



Found
horizon
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Westfair Business Journal



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COURTING OPENNESS

The USTA and its signature tournament, the US Open, cast a wide net for fans

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com • Page 11

Arthur Ashe Stadium during a men's singles semifinal match at the 2024 US Open, Friday, Sept. 6, 2024. Mike Lawrence/USTA.

WESTCHESTER COUNTY

\$25M rehabilitation project to start at Bear Mountain State Park

New York state plans to spend \$25 million on a rehabilitation project that is due to get underway shortly at Bear Mountain State Park. The park covers 5,205 acres in Rockland... • Page 8

HUDSON VALLEY

AG James reaches \$12M settlement involving Monsey residents who have nursing home ownership stakes

New York Attorney General Letitia James has announced a settlement involving two residents of Monsey in Rockland County who have significant stakes in... • Page 10

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Fairfield Metro National Little League welcomed home in grand style

Players such as Luca Pellegrini and SJ Taxitaridas were busy autographing whatever kids threw up to the Fairfield Metro National Little League team on Monday evening as... • Page 17

Tuesday
september 2

ISSUE #33

How a 75-year friendship between college buddies led to \$1 million donation

BY GARY LARKIN / glarkin@westfairinc.com



NORWALK – The latest donation to Nuvance/Northwell Health Norwalk Hospital's new patient pavilion has its roots in a 75-year friendship between two Washington University students who met in 1950. It's a tale of two families living on two coasts whose lives have benefited this Connecticut city.

George, 94, and Carol Bauer, 93, longtime Norwalk Hospital volunteers and board members, started a campaign for the pavilion back in 2022 when they donated money toward the \$275 million project.

On April 2, 2025, Dr. William Helvey, 94, and his wife Zetta (Grace) Helvey wrote out a check for \$1 million to go toward the aptly named Bauer Family Pavilion at the hospital. That donation will go for the construction of the new patient tower.

Dr. Helvey of Los Altos, California, who has practiced as a physician for more than 60 years, made sure to keep the donation secret to the Bauers up until their 70th wedding anniversary celebrated at Norwalk Hospital in April. William Helvey, who celebrates the 70th anniversary with Grace this year, went to school with George Bauer in the 1950s.

Lynne Briody, Nuvance Health's senior director of development, pre-

sented George Bauer with a crumpled paper bag with the name "Buddy" written on it. Inside was a bologna sandwich that George was told was from Grace and Bill Helvey.

Although he could not be there to present the check personally or the bologna sandwich, Bill recreated the moment some 70 years later which brought tears to the eyes of both George and Carol inside of the cafeteria at Norwalk Hospital.

The significance of the lunch bag just prior to the check presentation was that Norwalk Hospital celebrates "Bauer Burger Day" on April 2 every year to commemorate the Bauer's wedding anniversary. The burger plays a big role in the annual ritual in that it represents the only meal the couple could afford on their first date at an expensive steak restaurant in St. Louis near Washington University.

"Dr. [William] Helvey and I rode to the school and had lunch every day," George Bauer told the Fairfield County Business Journal. "My frugal grandmother would make me a bologna sandwich for lunch. He would see my bologna sandwich and say, 'Your grandmother did it again, George. I can see light through it. She's a thin slicer; it's as thin as German lace.'"

So, right after George was hand-

"My frugal grandmother would make me a bologna sandwich for lunch. He would see my bologna sandwich and say, 'Your grandmother did it again, George. I can see light through it. She's a thin slicer; it's as thin as German lace.'"

— George Bauer

ed the lunch bag, Nuvance Health officials came out and presented the million-dollar check written out to the Norwalk Hospital Foundation and signed by the Helvey family. In the memo section, it read "Bauer Family Pavilion in honor of George and Carol."

Carol described the great friendship between Bill and George that started at Washington University and continued when they all got married.

"He was excited that we had been friends for several years after college even before we married," she said. "We were all involved in the Baptist Student Union, one of the religious student groups on campus."

"The Helveys married the same year we did. So, it was also their 70th. We had taken trips many, many years celebrating our anniversaries."

Lost somewhere between the slices of bread, it didn't really matter to George how thinly sliced his grandmother cut his bologna — what mattered was that it was enough for him to enjoy. George was never offended by Bill's jokes, in fact, the two men remain close friends to this day. They both served as the best man at each other's weddings and their country in the U.S. military.

The whole routine became a shared and humorous ritual for both men, a memory that has bonded them for life.

Bill learned of George and Carol's commitment to developing the new pavilion at Norwalk Hospital after speaking with his niece who lives in Wilton. She expressed her enthusiasm to her uncle about the world-class healthcare available at Norwalk Hospital thanks in part to the generosity of the Bauers over many years. It was through that conversation about George and Carol's commitment to transform the hospital that inspired Bill to make the \$1 million donation in their honor.

If you are wondering how the Bauers came to wind up supporting Norwalk Hospital, Carol tells the story that started in Paris, France.

"George had worked at IBM for over 30 years and they moved them 16 times," she said. "One of the moves was to Paris, France. When we were there, one of our neighbors who also worked at IBM told us they were returning to the states on home leave."

"And an American family was going to stay in their house for a couple of weeks and would we mind showing them around. We had them over for

dinner and asked them to take a walk around the park we live in.

"I asked her what she does when she is back in the states and she told me was director of volunteers for Norwalk Hospital in Norwalk, Connecticut.

I told if I ever got back to that area it sounds like something I would love to do. I have been at Norwalk Hospital for 50 years now."

Not only did Carol make good on that promise, but she made a career out of it and jumpstarted the philanthropy that her and George have completed for Norwalk Hospital.

BAUER FAMILY PAVILION

Over the next five years of the Campaign, Nuvance Health will invest \$250 million in the Norwalk Hospital community by constructing and renovating a new 188,000-square-foot Patient Pavilion that will have:

- Sixty single-bed private rooms
- A new labor and delivery unit
- A 17-bed postpartum unit and new newborn intensive care unit (NICU)
- A state-of-the-art intensive care unit (ICU) and step-down unit
- The latest medical equipment and technology

The new pavilion will replace the aging community pavilion built in 1953 and the Tracey Pavilion built in 1918.

The campaign will also support renovations throughout Norwalk Hospital and its outpatient facilities, and a deeper investment in staffing excellence and community-based healthcare programs.

"We are forever grateful to Carol and George Bauer, who have dedicated their lives to serving others. They continuously take action to ensure their neighbors have access to the best possible health and wellness services," said Peter R. Cordeau, Norwalk Hospital president.

The Bauers have a history of philanthropy at Norwalk Hospital, where they helped establish the Jeffrey Peter Bauer Newborn Intensive Care Unit in memory of their infant son, the Bauer Emergency Care Center, and the Carol Bauer Nursing Scholarship.

In addition to philanthropy, the Bauers have contributed their acumen and time to Norwalk Hospital. Bauer was on Norwalk Hospital's Board of Trustees for 19 years, where she was the first elected board chair. She has been a Norwalk Hospital volunteer for more than 40 years and is a certified chaplain.



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THE PATH TO CONNECTION

Through her Private Practice and Teaching, Jessica Baliski, M.S. '09, CCC-SLP, is Dedicated to Helping Transform Lives

Jessica Baliski, M.S. '09, CCC-SLP, has always been driven by an interest in understanding how the mind works – a curiosity that naturally led her to a career in speech-language pathology. After graduating from New York Medical College (NYMC) in 2009, she began working across a variety of clinical settings, including schools, hospitals, and home care, treating patients across the lifespan – from infants to adults. In addition to her clinical work, Baliski has enjoyed sharing her knowledge as an adjunct professor at Stockton University in Pomona, New Jersey, for the past 12 years. Her course, “Language Disorders Across the Life Span,” bridges new research and practice, preparing students to understand diagnosis and intervention from early childhood to adulthood.

At the heart of Jessica’s work is her private practice. In 2019, she founded Onward and Upward Speech-Language Pathology, a telehealth-based service centered around compassion, accessibility, and trust. She takes pride in being able to offer clients a convenient and confidential way to access therapy from home, while maintaining the same level of personalized, high-quality care.

Her commitment to the field earned her the Best of Washington Township 2024 Award for Speech-Language Pathology. “It came as a surprise to me,” she said, “but it felt nice to be acknowledged for my dedication to this field.” Baliski was recognized this past January at the ceremony alongside 150 honorees, including 27 from the medical field.

Baliski’s advice to anyone beginning their path in speech-language pathology is simple: be kind to yourself and take things one day at a time. She emphasizes the importance of prioritizing mental health and finding personal outlets to stay grounded – something she has found through rock climbing and yoga. Looking back, she says she’s grateful for her time at NYMC, where the multifaceted clinical exposure and medical-based training –

especially the anatomy and neuroscience classes – gave her the foundation to navigate both the challenges and rewarding moments of her career.

One of those moments came while working with a patient recovering from chemo-radiation, helping them to learn how to swallow and enjoy food again. “Eating with your family is one of the most meaningful bonding experiences people can have together,” she shares. “It’s

incredibly fulfilling to not only help regain their ability to eat, but to reclaim that experience for them.”

Like Jessica, you can make a significant impact in health care by pursuing an advanced certificate, master’s, or doctoral degree at NYMC. To learn more about the graduate programs offered in the School of Health Sciences and Practice at NYMC, contact the SHSP Office of Admissions or visit nymc.edu/shsp



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Tisch tells Bondi federal troops not needed

BY PETER KATZ / pkatz@westfairinc.com



NYPD Commissioner Jessica Tisch.

Although neither the New York Police Department nor the federal Department of Justice have issued statements on the subject, there have been numerous reports that in a meeting yesterday Police Commissioner Jessica Tisch told U.S. Attorney General Pam Bondi to keep federal troops out of New York City. President Trump, after sending troops to patrol Washington, D.C., said he planned to send them into other U.S. cities including New York City. Trump said he wants the military patrols in order to combat crime but his some of his critics believe he wants to use the troops to intimidate U.S. citizens and would be using military patrols in connection with the 2026 mid-term elections.

The reports say that Tisch and Bondi met for 30 minutes.

Earlier this month Tisch announced that in the first seven months of 2025, New York City saw the fewest shooting incidents and shooting victims in recorded history. During the seven-month stretch, the city recorded 412 shooting incidents and 489 shooting victims, compared with the previous all-time lows of 426 in 2017 and 522 in 2018.

In the transit system, crime dropped by 8% in July, to its lowest level for any July in recorded history, excluding the Covid-period of 2020-2021. So far this year, crime in the subway system is in its third consecutive year of decline. Housing crime declined by 15.8% in July and retail theft fell 14.4% in July and is down 11% for the year.

It's reported that Tisch also emphasized to Bondi that the police department has been using drones in crime fighting and described the use of other technology as well as police teams to go after users of motorized scooters who drive on sidewalks and double-parked vehicles.

Trump on August 25 signed an executive order to create special National Guard units that can be mobilized for "ensuring the public safety and order." Trump already sent the military into Los Angeles and Washington and said that the next cities to be targeted for military deployment could be Chicago, Baltimore and New York. Trump has not proposed sending military units into Republican-controlled cities even though some of them have crime rates much higher than those of the Democratic-controlled cities he has targeted.

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Bronxville businessman demands \$1.4M from show producer

BY BILL HELTZEL / bheltzel@westfairinc.com



Boomer Esiason

A Bronxville businessman who loaned money to the producer of a popular sports program — Game Time with Boomer Esiason — claims that the producer is trying to escape paying a \$409,301 court judgment.

Gregory F. Holcombe petitioned Westchester Supreme Court on Aug. 19 to appoint a receiver to liquidate James L. Moskovitz's production companies and to use the money to pay the court judgement plus \$1 million in punitive damages.

"Yes, there is debt here," Moskovitz, of Manhattan's Upper West Side, acknowledged in a telephone interview, "and it has to be repaid." He said he has tried to work with Holcombe

to pay the debt, but instead Holcombe "wants to cause as much pain as possible."

Game Time with Boomer Esiason has aired for 26 years and is about to begin its 27th season. Esiason, the former Cincinnati Bengals All-Pro NFL quarterback interviews sports personalities. The program is broadcast in every television market in the U.S., as well as in U.S. international territories, Canada and Northern Mexico, and is viewed in 1.8 million homes.

The dispute is over \$375,000 that Moskovitz and his production company borrowed in 2022 and 2023. According to Holcombe, Moskovitz made a single, interest-only payment of \$3,375, thus defaulting on the loan.

Holcombe sued, and last Novem-

"Yes, there is debt here, and it has to be repaid, but he wants to cause as much pain as possible."

ber Westchester Supreme Court Justice Linda S. Jamieson ordered Moskovitz and the production company to pay the debt plus interest, totaling \$409,301.

The new lawsuit is based on Moscovitz's failure to pay the court judgment and for allegedly transferring assets to another company with intent to defraud.

Game Time with Boomer Esiason had been produced by JOY-CPW, a corporation that Moskovitz founded in 2016 and is owned by Moskovitz and his wife, Joyce.

After the court judgment was issued against Moskovitz and JOY-CPW, Holcombe claims, Moskovitz ended production under JOY-CPW. He started a new version of the show almost immediately under JMJ Films, allegedly to evade the court judgment.

"He (Moskovitz) claimed that JMJ is producing 'an entirely new show and concept,' though it appears to be a continuation under a different name," Holcombe's attorney, Stephen J. Brown stated in a July 10 letter to Judge Jamieson.

The new lawsuit also cites a 2024 bankruptcy case filed by Joyce Moskovitz, who with her husband had personally guaranteed the original loan. She declared that her 50% ownership of JOY- CPW was worth \$7.5 million.

She disclosed on May 2 that JOY-CPW was adding broadcast outlets, was projecting more than \$5 million in revenues for the next five years, and she would fund her bankruptcy reorganization plan "through continuing operations," according to Holcomb's lawsuit.

James Moskovitz said no assets have been transferred and he described his actions as standard business practices. "In no way was I trying to walk away from an obligation, but it wasn't possible to do a new show under the confines he (Holcombe) was creating."

He said his legal could have covered a large part of the debt. But "he's on a rampage to do everything possible to hurt us."

