbus, Ohio. Filed July 9.

**Cruz, Jocelyn**, Yonkers. \$4,035 in favor of Capital One NA, McLean, Virginia. Filed July 3.

**Danziger, Megan**, Mamaroneck. \$4,720 in favor of Synchrony Bank, Draper, Utah. Filed June 27.

**Danziger, Megan**, Mamaroneck. \$1,365 in favor of TD Bank USA NA, Brooklyn Park. Filed June 27.

**De Jesus N., Salazar,** Harrison. \$2,100 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**DeBerry, Michael C.,** White Plains. \$5,757 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 10.

**DiGiovanni, GERALYN,** Croton-on-Hudson. \$1,423 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 24.

**Dunnom, Herman,** Yonkers. \$4,703 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

**Fernandez, Margarita,** Yonkers. \$4,377 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

**Fields, Joseph S.,** Elmsford. \$3,469 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 9.

**Finney, Latasha S.,** Mount Vernon. \$1,350 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Fitzsimmons, Caleb,** Eastchester. \$1,410 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 25.

**Fleiz, Victor,** Yonkers. \$3,686 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

**Forgione, Rosanna,** Eastchester. \$23,986 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 23.

**Francisco, Ashley,** Yonkers. \$10,909 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 10.

**Gray, Shawn L.,** New Rochelle. \$40,367 in favor of American Express NA, Sandy, Utah. Filed July 3.

**Guzman, Andrea,** Tarrytown. \$16,444 in favor of Velocity Investments LLC, Wall, New Jersey. Filed June 23.

**Hay, Michael M,** Mount Vernon. \$5,685 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Healy, Brianna,** Yonkers. \$1,487 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Heckett, Jeffrey M.,** Mohegan Lake. \$13,911 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 25.

**Hiller, Zisha,** Yonkers. \$5,737 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 9.

**Jackson, Maria,** Mount Vernon. \$3,681 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 9.

**Koumai, Fessal,** Scarsdale. \$17,862 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 2.

**Lira, Odeyra H.,** Pleasantville. \$2,013 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Mantzaris, Gail S.,** Peekskill. \$6,957 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 23.

**Marrero, Ramon,** Yonkers. \$6,008 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 3.

**Marty, Noel,** Yonkers. \$4,742 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 2.

**Morelo, Dionisio,** Yonkers. \$1,629 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

**Moynihan, Donna M.,** Yonkers. \$12,301 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 9.

**Nieves, Lucille,** Yonkers. \$4,878 in favor of Bank of America NA, Charlotte, North Carolina. Filed July 10.

**Orellana, Mariela,** White Plains. \$4,264 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 9.

**Perez, Emely,** Montrose. \$1,363 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

**Pinto, Valeria,** White Plains. \$2,991 in favor of Westchester Community College, Valhalla. Filed June 23.

**Prince, Letika,** Yonkers. \$3,811 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Rios, Catherine A,** Yorktown Heights. \$10,250 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

**Roazzi, Kaitlyn,** Cortlandt Manor. \$2,251 in favor of Westchester Community College, Valhalla. Filed June 23.

**Rojas, Francina,** Yonkers. \$1,719 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Roush, Jane,** Peekskill. \$2,333 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 3.

**Santiago, Celina,** White Plains. \$2,901 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 27.

**Santiago, Jancys,** Mount Vernon. \$5,350 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

**Scalercio, Christian,** Harrison. \$13,260 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

**Song, Jaewon,** Scarsdale. \$6,107 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 25.

**Suarez, Angela,** Cortlandt Manor. \$4,440 in favor of Synchrony Bank, Draper, Utah. Filed June 23.

**Turner, Alicia R.,** Yonkers. \$1,305 in favor of Westchester Community College, Valhalla. Filed June 23.

**Valerio, Zolanny,** Yorktown Heights. \$12,995 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 24.

**Villano, Vincent,** Bronxville. \$14,327 in favor of Wells Fargo Bank NA, West Des Moines, Iowa. Filed June 24.

**Whyte, Kenisha A.,** Yonkers. \$3,778 in favor of Synchrony Bank, Draper, Utah. Filed June 23.

**YMK Fruit & Vegetable Corp.,** Flushing. \$103,772 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 25.

**Young, Rose,** White Plains. \$2,681 in favor of Synchrony Bank, Draper, Utah. Filed June 23.

## LIS PENDENS

**Amarasiri, Padmini,** as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$218,000 affecting property located at 12 Ferdinand Place, New Rochelle. Filed June 30.

**Badman, Lori,** as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 1 Fanny Circle, Yorktown. Filed July 1.

**Candrea, Cheryl,** as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$538,000 affecting property located at 126 Edgepark Road, Greenburgh. Filed June 27.

**Cason-Payano, Sdhari,** as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$534,000 affecting property located at 10 Briar Circle, New Rochelle. Filed June 27.

**Cavalry Spv I LLC,** as owner. Filed by Wilmington Savings Fund Society FSB-Trust. Action: Foreclosure of a mortgage in the principal amount of \$54,000 affecting property located at 9 Country Place, Unit 9, Mohegan Lake. Filed July 1.

**First Tennessee Bank NA,** as owner. Filed by National Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located at 114 Carpenter Ave., Mount Kisco. Filed June 26.

**Granberry, East of Fannie,** as owner. Filed by Avail 3 LLC -Adm. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 17 Armstrong Ave., Peekskill. Filed June 26.

**Greenpoint Mortgage Funding Inc.,** as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$725,000 affecting property located at 73 Harvard Road, Scarsdale. Filed June 26.

**Lane, Estate of Robert K.** as owner. Filed by Avail 3 LLC -Adm. Action: Foreclosure of a mortgage in the principal amount of \$675,000 affecting property located at 264 S. Columbus Ave., Mount Vernon. Filed June 26.

**Leahy, Theresa,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$152,000 affecting property located at 227 Lakeside Drive, South Salem. Filed June 25.

**Lorcross Enterprises Inc.,** as owner. Filed by PCSB Bank. Action: Foreclosure of a mortgage in the principal amount of \$2,000,000 affecting property located at 44-50 Fountain Place, New Rochelle. Filed June 24.

**Lovallo, Jennifer L.,** as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$454,000 affecting property located at 44 Halstead Ave., Port Chester. Filed June 27.

**Lvnv Funding LLC,** as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$120,000 affecting property located at 50 Coralyn Ave., White Plains. Filed June 26.

**Rojo, M. W.,** as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$706,000 affecting property located at 51 Edgewood Road, Hartsdale. Filed June 25.

**Tran, Pascale,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$389,000 affecting property located at 7 Possum Road, Ossining. Filed July 1.

## MECHANIC'S LIENS

**182 Mills Road LLC,** North Salem \$24,439 in favor of County Comfort Services LLC, Mahopac. Filed Aug. 14.

**540 WPR LLC,** Greenburgh \$5,359 in favor of A M E Inc. Filed Aug. 11.

**Montefiore HA Holdings LLC,** New Rochelle \$165,687 in favor of JDM Piping LLC, Kings Park. Filed Aug. 14.

**RFMCH Huguenot Property Owner II LLC,** New Rochelle \$465,574 in favor of KSW Mechanical LLC, Long Island. Filed Aug. 11.

**Roloff, Peter,** Mamaroneck \$9,500 in favor of Titicus Creek W & D Inc., Fairfield, Connecticut. Filed Aug. 11.

**Uno Crestwood LLC,** Yonkers \$23,144 in favor of Sunbelt Rentals Inc., Islip. Filed Aug. 13.

## NEW BUSINESSES

### Partnerships

**Kaafs Kitchen,** 80 Riverdale Ave., No. 9A, Yonkers 10701. c/o Aisha Mukiru and Isaac Adams. Filed July 31.

**Mobile Wash NY,** 18 Arden Place, Yonkers 10701. c/o Rubio Jeancaros and Issac Piguane. Filed July 17.

**The Autoshop,** 350 N. Bedford Road, Mount Kisco 10549. c/o Jonnathan Marciano Campoverde and Alden Jacob Birenkrant. Filed July 23.

### Sole Proprietorships

**Birthcake Productions,** 353 Hardscrabble Road, North Salem 10560. c/o Alexander Richard Lanza. Filed July 29.

**Ecto Entertainment,** 11 Birch Lane, Dobbs Ferry 10522. c/o Erika Totoro. Filed July 30.

**Ko Air Conditioning & Heating,** 77 Jervis Road, Yonkers 10705. c/o Kevin Oconnell. Filed July 28.

**Lovely Meadows Landscaping,** 150 Lake St., Apt. 2G, White Plains 10604. c/o Gabriel Sebastian Samuels. Filed July 31.

**Luminpath Planning,** 45 Hamilton Road, Scarsdale 10583. c/o Ling Yan. Filed July 23.

**MP Consulting,** 777 Westchester Ave., White Plains 10604. c/o Catherine Monee Plummer. Filed July 22.

**Mr. Ox,** 166 Fulton St., White Plains 10607. c/o Tawanda Robinson. Filed July 22.

**NFC Services I,** 135 Croton Ave. H2w, Ossining 10562. c/o Nathaniel Grier Fenton. Filed July 24.

**Pacific Value Exports,** 38 Scarsdale Ave., Scarsdale 10583. c/o Melinda Grace Cotton. Filed July 25.

**Pepe Overland,** 2601 Evergreen St., Yorktown Height 10598. c/o Salvatore Loong Pepe. Filed July 23.

**Photosq Photography,** 219 N. Seventh Ave., Mount Vernon 10550. c/o Christopher P. Soules. Filed July 28.

**Why Pay More Home Improvement,** 41 1/2 William St., Ossining 10562. c/o Todd Kevin Singleton. Filed July 21.

## HUDSON VALLEY

### BUILDING LOANS

### Above \$1 million

**Pack N' Store Fishkill LLC,** as owner. Lender: Hudson Valley Credit Union. Property: in East Fishkill. Amount: \$13.1 million. Filed July 2.