Holcombe is asking the court to declare that Moskovitz committed fraud, annul any transfer of assets from JOY-CPW to JMJ Films, and appoint a receiver to liquidate corporate assets to satisfy the previous \$409,301 court judgment.

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A MEMBER OF
NYPA

Benchmark Senior Living, National Development acquire Newtown senior community

BY GARY LARKIN / glarkin@westfairinc.com



The newly named Benchmark at Newtown has joined the Benchmark senior community family after the acquisition of Church Hill Village. *Photo courtesy of Benchmark*

Benchmark Senior Living and National Development have acquired Church Hill Village in Newtown and have renamed the 71-apartment assisted living and memory care community **Benchmark at Newtown**.

The acquisition of the community located at 2 The Boulevard in Newtown, was completed through a joint venture between National Development and an affiliate of Benchmark Senior Living with financing provided by Webster Bank. It follows the companies' recent partnership on a new senior living community in Scotch Plains, New Jersey, and the acquisition of an assisted living and memory care facility in Smithtown, New York.

"Church Hill Village has built an excellent reputation over the past five years. Benchmark is excited to be serving more seniors and families in Fairfield and the surrounding area – providing the high-quality care and services Benchmark is known for," said Tom Grape, founder, Benchmark chair and CEO.

Benchmark operates nine communities in Fairfield County, including nearby Village at Brookfield Common in Brookfield, Benchmark at Ridgefield Crossings in Ridgefield and the continuing care retirement community Meadow Ridge in Redding. Benchmark, based in Waltham, Massachusetts, operates 21 communities in Connecticut and a total of 68 communities throughout the Northeast.

National Development has developed and invested in more than 33 communities over the past 30 years.

"Benchmark at Newtown reflects National Development's ongoing commitment to the senior living sector," said Andrew Gallinaro, chief investment officer at National Development. "We continue to seek opportunities to strengthen our portfolio and are proud to expand our longstanding relationship with Benchmark Senior Living, a proven industry leader."

The senior assisted living community in Newtown features indoor and outdoor spaces designed in a modern farmhouse style including several dining venues, a creative studio, entertainment room, hair salon, physical therapy room and more. Outdoors, enclosed courtyards with a putting green, life-size chess board and fireplace beckon residents to connect and engage.



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 **Westfair Business Journal**

Proposal to replace former CibaGeigy, Acorda, office-use in Ardsley with warehouse

BY PETER KATZ / pkatz@westfairinc.com

"The traffic volumes for the project would be significantly less than the traffic that would be generated if the office use was going to be reestablished."

— JMC Planning Engineering

Redevelopment of the Ardsley Park site at 410-460 Saw Mill River Road in Ardsley has been proposed by the property owner BMR-Ardsley Park LLC. BMR stands for BioMed Realty. The site is approximately 42.82-acres in size and formerly had been occupied by pharmaceutical company CibaGeigy, which was followed at the site by Acorda Therapeutics.

There are four existing buildings on the site and a central utility plant along with an antenna and small utility shed. The antenna would remain in the redevelopment.

According to Attorney Jennifer Gray of the White Plains-based law firm Keane & Beane P.C., Acorda vacated the property in June of 2022. She said that attempts by the owner to lease the property to a new tenant have been unsuccessful and that the owner believes the property should not be

allowed to sit vacant.

"The Mt. Hope Cemetery is located to the south of the Property, Interstate 87 is located to the east, a Westchester County office building is located to the north, and across Saw Mill River Road to the west is a multifamily housing development located in Hastings-on-Hudson and a building occupied by a construction supply business," Gray said. "All loading docks associated with the operations are located to the rear of the building, out of sight for passersby."

The warehouse would have about 280,000 square feet and would not be used as a "last mile" distribution facility. The developer suggests there could be from two to four tenants if the entire space was not taken by a single user. There would be 298 parking spaces, 79 loading bays and 110 trailer spaces provided.

The developer is seeking site plan approval, a steep slopes permit and

a tree removal permit from Greenburgh. BMR-Ardsley Park LLC acquired the property in 2011.

A traffic study was prepared by JMC Planning Engineering Landscape Architecture & Land Surveying PLLC. It found that the traffic volumes for the project would be significantly less than the traffic that would be generated if the office use was going to be reestablished. A traffic analysis showed that only six to eight trucks would be expected at the location during the peak morning and afternoon hours and that the proposed warehouse use creates far fewer truck trips than does a "last mile" distribution center use.

The project includes constructing a left turn lane on Saw Mill River Road at the site's northern driveway and would need a Highway Work Permit from the New York State Department of Transportation. The existing



Rendering of proposed Ardsley warehouse

northern shared driveway would be reconstructed to become a new two-way driveway. The existing southern driveway also would be reconstructed to become a new two-way driveway. The other two existing driveways would be removed as part of the proposed redevelopment.

The developer proposes adding a segment of sidewalk to a portion of the property's frontage and a crosswalk so that people can safely cross Saw Mill River Road and get to a bus stop shelter on the opposite side of the road. Landscaping would be added along the Saw Mill River Road frontage.

AFFORDABLE HOUSING

Yonkers IDA approves incentives for affordable housing project and electric power line

BY PETER KATZ / pkatz@westfairinc.com

The Yonkers Industrial Development Agency (YIDA) has given its final approval to financial incentives for a \$39.1 million affordable senior housing development located at 221-223 Buena Vista Ave. The nine-story building would have 94 apartments. There would be 40 one-bedroom units and 54 studios. Amenities for residents would include a community room, fitness center and rooftop green space. There would be 47 parking spaces.

The developer is Two Twenty-One Buena Vista Group LLC. It will receive a sales tax exemption of \$1,819,375 and a mortgage tax

recording exemption of \$849,224. The developer is also receiving a 15-year real property tax abatement of \$902,963 for total assistance of \$3,741,407. The project is estimated to create between 80 and 100 construction jobs and five to six full-time jobs.

According to a financial and impact analysis prepared for the YIDA by Storrs Associates, the project is estimated to result in a net fiscal benefit to the city of \$2,070,452 over the 15-year term with a cost benefit of \$2.04 for every \$1.00 in assistance from the YIDA.

Construction is expected to be completed by July 2027. The development will be on a 0.47-acre parcel. The

developer says that the project meets goals of the Yonkers Comprehensive Plan including the development of more affordable housing.

"The benefit of new residences and redevelopment in the area is that it supports future retail in the core, while also contributing to a more vibrant downtown," the developer told the YIDA. "As a senior housing facility, the proposed structure on a dead-end street, with Buena Vista Park (Anthony O'Boyle Memorial Park) within walking distance, takes advantage of passive recreation for seniors. The site also overlooks the Hudson River, with views across the Domino Sugar refining facility."

The YIDA also has voted final approval of a sales tax exemption of \$1,996,875 for Champlain Hudson Power Express LLC (CHPE LLC)

for a \$22.5 million project to install a power transmission line under a 4.3-mile portion of the Hudson River along Yonkers.

The transmission line, which will bring hydropower from Quebec to New York City, will travel through northern New York state, the Hudson Valley and terminate in Queens. It is expected to alleviate supply concerns deriving from increased demand for electricity and the retirement of the Indian Point nuclear power plant. Work is expected to begin in mid-2026.

CHPE has offered the YIDA a fixed Payment in Lieu of Taxes (PILOT) of \$7,965,472 over 30 years. The funds would be divided between three taxing jurisdictions: Yonkers School District (57.54%) City of Yonkers (27.91%) and Westchester County (14.55%).



Rendering of 221 Buena Vista Ave., Yonkers.

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\$25M rehabilitation project to start at Bear Mountain State Park

BY PETER KATZ / pkatz@westfairinc.com

New York state plans to spend \$25 million on a rehabilitation project that is due to get underway shortly at Bear Mountain State Park. The park covers 5,205 acres in Rockland and Orange counties and much of the work will take place in the area close to the Bear Mountain Inn on Seven Lakes Drive. The state says that the park had more than 2.3 million visitors last year.

In addition to updating infrastructure, the \$25 million project will create a new accessible playground, expand picnic areas, and add public restrooms.

"This \$25 million investment ensures the park's facilities not only meet the needs of today but will serve generations to come," Gov. Kathy Hochul said. "By expanding access, upgrading infrastructure and enhancing recreation opportunities, we're making it easier

for everyone to get offline, get outside and enjoy time together in one of New York's most beloved state parks."

According to New York State Parks Commissioner Pro Tempore Randy Simons, "Bear Mountain has long been a vital resource for people in the metro New York City area and the lower Hudson Valley to get outside and enjoy healthy recreation. This project will create more space for visitors to spread

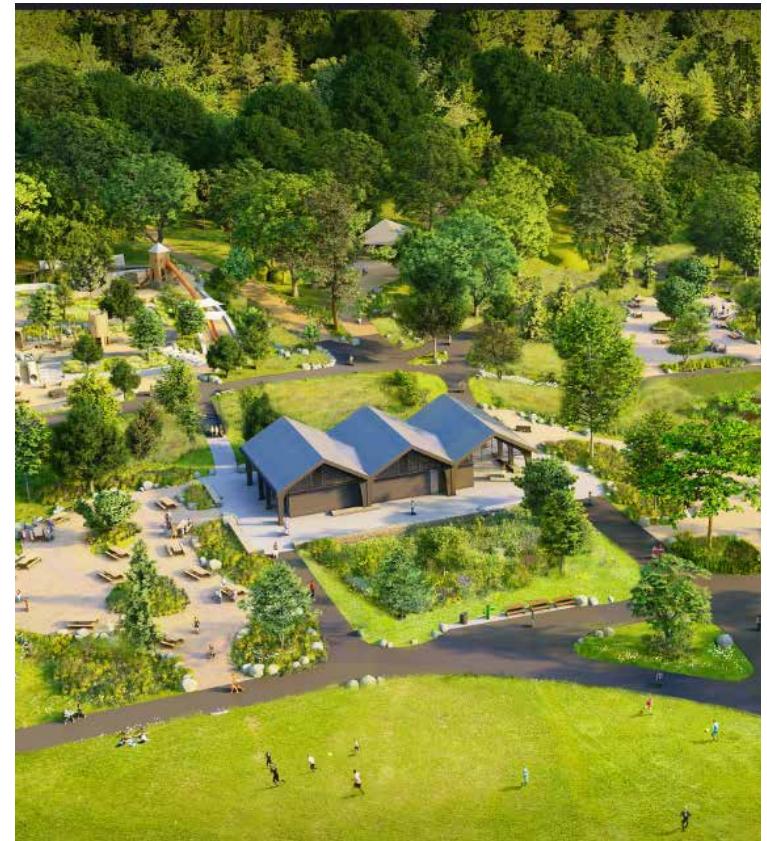
out and enjoy Bear Mountain like never before."

Construction will start after Labor Day, with completion expected during the Summer 2027 recreational season. While the park will remain open during construction, some capacity restrictions will be in place.

Bear Mountain State Park features more than 50 miles of hiking trails, including the original section of the

Appalachian Trail. It also includes lake and Hudson River fishing access, a swimming pool, and Trailside Museums and Zoo. An outdoor rink is open to ice skaters from late October through mid-March. Perkins Memorial Drive and a tower that offers views of the countryside are open from April through late November, weather permitting. The park features a merry-go-round that has hand-painted scenes of the park and 42 hand-carved seats of native animals including black bear, wild turkey, deer, raccoon, skunk, Canada goose, fox, swan, bobcat, and rabbit.

In July 2023, the park suffered severe damage from a storm that caused flooding and washouts. It wasn't until September that there had been sufficient repairs to allow partial reopening of the park. Approximately \$20 million was spent on recovery from the storm. Bear Mountain Park was established in 1908. It is managed by the Palisades Interstate Park Commission.



BUSINESS

New music store to open in White Plains space formerly housing Sam Ash

BY PETER KATZ / pkatz@westfairinc.com



The store at 176 Mamaroneck Ave. in White Plains when it was occupied by Sam Ash. Photo via Google Maps.

"Opening this new store isn't just about expanding our business — it's about deepening our roots."

— Brian Reardon, founder of Monster Music and Smash Music

Monster Music, which operates in Levittown and Deer Park on Long Island is planning to open the store Smash Music in the space formerly occupied by the music store Sam Ash at 176 Mamaroneck Ave., in White Plains. The Smash Music store opening has been set for Sept. 6.

"Opening this new store isn't just about expanding our business — it's about deepening our roots," said Brian Reardon, founder and owner of Monster Music and Smash Music. "We're thrilled to be part of White Plains, and we cannot wait to serve the community and help musicians young and old."

Reardon has been in the music field for more than 30 years. Monster Music has been named a top 100 dealer of

the National Association of Music Merchants. On Long Island, it has developed a reputation for offering music lessons and conducting "open mic" nights where young musicians have a chance to perform.

Sam Ash, which has just one more "a" in its name than does Smash, closed all of its stores last year as

part of the chain going out of business following a bankruptcy filing. Sam Ash had been a fixture at 176 Mamaroneck Ave., in White Plains since 1961. The company had been founded in 1924 and had grown to 44 stores in 16 states.

Smash Music says it has redesigned the store's interior and will be offering rental instruments as well as merchandise for sale along with music lessons.



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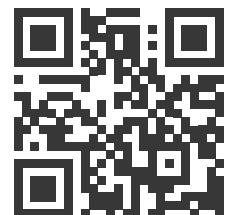
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AG James reaches \$12M settlement involving Monsey residents who have nursing home ownership stakes

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James has announced a settlement involving two residents of Monsey in Rockland County who have significant stakes in nursing homes in New York state including the Pine Valley Center for Rehabilitation and Nursing in Spring Valley. The settlement concerned the Van Duyn Center for Rehabilitation and Nursing, a nursing home in Syracuse, and its owners and operators who James identified as Efraim Steif and Uri Koenig.

According to James, an investigation by her office revealed that Steif and Koenig received millions of dollars of taxpayer funds meant

for resident care, leaving the nursing home severely understaffed. James said that residents suffered in unsafe conditions, leading to hospitalizations, deaths, and significant trauma.

As a result of attorney general's investigation and settlement, Van Duyn and its owners will pay a total of \$12 million, including \$10 million to directly fund improved resident care and staffing. The attorney general's office will also install an Independent Health Care Monitor (IHM) and an Independent Financial

Monitor (IFM) to oversee and improve the nursing home's health and financial operations.

"For years, residents at Van Duyn

endured unacceptable neglect that caused traumatic injuries and tragic deaths," James said. "We are holding Van Duyn's owners accountable for these conditions, and ensuring the facility will make all the necessary changes so that its residents get the care they deserve. I will always fight for the dignity and rights of vulnerable New Yorkers and I will continue to go after nursing homes and their owners when they fail to take care of their residents."

Under the settlement, Van Duyn's owners must pay \$12 million, including \$2 million in restitution to New York's Medicaid program and \$10 million to a Resident Care Fund that will be used to support reforms to the nursing home recommended by the independent monitors. Van Duyn's owners must pay for and appoint an IHM to oversee all health care oper-

ations at the facility and ensure the nursing home improves resident care.

Van Duyn's owners must pay for and appoint an IFM to oversee Van Duyn's finances, ensure compliance with the OAG's settlement and the law, and prevent future fraud. The IFM will also oversee the Resident Care Fund and only approve disbursements from it that are consistent with the IHM's recommendations.

Under the settlement, Van Duyn and its owners are prohibited from closing or selling the nursing home for at least five years. They also must continue to operate the nursing home at the staffing and supervision levels recommended by the IHM for at least two years after the end of the settlement terms, and they are subject to a \$1 million penalty if they violate this duty.

HEALTH CARE

Measles case reported in Rockland

BY PETER KATZ / pkatz@westfairinc.com

According to Rockland County Executive Ed Day and County Health Commissioner Dr. Mary Leahy a case of measles has been confirmed in a Rockland County resident. The person recently returned to Rockland after traveling, where a potential exposure had occurred. Known contacts are being traced and evaluated for immunity. Prior to this case, there had been no reported measles in Rockland County since 2019.

According to the U.S. Centers for Disease Control and Prevention, as of August 19, there were a total of 1,375 confirmed measles cases were reported by 42 jurisdictions in the U.S. The disease was declared eliminated in the U.S. in 2000. Robert F. Kennedy Jr., who was named by Donald Trump

to head the Department of Health and Human Services, has opposed vaccination and urged against getting vaccinated against measles.

Before Rockland's case, the New York State Department of Health was reporting nine confirmed cases in New York City and seven in New York state outside of New York City for 16 total. There were four cases in Orange County, one in Suffolk County, one in Ontario County and one in Putnam. All but one of the cases in New York state outside of NYC were individuals

under the age of five.

Rockland County reported that measles is the most contagious disease on earth and can live in the air for up to two hours after the infected person has left the room. About 90% of unvaccinated people exposed to the virus become infected. It spreads through

the air when an infected person coughs or sneezes. Symptoms may include a fever, rash, cough, conjunctivitis (red, watery eyes), or runny nose.

Symptoms usually appear 10 to 12 days after exposure but may appear as early as seven days and as late as 21 days after exposure. Severe illness and complications

can occur in people who are unvaccinated. Most severe complications are pneumonia, encephalitis, and death.

"The single best way to prevent measles is to be vaccinated. We strongly encourage residents to protect themselves, their families, and all residents of our county by making sure you and your family are up to date on your MMR vaccinations," said Leahy.

Rockland said that individuals should receive two doses of the MMR vaccine to be fully protected. Typical-



ly, the first dose of the MMR vaccine should be given at 12 to 15 months of age, and the second dose should be given at four to six years of age. In New York state, measles immunization is required for children enrolled in schools, daycare, and pre-kindergarten. Since August 1990, college students have also been required to demonstrate immunity against measles.

"We are monitoring the situation closely to protect the community," Leahy said.



COURTING OPENNESS

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com
• Page 1

Arthur Ashe Stadium during a men's singles semifinal match at the 2024 US Open, Friday, Sept. 6, 2024. Mike Lawrence/USTA.

At a time when other organizations are walking back or abandoning their DEI initiatives to comply with federal government policies and/or contracts, the US Open – in play through Sept. 7 at the USTA Billie Jean King National Tennis Center in Flushing Meadows-Corona Park, Queens – is doubling down.

On the Tennis Channel Sunday, Aug. 24, tournament director Stacey Allaster said the White Plains-based United States Tennis Association (USTA) has added two million tennis enthusiasts, of whom 43% are “diverse people of color, Asian and Indian.” (The USTA’s goal is to get “35 million Americans playing tennis by 2035.”) Allaster, who’ll be moving to a special advisory role, said that she will be working on her twin passions – seeing that kids, particularly girls, have an opportunity to play sports and helping diverse young leaders rise to the C suite.

The US Open aims to foster such goals through its “Be Open” initiative of arts and events designed to engage women, minorities and the underserved. This year it is celebrating the 75th anniversary of Althea Gibson (1927-2003) breaking the color barrier at the 1950 U.S. National Championships (the forerunner of the US Open), three years after Jackie Robinson broke the color barrier in Major League Baseball.

The “75 Years of Breaking Barriers” theme features art by Melissa Koby, the first Black theme artist in tournament history, with a silhouette profile portrait of Gibson containing a tennis court and ball and a silhouette of the player serving. The artwork permeates the center, gracing the cover of the \$25 program book as well as souvenir cups and other items. Meanwhile, flowers and lights enhance her sculpted bust outside

Arthur Ashe Stadium and tributes were scheduled for Sunday, Aug. 24, and Monday, Aug. 25, what would’ve been Gibson’s 98th birthday. The USTA and Marvel also collaborated on a comic book featuring Gibson and the Fantastic Four, more than 40,000 copies of which were given out to fans during the free Fan Week/Qualifying

Tournament (Aug. 18 through 23).

Over its three-week run, the Open will spotlight musicians and sports teams from Historically Black Colleges and Universities (HBCU); LGBTQ+ Pride; U.S. Navy Lt. Joe Hunt, who won the U.S. Nationals, then died in a flight training mission in 1945; Hispanics and Latin Americans; Asian Americans and Pacific Islanders; and wheelchair and adaptive players.

For some, such emphasis on DEI (Diversity, Equity and Inclusion) is part of a “woke” culture that is tantamount to a form of reverse racism, denying qualified Whites admission to elite colleges and universities and job/career opportunities. For others like the USTA, DEI is about leveling a playing field that has been one-sided for far too long. The organization also sees DEI as making common as well as socioeconomic sense. The tennis center sits on the site of the 1939-40 and 1964-65 World’s Fairs in the shadow of the Unisphere and the New York State Pavilion, holdovers from the '64 fair, with the pavilion undergoing a \$24 million-plus renovation. (The site was once the Corona Ash Dump, made famous in the denouement of F. Scott Fitzgerald’s iconic 1925 novel, “The Great Gatsby.”) The site’s borough, Queens, is one of the most diverse on earth, with more than 200 languages spoken.

During Media Day, always the Friday of Fan Week, we encountered some of that diversity, from rabid

country club players to people in motorized wheelchairs, young parents with double strollers and tiny fans for whom the Open was a first-time experience that they were just eager to soak up. The USTA is betting on all of these demographic groups to help it continue breaking the million mark in attendance, which it did for the first time last year with 1,048,669 at the event, and to create lifelong, multigenerational players and fans.

The financial stakes are certainly high. Tickets can range from under \$100 (for a grounds pass to a session early in the tournament) to hundreds of dollars for good seat to four-, five- and even six-figures for a courtside or suite seat later on. A lobster roll will set you back \$39; a soda in a souvenir cup and an ice cream cone, about \$11 each. (The prices are often a hot topic of conversation, along with which stars to see and the biggest star of all, literally, the sun, the only star that everyone tries to avoid.) This year’s prize money is a record \$90 million, with the men’s singles and women’s singles champions each getting \$5 million. (The Open was the first of the four slams -- which include the Australian and French Opens and Wimbledon -- to award men and women the same prize money.)

Driven by increased ticket sales, sponsorships and corporate hospitality, the 2024 US Open generated about \$559.7 million in operating revenue, a record, which is roughly 90% of the USTA’s total revenue. (Operating expenses were \$282 million. The tennis center is in the midst of a three-year, \$800 million renovation that is entirely self-funded. So diversity helps feed the Open’s economic engine, which in turn enables it to reach out to more groups that might think tennis and the Open are beyond them.

In contrast, Target – with 13 stores in Westchester, Rockland and Fairfield counties – is discovering the cost of rescinding DEI initiatives. It’s the subject

“The USTA has added two million tennis enthusiasts, of whom 43% are diverse people of color, Asian and Indian.”

— Stacey Allaster

of a Black boycott led by Pastor Jamal Bryant of the New Birth Missionary Baptist Church in Georgia, who told “PBS NewsHour” that African Americans spend upward of \$12 million a day in Target stores nationwide and that a \$2 billion investment that the big-box retailer has made in the Black community has produced no specific recipients. (We were in the White Plains Target recently, where the back-to-school shoppers were out, although perhaps not as strongly as they were in other years.)

With sales falling under 1% in the most recent quarter, profits off 19% year to year and the stock price (NYSE: TGT) dropping 31% since the January DEI rollback, CEO Brian Cornell will step sideways in February to become executive chair as COO Michael Fiddelke replaces him. It’s just the latest corporate drama as companies as wide-ranging – dare we say as diverse? – as Gannett Inc., IBM, JPMorgan Chase Co., PepsiCo, UnitedHealth Group and even PBS itself recast or shutter their DEI programs. According to the “NewsHour,” only 34% of S&P 500 companies mentioned “DEI” in their filings this year, down 90% from last year.

But corporations like Apple and Costco are holding the line on DEI. Citrin Cooperman, the professional services firm with offices in White Plains, Norwalk and Woodbridge, Connecticut, still has its CC Edge, “Empowering Diversity and Gender Equality.” <https://www.citrincooperman.com/CC-Edge> Or as the company says on its website, “Count us in.”

The women’s clothing store Talbots, with a workforce that is 76.5% female and 35.8% ethnic minorities and six stores in Westchester and Fairfield counties, posts signs in its entrances saying all are welcome.

These companies, like the USTA, might say that they have retained their commitment to being “Open.”



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Found horizon

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

When you think of viable careers, the word “artist” doesn’t necessarily leap to mind.

According to the U.S. Bureau of Labor Statistics, the median annual wage for fine artists (including painters, sculptors and illustrators) was \$56,260 in May 2024, or about half you would need for a comfortable lifestyle in Westchester and Fairfield counties. (However, some artists earn significantly more, with the top 10% making more than \$133,220 a year.)

In the 1960s and '70s, earnings for artists – generally defined as male artists – declined even as the contemporary art market grew. This is the story of a woman, a young wife and mother of three in that period, who knew she couldn't make a living as an artist and instead widened her perspective.

"I was painting on a broader canvas," said Janet Langsam, CEO emerita of ArtsWestchester in White Plains. "I was using my creativity to advocate for the arts and women in the arts."

We interviewed Langsam in her sixth-floor studio at 31 Mamaroneck Ave. in White Plains, the historic 12-story building – it opened as the People's National Bank & Trust Co. in 1929 – that ArtsWestchester acquired under her leadership in 1998 as a creative space for other businesses as well. During her 33-year tenure (1991-2024), she spearheaded fundraising efforts that secured more than \$75 million for the arts as the arts council's annual budget grew from \$1 million to nearly \$7 million. When the pandemic hit in 2020, she rallied the broader arts community by securing \$10 million annually for upstate arts councils and \$1 million in state funds for ArtsWestchester's Restart the Arts Program.

The former CEO is now a tenant, but she remains a powerhouse of civic-minded ambition and a keen observer of the struggles the arts are enduring in the current cultural climate. On May 15, ArtsWestchester launched a crowdfunding campaign in response to \$285,000 in federal grant terminations affecting several of the organization's initiatives.

"It's not just a funding issue," she said. "It's a moral issue. It's about what kind of world do we want to have and want to live in. It's a denial of the global effort and experience," added the woman who defines herself as a globalist, a patriot and a feminist, if an improbable feminist at that.

Janet Langsam: Improbable

Feminist" was the title of her recent retrospective at the Neuberger Museum of Art at Purchase College. The school was established in

1967 by Gov. Nelson A. Rockefeller to serve as an arts conservatory within the State University of New York's (SUNY) network of 64 universities and colleges. Seven years later, the museum was founded with a core collection from financier Roy R. Neuberger, one of the 20th century's great collectors and philanthropists. It now has nearly 7,000 objects, to which it will be adding five of Langsam's paintings. Her works include canvases done in acrylic paints, a fast-drying, versatile medium that does not require priming the canvas; collages made of photographs and paint; and assemblages, three-dimensional collages of found objects.

"The show at the Neuberger gave me the opportunity to think about what the paintings were about," Langsam said. A particularly striking theme – the horizon in trisection abstract canvases, often in silvery grays and light blues that suggest sand, sea and sky.

Growing up in Far Rockaway in Queens, the child not only of a teacher and a salesman of velvet fabrics but of the Great Depression and World War II, when the inescapable news stories of not-to-distant horrors vied with "Tom Mix Ralston Shooters" and "The Shadow" on the family's mahogany radio, Langsam saw the beach as an escape and a refuge. It was the family's air conditioning in summer, and "in the autumn, when it was just a little chilly, we would go down to the beach and tuck ourselves in the warm sand that had been heated by the sun earlier in the day," she recalled in the exhibit text. "The one constant presence was the horizon, and it belonged to us. Although it changed daily in color, line and form, we could count on the fact that it would be there every day in one form or another. The tranquility, the beauty, the safety and the quietude and the sense that it would go on forever was the gift that was ours because of where we lived."

Another gift – the arts through a variety of music lessons and trips to The Metropolitan Museum of Art. "Nothing ever stuck, but in retrospect...everything stuck." New York University, where Langsam got a degree in journalism and English literature, would be the entrée not only to jobs on The Rockaway Wave, the Long Island Press and House Beautiful but to the Greenwich Village arts scene and Abstract Expressionism, in

which colors and shapes, rather than figures, carry the narrative. Studying with Gregorio Prestopino, an Italian artist in the vernacular of Romare Bearden and Ben Shahn, whose works served as social commentary, and abstract painter-collagist Leo Manso; and using acrylic paints, Langsam found that "the door swung wide open for me, and I understood that 'yes, I can be an artist.'"