# Legal Records

## Below \$1 million

**5 Grand M'Cubed LLC Urban Green Foods**, as owner. Lender: Wallkill Valley Federal Savings & Loan Association. Property: in city of Poughkeepsie. Amount: \$337,000. Filed July 10.

**Arptile Developers LLC**, as owner. Lender: Loan Funder LLC Series 103190. Property: in Beekman. Amount: \$435,000. Filed July 28.

**Bostian, Joseph and Leslie Coons**, as owner. Lender: TEG Federal Credit Union. Property: in Red Hook. Amount: \$688,000. Filed July 3.

**Castillo, Sergio**, as owner. Lender: Walden Savings Bank. Property: in LaGrange. Amount: \$435,000. Filed Aug. 1.

**Cherry, Dammand and Rosemarie Cherry**, as owner. Lender: Bank of Greene County. Property: in Rhinebeck. Amount: \$38,000. Filed July 11.

**Clarke Samuel Thomas Rhoads and Wilson Ashleigh**, as owner. Lender: Homestead Funding Corp. Property: in Clinton. Amount: \$973,000. Filed July 1.

**EM Building LLC**, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in Pine Plains. Amount: \$750,000. Filed July 3.

**McDonald, Elizabeth**, as owner. Lender: Guaranteed Rate Inc. Property: in Rhinebeck. Amount: \$353,000. Filed July 24.

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

**Palombo, Francesca M.**, as owner. Lender: Wallkill Valley Federal Savings & Loan Association. Property: in town of Poughkeepsie. Amount: \$300,000. Filed July 17.

## DEEDS

## Above \$1 million

**6 Stetner Street LLC**, Spring Valley. Seller: Alan Dyckman, et al, Spring Valley. Property: 6 Stetner St., Spring Valley. Amount: \$1.3 million. Filed July 16.

**Berkovic, Chaim**, Spring Valley. Seller: 11 Canterbury D&D LLC, Suffern. Property: 11 Canterbury Lane, Montebello. Amount: \$2 million. Filed July 17.

**Carlton Road Owner LLC**, New York. Seller: Carlton Farms Corp., Monsey. Property: 109 College Road, Suffern. Amount: \$9 million. Filed July 16.

**Chelsea Retreat LLC**, Poughkeepsie. Seller: Chelsea Farms LLC, Beacon. Property: in Wappinger. Amount: \$1.6 million. Filed June 30.

**Fruchter, Schlome and Devorah Fruchter**, Spring Valley. Seller: Chestnut Ridge Five LLC, Middletown. Property: 21 Coleman Court, Chestnut Ridge. Amount: \$1.3 million. Filed July 16.

**Intercounty Enterprises LLC**, Montvale, New Jersey. Seller: 310 Real Properties LLC, Sloatsburg. Property: 40 Orange Turnpike, Sloatsburg. Amount: \$1 million. Filed July 15.

**Levy, Moshe and Brucha Levy**, Monsey. Seller: 4 Terrace LLC, Monsey. Property: 4 Terrace Court, Chestnut Ridge. Amount: \$1.2 million. Filed July 14.

**Lynches 3 LLC**, Stony Point. Seller: FDV Realty Company Inc., Livingston Manor. Property: 50 S. Route 9W, Stony Point. Amount: \$1.5 million. Filed July 16.

**Weisz, Joseph and Bella Weisz**, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 23 Hybrid Road, Monsey. Amount: \$1.3 million. Filed July 15.

**Westside Park LLC**, Monsey. Seller: Multi Pascack Parcels LLC, Brooklyn. Property: 581 and 585 Pascack Road, South Chestnut Ridge. Amount: \$2.9 million. Filed July 15.

**Zelik, Alexander**, Monsey. Seller: MH Capital LLC, Los Angeles, California. Property: 7 Macintosh Lane, Monsey. Amount: \$1.1 million. Filed July 14.

## Below \$1 million

**109 111 N. Cross Road LLC**, LaGrangeville. Seller: Country Club Kennels LLC, LaGrangeville. Property: 109-111 N. Cross Road, La Grange. Amount: \$765,000. Filed June 27.

**13 Ren LLC**, New City. Seller: Philip, Mathew and Anni M, Spring Valley. Property: 13 Rensselaer Drive, New Hempstead. Amount: \$800,000. Filed July 16.

**133 Fairview LLC**, Spring Valley. Seller: Jules C. Jean, et al, Spring Valley. Property: 133 Fairview Ave., Spring Valley. Amount: \$999,500. Filed July 16.

**236 Manchester LLC**, Manalapan, New Jersey. Seller: 34 Woodland LLC, Hewlett. Property: 236 Manchester Road, town of Poughkeepsie. Amount: \$150,000. Filed June 30.

**28 Mirror Lake LLC**, Spring Valley. Seller: Jennifer M. Jackman, et al, White Plains. Property: 28 Mirror Lake Road, Spring Valley. Amount: \$645,000. Filed July 16.

**3 Ehret LLC**, Monsey. Seller: Eduardo T. and Mila N.G. Mendoza, Brooklyn. Property: 3 Ehret Drive, Chestnut Ridge. Amount: \$975,000. Filed July 15.

**30 Greenbush Road South LLC**, Clifton, New Jersey. Seller: Pietro Graziano, et al, Hamburg, New Jersey. Property: 30 Greenbush Road, Orangeburg. Amount: \$722,500. Filed July 14.

**31 Lawrence LLC**, Spring Valley. Seller: Lake Salisbury LLC, Brooklyn. Property: 31 Lawrence St., Spring Valley. Amount: \$153,266. Filed July 15.

**406 Buena Vista LLC**, Suffern. Seller: David M. Sugar, New City. Property: 406 Buena Vista Road, New City. Amount: \$510,000. Filed July 16.

**48 New Main Street LLC**, West Nyack. Seller: 48 New Main Street Realty Corp., et al, Haverstraw. Property: 48 New Main St., Haverstraw. Amount: \$500,000. Filed July 16.

**6 Van Dyke LLC**, Spring Valley. Seller: Estate of Virginia Delaney, Parlin, New Jersey. Property: 6 Van Dyke Ave., Airmont. Amount: \$580,500. Filed July 16.

**63 Clove Holdings LLC**, Brooklyn. Seller: 14 Elm New York LLC, Brooklyn. Property: 63 Clove Ave., Haverstraw. Amount: \$463,000. Filed July 14.

**95 Catharine LLC**, Monsey. Seller: Gabriel Kahana Trust, Monsey. Property: 95 Catharine St., city of Poughkeepsie. Amount: \$345,000. Filed June 25.

**Bayside Home Solutions LLC**, Fresh Meadows. Seller: Rivers and Streams LLC, Monroe. Property: in town of Poughkeepsie. Amount: \$395,000. Filed June 26.

**BSD Shefa LLC**, Brooklyn. Seller: Marton Friedman, Monroe. Property: 1 Prime Lane, Monsey. Amount: \$995,000. Filed July 16.

**Cotins, Arthur James**, Pawling. Seller: Armazen LLC, Bedford Hills. Property: in Pawling. Amount: \$150,000. Filed June 25.

**Culinary Visions 1094 LLC**, Germantown. Seller: Upstate Down Properties LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$500,000. Filed June 27.

**Devansh LLC**, Stony Point. Seller: Joseph Cazzolla, Stony Point. Property: 79 Washburns Lane, Stony Point. Amount: \$490,000. Filed July 14.

**Gelbman, David and Rifky Gelbman**, Monsey. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$965,000. Filed July 16.

**Goodwin, Steven**, Brooklyn. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$474,500. Filed June 26.

**Mirror Estates LLC**, Spring Valley. Seller: 28 Mirror Lake LLC, Spring Valley. Property: 28 Mirror Lake Road, Spring Valley. Amount: \$999,950. Filed July 16.

**Next Phase Properties LLC**, Montvale, New Jersey. Seller: Ralph Puglielle, et al, Nyack. Property: 85 First Ave., Nyack. Amount: \$339,000. Filed July 17.

**North Clinton Street LLC**, Poughkeepsie. Seller: Theotis Dickerson, Highland. Property: 83 N. Clinton St., city of Poughkeepsie. Amount: \$350,000. Filed June 26.

**Palma, John**, Plymouth, Massachusetts. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$562,500. Filed June 25.

**Reich, Pincus J. and Rebecca Reich**, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$575,000. Filed July 15.

**SGB Realty Group LLC**, Monroe. Seller: Velocity House Buyers LLC, Monroe. Property: 21 Janet Place, Stony Point. Amount: \$220,000. Filed July 16.

**Silberstein, Kalman**, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 49 Meron Road, Monsey. Amount: \$950,000. Filed July 15.

**Tauber, Yehoshua and Miriam Tauber**, Monsey. Seller: Simcha Homes LLC, Monsey. Property: 198 Maple Ave., Monsey. Amount: \$935,000. Filed July 17.

**Velocity House Buyers LLC**, Monroe. Seller: Luanne Duncan and Harold Hoyt III, Stony Point. Property: 21 Janet Place, Stony Point. Amount: \$130,722. Filed July 16.

## JUDGMENTS

**Artis, Darryl**, Newburgh. \$9,002 in favor of Midland Credit Management Inc., San Diego, California. Filed July 17.

**Baez, Felix Jr.**, Newburgh. \$14,890 in favor of Credit Acceptance Corp, Southfield, Michigan. Filed July 22.

**Barrow, Melissa**, Middletown. \$3,820 in favor of Midland Credit Management Inc., San Diego, California. Filed July 22.

**Bianco, Danielle M.**, New Windsor. \$1,834 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 16.

**Castro, Edris**, Highland Mills. \$17,371 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 15.

**Cleary, Patrick C.**, Middletown. \$7,751 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

**Cruz, Auxiliadora S.**, Harriman. \$5,380 in favor of Capital One, Glen Allen, Virginia. Filed July 18.

**Cruz, Evelyn**, Middletown. \$2,861 in favor of Midland Credit Management Inc., San Diego, California. Filed July 17.

**Cruz, Martin**, Newburgh. \$5,209 in favor of Midland Credit Management Inc., San Diego, California. Filed July 15.

**Cruz, Reyna M.**, Chester. \$7,109 in favor of Bank of America, Charlotte, North Carolina. Filed July 17.

**Decker, Nicholas**, Port Jervis. \$2,240 in favor of Affordable Auto Sales of PJ LLC. Filed July 22.

**Delgado, Deborah**, Montgomery. \$4,935 in favor of Synchrony Bank, Draper, Utah. Filed July 17.

**Diaz, Melissa**, Middletown. \$5,568 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 15.

**Farrell, Kevin P.**, Montgomery. \$4,708 in favor of Capital One, Glen Allen, Virginia. Filed July 17.

**Felter, Xena**, Newburgh. \$4,060 in favor of Synchrony Bank, Draper, Utah. Filed July 17.

**Fence Out of Florida LLC, et al**, Kissimmee, Florida. \$49,381 in favor of Simply Funding LLC, Chester. Filed July 21.

**Gabriel, Thomas**, Washingtonville. \$1,858 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 15.

**Gillespie, Shawn A.**, Montgomery. \$16,434 in favor of Bank of America, Charlotte, North Carolina. Filed July 15.

**Hemingway, Natalie**, Middletown. \$6,000 in favor of Hudson Valley Federal Credit Union, Kingston. Filed July 15.

**Hernandez, Jose**, Warwick. \$1,841 in favor of Midland Credit Management Inc., San Diego, California. Filed July 21.

**Horowitz, Chanie**, Monroe. \$3,150,225 in favor of Klein Capital Group LLC, Monroe. Filed July 15.

**Horton, Jermeala**, Middletown. \$1,269 in favor of Midland Credit Management Inc., San Diego, California. Filed July 22.

**Hyppolite, Sophonie**, Middletown. \$1,558 in favor of Park Hill Housing LLC, Middletown. Filed July 22.

**In Style Staging LLC, et al**, Dallas, Texas. \$136,470 in favor of Simply Funding LLC, Chester. Filed July 21.

**Johnson, Larry D.**, Blooming Grove. \$4,002 in favor of Midland Credit Management Inc., San Diego, California. Filed July 17.

**Johnson, Terrence**, Middletown. \$4,259 in favor of Synchrony Bank, Draper, Utah. Filed July 17.

**Juncaj, Susanne**, Port Jervis. \$6,926 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 15.

**Leibovitz, Libby**, Monroe. \$46,230 in favor of American Express National Bank, Sandy, Utah. Filed July 21.

**Lopez, Brittney L.**, Walden. \$14,082 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 15.

**Lopez, Stephanie**, Walden. \$5,922 in favor of Synchrony Bank, Draper, Utah. Filed July 15.

**Lopez, Yovanny**, Warwick. \$1,308 in favor of Midland Credit Management Inc., San Diego, California. Filed July 15.

**May, Staci J.**, Port Jervis. \$4,617 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

**Maybeck, Ryan**, Warwick. \$8,564 in favor of Discover Bank, Columbus, Ohio. Filed July 17.

**Maza, Machacon Nerys J.**, Newburgh. \$3,705 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

**McCormick, Eugene**, Greenwood Lake. \$4,967 in favor of Midland Credit Management Inc., San Diego, California. Filed July 22.

**Monestime, Francois**, New Windsor. \$6,134 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed July 16.

**Monestime, Hudson**, New Windsor. \$3,881 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 17.

**Morales, Blanca**, Newburgh. \$2,004 in favor of Citibank, Sioux Falls, South Dakota. Filed July 21.

**Morrissey, Dennis**, Middletown. \$8,696 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

**Norfleet, Shadasha**, Middletown. \$4,064 in favor of Velocity Investments LLC, Wall, New Jersey. Filed July 16.

**Ostrander, David**, Salisbury Mills. \$2,226 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 18.

**Picchiarello, Jennifer J.**, Washingtonville. \$19,726 in favor of Bank of America, Charlotte, North Carolina. Filed July 15.

**Predmore, Corinna**, Middletown. \$4,811 in favor of Mill Street Housing LLC, Monroe. Filed July 23.

**Reyes, Raul**, Middletown. \$4,929 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

**Rodriguez, Mario**, Newburgh. \$2,939 in favor of Midland Credit Management Inc., San Diego, California. Filed July 17.

**Romero, Isaiah**, Maybrook. \$3,348 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 16.

**Rotundo, Cassandra**, Middletown. \$2,986 in favor of Citibank, Sioux Falls, South Dakota. Filed July 17.

**Rowe, Sherry A.**, Washingtonville. \$13,024 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed July 21.

**Rumsey, Christian J.**, Middletown. \$455 in favor of Discover Bank, New Albany, Ohio. Filed July 22.

**Salazar, Carlos E.**, Harriman. \$5,337 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 15.

**Salazar, Carlos E.**, Harriman. \$6,620 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed July 21.

**Santiago, Rosa T.**, Highland Mills. \$4,725 in favor of Capital One, McLean, Virginia. Filed July 18.

**Schwartz, Joseph**, Monroe. \$129,050 in favor of American Express National Bank, Sandy, Utah. Filed July 22.

**Soldano, Michael A.**, New Windsor. \$5,962 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 15.

**Streeter, Shomari**, Middletown. \$1,301 in favor of Midland Credit Management Inc., San Diego, California. Filed July 17.

**Sweeney Taud LLC**, Chicago, Illinois. \$51,928 in favor of Simply Funding LLC, Chester. Filed July 21.

**Tribushniy, Konstantin S.**, Monroe. \$9,101 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed July 17.

**Umeroski, Jelian**, Highland Falls. \$3,074 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 15.

**Vandunk, Elba I.**, Monroe. \$8,656 in favor of Bank of America, Charlotte, North Carolina. Filed July 17.

**Waldman, Israel**, Monroe. \$9,917 in favor of Bank of America, Charlotte, North Carolina. Filed July 15.

## MECHANIC'S LIENS

**11 Canterbury D&D LLC**, as owner. \$29,495 in favor of YSG Electric. Property: 11 Canterbury Lane, Montebello. Filed May 13.

**11 Canterbury D&D LLC**, as owner. \$7,840 in favor of Well Done Insulation Corp. Property: 11 Canterbury Lane, Suffern. Filed May 16.

**1581 Holding New York LLC, et al**, as owner. \$7,800 in favor of CV Plumbing Heating & Air Conditioning LLC. Property: 1581 US 202, Ramapo. Filed June 5.

**Admirals Cove Holdings LLC**, as owner. \$372,612 in favor of Blue Line Drywall & Builders Inc. Property: in Haverstraw. Filed May 30.

**Martin, Kaliroe T. and Jerry Webster**, as owner. \$3,156 in favor of Dalmatia Designs Inc. Property: 58 Cinder Road, Stony Point. Filed May 22.

**Pacesetter 202 LLC, et al**, as owner. \$5,000 in favor of CV Plumbing Heating & Air Conditioning LLC. Property: 1581 US 202, Ramapo. Filed June 5.

**Parkside Harbors Apartments LLC**, as owner. \$50,043 in favor of Imperial Floors LLC. Property: 1100 Admirals Cove Blvd., Haverstraw. Filed May 1.

**Quality Partners LLC**, as owner. \$9,632 in favor of AAA Equipment Rentals. Property: 2 Snowdrop Drive, New City. Filed May 20.