Still, she added, "I was torn between art and being a wife and a mother." A third avenue was about to show her a way through. It began with her participation in the League of Women Voters (LWV) and blossomed into a role with Queens Community Board 7, which she would eventually chair. By the time The New York Times came calling with a profile of her, "A Day in the life of a Nonstop Housewife" (Jan. 15, 1972), Langsam was an artist, art teacher, wife, mother and planning board chairwoman.

"It was great being featured," she recalled in the Neuberger show, "but I really didn't care for the headline. I mean, really... 'A Day in the Life of Nonstop Housewife?' Here I was, a leader in the community, exhibiting my artwork, teaching.... That headline framed everything I was doing -- everything I was -- within the context of being a housewife. I was a housewife, and proud of that part of my life, but it was just one part of my life."

By then, the feminist movement, which for Langsam had been sharpened by the civil rights initiatives of President John F. Kennedy and his untimely death, was in full swing. So was another part of her life, advocating for a museum for her home borough. The Queens Museum opened in Flushing Meadows-Corona Park near what is now the USTA Billie Jean King National Tennis Center in 1972 in a building repurposed from the 1939 and '64 Worlds Fairs, and Langsam would soon be chair of its board. Her community activism, however, had also brought her into the orbit of Mayor John V. Lindsay, a moderate Republican who was interested in decentralizing New York City's vast government. Langsam took a position in his administration as district manager for the Rockaways in the Office of Neighborhood Government. It would prove a turning point and a springboard to a life in arts administration.

"My work under the Lindsay administration helping to decentral-



Janet Langsam at ArtsWestchester's 2014 gala. The coin she wears around her neck, from a trip to the Dominican Republic, serves as a kind of good luck charm. *Photograph by Leslye Smith.*

"I firmly believe that art is not just something that one can see in a museum or hear at the opera. All communities need artists working within them. All people benefit from art – the young, the elderly, the disabled."

—Janet Langsam

ize government and share decision-making with the community at the grass roots level was my first step in realizing the power of artists in community," she said in the Neuberger exhibit. "I firmly believe that art is not just something that one can see in a museum or hear at the opera. Art training should be not just to produce artists that will perform on Broadway or show in museums. All communities need artists working within them. All people benefit from art – the young, the elderly, the disabled. I introduced these ideas of community building and access to the arts early on in my career, decades before 'community engagement' became a buzz word."

L langsam, who would go on to serve as first deputy commissioner of the city's Department of Cultural Affairs – she had lobbied for its separation from the Department of Parks and Recreation and had taken a pay cut for the job – under Mayors Abe Beame and Ed Koch and as assistant housing commissioner in the Koch administration, developing artist home ownership in New York City.

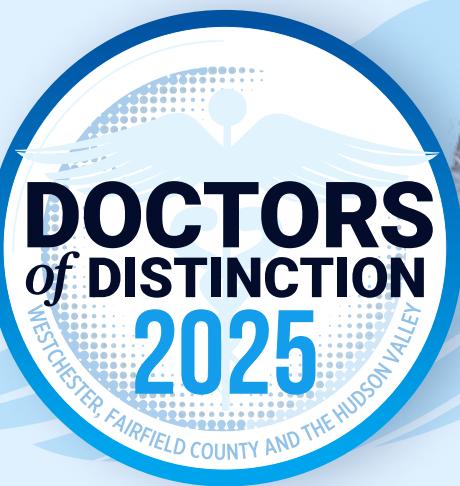
The arts and real estate are inextricably linked, she told Westfair. As president and CEO of the Boston Center for the Arts, she oversaw the development of artist housing, studio spaces and a home for the Boston Ballet Company. At ArtsWestchester, she placed artwork in hospitals, corporations and especially public spaces, putting more than \$1 million in the hands of artists who created public art.

Simultaneously, she developed school programs and curriculum and brought the arts to the mental health community and senior citizens.

Now she has come full circle. The girl from Far Rockaway still chases the horizon in collages that juxtapose painted images with photographic ones. The arts advocate is advocating for her own works.

She does so with macular degeneration, a condition that robs the sufferer of her central vision. It would seem to be a particular cruel blow for an artist, something that Henry James or Graham Greene might've conjured for one of their characters. But Langsam takes it in stride, using a number of devices, from thick glasses to apps that read to you, and getting up close and personal with her work. Besides, she said, she is even busier now than when she was leading the arts council.

For Langsam, the horizon has not dimmed. The light endures.



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Eye on Small Business: Monique Allain, Waccabuc artist

BY JEREMY WAYNE / jwayne@westfairinc.com

Following our recent story on artist David Elsea, "Eye on Small Business" looks to another artist with specific ties to our area, the multimedia and multidisciplinary artist Monique Allain to understand better how art can – indeed nearly always must – be commercial without compromising the integrity of the artist.

Of French and Mexican heritage, Allain grew up in São Paulo, spending vacations in France and Mexico with family. In 2018 she moved to Brooklyn and two years later, when Covid hit, she and her husband decided to live full-time in their country house in North Salem. In March, the couple moved to Waccabuc.

Allain started drawing portraits when she was 5 years old, asking friends and relatives who came to her house to pose for her, but "let it go" in her teens, thinking she did not have enough talent to continue. With a degree in biology under her belt, her next artistic awakening did not occur until she was 41, and going through an unhappy period of her life.

"I realized that being an artist is not a matter of having talent but of vocation, of having the need to produce visual things to communicate with the world, to express my voice," she recently told Westfair's Westches-

ter Business Journal. A Brazilian artist friend had started flourishing after going through similar difficulties, and Allain asked her what was going on, what was her secret. "She said she was taking (art) lessons... and I went and started having group lessons with other artists and dancers. I did not know what I was doing, but I was enchanted by the approach, by the practice, by the interaction with my colleagues."

It was around this time, too, that she discovered the Feldenkrais Method – a type of movement therapy devised by Israeli Moshé Feldenkrais in the mid-20th century – completing the four-year trainee program in São Paulo and eventually graduating as a certified Feldenkrais practitioner.

One of the important things she felt while practicing the method, Allain explained, was how important it is to be connected with ourselves, to listen to ourselves, "so we can be aligned and in harmony with the world and contribute with it in a positive way." This in turn led to her first video installation, in which the image, technically a video, is something between a moving image and a static one, or photograph.

Moving towards the commercial value of her art, Allain said this was the most difficult and challenging aspect for her.

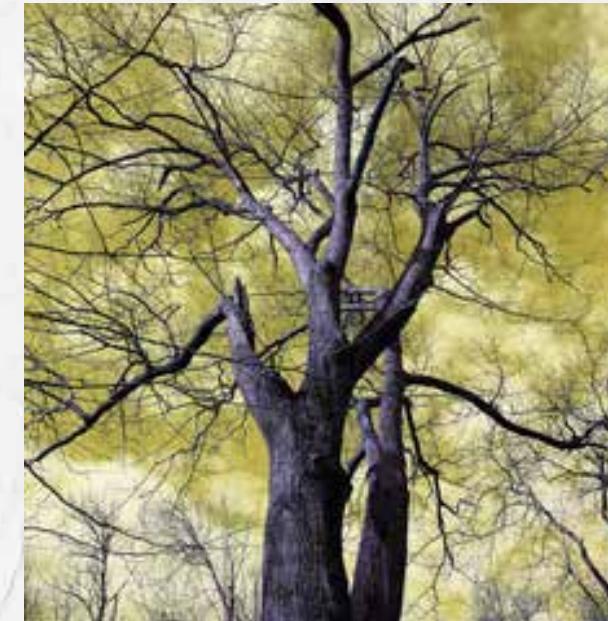
"I realized that being an artist is not a matter of having talent but of vocation, of having the need to produce visual things to communicate with the world, to express my voice."

— Allain

From Monique Allain's "Archeology" series: — bones, stone, wood and fabric.



Monique Allain.
Photograph by
Bibiana Huang
Matheis.



From Monique Allain's "Liminal Trees Series 2." Artwork images courtesy the artist.

"The art that makes sense to me is unfortunately not commercial. In fact, for me, there is an antagonism between producing genuine art and commercializing it." She added, "If my priority were to sell, I would do what people want to hear, not what I want to say." Refusing to compromise, in terms of selling, she said, she would prefer to give her work away to people whom she cares about, rather than sell it cheaply.

That said, she makes full use of social media to promote herself, while gallery shows are another commercial outlet. At "SOS," a recent show at the Katonah Village Gallery, Allain presented her "Archaeology" series, a project she started when she moved from Brooklyn to North Salem. To "ground" herself after moving from Brazil, then to Brooklyn and then to northern Westchester County, all in a relatively short space

of time, she decided that everything she used in her artwork, videos and installations would have to have come from within a five-mile radius – developing her own specific term, "A(r)tivism," along the way. The show was deemed a success.

Still, she cautioned, "We artists need very good financial advisers to help us to administrate and make our money grow, so we can dedicate our time to produce our works" – adding that she had a very good one.

Allain works from a spacious studio in her home. She said her dream is to build a separate studio in a place surrounded by nature, where she will invite artist friends, dancers and musicians to produce together.

She is also involved with "Art For a Change," a participatory volunteer project with breast cancer patients of the Metropolitan Hospital in Manhattan.

Fairfield Metro National Little League welcomed home in grand style

BY GARY LARKIN / glarkin@westfairinc.com

“They played an incredible game of baseball. We called it ultimate baseball. I’m so proud of them.”

— Brian Palazzolo, Manager

FAIRFIELD — Players such as Luca Pellegrini and SJ Taxitaridas were busy autographing whatever kids threw up to the Fairfield Metro National Little League team on Monday evening as the town celebrated their magical run.

The ride for the U-12 regional and state champion team may have come to an end on Sunday with a third-place finish in the Little League World Series, but they wound up on another short ride on the Post Road as the players rode on a Fairfield Fire Department ladder truck in a parade escorted by the Fairfield Police Department to Sherman Green.

They were greeted by about 400 people showed up there to honor the 12 players from Fairfield.

With the support of nearly 60 local business sponsors — each of whom donated \$500 for the 2025 Fairfield National Little League season — the team was able to spend the past two months playing in state, regional, and national tournaments. In the end, the team known as Fairfield Metro (signifying the Metropolitan Region champion) finished with the second-best record in the Little League tournament with a record of 5-1. They wound up making history locally as the first Fairfield team to reach the U.S. championship game, which they lost to the Mountain Region champ Nevada, 8-2 on Saturday, Aug. 23.

“I lost my voice about two weeks ago,” Fairfield Metro Manager Brian Palazzolo told the crowd Monday.

“I’ve been fortunate to be with these guys for about five years now. They played an incredible game of baseball. We called it ultimate baseball. They loved being there. We kept them seven days a week for about three hours a day. I’m so proud of them. I’m completely blown away by the crowd today.”

As the DJ blasted “Enter Sandman” by Metallica, the players made their way to the Sherman Green gazebo where Palazzolo introduced the players.

THE WINNING TEAM

Those players include:

- Logan Gryga, OF
- Ben Herbst, RF/3B/P
- Charlie McCullough, 2B/P
- Luca Pellegrini, SS/P
- Dante Madera CF
- Joe Sorrentino, LF
- Brian Palazzolo, P/2B/3B
- SJ Taxitaridas, 3B/SS/P
- Tommy D’Amura, 1B/P
- Colin Curley, OF
- Jimmy Taxitaridas, C
- Boden Dunlap, P/OF
- Coaches: Tom Curley and Dave Gryga
- Plenty of speeches

State, local and Congressional lawmakers showed up to thank the team, its coaches, families, and the community for a special 2025 summer.

“I wanted to thank everyone for coming out to celebrate this Metro Fairfield National Little League team,” said newly installed First Selectman Christine Vitale. “To these young men,

their coaches, and their families, on behalf of Fairfield I say thank you and congratulations. Our community is so incredibly proud of you and thankful to go on this incredible journey with you.”

She gave the key to the town and fellow Selectman Brenda Kupchick gave the players chocolates.

Gov. Ned Lamont made an appearance as well.

“Fairfield National, we love you!” he shouted. “There were watch parties all over this town and all over this state. You make each other better because you are a team.”

U.S. Sen. Richard Blumenthal, who was also joined by U.S. Rep. Jim Himes, had some uplifting words.

“I wish everyone can see from here what I see, which is a beautiful picture of a community coming together,” the state’s senior senator said as he described the view of the crowd. “Everybody from different walks of life. You guys did it. You made his history (pointing to the team). They made history because they got guts and grit. They got determination. Most of all, they worked hard.”

Locally, state Sen. Tony Hwang, who hopes to enter the race for a special election for first selectman, helped hand baseball and shoes to the players to be signed for adoring fans.

“I want to thank these kids for taking us on a great journey,” he said. “I wanted to thank the community, coaches, the unconditional loving parents for spending their summer vacations to be with these kids. I want to thank the players for making all of us feel like kids again.”

TEAM RECORD

As for the team, it earned third place overall in the LLWS by defeating Aruba, 4-2, on Sunday. While it had defeated eventual U.S. champ Las Vegas, 7-3, in the semifinals, it could complete the sweep of the team from Sumerlin Little League in Nevada on Saturday, Aug. 23.

It tore through the Metro Region tournament in Bristol with a 3-1 record by winning the regional title vs. New York, 12-1. Overall, in regional and LLWS play, Fairfield Metro was 8-2.

In the consolation game, Metro started the scoring in the third inning when SJ Taxitaridas hit a two-run double and later scored on a wild pitch to take a 3-0 lead. In the sixth inning, Fairfield added an insurance run in the top of the sixth when Jimmy Taxitaridas drove in his brother, SJ, with a groundout.

Metro used a committee of pitchers, including Charlie McCullough, Brian Palazzolo, and Tommy D’Amura, to earn the win. D’Amura was a key reliever, pitching 3.1 innings of scoreless baseball to close out the game.

FNLL President Diego De Lan was appreciative of all the work by the players, coaches, families, and sponsors.

“Thank you to the coaches, parents, and the sponsors for supporting our league and getting us to where we are today,” he said.

FNLL 2025 sponsors

The Fairfield National Little League offers sponsorship opportunities to local businesses. They offer a \$450 plan that includes the name and logo of the company on the uniforms and a \$500 plan for signs and or/banners at Tunxis Hill Park.



Here is the list of sponsors for the 2025 season:

Alene's Ice Cream	ASJ Realty / Limitless	Athletic Shoe Factory	AV Sports Cards	Back Brook Masonry
Bigelow Tea	Black Rock Pharmacy	Blanchette's Sporting Goods	Boca Oyster Bar	Bond Vet
Brian Howard & Sons Electric	Camoro Salon	Colony Grill	Corner Keg & Spirits	DeLaurentis Developments
DeLaurentis Team	Dicks Sporting Goods	Fairfield Babe Ruth	Fairfield Country Day School	Fairfield County Heating and Cooling
Fairfield County Orthodontics	Fairfield PAL	Fairfield Police	FC UNITEDTravel Baseball	Friendly Cleaners
Garden Catering	H. Smith RichardsonMen's Club	Jersey Mikes	K of C Father Coleman Council	Lenox Jewelers
Lesko Funeral Home	Maritime Chevy	Marsillio's Appliance TV	Massage Envy	Morrison Insurance
Nationwide Security	Neri Painting	New Canaan Group	Nichols MD	Nocerino Dental
Novo Women's Health	The Patch Boys Danbury & Norwalk	Playa Bowls	Riko's Pizza	Sally's Apizza
Saugatuck Sweets	Shampooch Pet Grooming Salon	Sorrento Importing	Southport Smiles	Sunrise Senior Living
The Swing Sleeve	Test Prep Wizards	Toy Pollo	Turnpike Liquor	Yale New Haven



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SEP 18 | 5:00 PM

The Waters Edge at Giovanni's, Darien CT



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White Plains and Poughkeepsie

Local business cases, Aug. 20 - 26

Alexander Phillip LLC, West Haverstraw, 25-22792-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000. Attorney: pro se.

WPB Holdings Group LLC, Monroe, 25-35913-KYP: Involuntary Chapter 11. Petitioner: David Rachman, Brooklyn.

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Tara Rhodes, Anderson, South Dakota, et al, vs. Privilege Underwriters Inc., White Plains, 25-cv-6885-JGLC: Fair Labor Standards Act. Attorney: Seth R. Lesser.

Oppenheim and Degen Neurosurgical Surgeons, West Nyack vs. Elevance Health Inc., Indianapolis, Indiana, 25-cv-6901-NSR: U.S. Arbitration Act. Attorney: Debra A. Clifford.

Hugh Kretschmer, Los Angeles vs. Advanced Leadership Performance Systems Inc., Monroe, 25-cv-6902-PMH: Copyright infringement. Attorney: Craig B. Sanders.

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.

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Wright, Felicia (estate):
Elmsford, 2023 personal income, \$242,482.

JUDGMENTS

52 Poplar Associates LLC, Brooklyn. \$5,607 in favor of the city of Yonkers, Yonkers. Filed July 10.

Alexander, Lucinda, Mount Vernon. \$18,231 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 3.

Bueno, Angel M., Port Chester. \$1,477 in favor of Midland Credit Management Inc., San Diego, California. Filed July 2.

Burch, Sean, Pleasantville. \$6,976 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

Cabal, Catherine, Mount Vernon. \$1,762 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 9.

Caputo, Stacy, Croton-on-Hudson. \$1,290 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 9.

Castillo, Marlon, Ossining. \$5,041 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed July 3.

Castro, Williz M., Mount Vernon. \$6,147 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

Cottrell, Daniel, New Rochelle. \$10,383 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

DeJong, John M., Mount Kisco. \$39,789 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

Delano, Ann E., Yorktown Heights. \$9,181 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

DiRaffaele, Ronald, Yonkers. \$1,204 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 3.

DiRaffaele, Ronald, Yonkers. \$1,799 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 3.

Doldan, Edith, West Harrison. \$4,414 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 9.

Dunaway, Mike, Mamaroneck. \$3,759 in favor of Capital One NA, McLean, Virginia. Filed July 2.

Empire Core Group LLC, New Rochelle. \$229,489 in favor of Capitalize Group LLC, New York. Filed July 7.

Felton, Kamira, Mount Vernon. \$50,901 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

Flores, Soledad, New Rochelle. \$1,960 in favor of Capital One NA, McLean, Virginia. Filed July 8.

Forbes, Ryan, Mount Vernon. \$5,028 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 3.

Ford, Nima, White Plains. \$3,435 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

Foster, Martina, Mount Vernon. \$2,681 in favor of Midland Credit Management Inc., San Diego, California. Filed July 9.

Funderbirk, Maxine, Yonkers. \$5,607 in favor of Citibank NA, Sioux Falls, South Dakota. Filed July 7.

Gale, Bianca J., Mount Vernon. \$3,184 in favor of Capital One NA, McLean, Virginia. Filed July 7.

Giwain, Rodney, Mount Vernon. \$1,562 in favor of Midland Credit Management Inc., San Diego, California. Filed July 9.

Gjonbalaj, Leonora, Yonkers. \$7,845 in favor of Capital One NA, McLean, Virginia. Filed July 7.

Gonzalez, Jose O., Mount Vernon. \$11,876 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

Gutierrez, Ingrid, Yonkers. \$6,086 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 3.

Haight, Austin W., New Rochelle. \$5,747 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

Haimchand, Sara A., Montrose. \$3,734 in favor of Capital One NA, McLean, Virginia. Filed July 9.

Hartman, Michael P., Cortlandt Manor. \$11,369 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 3.

Hemmings, Georgette, Yorktown Heights. \$7,144 in favor of Capital One NA, Richmond, Virginia. Filed July 1.

Heredia, Caridad, Yonkers. \$2,800 in favor of Midland Credit Management Inc., San Diego, California. Filed July 9.

Hernandez, Jeremy, Yonkers. \$18,890 in favor of Capital One NA, McLean, Virginia. Filed July 3.

Ishak, Daniel, Yorktown Heights. \$2,470 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 9.

Johnson, Larry, Mount Vernon. \$5,609 in favor of Capital One NA, McLean, Virginia. Filed July 7.

Katz, Scott, White Plains. \$2,361 in favor of Capital One NA, Columbus, Ohio. Filed July 2.

Kuranda, Melanie, Mamaroneck. \$1,657 in favor of Midland Credit Management Inc., San Diego, California. Filed July 9.

Lee, Daniel, Chappaqua. \$3,440 in favor of Midland Credit Management Inc., San Diego, California. Filed July 10.

Lloyd, Michelle, New Rochelle. \$2,108 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

Logan, Kimani, New Rochelle. \$1,813 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed July 9.

Loza, Samuel, Yonkers. \$10,384 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 3.

Mansa, Phyllis, Tarrytown. \$6,510 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed July 3.

McCarthy, Susan, Elmsford. \$3,457 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 9.

Metro Cheese Inc., Farmingdale. \$565,927 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 1.

Mullings, Gillian K., Ardsley. \$6,561 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

Nunez, Beinvenida, Yonkers. \$3,156 in favor of Midland Credit Management Inc., San Diego, California. Filed July 9.

Ochoa, Luis A., Elmsford. \$4,973 in favor of Capital One NA, McLean, Virginia. Filed July 3.

Parubi, Zigrida, West Harrison. \$4,044 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 10.

Perry, Weslyn, Hempstead. \$15,534 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 10.

Persaud, Amanda, Mount Vernon. \$5,112 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 3.

Pimentel, Wanny C., Bronxville. \$2,330 in favor of Capital One NA, Richmond, Virginia. Filed July 3.

Ramirez, Gilberto Armas, Mamaroneck. \$4,105 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 10.

Rivera, Jose, White Plains. \$2,199 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 8.

Roberts, Giselle L., Mount Vernon. \$16,857 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 3.

Roberts, Giselle L., Mount Vernon. \$5,822 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 3.

Robertson, Nicole D., Mount Vernon. \$13,732 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 10.

Rodriguez, Jose F., Yonkers. \$12,845 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

Romero, Jorge J., Yonkers. \$2,856 in favor of Capital One NA, McLean, Virginia. Filed July 7.

Santana, Anderson S., Tarrytown. \$13,127 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed July 9.

LIS PENDENS

Baker, John F., as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$50,000 affecting property located at 9 High St., Elmsford. Filed July 2.

Baylock, Jerome A., as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$279,000 affecting property located at 11 Bryant Ave., Elmsford. Filed July 2.

Castillo, Teresa, as owner. Filed by M&T Bank. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 129 N. MacQuesten Pkwy., Mount Vernon. Filed July 2.

Cavalry Spv I LLC, as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$258,000 affecting property located at 64 Redmill Road, Cortlandt. Filed July 8.

Parker, Marian E., as owner. Filed by Wilmington Savings Fund Society -Trust. Action: Foreclosure of a mortgage in the principal amount of \$268,000 affecting property located at 1020 Warburton Ave., Yonkers. Filed July 8.

Tovar, Carmen, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$180,000 affecting property located at 108 Waverly St., Yonkers. Filed July 7.

Bent, 2 Canfield Ave., No. 814, White Plains 10601. c/o Nina Powderly. Filed Aug. 8.

Birth Art & Beyond, 90 Bryant Ave., F4d, White Plains 10605. c/o Tessa Catto. Filed Aug. 1.

Bakhtyar, Saidmuratov, Mamaroneck. \$188,000 in favor of Tejon Construction Inc., Brewster. Filed Aug. 20.

BF Curry Realty LLC, Yorktown. \$2,696 in favor of EIZ Contractors Inc. Filed Aug. 19.

Brehm Realty Corp., Yonkers. \$110,481 in favor of

Fair, Raymond A., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$481,000 affecting property located at 245 Langdon Ave., Mount Vernon. Filed July 2.

Hasbrouck, Mary A., as owner. Filed by HSBC Bank USA NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$368,000 affecting property located at 56 Hoover Road, Yonkers. Filed Aug. 19.

McDermott, Margaret A., as owner. Filed by Newrez LLC- d.b.a. Shellpoint Mortgage Servicing. Action: Foreclosure of a mortgage in the principal amount of \$267,000 affecting property located at 35 North Chatsworth Ave., Larchmont. Filed July 7.

McGinnis, George, as owner. Filed by US Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$258,000 affecting property located at 64 Redmill Road, Cortlandt. Filed July 8.

Parker, Marian E., as owner. Filed by Wilmington Savings Fund Society -Trust. Action: Foreclosure of a mortgage in the principal amount of \$268,000 affecting property located at 1020 Warburton Ave., Yonkers. Filed July 8.

Curated By Frost, 30 N. Broadway, Apt. 3j, White Plains 10601. c/o Katherine Frost. Filed Aug. 4.

Optima Environmental Services in Newburgh. Filed Aug. 19.

Brooks Shopping Center LLC, Yonkers. \$49,114 in favor of Nouveau Elevator Industries LLC. Filed Aug. 15.

Cabrera, Carol, Yonkers. \$51,842 in favor of Servicemaster Restoration by Mar, Elmsford. Filed Aug. 19.

Corpus Christi Church, Rye. \$15,191 in favor of Optima Environmental Services In, Newburgh. Filed Aug. 19.

Roots Impression Natural Hair Care, 252 W. First St., Mount Vernon 10550. c/o Kemaul Smith and Nafessa McKenzie. Filed July 30.

Partnerships

Agustin Retail Tailor, 170 North Ave., New Rochelle 10801. c/o Eddy Anizeto Agustin Cardona. Filed Aug. 1.

Art Forum, 77 Stone Ave., Ossining 10562. c/o Jermaine Smith. Filed Aug. 7.

Bent, 2 Canfield Ave., No. 814, White Plains 10601. c/o Nina Powderly. Filed Aug. 8.

Bakhtyar, Saidmuratov, Mamaroneck. \$188,000 in favor of Tejon Construction Inc., Brewster. Filed Aug. 20.

Caring Notary Services, 75 S. Broadway, White Plains 10601. c/o Diane Jordan. Filed Aug. 7.

Emilia Restoration LLC d.b.a. owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$492,000 affecting property located at 66 Gordon St., Yonkers. Filed July 8.

WESTCHESTER COUNTY & HUDSON VALLEY

DeRiggi Fabrication, 1178 Warburton Ave., Yonkers 10701. c/o Bartholomew Hermann Deriggi. Filed Aug. 6.

Erikas Cleaning Services, 160 Grant Ave., White Plains 10604. c/o Rosa Guallasaca. Filed Aug. 5.

Glow Haven, 200 Harrison Ave., Harrison 10528. c/o Danielle Merlini. Filed Aug. 1.

Radiant Rays, 155 Ferris Ave., Apt. 9, White Plains 10603. c/o Raeanne Richards. Filed July 25.

Sams Gramatan Barber Shop, 25 Pond Field Road, Bronxville 10708. c/o Sosum Mushayev. Filed July 31.

Slow & Steady Wellness, 3392 N. Deerfield Ave., Yorktown Height 10598. c/o Anthony Striano Jr. Filed July 25.

True Clean Westchester Solutions, 1847 Crompond Road 104, Peekskill 10566. c/o Hugo B. Aparicio. Filed July 29.

WRA Solutions, 64 Washington St., Port Chester 10573. c/o Adriana Romero Calle. Filed July 25.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Levon NY DLXXIII LLC, as owner. Lender: Positive Development LLC. Property: in Orange. Amount: \$7.5 million. Filed July 10.

Loan Funder LLC Series 95660, as owner. Lender: Kingsville Development LLC. Property: 2 Kingsville Drive, Blooming Grove. Amount: \$3.6 million. Filed July 9.

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

Walden Savings Bank, as owner. Lender: Michael Rizzo. Property: in Greenville. Amount: \$1.3 million. Filed July 9.

White Oak Real Estate Capital Management Services LLC, as owner. Lender: VTR Phase One Developer LLC. Property: Route 17, Tuxedo. Amount: \$35.7 million. Filed July 8.

Below \$1 million

Broadview Capital LLC, as owner. Lender: Trout Brook Holdings LLC. Property: 209 Union Corners Road, Warwick. Amount: \$380,000. Filed July 10.