**Sheehan, James and Florida Veras**, as owner. \$39,843 in favor of Apex Contracting & Remodeling Solutions Inc. Property: 10-20 Dunnigan Drive, Suffern. Filed May 8.

**Sheehan, James and Veras, Florida**, as owner. \$28,025 in favor of Apex Contracting & Remodeling Solutions Inc. Property: 16 Fillmore Drive, Stony Point. Filed May 12.

**Stef Two Realty LLC**, as owner. \$89,293 in favor of R Acevedo Contracting Inc. Property: 2100 Pound Point Drive, Haverstraw. Filed May 5.

**Stef Two Realty LLC**, as owner. \$98,870 in favor of APA Parent LLC. Property: 10-20 Dunnigan Drive, Suffern. Filed June 2.

**Vera, Luis and Jannio V. Cardozo**, as owner. \$7,595 in favor of Aircor Mechanical LLC. Property: 59 Grant St., Sloatsburg. Filed May 16.

**Walsh, Helena**, as owner. \$69,100 in favor of Walsh Contracting. Property: in New City. Filed June 5.

**Weisz, Shaye and Nechama Weisz**, as owner. \$36,090 in favor of Suncat Excavators Inc. Property: 2 Smolley Drive, Ramapo. Filed May 22.

## NEW BUSINESSES

### Partnerships

**Regan Cleaning Service**, 433 Rye Hilol Road, Monroe 10950. c/o Cecilia Regan and Tyler James Regan. Filed July 14.

### Sole Proprietorships

**Angelic Travel Moments**, 136 Kirbytown Road, Middletown 10940. c/o Martin Latasha. Filed July 14.

**Brothers Construction**, 41 Brookside Road, Monroe 10950. c/o Felipe Dejesus Martinez Espinoza. Filed July 16.

**By Hails**, 1607 NY300, Newburgh 12550. c/o Hailey Michele Messina. Filed July 15.

**Chris DiMarco Emergency Vehicle Install & Design**, 10 First St., Warwick 10990. c/o Christopher Joseph DiMarco. Filed July 15.

**Clarity Designs**, 1225 State Route 17K, Montgomery 12549. c/o Andreas Rosanne. Filed July 11.

**Green Forever & Cleaning**, 392 Pulaski Hwy. Apt. 1, Goshen 10924. c/o Heleodora Chavez Calixto. Filed July 14.

**Heart & Confetti Co.**, 20 Bruce Lane, Rock Tavern 12575. c/o Renae Sue Comulada Vonderheide. Filed July 11.

**K Leigh Beauty**, 103 Executive Drive, Suite 102, Room 9, New Windsor 12553. c/o Katie Leigh Hughes. Filed July 14.

**Lirys Farm**, No. 2, Hartwood Club Road, Sparrowbush 12780. c/o Idris Olawale Bello Adisa. Filed July 16.

**Mirrorcore2**, 66 Maples Road, Middletown 10940. c/o Joshua Scott Wilson. Filed July 14.

**Sabri Eats**, 18 St., Middletown 10940. c/o Sabrina C. Mills. Filed July 11.

**San Cai Acupuncture Co.**, 71 E. Main St., First floor, Middletown 10940. c/o Yanying Huang. Filed July 11.

**US Mobile Master Clean**, 51 Center Hill Road, Monroe 10950. c/o Thomas Yvens. Filed July 15.

**Wei Co**, 14 Crescent Place, Middletown 10940. c/o Hangwei Liu. Filed July 15.

## BUILDING PERMITS

### Commercial

**Bernier Rodriguez Properties LLC**, Norwalk, contractor for Bernier Rodriguez Properties LLC. Perform replacement alterations at 5 Merritt Place, Norwalk. Estimated cost: \$100,000. Filed June 6.

**Clock Tower LLC**, Norwalk, contractor for Clock Tower LLC. Perform replacement alterations at 84 Wall St., Norwalk. Estimated cost: \$25,000. Filed June 6.

**Franchise Contractors LLC**, Norwalk, contractor for Marina Pena. Construct new two-story single-family residence at 18 Sasqua Road, Norwalk. Estimated cost: \$100,000. Filed June 6.

**M. Dimeo Construction LLC**, Norwalk, contractor for Anne U. Lantz. Remove front porch walls and floor at 12 Seaside Place, Norwalk. Estimated cost: \$160,000. Filed June 10.

**Master Carpentry LLC**, Norwalk, contractor for Nicole Lee. Finish existing basement at 144 Scribner Ave., Norwalk. Estimated cost: \$55,000. Filed June 9.

**Papadopoulos, Konstantinos**, Norwalk, contractor for Paul Theodoridis. Remove existing roof and reroof 55 Wall St., Norwalk. Estimated cost: \$50,000. Filed June 5.

**Petros and Anna LLC**, Norwalk, contractor for Petros and Anna LLC. Perform replacement alterations at 72 Taylor Ave., Norwalk. Estimated cost: \$1,000. Filed June 3.

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

### Residential

**25 & 27 Bouton LLC**, Norwalk, contractor for 25 & 27 Bouton LLC. Construct superstructure for 2.5 story, three-unit multifamily residence at 27 Bouton St., Norwalk. Estimated cost: \$700,500. Filed June 2.

**Advanced Window Systems LLC**, Norwalk, contractor for Lori A. Diaz. Remove existing and reroof 17 Hollow Tree Road, Norwalk. Estimated cost: \$37,488. Filed June 2.

**Balne, Sean W. and Maria L. Balne**, Norwalk, contractor for Sean W. and Maria L. Balne. Construct addition to second floor of single-family residence at 4 Aviation Court, Norwalk. Estimated cost: \$125,000. Filed June 3.

**Benoit, Lisa and David Benoit**, Norwalk, contractor for Lisa and David Benoit. Renovate two existing bathrooms at 37 Grey Hollow Road, Norwalk. Estimated cost: \$40,000. Filed June 2.

**C and C Roofing LLC**, Norwalk, contractor for Cynthia Jean-Pierre. Remove existing roof and reroof 22 Lufberry Ave., Norwalk. Estimated cost: \$7,200. Filed June 4.

**Chestnut III, John Joseph**, Norwalk, contractor for John Joseph Chestnut III. Repair existing front porch at 47 E. Rocks Road, Norwalk. Estimated cost: \$15,000. Filed June 3.

**Elite Construction Solutions LLC**, Norwalk, contractor for Anibal and Maria G. Montoya. Remove existing roof and replace asphalt roof at 143 Bouton St., Norwalk. Estimated cost: \$11,640. Filed June 4.

**Imagineers LLC**, Norwalk, contractor for Danquah Nathan Opoku. Repair water damage at 97 Richards Ave., No. F13, Norwalk. Estimated cost: \$16,939. Filed June 5.

**Lalvay Home Improvement LLC**, Norwalk, contractor for Kevin M. and Sarah L. Callahan. Remove existing roof and reroof 15 Westmere Ave., Norwalk. Estimated cost: \$11,680. Filed June 4.

**McKenna, Gregory**, Norwalk, contractor for Michael Laub Company LLC. Remove existing roof and reroof 8 Haviland St., Norwalk. Estimated cost: \$22,500. Filed June 2.

**McKenna, Gregory**, Norwalk, contractor for Michael Laub Company LLC. Remove existing roof and reroof 10 Haviland St., Norwalk. Estimated cost: \$22,500. Filed June 2.

**Melucci, Matthew and Elizabeth Melucci**, Norwalk, contractor for Matthew and Elizabeth Melucci. Convert existing detached structure to ADU and add propane tank at 128 Perry Ave., Norwalk. Estimated cost: \$50,000. Filed June 3.

**Pagano Building Consultants LLC**, Norwalk, contractor for David Charles and Lauren Zujkowski. Renovate existing attic at 7 Westmere Ave., Norwalk. Estimated cost: \$205,000. Filed June 3.

**Payano, Dynahlee and Michelle Maria Payano**, Norwalk, contractor for Dynahlee and Michelle Maria Payano. Construct superstructure for rebuilt single-family residence at 3 Lookout Road, Norwalk. Estimated cost: \$615,000. Filed June 3.

**Sambrico LLC**, Norwalk, contractor for Jason Skoolingsberg. Strip current siding and install new vinyl siding at 39 Clinton Ave., Norwalk. Estimated cost: \$73,494. Filed June 4.

**Sunrun Installation Services Inc.**, Norwalk, contractor for Marisa and Marte Jose Bernier. Install roof-mounted solar panels at 13 Mystic Lane, Norwalk. Estimated cost: \$23,085. Filed June 4.

**The Roof Girl LLC**, Norwalk, contractor for Lea Ann and Kay Jeffrey Miller. Replace roof at 6 Old Kings Highway, Norwalk. Estimated cost: \$12,680. Filed June 3.

## COURT CASES

### Bridgeport Superior Court

**Cantiello, Theresa, et al**, Stratford. Filed by Elizabeth Bulerin, Stratford. Plaintiff's attorney: Nicholas R. Nesi, East 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-25-6148961-S. Filed July 21.

**Kelley, Todd, et al**, Hamden. Filed by Luciana Viana, Bridgeport. Plaintiff's attorney: Rosenberg & Hite LLC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6148758-S. Filed July 15.

**Raucio, Maribell, et al**, Norwalk. Filed by Angela Alegre, Norwalk. 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-25-6148831-S. Filed July 16.

**State Farm Mutual Automobile Insurance Co.**, Hartford. Filed by Michael Persaud, Bridgeport. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver didn't have sufficient automobile insurance to fairly compensate the plaintiff and this triggered the instant claim for underinsured motorist coverage benefits against the defendant. The defendant was notified and has failed to compensate the plaintiff fairly. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6148494-S. Filed July 8.

### Danbury Superior Court

**Fitch, Skylar, et al**, Kent. Filed by Iraildes Mendes, Danbury. 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. DBD-CV-25-6055266-S. Filed July 10.

**Gentry, Theresa**, New Fairfield. Filed by Manuel Valverde, Danbury. Plaintiff's attorney: Salomone & Morelli, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055309-S. Filed July 15.

**Levesque, Dennis L., et al**, Scottsdale, Arizona. Filed by Qijing Lin, Danbury. Plaintiff's attorney: Morgan and Morgan NY PLLC, New York. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055103-S. Filed June 27.

**Lopez, Hugo R.**, New Fairfield. Filed by U.S. Bank National Association d.b.a. Elan Financial Services, Earth City, Montana. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055030-S. Filed June 20.

### Stamford Superior Court

**Pitney Bowes Inc.**, Stamford. Filed by Spot Freight Inc. Indianapolis, Indiana. Plaintiff's attorney: Shipman & Goodwin LLP, Hartford. Action: the plaintiff and defendant agreed that payment for all goods or services, including freight, taxes and other costs, shall be made by defendant. In accordance with the agreement, Spot Freight submitted invoices to Pitney Bowes through the Pitney Bowes vendor payment system. However, the defendant stopped paying the invoices submitted by plaintiff on a timely basis. Although certain invoices submitted by Spot Freight have been paid since August 2024, defendant has failed to pay more than 2,000 invoices submitted by plaintiff. Despite its failure to pay the unpaid invoices, defendant continued to submit work orders to plaintiff requesting that plaintiff provide additional services under the agreement. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073962-S. Filed June 3.

## DEEDS

### Commercial

**Stamford Landing III Restaurant, Inc.,** Stamford. Filed by Nicole Marinelli, Stamford. Plaintiff's attorney: Lemberg Law LLC, Wilton. Action: the plaintiff was a patron who was lawfully on the premises of defendant's restaurant as an invitee. When plaintiff was leaving the women's restroom, the heavy door abruptly slammed closed on her right-hand middle finger and severely damaged it. As a result, the plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6074378-S. Filed June 24.

**Sylvan Knoll Section II Inc.,** Stamford. Filed by Matthew A. Summa, Stamford. Plaintiff's attorney: Lampert Toohey & Rucci LLC, New Canaan. Action: the plaintiff is the sole owner of a certain piece of real property with improvements. The property consisted of 17 buildings containing 145 residential apartments, which have been identified and numbered among the records of the defendant's association on Sylvan Knoll Road. The defendant has violated their statutory duty by refusing, failing and neglecting to validate the transfer of stock ownership of Theodore Yusi to Josephine Yusi upon his death and thereby forcing the plaintiff to incur damages and costs to Quiet Title, the plaintiff seeks a declaratory judgment of the real property and such other and further relief the court deems appropriate. Case no. FST-CV-25-6074229-S. Filed June 16.

**Winn, David,** Westport. Filed by Kevin Georges, Stamford. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6074668-S. Filed July 8.

**100 Mill Partners LLC,** Greenwich. Seller: 100 Milbank Avenue LLC, Westport. Property: 100 Milbank Ave., Greenwich. Amount: \$1,750,000. Filed July 24.

**140 Grove Street No. 4 LLC,** Stamford. Seller: Luo-Jen Chiang and Katherine J. Wu, Freehold, New Jersey. Property: 140 Grove St., Unit G-4F, Stamford. Amount: \$215,000. Filed July 18.

**28 North Ridge LLC,** Riverside. Seller: Ahn Suk Chong Lee, Old Greenwich. Property: 28 N. Ridge Road, Old Greenwich. Amount: \$2,500,000. Filed July 24.

**55 Connecticut Avenue LLC,** Purchase, New York. Seller: 55 Connecticut Avenue LLC, Miami Beach, Florida. Property: 55 Connecticut Ave., Greenwich. Amount: \$1,900,000. Filed July 24.

**Ferraro, Philip Andrew and Amanda Louise Rees,** Greenwich. Seller: 77 Oak Ridge LLC, Greenwich. Property: 79 Oak Ridge St., Greenwich. Amount: \$1,250,000. Filed July 21.

**Fisher Island Drive LLC,** Greenwich. Seller: Gerald A. Pogue and Mai N. Pogue, Miami Beach, Florida. Property: 60 Patterson Ave., Greenwich. Amount: \$1. Filed July 21.

**Haddad, David and Marissa Haddad,** Fairfield. Seller: Buoys and Gull LLC, Southport. Property: 1003 and 1009 Fairfield Beach Road, Fairfield. Amount: \$1,550,000. Filed July 22.

**Haddad, David and Marissa Haddad,** Fairfield. Seller: Kinder Properties LLC, Fairfield. Property: 1007 Fairfield Beach Road, Fairfield. Amount: \$1,125,000. Filed July 22.

**Mabud, Abdul,** Stamford. Seller: Bakhtiar Sunni Society of North America Inc., Stamford. Property: 19 Ann St., Stamford. Amount: \$1,050,000. Filed July 14.

**Matzner, Harold and Sherry Matzner,** Greenwich. Seller: 333 Palmers Hill Road, No.1E LLC, Wilton. Property: 333 Palmer Hill Road, Unit 1E, Greenwich. Amount: \$825,000. Filed July 24.

**Mortell, Sophia and Mark Buzzetto,** Stamford. Seller: Icon Capital Management LLC, Greenwich. Property: 168 Cedar Wood Road, Stamford. Amount: \$1,435,000. Filed July 15.

**Nabi, Mustaque,** Stamford. Seller: Stamford Hellenic Association Inc., Stamford. Property: 80 and 0 Lockwood Ave., Stamford. Amount: \$1,300,000. Filed July 14.

**Presutti, Timothy and Courtney Presutti,** Greenwich. Seller: 206 Greenwich LLC, Darien. Property: 406 Stanwich Road, Greenwich. Amount: \$10. Filed July 21.

**Ramachandran, Constance and CV Ramachandran** Old Greenwich. Seller: East Elm Street Greenwich LLC, Helier, New Jersey. Property: 90 E. Elm St., Unit 1, Greenwich. Amount: \$3,474,000. Filed July 21.

**Sorrel Living Trust,** Riverside. Seller: 4 Bramble Lane LLC, Old Greenwich. Property: 4 Bramble Lane, Riverside. Amount: \$10. Filed July 21.

**Stardust House LLC,** New York, New York. Seller: Adrienne Ruger Conzelman, Sagaponack, New York. Property: 3113 Bronson Road, Fairfield. Amount: \$4,250,000. Filed July 24.

### Residential

**Ammerman, Jill,** Old Tappan, New York. Seller: Ann Selph, Stamford. Property: 123 Harbor Drive, Unit 403, Stamford. Amount: \$1,200,000. Filed July 15.

**Anwar, Faisal and Tahmida Sultana,** Fairfield. Seller: Marleen Lucero, San Tan Valley, Arizona. Property: 112 Sunset Ave., Fairfield. Amount: \$786,000. Filed July 22.

**Armour, Andrew and Rebecca Armour,** Greenwich. Seller: Amir Sabeti and Katrina Sabeti, Old Greenwich. Property: 12 Laddins Rock Road, Old Greenwich. Amount: \$2,265,000. Filed July 21.

**Augustyn, William,** Westport. Seller: Michael J. Beluk, Stamford. Property: 910 Hope St., Unit 10B, Stamford. Amount: \$305,500. Filed July 14.

**Baskir, Bradley and Aliza Baskir,** Stamford. Seller: Lindsay Simone Meirowitz and Alex Drew Meirowitz, Stamford. Property: 142 Old North Stamford Road, Stamford. Amount: \$1,680,000. Filed July 17.

**Beerman, Mona Z.,** Westport. Seller: Fiona B. T. Stephenson and Andrew M. Tingley, Greenwich. Property: 30 Evergreen Road, Greenwich. Amount: \$3,528,980. Filed July 25.

**Bralow, Robert and Leah Bralow,** Hartsdale, New York. Seller: Scott Campbell and Megan Patterson, Fairfield. Property: 59 Fairmount Terrace, Fairfield. Amount: \$1,100,000. Filed July 23.

**Brillant, Christopher Michael and Kristin Marie Brillant,** Fairfield. Seller: Valorie R. Luther, Somerville, Massachusetts. Property: 85 Whiting Pond Road, Fairfield. Amount: \$998,000. Filed July 22.

**Celik, Sevgi,** Riverside. Seller: Francis J. Aquino Sr., Shelton. Property: Unit 2, Sterling Street Condominium, Fairfield. Amount: \$775,000. Filed July 24.