Broadview Capital LLC, as owner. Lender: Marlboro Vinyards LLC. Property: 515 Union Corners Road, Florida. Amount: \$420,000. Filed July 10.

Gluck, Chaim, as owner. Lender: Sky Capital Funding LLC. Property: 35 Johnes St., Newburgh. Amount: \$150,000. Filed July 7.

Orange Bank & Trust Co., as owner. Lender: 281 Route 211 East LLC. Property: in Wallkill. Amount: \$280,000. Filed July 8.

Velocity Commercial Capital LLC, as owner. Lender: RC Property Holdings Inc. Property: 225 Dubois St., Newburgh. Amount: \$322,000. Filed July 10.

Walden Savings Bank, as owner. Lender: Saar Family LLC. Property: in Montgomery. Amount: \$367,250. Filed July 7.

DEEDS

Above \$1 million

1 Falcon 10 LLC, Monroe. Seller: Barbara Wohl, Chestnut Ridge. Property: 1 Falcon Court, Spring Valley. Amount: \$1.2 million. Filed July 18.

24 Oak Glen LLC, Brooklyn. Seller: Joseph Deutsch, Brooklyn. Property: 24 Oak Glen Road, Monsey. Amount: \$1.2 million. Filed July 23.

51 New County Road LLC, Monsey. Seller: Mier L. Berger, Airmont. Property: 51 New County Road, Airmont. Amount: \$1.1 million. Filed July 17.

Elington Way Estates LLC, Spring Valley. Seller: Phillip and Alba Zayas, Spring Valley. Property: 670 New Hempstead Road, New Hempstead. Amount: \$1.4 million. Filed July 22.

Klein, Chaim, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 15 Hybrid Road, Monsey. Amount: \$1.1 million. Filed July 18.

Powder Horn LLC, Montebello. Seller: Levon NY VLXXIII LLC, Jackson, New Jersey. Property: 32 and 34 Powder Horn Drive, Wesley Hills. Amount: \$2 million. Filed July 23.

Rosman, Mordechai and Chaya Gold, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 19 Hybrid Road, Monsey. Amount: \$1.1 million. Filed July 23.

Silverwood Living LLC, Albany. Seller: Highview Hills LLC, Suffern. Property: 18 Silverwood Circle, Suffern. Amount: \$1.1 million. Filed July 18.

Spark West Nyack LLC, Summit, New Jersey. Seller: 369 NY 59 RE Owner LLC, New York. Property: 357 Route 59, West Nyack. Amount: \$5.8 million. Filed July 23.

Spitzer, Morris, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 13 Hybrid Road, Monsey. Amount: \$1.3 million. Filed July 21.

Below \$1 million

12 Willow Drive LLC, Brooklyn. Seller: Ish Matzliach LLC, Spring Valley. Property: 37 Karnell St., Spring Valley. Amount: \$684,000 Filed July 18.

154 East 37 Street Corp., Fresh Meadows. Seller: Estate of Margaret Vogt. Property: 11 Beaver Dam Road, Pomona. Amount: \$385,000 Filed July 22.

3 Hemlock Lane LLC, Monsey. Seller: George J. Mulligan Irrevocable Trust, Thiells. Property: 3 Hemlock Lane, Thiells. Amount: \$674,400 Filed July 23.

34 Silverwood LLC, Suffern. Seller: Highview Hills LLC, Suffern. Property: 34 Silverwood Circle, Suffern. Amount: \$990,000 Filed July 21.

4 Penn Court LLC, Spring Valley. Seller: Sterling Fox, Cynthia and Daniella Fox, New City. Property: 4 Penn Court, New City. Amount: \$955,000 Filed July 17.

48 West LLC, Spring Valley. Seller: Christian Robertson and Jennifer L. Sukup, Airmont. Property: 8 Hillside Ave., Airmont. Amount: \$600,000 Filed July 22.

77 Samsondale LLC, Spring Valley. Seller: Leona M. Lombardi, et al, West Haverstraw. Property: 77 Samsondale, Haverstraw. Amount: \$305,000 Filed July 17.

8 Walter LLC, Monsey. Seller: Oz Mivtch, Monsey. Property: 8 Walter Drive, Monsey. Amount: \$915,000 Filed July 22.

Alarcon, Edwin R., Stony Point. Seller: 84 Cricketown Road LLC, Brooklyn. Property: 84 Cricketown Road, Stony Point. Amount: \$520,000 Filed July 23.

Biffo32 LLC, Pearl River. Seller: Raymond J. Wallach, Pittsfield, Massachusetts. Property: 153 Franklin Ave., Pearl River. Amount: \$789,000 Filed July 18.

Braver, Joel, Brooklyn. Seller: Highview Hills LLC, Suffern. Property: 32 Silverwood Circle, Suffern. Amount: \$995,000 Filed July 18.

Aaron and Chana Buchinger, Spring Valley. Seller: Sunshine Gardens Realty LLC, Airmont. Property: 13 Lazer Court, Spring Valley. Amount: \$799,000 Filed July 23.

Ekstein, Gittel, Monroe. Seller: 306 Blueberry LLC, Nanuet. Property: 81 Kearsing Parkway, Spring Valley. Amount: \$250,000 Filed July 22.

Fortgang, Mattis, Suffern. Seller: 6 Prairie LLC, Brooklyn. Property: 6 Prairie Ave., Suffern. Amount: \$691,725 Filed July 18.

Gersh NY LLC, Monsey. Seller: Estate of Patti L. Economides, Hillsboro Beach, Florida. Property: 23 Fifth St., Hillburn. Amount: \$265,000 Filed July 22.

Surian Realty LLC, Brooklyn. Seller: Russell Hock, Airmont. Property: 50 Campbell Ave., Airmont. Amount: \$900,000 Filed July 17.

Harav Azulai ZI LLC, New Hempstead. Seller: Robert Miller Trust, et al, Wake Forest, North Carolina. Property: 5 Tioken Drive, Spring Valley. Amount: \$930,000 Filed July 18.

Hirschler, Avrohom, Spring Valley. Seller: Pennington Lots LLC, Monsey. Property: 10 Argo Lane, New Hempstead. Amount: \$850,000 Filed July 21.

J&J Realty Assets LLC, Stony Point. Seller: Natalie M. Tacito, Stony Point. Property: 37 Walter Drive, Stony Point. Amount: \$350,000 Filed July 17.

Lefkowitz, Joseph, Brooklyn. Seller: 5 Francis LLC, Spring Valley. Property: 5 Francis Place, Suffern. Amount: \$849,000 Filed July 21.

Mendelovitz, Irving and Rebecca Mendelovitz, Spring Valley. Seller: Royal Green Gardens LLC, Brooklyn. Property: 230 Old Nyack Turnpike, Spring Valley. Amount: \$999,000 Filed July 23.

MTJG Realty LLC, Monsey. Seller: Judah Gottlieb, Spring Valley. Property: 4 Haskell Ave., Airmont. Amount: \$225,000 Filed July 22.

Neil Associates LLC, et al, Monsey. Seller: Neil Associates LLC, Monsey. Property: 8 Neil Road, Spring Valley. Amount: \$800,000 Filed July 22.

Polnoya Homes LLC, New Square. Seller: 45 Bypass Corp., Spring Valley. Property: Reagan Road, New Square. Amount: \$300,000 Filed July 22.

Prime 102 LLC, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 3 Prime Lane, Monsey. Amount: \$774,000 Filed July 22.

Spira, Benzion, Spring Valley. Seller: Sunshine Gardens Realty LLC, Airmont. Property: 19 Lazer Court, Spring Valley. Amount: \$750,000 Filed July 23.

Carrasco, Michell Dulce, Middletown. Seller: Bank of America, Charlotte, North Carolina. Property: 3609 in favor of Bank of America, Charlotte, North Carolina. Filed July 29.

Carson, Cyra, Middletown. Seller: Midland Credit Management Inc., San Diego, California. Filed July 30.

Colon, Michael V., Middletown. Seller: Discover Bank, Columbus, Ohio. Filed July 24.

Unu Hashem LLC, Nanuet. Seller: JL & JG LLC, Spring Valley. Property: 55 Old Turnpike Road, Nanuet. Amount: \$426,000 Filed July 21.

Wertzberger, Naftali and Devorah Wertzberger, Spring Valley. Seller: 51 West Street LLC, Brooklyn. Property: 51 West St., Haverstraw. Amount: \$350,000 Filed July 24.

Wigder, Avrohom and Zissy Wigder, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Monsey. Amount: \$779,000 Filed July 24.

Zelichov LLC, Spring Valley. Seller: Aron Israel, Spring Valley. Property: 48 West St., Spring Valley. Amount: \$995,000 Filed July 17.

Abbruzzio, Julie, Rock Tavern. Seller: Cavalry Spv I LLC, Greenwich, Connecticut. Property: 10921 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed July 24.

Act Physical Therapy Inc., et al, North Port, Florida. Seller: Judah Gottlieb, Spring Valley. Property: 6 Haskell Ave., Airmont. Amount: \$63,963 in favor of Simply Funding LLC, Chester. Filed July 29.

Antoine, Robin K., Walden. Seller: Capital One, Glen Allen, Virginia. Property: 13,841 in favor of Capital One, Glen Allen, Virginia. Filed July 23.

Battice, Moleak, Middletown. Seller: Citizens Bank, Johnston, Rhode Island. Property: 12,196 in favor of Citizens Bank, Johnston, Rhode Island. Filed July 29.

Bradley, Troy, Middletown. Seller: Citibank, Sioux Falls, South Dakota. Property: 3,944 in favor of Citibank, Sioux Falls, South Dakota. Filed July 29.

Carr Investments LLC, et al, Asheville, North Carolina. Seller: Blueberry Equities LLC, Monroe. Property: 59,488 in favor of Simply Funding LLC, Chester. Filed July 24.

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Darwish, Amira N., Highland Falls. \$2,686 in favor of Midland Credit Management Inc., San Diego, California. Filed July 29.

Degroat, Michael, Chester. \$13,333 in favor of Capital One, Glen Allen, Virginia. Filed July 25.

Eight Eighteen Strategies Inc., Brooklyn. \$50,439 in favor of TD Bank, Brooklyn Park, Minnesota. Filed July 28.

Fabre, Quincy C., New Windsor. \$1,831 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed July 28.

Fried, Moshe, Monroe. \$13,489 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed July 29.

Gillespie, John, Chester. \$10,163 in favor of Citibank, Sioux Falls, South Dakota. Filed July 29.

Goldberger, Saul, Monroe. \$13,097 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 29.

Gross, Shlomo, Monroe. \$20,395 in favor of Capital One, Glen Allen, Virginia. Filed July 25.

Herrera, Miguel, Newburgh. \$8,311 in favor of Citibank, Sioux Falls, South Dakota. Filed July 28.

High Point Hospitality LLC, et al., Fresco, Texas. \$38,414 in favor of Simply Funding LLC, Chester. Filed July 25.

Horowitz, Yitschok, Monroe. \$5,480 in favor of Capital One, Glen Allen, Virginia. Filed July 25.

Howell, Jamie J., Port Jervis. \$3,274 in favor of Discover Bank, Columbus, Ohio. Filed July 24.

Inniss, Michael D., Middletown. \$1,005 in favor of Midland Credit Management Inc., San Diego, California. Filed July 24.

Johnson, Terrence W., Middletown. \$4,345 in favor of Synchrony Bank, Draper, Utah. Filed July 29.

Keogh, Lawrence E., Wallkill. \$3,029 in favor of TEG Federal Credit Union, Poughkeepsie. Filed July 29.

Kippel, Robert D. Jr., Chester. \$21,724 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 28.

Koller, Roni Jo, Middletown. \$5,924 in favor of Bank of America, Charlotte, North Carolina. Filed July 29.

Kwo, Emmanuel, Newburgh. \$15,794 in favor of Discover Bank, Columbus, Ohio. Filed July 30.

Landau, Moshe, Monroe. \$19,129 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 29.

Lopez, Melissa, Walden. \$1,334 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 24.

Lopresti, Justin, New Windsor. \$2,567 in favor of Citibank, Sioux Falls, South Dakota. Filed July 29.

M&G Logistics & Communication LLC, Newburgh. \$20,126 in favor of Mid-Hudson Valley Federal Credit Union, Filed July 29.

MacEachern, George D., Port Jervis. \$10,466 in favor of Discover Bank, Columbus, Ohio. Filed July 24.

Mckay, Christopher R., Johnson. \$2,137 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 28.

Mendez, Ana M., Middletown. \$12,158 in favor of Capital One NA, Glen Allen, Virginia. Filed July 24.

Mendoza, Steven Rocha, Middletown. \$5,592 in favor of Bank of America, Charlotte, North Carolina. Filed July 29.

Navarro, Ashley, Newburgh. \$2,941 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed July 29.

Paci, Joseph, Newburgh. \$12,466 in favor of Portfolio Recovery Associates LLC, Wilmington, Delaware. Filed July 29.

Pahucki, Claire M., Montgomery. \$8,918 in favor of Discover Bank, Columbus, Ohio. Filed July 30.

Petrozak, Kathleen, Port Jervis. \$5,246 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 23.

Phiney, Wayne, Middletown. \$5,180 in favor of Heritage Corner LLC, Goshen. Filed July 23.

Pierre, David F., Walden. \$4,222 in favor of Midland Credit Management Inc., San Diego, California. Filed July 29.

Premium Construction Services LLC, Alexandria, Virginia. \$73,694 in favor of Simply Funding LLC, Chester. Filed July 28.

Prestige Contracting Services Inc., Alva, Florida. \$5,399 in favor of Simply Funding LLC, Chester. Filed July 28.

Rivera, Antonio Santiago, Montgomery. \$4,725 in favor of Synchrony Bank, Draper, Utah. Filed July 23.

Rivera, Antonio Santiago, Montgomery. \$3,589 in favor of Synchrony Bank, Draper, Utah. Filed July 23.

Rivera, Sabel M., Port Jervis. \$14,476 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 29.

Worldwide Sport Fishing Inc., et al., Hollywood, Florida. \$20,793 in favor of Simply Funding LLC, Chester. Filed July 29.

Wroten, Rashard R., New Windsor. \$6,508 in favor of Bank of America, Charlotte, North Carolina. Filed July 29.

Rose Fashion Corp., Monroe. \$56,834 in favor of Keybank National Association, Buffalo. Filed July 30.

Ruiz, Mario, Washingtonville. \$2,229 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed July 29.

Salazar, Carlos E., Harriman. \$2,971 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 24.

Salazar, Carlos E., Harriman. \$4,702 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 24.

SF Pro Accounting Corp., Brooklyn. \$85,016 in favor of M&T Bank, Buffalo. Filed July 24.

Smith, Christopher, Sparrow Bush. \$3,410 in favor of Synchrony Bank, Draper, Utah. Filed July 29.

Teel, Andrew I., Wilmington, Delaware. \$2,683 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed July 28.

Thomas, Sancha, Monroe. \$11,765 in favor of Capital One, Glen Allen, Virginia. Filed July 29.

Thornton, Rebecca, Montgomery. \$3,441 in favor of Capital One, Glen Allen, Virginia. Filed July 25.

Turnier, Zoe, Middletown. \$1,970 in favor of Capital One, Glen Allen, Virginia. Filed July 25.

Valentia, Siobhan, Middletown. \$2,126 in favor of Midland Credit Management Inc., San Diego, California. Filed July 30.

Weinstock, Amrom, Monroe. \$110,038 in favor of M&T Bank, Buffalo. Filed July 30.

Worldwide Sport Fishing Inc., et al., Hollywood, Florida. \$20,793 in favor of Simply Funding LLC, Chester. Filed July 29.

Wroten, Rashard R., New Windsor. \$6,508 in favor of Bank of America, Charlotte, North Carolina. Filed July 29.

MECHANIC'S LIENS

1 Wintergreen LLC, as owner. \$108,774 in favor of Weston & Sampson Architects PC. Property: 10 Wintergreen Road, Ramapo. Filed June 30.

158 & 160 Eckerson LLC, as owner. \$5,980 in favor of Award Products LLC. Property: 166 W. Eckerson Road, Spring Valley. Filed June 25.

Aretz Associates, as owner. \$360,000 in favor of Constant Power, et al. Property: 1 Miriam Lane, Monsey. Filed June 18.

Breuer, Alexander and Estelle Breuer, as owner. \$3,915 in favor of Airco Mechanical LLC. Property: 6 Kenneth St., Monsey. Filed June 6.

Einhorn, Moses and Rivky Einhorn, as owner. \$23,261 in favor of KJ Artistic Inc. Property: 35 S. Cole Ave., Spring Valley. Filed June 13.

Lamanna Holdings LLC, as owner. \$43,973 in favor of Jesco Inc. Property: 90 Benson St., Haverstraw. Filed June 26.

Mezritch Way LLC, as owner. \$11,132 in favor of Front Decks Inc. Property: 61 Mezritch Road, Spring Valley. Filed June 6.

Mosdos Torah Inc., as owner. \$317,000 in favor of CEC Steel LLC. Property: 116 S. Madison Ave., Ramapo. Filed June 24.

Polnoya Homes LLC, as owner. \$2,576 in favor of Equip It Inc. Property: 261 Reagan Road, Spring Valley. Filed July 7.

Reddick Wellington Investment Inc., as owner. \$204,705 in favor of Urban Precast LLC. Property: 215 Red Schoolhouse Road, Ramapo. Filed June 23.

Salvatore Flippone Living Trust, et al., as owner. \$300,442 in favor of Apex Contracting & Remodeling Solutions Inc. Property: 72-74 S. Main St., New City. Filed July 3.

Stef Two Realty LLC and Manhattan Beer Distributors LLC, as owner. \$221,586 in favor of Elite Roofing and R&P Contracting Inc. Property: 20 Dunnigan Drive, Suffern. Filed July 1.

Tuxedo Hudson Co. No. 6 LLC, as owner. \$68,531 in favor of Weston & Sampson Architects PC. Property: 172 W. Lake Road, Tuxedo Park. Filed June 30.

West Cole LLC, as owner. \$87,994 in favor of Award Products LLC. Property: 80 N. Cole Ave., Ramapo. Filed June 25.

West Cole LLC, as owner. \$9,140 in favor of Mega Excavation Inc. Property: 80 N. Cole Ave., Spring Valley. Filed June 26.

GJ Premiers Legal & Executive Services, 6 Whippoorwill Trail, Monroe 10950. c/o Foster Golda Morgan Joy. Filed July 23.

Hair By Toni Esposito, 50 Front St., Newburgh 12250. c/o Toni Elizabeth Esposito. Filed July 22.

Mark Swirbul Property Management, 83 Club House Road, Tuxedo Park 10987. c/o Mark Thomas Swirbul. Filed July 21.

Mattybshotit, 160a Grand St., Apt. 1e, Newburgh 12550. c/o Matthew Joseph Barootjian. Filed July 22.

Mekeel Consulting, 361 Walsh Ave., New Windsor 12553. c/o William Ryan Mekeel. Filed July 18.

Nails By Pich, 899 Little Britain Road, New Windsor 12553. c/o Pich Thach. Filed July 21.

Nidia Leonido Massage Therapist, 7 Berkman Drive Middletown 10941. c/o Nidia Mary Leonido. Filed July 21.

Sachii Nails, 16 Lexington Hills, Unit 10, Harriman 10926. c/o Louis Sasha Pierre. Filed July 18.

Skarlet Nails & Hair, 54 Mill St., Newburgh 12550. c/o Escarlyn Maria Ramos Hidalgo. Filed July 18.

Upriver Psychological Services, 232 Main St., Cornwall-on-Hudson 12518. c/o Bryant Sigler. Filed July 21.

NEW BUSINESSES

Partnerships

Sew It Seams, 62 Ulster Ave., Walden 12586. c/o Kiara Brienne Diamond Cherie and Stacy Priscilla Livingston. Filed July 21.

Sole Proprietorships

Bells Bargain Barn, 13 Lisa Lane, New Windsor 12553. c/o Richard W. Bell Jr. Filed July 21.

El Pueblito Mexican Kitchen, 123 Main St., Chester 10918. c/o Susana Hernandez Cortez. Filed July 18.

Ephphatha Grocery Store Multi Service, 2 Helene Circle, Highland Mills 10930. c/o Jules Iclide. Filed July 17.

First Response Electric, 134 Berkman Drive, Middletown 10941. c/o Michael F. Amoroso. Filed July 18.

BUILDING PERMITS

Commercial

19 Williard Road LLC, Norwalk, contractor for 19 Williard Road LLC. Perform replacement alterations at 19 Williard Road, Norwalk. Estimated cost: \$40,000. Filed July 2.

Brown, Dennis, Norwalk, contractor for Dennis Brown. Renovate two-family residence at 4 Edgewood St., Norwalk. Estimated cost: \$28,000. Filed July 9.

City of Norwalk, Norwalk, contractor for city of Norwalk. Renovate Economic Development Office and new conference room on first floor at 125 East Ave., Norwalk. Estimated cost: \$25,000. Filed July 9.

Earth Smart Solar LLC, Norwalk, contractor for Dennis P. and Nancy C. Meany. Install three Franklin-A power and two batteries outside house at 8 Old Kings Highway, Norwalk. Estimated cost: \$44,285. Filed July 3.

Gilbane Building Co., Norwalk, contractor for city of Norwalk. Pay inspections phase II at Strawberry Hill Avenue, Norwalk. Estimated cost: SN/A. Filed July 9.

Gregory, Virginia L., Norwalk, contractor for Virginia L. Gregory. Perform replacement alterations at 343 Newtown Ave., Norwalk. Estimated cost: \$1,000. Filed July 9.

Mele, Thomas, Norwalk, contractor for city of Norwalk. Install passenger elevator at 1 Meadow Street Extension, Norwalk. Estimated cost: \$110,225. Filed July 9.

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

Mele, Thomas, Norwalk, contractor for IJ Group LLC. Install two passenger elevators at 24 Belden Ave., Norwalk. Estimated cost: \$458,649. Filed July 9.

MP Construction LLC, Norwalk, contractor for Merritt 7 Venture LLC. Renovate 16th floor at 301 Merritt 7, Norwalk. Estimated cost: \$85,000. Filed July 9.

Newfield Construction Group LLC, Norwalk, contractor for city of Norwalk. Construct SONO School and site improvements/adjustments at 1 Meadow Street Extension, Norwalk. Estimated cost: SN/A. Filed July 9.

Park, Paul, Norwalk, contractor for Paul Park. Construct extension of current deck at 164 Strawberry Hill Ave., Norwalk. Estimated cost: \$20,000. Filed July 8.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegmans Food Market Inc. Perform replacement alterations at 677 Connecticut Ave., Norwalk. Estimated cost: \$882,000. Filed July 9.

Pavarini North East Construction Co., LLC, Norwalk, contractor for Wegmans Food Market Inc. Construct superstructure for 551-space parking garage at 675 Connecticut Ave., Norwalk. Estimated cost: \$552,000. Filed July 9.

Pavarini North East Construction Company LLC, Norwalk, contractor for Wegmans Food Market Inc. Construct superstructure for Wegman's Food Market at 675 Connecticut Ave., Norwalk. Estimated cost: \$1,149,000. Filed July 9.

Seventy-three, Seventy-five Main Avenue, Norwalk, contractor for Seventy-three, seventy-five, Main Avenue. Perform replacement alterations at 73 - 75 Main St., Norwalk. Estimated cost: \$2,000. Filed July 14.

Sunrun Installation Services Inc., Norwalk, contractor for Rayfield Marshall. Install roof-mounted solar panels at 26 Blake St., Norwalk. Estimated cost: \$35,235. Filed July 8.

Wolfe House Movers LLC, Norwalk, contractor for Kevin M. Rath. Construct new rear deck, install steel in kitchen, rebuild two-car garage at 22 Harbor View Ave., Norwalk. Estimated cost: \$310,000. Filed July 3.

Residential

Advanced Window Systems LLC, Norwalk, contractor for Bruce Minoff. Remove old windows and install two new windows at 80 County St., No. 1313H, Norwalk. Estimated cost: \$4,169. Filed June 10.

Bonnell, Wilburn and Debora Bonnell, Norwalk, contractor for Wilburn and Debora Bonnell. Expand existing dormer and add full bathroom on second floor at 140 E. Rocks Road, Norwalk. Estimated cost: \$40,000. Filed July 10.

BPC Capital Management VI LLC, Norwalk, contractor for BPC Capital Management VI LLC. Install 15 Marvin windows at 7 Park St., Norwalk. Estimated cost: \$48,000. Filed July 10.

Cava Wine Cellars LLC, Norwalk, contractor for Costa Yang Yiqi Wu Fangyu. Renovate single-family residence at 12 Ox Yoke Lane, Norwalk. Estimated cost: \$91,000. Filed June 9.

Davis, James, Norwalk, contractor for Sheela Chopra. Replace siding with vinyl siding at 183 Strawberry Hill Ave., Norwalk. Estimated cost: \$19,200. Filed July 2.

Ed Marble & Tile Installation LLC, Norwalk, contractor for Tameka Fields. Remodel existing bath and add new closet at 15 Madison St., No. 8, Norwalk. Estimated cost: \$40,000. Filed July 2.

Evolve Building Group LLC, Norwalk, contractor for Mahmoud and Colleen Siddig. Renovate single-family residence at 12 Richmond Road, Norwalk. Estimated cost: \$87,278. Filed June 6.

Fairfield County Building Contractors LLC, Norwalk, contractor for Amparo Martinez. Remove existing roof and reroof 1 Silent Grove Court, Norwalk. Estimated cost: \$11,488. Filed June 6.

Gunner LLC, Norwalk, contractor for Dexter E. and Anne M. Allen. Remove existing roof and reroof 6 Possum Circle, Norwalk. Estimated cost: \$11,500. Filed July 3.

Heimert, Lee, Norwalk, contractor for Lee Heimert. Renovate single-family residence at 23 Saddle Road, Norwalk. Estimated cost: \$85,000. Filed June 10.

Imaginners LLC, Norwalk, contractor for Mallards Landing Condo. Repair structural beam columns, Building-D, at 97 Richards Ave., Norwalk. Estimated cost: \$52,759. Filed June 5.

Imaginners LLC, Norwalk, contractor for Mallards Landing Condo. Repair structural beam columns, Building-B, at 97 Richards Ave., Norwalk. Estimated cost: \$51,948. Filed June 5.

Ingram, Peter and Lorenza Ingram, Norwalk, contractor for Peter and Lorenza Ingram. Renovate kitchen and install slider patio door at 60 Sammis St., Norwalk. Estimated cost: \$53,457. Filed July 3.

J & M Construction & Son LLC, Norwalk, contractor for Lisa Byxbee. Construct superstructure for car garage and mudroom addition at 40 Toilsome Ave., Norwalk. Estimated cost: \$400,000. Filed July 2.

JJ Vega Services LLC, Norwalk, contractor for Sam D. and Judith E. Haigh. Renovate bathrooms at 199 Gregory Blvd., No. A/06, Norwalk. Estimated cost: \$34,000. Filed June 6.

R & I Pools & Masonry, Norwalk, contractor for Anthony R. Humphrey. Install generator at 11 Phillene Road, Norwalk. Estimated cost: \$10,000. Filed July 3.

Signature Exteriors LLC, Norwalk, contractor for Daniel E. and Florence M. Kelly. Install vinyl siding with applicable accessories at 226 W. Rocks Road, Norwalk. Estimated cost: \$22,491. Filed June 10.

Sunrun Installation Services Inc., Norwalk, contractor for Elkin Quiroga. Install roof-mounted solar panels at 13 Rhodonolia Park, Norwalk. Estimated cost: \$31,298. Filed July 8.

Taccone, Joseph, Norwalk, contractor for Joseph Taccone. Renovate single-family residence at 9 Heather Lane, Norwalk. Estimated cost: \$75,000. Filed June 6.

Trinity Solar LLC, Norwalk, contractor for Thomas Edwin Grimm Jr. Install roof-mounted solar panels at 8 Yost St., Norwalk. Estimated cost: \$40,000. Filed June 9.

TWP Home LLC, Norwalk, contractor for Dean R. and Patricia G. Robinson. Replace five windows and one sliding patio door at 20 Oak Hill Ave., Norwalk. Estimated cost: \$52,399. Filed July 10.