**Colombo, Laurel G. and Arthur M. Colombo,** Boca Raton, Florida. Seller: Arthur M. Colombo and Laurel G. Colombo, Boca Raton, Florida. Property: 5 Glen St., Unit 201, Greenwich. Amount: \$0. Filed July 21.

**Cunningham, Andrew J. and Stacey L. Cunningham,** Fairfield. Seller: Brendan Burns and Amy E. Burns, Fairfield. Property: 44 Larkspur Road, Fairfield. Amount: \$1,877,000. Filed July 21.

**DiLorenzo, Anthony and Jessica L. DiLorenzo,** Stamford. Seller: Jessica L. DiLorenzo, Stamford. Property: 6 Shadow Ridge Road, Stamford. Amount: \$1. Filed July 18.

**Fealey, David and Jennifer Lee Fealey,** Greenwich. Seller: Stanley Greenfield and Ellen Greenfield, Greenwich. Property: 66 Summer Road, Greenwich. Amount: \$2,900,000. Filed July 23.

**Febles, Anthony and Jennifer Febles,** Greenwich. Seller: John Febles and Carolina Febles, Greenwich. Property: 112 Taconic Road, Greenwich. Amount: \$1,920,000. Filed July 24.

**Felder, Gabriel and Melissa Klein,** Stamford. Seller: Bernice R. Kosowsky, Stamford. Property: 15 Swan Lane, Stamford. Amount: \$815,000. Filed July 14.

**Fioravanti Jr., John E. and Todd C. Forsyth,** Sea Cliff, New York. Seller: Julia Regan, Stamford. Property: 5 Lakeside Drive, Stamford. Amount: \$820,000. Filed July 17.

**Foley, Elizabeth and Patrick Foley,** Greenwich. Seller: Anthony Febles and Jennifer Febles, Greenwich. Property: 113 Stanwich Road, Greenwich. Amount: \$1,750,000. Filed July 23.

**French, Harry B. and Gloria A. French,** Fairfield. Seller: Parker J. Delmolino and Maura D'Amico, Fairfield. Property: 161 Crestwood Road, Fairfield. Amount: \$710,000. Filed July 22.

**Gardner, Kathleen,** Jacksonville, Florida. Seller: Sean Hallisey, Stamford. Property: 950 Cove Road, Apt. 4C, Stamford. Amount: \$360,000. Filed July 18.

**Gengler, Cassandra and Joshua Hyatt-Smith,** Stamford. Seller: Justine Schwartz and Matthew Schwartz, Greenwich. Property: 108 Orchard St., Cos cob. Amount: \$2,300,000. Filed July 25.

**Gogate, Hrishikesh N. and Miki Onda,** Riverside. Seller: John O'Neill and Charlotte O'Neill, Hermosa Beach, California. Property: 24 Nimitz Place, Old Greenwich. Amount: \$2,850,000. Filed July 21.

**Hlawitschka, Peter W. and Maureen S. Hlawitschka,** Riverside. Seller: Gary Oztemel and Karen Scrivanos-Oztemel, Old Greenwich. Property: 16 Verona Drive, Riverside. Amount: \$2,625,000. Filed July 21.

**Johnson, Sohan,** Greenwich. Seller: Erick A. Costa and Cheryl Costa, Greenwich. Property: 55 Byram Road, Greenwich. Amount: \$1,000,000. Filed July 25.

**Keller, Lindsey,** Greenwich. Seller: Richard W. Keller, Stuart, Florida. Property: 284 Bruce Park Ave., Unit 4, Greenwich. Amount: \$0. Filed July 25.

**Kercher, Christopher and Cory Kercher,** Purchase, New York. Seller: Michael Derby and Autumn Fletcher-Derby, Greenwich. Property: Richmond Hill Road, Greenwich. Amount: \$10. Filed July 23.

**Kilroy, Stephen and Grace Yoon,** Rye, New York. Seller: Lynsey Surrell and Michael Surrell Jr., Stamford. Property: 46 Fernwood Drive, Stamford. Amount: \$1,225,000. Filed July 14.

**Kuhner, Alexander Llewellyn and Kellen Mendonca Gomes Faria,** Stamford. Seller: Aashik Khakoo, Dallas, Texas. Property: 51 Riverside Ave., Unit 20, Stamford. Amount: \$575,000. Filed July 16.

**Liang, Sandy,** Stamford. Seller: Scott Daube and Lynn Sussman, Stamford. Property: 1173 Rock Rimmon Road, Stamford. Amount: \$1,295,000. Filed July 18.

**Lin, Yanfang,** Fairfield. Seller: Pamela Gerolimatos, Seymour. Property: 46 Fairway Green, Fairfield. Amount: \$680,000. Filed July 24.

**MacConnell, Brian and Bridget Fahy,** Stamford. Seller: Andrew Awlasewicz and Jennifer Awlasewicz, Stamford. Property: 14 Little John Lane, Stamford. Amount: \$900,000. Filed July 14.

**Marchlewski, Alexis and Henry Marchlewski,** Maspath, New York. Seller: Christopher Perez, Stamford. Property: 26 Woodbury Ave., Stamford. Amount: \$670,000. Filed July 15.

**Mchugh, Zachariah K. and Madigan M. Mchugh,** Greenwich. Seller: Jeremy R. Groff and Gaetana G. Massaro, Greenwich. Property: Pine Ridge Road, Greenwich. Amount: \$10. Filed July 22.

**Palumbo, Joseph and Sydney Miller,** Stamford. Seller: Brian T. Hendrie, Stamford. Property: 30 Elmcroft Road, Unit C-12, Stamford. Amount: \$495,000. Filed July 17.

**Peacock, Benjamin and Margaret Peacock,** Stamford. Seller: Marissa A. Ruskin and Jeffrey D. Ruskin, Stamford. Property: 51 W. Rock Trail, Stamford. Amount: \$1,670,000. Filed July 15.

**Phillip, Suzanne B. and Steve Soberman,** Fairfield. Seller: Janet Stramaglia and Pasquale S. Stramaglia, Fairfield. Property: 102 Pratt St., Fairfield. Amount: \$1,100,000. Filed July 22.

**Plunkett, Patrice A.,** Southport. Seller: Edward F. Gerber, Westport. Property: 205 Southport Woods Drive, Southport. Amount: \$10. Filed July 24.

**Ponticelli, Aron J. and Robin Quittell-Ponticelli,** Greenwich. Seller: Aron J. Ponticelli and Robin Quittell-Ponticelli, Greenwich. Property: 32 Pecksland Road, Greenwich. Amount: \$0. Filed July 21.

**Portentoso, Janice M.,** Fairfield. Seller: John Galvin and Julie Galvin, Pacific Grove, California. Property: 61 Longview Ave., Fairfield. Amount: \$567,500. Filed July 21.

**Pratt, Jason and Nicole Pratt**, Fairfield. Seller: Andrew J. Cunningham and Stacey L. Cunningham, Fairfield. Property: 407 Meadowbrook Road, Fairfield. Amount: \$1,150,000. Filed July 21.

**Ramirez, Helmer and Franca Fraioli**, Stamford. Seller: Gary John Calabrese and Marci Calabrese, Rio Rancho, New Mexico. Property: 56 Old Barn Road South, Stamford. Amount: \$575,000. Filed July 18.

**Rizzuto, Babe and Sophia Wojczak**, Greenwich. Seller: Denis Rizzuto, Jupiter, Florida. Property: 229 Byram Shore Road, Greenwich. Amount: \$10. Filed July 24.

**Scofield, John J. and Elizabeth I. Scofield**, Stamford. Seller: John J. Scofield and Elizabeth Scofield, Stamford. Property: 13 Ken Court, Stamford. Amount: \$0. Filed July 16.

**Szarek, Piotr and Monika Jaskot**, Stamford. Seller: Bradley Scott Winters, New York, New York. Property: 34 Wire Mill Road, Stamford. Amount: \$1,800,000. Filed July 15.

**Wilk-Katz, Betsy**, Fairfield. Seller: Richard Wilk, Fairfield. Property: 2575 Black Rock Tpk., Fairfield. Amount: \$0. Filed July 24.

**Wilkinson, Christopher Joseph and Amanda Oh Trabulsi**, Ewing Township, New Jersey. Seller: Sai K. Aluri and Naga Arita Mulpuri, Fairfield. Property: 37 Dunhill Drive, Fairfield. Amount: \$1,250,000. Filed July 23.

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Questions and comments regarding this section should be directed to:

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**Zackrison, Sean and Shannon Stowe**, Fairfield. Seller: Steven M. McKeon and Martha D. McKeon, Fairfield. Property: 362 Joan Drive, Fairfield. Amount: \$1,575,000. Filed July 21.

**Zhu, Xufei and Yuanjia Zhu**, Stamford. Seller: Cameron McManus and Katrisha McManus, Stamford. Property: 1078 E. Main St., Unit 15-E-2, Stamford. Amount: \$254,000. Filed July 18.

## MORTGAGES

**115 River Road 7 LLC**, Miami, Florida, by Kenneth M. Gammill Jr. Lender: River RD Lender LLC, 169 Madison Ave., Suite 15905, New York, New York. Property: 115 River Road, Unit 7, Cos Cob. Amount: \$800,000. Filed July 10.

**Allen, Christopher E.**, Norwalk, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 218 Ruane St., Fairfield. Amount: \$355,000. Filed June 27.

**Bakker, Taran and Jennifer Kennedy Bakker**, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 28 Gatefield Drive, Greenwich. Amount: \$3,000,000. Filed July 9.

**Bernat, Eric and Rosy Coblentz**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 660 W. Hill Road, Stamford. Amount: \$330,000. Filed June 25.

**Bohdziewicz, Natalia and Slawomir Bohdziewicz**, Stamford, by Michael C. Jachimczyk. Lender: Suma Federal Credit Union, 125 Corporate Blvd., Yonkers, New York. Property: 43 Dora St., Unit 3, Stamford. Amount: \$405,000. Filed June 27.

**Cai, Beiting**, Alpharetta, Georgia, by Jinggao Li. Lender: Amwest Funding Corp., 6 Pointe Drive, Suite 300, Brea, California. Property: 91 Strawberry Hill Ave., No. 939, Stamford. Amount: \$243,750. Filed June 27.

**Campbell, Timothy and Megan Campbell**, Fairfield, by Felicia B. Watson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1200 Samuel Lane, Fairfield. Amount: \$920,000. Filed June 26.

**Castillo, Leonely I. and Emmanuel Castillo**, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 30 Woodway Road, Stamford. Amount: \$125,000. Filed June 26.

**Castro Huergo, Luis**, Cos Cob, by Hainer E. Sibrian. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 198 Valley Road, Cos Cob. Amount: \$1,050,000. Filed July 11.

**Chandler, Christopher and Megan Chandler**, Greenwich, by Kenneth M. Gammill Jr. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 7 Roberta Lane, Greenwich. Amount: \$1,650,000. Filed July 7.

**Chase, Tim W. and Debra A. Chase**, Fairfield, by Michael P. Carrano. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 44 Craig Place, Fairfield. Amount: \$55,000. Filed June 23.

**Ciccotelli, Lisa Marie**, Fairfield, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 173 Coach Lane, Fairfield. Amount: \$130,000. Filed June 25.

**Conetta, Meghan E.**, Fairfield, by Thomas Moore. Lender: SoFi Bank NA, 2750 E. Cottonwood Parkway, Suite 300, Cottonwood Heights, Utah. Property: 33 Woodside Circle, Fairfield. Amount: \$579,000. Filed June 24.

**Cuff, John J.**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 7 Sheldrake Road, Greenwich. Amount: \$500,000. Filed July 9.

**DeMaio, Lois and James Concra**, Briarcliff Manor, New York, by Adam J. Hirsch. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 27 Deacon Hill Road, Stamford. Amount: \$700,000. Filed June 26.

**Donis, Alfredo and Dayra Donis**, Fairfield, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane, SE, Vienna, Virginia. Property: 218 Rakoczy Ave., Fairfield. Amount: \$35,000. Filed June 26.

**Ehalt, William and Stephanie Corcoran**, Stamford, by John C. Polera. Lender: First County Bank, 117 Prospect St., Stamford. Property: 46 Stamford Ave., Stamford. Amount: \$666,000. Filed June 26.

**Elsner, Aimee and Timothy Elsner**, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 87 Haviland Lane W., Stamford. Amount: \$231,000. Filed June 24.

**Goldstein, Benjamin Jake and Sarah Rebecca Bookbinder**, Greenwich, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 39 Indian Mill Road, Cos Cob. Amount: \$2,496,000. Filed July 8.

**Gonzalez, Pedro and Maricela Contreras Aguilar**, New Rochelle, New York, by C.R. Nunez Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 32 Palmer Ave., Stamford. Amount: \$617,500. Filed June 24.

**Held, Jason and Melissa Held**, Fairfield, by Kenya Ford-Deedon. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 115 Tuller Road, Fairfield. Amount: \$84,122. Filed June 27.

**Highview Home LLC**, Riverside, by Laura K. Noe. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 23 Highview Ave., Old Greenwich. Amount: \$2,640,000. Filed July 9.

**Horgan, Michael and Alexa Horgan**, New York, New York, by Laura K. Noe. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 20 Dingtletown Road, Greenwich. Amount: \$2,975,000. Filed July 10.

**Jain, Nicole Priya**, Greenwich, by Christian W. Bujdud. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 455 Hope St., Apt. 1B, Stamford. Amount: \$420,000. Filed June 23.

**Jung, Timothy Kyungwook**, Stamford, by Thomas W. Ozimkoski Jr. Lender: Ives Bank, 220 Main St., Danbury. Property: 5 Amherst Place, Stamford. Amount: \$178,000. Filed June 26.

**Konopka, Phillip Brian and Michelle Louise Tortora**, Fairfield, by Peter Ambrose. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 758 Old Stratfield Road, Fairfield. Amount: \$480,675. Filed June 23.

**Lager, Sean L. and Sabrina Lager**, Greenwich, by Vicki K. Johnson. Lender: BCB Community Bank, 104-110 Avenue C, Bayonne, New Jersey. Property: 51 Richmond Hill Road, Greenwich. Amount: \$1,000,000. Filed July 7.

**Leppard, Christopher and Elizabeth Leppard**, New York, New York, by Joseph L. Furnari Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 885 Duck Farm Road, Fairfield. Amount: \$1,074,800. Filed June 26.

**Lisowski, Jason M. and Kendra M. Lisowski**, Greenwich, by Fany M. Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 35 Forest Ave., Old Greenwich. Amount: \$450,000. Filed July 7.

**Maiola, Alisen and Federico Maiola**, Stamford, by Michael P. Murray. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 164 Oldfield Drive, Fairfield. Amount: \$938,000. Filed June 23.

**Malinowska, Izabela K.**, Old Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 51 Forest Ave., Unit 66, Old Greenwich. Amount: \$300,000. Filed July 10.

**Mangano, Denise**, New York, New York, by Gillian V. Ingraham. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 320 Strawberry Hill Ave., Apt. 12, Stamford. Amount: \$527,800. Filed June 23.

**Martinez Lopez, Josue Eduardo and Emely Sofia Martinez**, Norwalk, by Jeremiah J. Morytko. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 20 Bungalow Park, Stamford. Amount: \$588,115. Filed June 25.

**Matregano, Kelly and Timothy Matregano**, Fairfield, by Scarlett A. Almonte. Lender: Nationstar Mortgage LLC, 9850 Cypress Waters Blvd., Dallas, Texas. Property: 223 Oldfield Road, Fairfield. Amount: \$157,800. Filed June 26.

**McCollum, Darin and Jennifer McCollum**, Fairfield, by Neil P. Phillips. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 950 Mill Hill Terrace, Southport. Amount: \$899,000. Filed June 24.

**Molinelli, Juliana Maria** and **James Thomas Whamond**, Stamford, by Michael J. Jones. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 245 Sycamore Terrace, Stamford. Amount: \$839,000. Filed June 25.

**Morton, Evan** and **Adele Morton**, Stamford, by Descera Daigle. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 16 Hedge Brook Lane, Stamford. Amount: \$1,228,000. Filed June 23.

**Nocito, Michael Francis** and **Brittany Elizabeth Nocito**, Greenwich, by James C. Kahn. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 11 Roberta Lane, Greenwich. Amount: \$975,000. Filed July 9.

**O'Sullivan, Sean** and **Katherine O'Sullivan**, Riverside, by Marlene E. Macaуда. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 19 Crescent Road, Riverside. Amount: \$3,160,000. Filed July 9.

**Parrales, Patricia**, Bronx, New York, by David P. Lasnick. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 259 Sylvan Knoll Road, Stamford. Amount: \$194,000. Filed June 26.

**Pitaniello, Stephen**, Fairfield, by Seth L. Cooper. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 50 Catherine St., Fairfield. Amount: \$1,172,000. Filed June 24.

**Remondino, Sean M.** and **Corinne L. Remondino**, Stamford, by Steven D. Grushkin. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 74 Ridge Park Ave., Stamford. Amount: \$495,000. Filed June 25.

**Roberts II, Norman A.** and **Freda K. Roberts**, Fairfield, by Kelsey Ann Martowski. Lender: The Guilford Savings Bank, 1 Park St., Guilford. Property: 1210 S. Pine Creek Road, Fairfield. Amount: \$500,000. Filed June 24.

**Roberts, Michael** and **Anne R. Roberts**, Southport, by Timothy A. Malvaso. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1439 Mill Hill Terrace, Southport. Amount: \$100,000. Filed June 27.

**Rodriguez, Bradley W.** and **Megan Rodriguez**, Fairfield, by Neil P. Phillips. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 430 Edward St., Fairfield. Amount: \$1,400,000. Filed June 25.

**Russ, Matthew J.** and **Michelle M. Russ**, Greenwich, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 38 Circle Drive, Greenwich. Amount: \$450,000. Filed July 8.

**Sandolo, Sofia**, Old Greenwich, by Sandra J. Akoury. Lender: Hometown Equity Mortgage LLC, 25531 Commercentre Drive, No. 250, Lake Forest, California. Property: 556 Fairfield Ave., Stamford. Amount: \$616,250. Filed June 27.

**Santana, Sarah**, Darien, by Philip J. Toohey. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 445 Wilson St., Fairfield. Amount: \$495,000. Filed June 25.

**Severson, Andrew** and **Kathryn Severson**, Greenwich, by Francis A. Teodosio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 478 Hollydale Road, Fairfield. Amount: \$1,617,600. Filed June 27.

**Simms, Christopher** and **Danielle Simms**, Greenwich, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 640 Round Hill Road, Greenwich. Amount: \$1,000,000. Filed July 10.

**Singh, Ramandeep** and **Jaskiran Ghuman**, White Plains, New York, by Domenico Chieffalo. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 37 Maplewood Drive, Cos Cob. Amount: \$650,000. Filed July 7.

**Slusark, Jane** and **Hugh E. McGuire**, Des Moines, Iowa, by Vicki K. Johnson. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 55 Long Meadow Road, Riverside. Amount: \$1,516,000. Filed July 8.

**Stanton, Kimberlee** and **Shane Stanton**, Fairfield, by Andrew L. Wallach. Lender: Service Federal Credit Union, 3003 Lafayette Road, Portsmouth, New Hampshire. Property: 20 St. Marc Lane, Fairfield. Amount: \$1,200,500. Filed June 23.

**Tracy, Brendan** and **Adriana Tracy**, Fairfield, by Chris Barreto. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 42 Valley View Road, Fairfield. Amount: \$840,750. Filed June 25.

**Tuttle, Terry Michelle** and **Steven Gerard Tuttle**, Greenwich, by Lauren J. Mashe. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 39 Old Camp Lane, Cos Cob. Amount: \$495,000. Filed July 11.

**Uttarapas, Kamol**, Stamford, by Gabriel H. Cusanelli. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 66 Seaside Ave, Unit E, Stamford. Amount: \$365,625. Filed June 24.

**Weinberg III, Frank J.C.** and **Mayann Weinberg**, Stamford, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 96 Harvest Hill Lane, Stamford. Amount: \$145,000. Filed June 23.

**Zellner, Benjamin** and **Laura Brantley**, Charlotte, North Carolina, by Seth J. Arnowitz. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 65 Edgewood Ave., Stamford. Amount: \$600,000. Filed June 24.

## NEW BUSINESSES

**BandUpBhandari**, 271 Courtland Ave., Stamford 06906, c/o Himanshu Bhandari. Filed Aug. 14.

**Bolivian Culture Civic Committee of Connecticut**, 53 Fairgate Drive, Stamford 06902, c/o Haydee Aleman. Filed Aug. 14.

**CT/NY Business Advisor**, 8 Pheasant Lane, Stamford 06903, c/o Stephen Ganis. Filed Aug. 12.

**Diesel Trades**, 188 Flax Hill Road, Apt. C6, Norwalk 06854, c/o Dominick Iaconis. Filed June 11.

**Edgeview Strategies**, 1234 Summer St., Sixth floor, Stamford 06905, c/o Limitless Management Group Inc. Filed Aug. 15.

**Lease Track**, 17 British American Boulevard Airport Park, Latham, New York 12110, c/o BRP Effective Coverage LLC. Filed Aug. 15.

**Legacy Private Client Group**, 680 E. Main St., Suite 1171, Stamford 06901, c/o Legacy US LLC. Filed Aug. 13.

**Lucky's House Cleaning**, 284 Greenwich Ave., Stamford 06902, c/o Lucky Monan. Filed June 11.

**Metro Vein Centers**, 7125 Orchard Lake Road, Suite 100, West Bloomfield, Michigan 48322, c/o MVC MSQ, LLC. Filed Aug. 12.

**Metro Vein Centers**, 7125 Orchard Lake Road, Suite 100, West Bloomfield, Michigan 48322, c/o MVC CT, PLLC. Filed Aug. 12.

**Photo Graphics Express**, 3 Seir Hill Road, G-4, Norwalk 06850, c/o William O. Watkins. Filed June 11.

**Stamford Sales Solutions**, 1234 Summer St., Sixth floor, Stamford 06905, c/o Limitless Management Group Inc. Filed Aug. 15.

**Strivepoint Sales Solutions**, 1234 Summer St., Sixth floor, Stamford 06905, c/o Limitless Management Group Inc. Filed Aug. 15.

**The Bait Shop Inc.**, 97 Rowayton Ave., Norwalk 06853, c/o Alfred P. Colangelo. Filed June 11.

**The Tower Optical Company**, 275 East Ave., Norwalk 06855, c/o Adam Rice. Filed June 11.

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# Legal Notices

Notice of Formation of VAN GO WAGON CO., LLC. Articles of Organization filed with SSNY on 07/07/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kelly Fitzpatrick 31 Hungerford Road, Briarcliff Manor, NY 10510. Purpose: any lawful purpose. #63855

NOTICE OF FORMATION OF VIVENZIO SURVEYING & CONSULTING LLC Vivenzio Surveying & Consulting LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on May 8, 2025. Office Location: Westchester County, NY. SSNY has been designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: Vincent A. Vivenzio, 359 Silver Hill Road, Easton, CT 06612. Purpose: To engage in any lawful act or activity. #63856

Gonzalez Growth Group LLC. Arts. of Org. filed with the SSNY on 7/7/2025. 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: 2 Greenridge Ave, Apt 3T, White Plains, NY 10605. Purpose: Any lawful purpose. #63857

Notice of Formation of LLC. Raptors Baseball, LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 7/10/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o Sayed Emal Wahezi, 515 Wilmot Road, New Rochelle, NY 10804. Purpose: any business permitted under law. #63858

Notice of Formation of 24 BABYLON LLC. Arts. of Org. filed with SSNY on May 2, 2025. Office location: 134 Whitman Rd., Yonkers, NY 10710, County of Westchester. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 134 Whitman Rd., Yonkers, NY 10710. Purpose: any lawful act or activity. #63859

Notice of Formation of YAZEN REALTY LLC. Arts. of Org. filed with SSNY on May 27, 2025. Office location: 70 Sockbridge Rd., Yonkers, NY 10710, County of Westchester. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 70 Sockbridge Rd., Yonkers, NY 10710. Purpose: any lawful act or activity. #63860

Notice of Formation of Morello Design Co. Articles of Organization filed with the Secretary of State of NY (SSNY) on 6/29/2025. Office location: Westchester County. Carmela T. Morello is designated as agent of Morello Design Co Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Morello Design Co, LLC, 3 High Hill Farm Pl., Thornwood, NY 10594. Purpose: any lawful purpose. #63861

Notice of Formation of KMJ Ventures & Brands LLC. Arts. of Org. filed with SSNY on 7/17/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 445 Hamilton Avenue n 11th Floor, White Plains, NY 10601. Purpose: any lawful act or activity. #63862

Benchmark Yield LLC, a Delaware Limited Liability Company authorized to do business in New York, has established its principal office at 35 Bedford Banksville Road, Bedford, NY 10506. The Secretary of State of New York is designated as agent for service of process and shall mail any process to said address. The firm intends to provide investment advisory services upon registration with the appropriate regulatory authorities in accordance with the Investment Advisers Act of 1940 and applicable state law. Benchmark Yield LLC was formed on July 23, 2025. #63864

Notice of Formation of JACOB PHYSICAL THERAPY, PLLC. Articles of Organization filed with SSNY on 03/20/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Ashley Jacob, 1430 Journeys End Road, Croton on Hudson, NY 10520. Purpose: any lawful purpose. #63865

Notice of Formation of CATHERINE PONIROS, MARRIAGE AND FAMILY THERAPY, PLLC. Articles of Organization filed with SSNY on 04/03/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Catherine Poniros, 1670 Overhill Street, Yorktown Heights, NY 10598. Purpose: any lawful purpose. #63866

Notice of Formation of BENFICA PROPERTIES 5 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/07/2025. 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. #63867

Notice of Formation of UZUN REALTY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/25/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 462 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. #63868

Notice of Formation of Sunday Buttons, LLC Art. Of Org. filed with SSNY on 7/17/25. 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, 82 Byram Ridge Road, Armonk NY 10504. Purpose: any lawful purpose. #63869

Notice of Formation of BUENA VIDA ENTERPRISES LLC. Arts. of Org. filed with SSNY on 1/27/22. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Rene Aceituno, 1443 Overing St, apt 7A, Bronx, New York 10461. Purpose: any lawful act or activity. #63870

Notice of Formation of G&G's Toy Vault Consulting, LLC filed on 07/02/25. Office Location: Westchester Cty. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 62 allison lane Thornwood NY, 10594. Purpose: any lawful purpose. #63871

Grasta Productions, LLC, filed with SSNY on June 26, 2025. Office: Westchester County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to United States Corporation Agents Inc., 7014 13th Ave, Suite 202, Brooklyn, NY, 11228. Purpose: any lawful activity. #63872

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, September 11, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using [www.bidx.com](http://www.bidx.com). A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

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

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265557, PIN 881562, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY WHERE AND WHEN - Various Locations., Bid Deposit: 5% of Bid (- \$375,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%