United Cleaning & Restoration LLC, Norwalk, contractor for First Congregational Church. Repair fire damage, install new insulation, drywall, replace 17 windows and exterior door electrical at 9 William St., Norwalk. Estimated cost: \$180,000. Filed June 10.

Valladares Madariaga, Hilmer Oniel, Norwalk, contractor for Hilmer Oniel Valladares Madariaga. Add roof over existing front steps at 4 Butternut Lane, Norwalk. Estimated cost: \$5,000. Filed June 6.

Vargas, Yoni I., Norwalk, contractor for Yoni I. Vargas. Remove kitchen in basement area and install stairs to connect basement at 20 Ivy Place, Norwalk. Estimated cost: \$20,000. Filed July 7.

Vento, Andrew and Veronica C. Vento, Norwalk, contractor for Andrew and Veronica C. Vento. Install generator at rear of single-family residence at 32 Linden St., Norwalk. Estimated cost: \$14,500. Filed July 8.

COURT CASES

Bridgeport Superior Court

Burr Roofing, Siding and Windows Inc., et al., Stratford. Filed by Robert Right, Stratford. Plaintiff's attorney: DeLucia & Levine LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6149161-S. Filed July 28.

Fesenko, Alexander B., et al., Norwalk. Filed by Rene Valev, Norwalk. Plaintiff's attorney: Bruce J. Corrigan Jr. Law Office, Westport.

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-25-6149032-S. Filed July 23.

Sosa De Leon, Reyni, et al., Wethersfield. Filed by Angie Rodriguez, Norwalk. Plaintiff's attorney: Anthony Joseph Febles, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6149237-S. Filed July 28.

USA Casualty Insurance Company, et al., Hartford. Filed by Dawn Clarke, New Britain. Plaintiff's attorney: Perkins & Associates, Woodbridge 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-25-6149115-S. Filed July 25.

Danbury Superior Court

Connecticut Sports Arena LLC, New Milford. Filed by Daniel Kantor, Bethel. Plaintiff's attorney: Fitzpatrick Santos Sousa Perugini PC, Naugatuck. Action: the plaintiff was a player/patron who was participating in a soccer match on one of the artificial turf fields inside the premises. At said date and place, there was no warning or caution signs present around the artificial turf field and/or venue to prevent accidents in this area where players, were likely to travel. The plaintiff's injuries and losses were caused by a breach of duty by the defendant. 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-25-6054726-S. Filed May 28.

Home Depot U.S.A. Inc., Atlanta, Georgia. Filed by Cambridge Mutual Fire Insurance Co., New Fairfield. Plaintiff's attorney: Blackburn & Donnelly LLC Action: the plaintiff is owner of the premises where defendant delivered and installed an appliance, which included the installation of a 12' upgraded water line that served as the water connection for the water dispenser and/or ice maker for the appliance. The installation was performed by defendant but the water line was allegedly not properly installed and it began leaking sometime during the installation. The tenant residing at the property observed water seeping through the tile flooring in the kitchen and water in the basement of the property. This significant water leak caused extensive water damage throughout the property, specifically in the areas of the kitchen and the basement. 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-25-6054823-S. Filed June 4.

Loja, Leon W., et al, Danbury. Filed by Danielle Wilt, New Milford. Plaintiff's attorney: Joseph J. Romanello Jr. Attorney at Law, Danbury. 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-25-6054726-S. Filed May 28.

USA General Indemnity Co., Hartford. Filed by David Zucker, Danbury. Plaintiff's attorney: Mario Carter Law Firm, North Haven. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054910-S. Filed June 10.

Stamford Superior Court

Grace Daycare & Learning Center Greenwich LLC, et al, Greenwich. Filed by Zoe Martinez, Greenwich. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff was lawfully on the premises and was being cared for, watched, supervised and/or monitored by the agents, servants, and/or employees of the defendant. The defendant acting as an agent allegedly utilized unreasonable physical force against the minor plaintiff, pulling her arm violently and subsequently twisting her in her chair, all of which caused the minor plaintiff to sustain and suffer personal 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-25-6074562-S. Filed July 1.

The Maritime Aquarium at Norwalk Inc., Norwalk. Filed by Ariel Gonzales, Norwalk. Plaintiff's attorney: Barry Y. Piels, Westport. Action: the plaintiff was a pedestrian and lawfully walking on the pavement/walkway located outside the main/front entrance of the defendant's premises. The plaintiff was caused to trip and fall and sustain injuries and other losses due to the presence of metal edging planted in the ground which was significantly protruding upwardly from and out of the ground. As a result, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6074756-S. Filed July 14.

Town of Greenwich, et al, Greenwich. Filed by Jack Nastahowski, Stamford. Plaintiff's attorney: Lindy Robert Urso, Stamford. Action: the plaintiff had been struck on the side of his head with a rock. The defendants indicated that they really wanted plaintiff to go to the hospital in an ambulance. However, the decision to "chemically constrain" plaintiff with Ketamine had already been decided by the defendants who allegedly injected Ketamine into plaintiff against his will. As a result of being forcibly injected with Ketamine, the plaintiff began to decompensate in the ambulance on the way to the hospital and he arrived at the Greenwich Hospital Emergency Department in respiratory failure. As a result of this assault by the defendants, the plaintiff almost died and suffered ongoing significant physical, emotional and psychological harm. 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-25-6074620-S. Filed July 7.

DEEDS

Commercial

171 Field Point LLC, Stamford. Seller: 171 Field Point Road LLC, Greenwich. Property: 171 Field Point Road, Greenwich. Amount: \$1. Filed July 31.

24 Rock Ridge LLC, Greenwich. Seller: Fox Rock LLC, Greenwich. Property: 24 Rock Ridge Ave., Greenwich. Amount: \$10. Filed July 29.

963-01 Rock Rimmon LLC, New Canaan. Seller: John Francis Ambrogio, Greenwich. Property: 31 Arther St., Greenwich. Amount: \$440,000. Filed July 30.

Barolak, Ellen G. and Robert R. Barolak, Greenwich. Seller: Oneida Properties LLC, Greenwich. Property: 2 Oneida Drive, B2, Greenwich. Amount: \$6,200,000. Filed July 30.

BFH Real Estate LLC, New York, New York. Seller: Caliza 11 LLC, Greenwich. Property: 11 Round Hill Club Road, Greenwich. Amount: \$10. Filed Aug. 1.

Cohane, Rachel A. and Ross N. Garrett, Greenwich. Seller: 19 Comly LLC, Concord, New Hampshire. Property: 19 Comly Ave., Greenwich. Amount: \$812,500. Filed July 30.

Green, Gregory H. and Elise H. Green, Greenwich. Seller: Harbor View 2K LLC, Greenwich. Property: 40 W. Elm St., Unit 2K, Greenwich. Amount: \$2,250,000. Filed July 28.

Hay, Jacquelyn M., Greenwich. Seller: 77 Oak Ridge LLC, Greenwich. Property: 77 Oak Ridges St., Greenwich. Amount: \$1,225,000. Filed July 29.

Leigh, Andrew M., Encino, California. Seller: ALCT LLC, Nashville, Tennessee. Property: 29 Round Hill Club Road, Greenwich. Amount: \$10. Filed July 29.

MK/AK Connecticut LLC, Greenwich. Seller: 104 Husted Lane LLC, Greenwich. Property: 104 Husted Lane, Greenwich. Amount: \$0. Filed July 31.

Picarello, Joseph and Jennifer Kong, Stamford. Seller: JTH Construction Company LLC, Norwalk. Property: 7 Jama Lane, Stamford. Amount: \$2,099,000. Filed July 21.

Powell, Jacqueline and Jonathan Snell, Fairfield. Seller: MLW Design Build LLC, Redding. Property: 879 Riverside Drive, Fairfield. Amount: \$1,600,000. Filed July 28.

Reardon, Brian, Stamford. Seller: Sound Cove Property II LLC, Old Greenwich. Property: 102 Woodside Green, Unit 2B, Stamford. Amount: \$268,125. Filed July 22.

Skagen Connecticut LLC, Greenwich. Seller: Marvin Kirsner and Leslie Van Praag-Kirsner, Stamford. Property: 88 Clubhouse Drive, Unit 33, Stamford. Amount: \$10. Filed July 22.

The 980 North Street Trust, Greenwich. Seller: H. Scott Higgins and Linda P. Higgins, Greenwich. Property: 980 North St., Greenwich. Amount: \$10. Filed Aug. 1.

The Richard and Kisuk Moore Family Trust, Fairfield. Seller: John Illuzzi, Fairfield. Property: 85 Field Pointe Drive, Fairfield. Amount: \$980,000. Filed July 30.

Residential

Abdallaoui, Rachid Alaoui, New York, New York. Seller: Matt Knopman and Allison Knopman, Greenwich. Property: 8 Woodside Road, Greenwich. Amount: \$10. Filed July 28.

Alvarado, Giselle Alexandra, Franklin Square, New York. Seller: Raymond L. Mariani and Sarah Moody Mariani, Greenwich. Property: 54 Greenwich Hills Drive, Greenwich. Amount: \$1,302,500. Filed Aug. 1.

Arteaga, Jose de Jesus and Juan M. Vargas, Stamford. Seller: Elizaveta Vernes and Philippe Vernes, Greenwich. Property: 14 Sherman St., Stamford. Amount: \$550,000. Filed July 21.

Barreto, Rafael A., Stamford. Seller: Adriana Barreto and Ana Rosa Lopez, Bogota, Colombia. Property: 248 Glenbrook Road, Unit 37D, Stamford. Amount: \$220,000. Filed July 22.

Bliss, Sara and Timothy Bliss, Greenwich. Seller: Liese Lotte Keijzer and Eric Yvo Cornelius Grol, San Francisco, California. Property: 188 Stanwich Road, Greenwich. Amount: \$10. Filed July 31.

Bobko, Nicole, Fairfield. Seller: Brian A. Prybylek and Bethann C. Prybylek, Fairfield. Property: 200 May St., Fairfield. Amount: \$465,000. Filed July 31.

Garrett, Ross N. and Rachel A. Cohane, Greenwich. Seller: Ross N. Garrett and Rachel A. Cohane, Greenwich. Property: 19 Comly Ave., Greenwich. Amount: \$N/A. Filed July 30.

Brown, Nathaniel Olcott and Tanya Camela Logan, Norwalk. Seller: Ivan N. Lewykin and Alla I. Kallaur, Southport. Property: 130 Sturbridge Lane, Southport. Amount: \$1,018,000. Filed July 28.

Chandra, Indra and Christina Chandra, Cos Cob. Seller: Susan L. Fuller and Edward Budrawich, Cos Cob. Property: 36 Horseshoe Road, Cos Cob. Amount: \$1. Filed July 30.

Chughatta, Awais Ahsan and Zara Aziz, Fairfield. Seller: Taekyung Kwon and Jihyun Lee, Fairfield. Property: Lot 19, Map 4758, Fairfield. Amount: \$800,000. Filed July 30.

Cohen, David and Diana Cohen, Valhalla, New York. Seller: Mark McMillen and Timothy Burnash, Stamford. Property: 156 Forest St., Stamford. Amount: \$1. Filed July 21.

DeLorenzo, Joseph M. and Debra A. DeLorenzo, Easton. Seller: Maria Pappa, Fairfield. Property: 160 Fairfield Woods Road, Unit 43, Fairfield. Amount: \$280,500. Filed Aug. 1.

Fenster, Jordan and Michal Grapel, Stamford. Seller: Sapna A. Prasad and Sumithrin E. David, Fulton, Maryland. Property: 25 Adams Ave., No. 308, Stamford. Amount: \$487,000. Filed July 23.

Fox, Laura, Greenwich. Seller: Chi-Kun Lam, Greenwich. Property: 8 Hollow Wood Lane, Unit B, Greenwich. Amount: \$599,000. Filed Aug. 1.

Frood Brett and Robin Frood, Greenwich. Seller: Jessie Bohannon, Greenwich. Property: 7 Deer Lane, Greenwich. Amount: \$6,100,000. Filed July 31.

Garcha, Monica and Kulbinder Garcha, Scarsdale, New York. Seller: Evan Morton and Adele Morton, Stamford. Property: 222 Roxbury Road, Stamford. Amount: \$1,600,000. Filed July 23.

Men, Yue and Yilin Bu, Stamford. Seller: Zhen Huang, Stamford. Property: 217 Bridge St., Unit A3, Stamford. Amount: \$449,500. Filed July 23.

Nitsche, Addie McCauley and Todd John Nitsche, Cos Cob. Seller: Megan T. Satchell and Christopher J. Satchell, Sarasota, Florida. Property: 16 Lia Fail Way, Cos Cob. Amount: \$4,300,000. Filed July 31.

Philips, Thomas J. and Sarah D. Philips, Fairfield. Seller: Andrew McColough and Marta L. Schooler, Wellington, Florida. Property: 1111 Mervins Lane, Fairfield. Amount: \$1,210,000. Filed July 31.

Goldman, Joshua F. and Caitlin Goldman, Fairfield. Seller: Gregory Dawless Smith and Rachel S. Smith, Fairfield. Property: 99 Eastlawn St., Fairfield. Amount: \$1,510,000. Filed Aug. 1.

Gonzalez, Carlos, Stamford. Seller: Carlos Gonzalez, Stamford. Property: 67 Avery St., Stamford. Amount: \$0. Filed July 21.

Harvey, John C. and Carolyn Sykes Harvey, Greenwich. Seller: Diane V. Elliott, Nantucket, Massachusetts. Property: 90 Brookside Drive, Greenwich. Amount: \$10. Filed July 29.

Holdcroft, James and Sara Holdcroft, Greenwich. Seller: Sophia Katherine Ross, New York, New York. Property: 53 Lower Farm Road, Lot 1, Fairfield. Amount: \$1,862,000. Filed July 30.

Klinger, Jennifer A.D., Riverside. Seller: Shawn Katz and Elizabeth Katz, Greenwich. Property: 86 Winthrop Drive, Riverside. Amount: \$10. Filed Aug. 1.

Kosharskyy, Karina, Greenwich. Seller: Boleslav Kosharskyy and Karina Kosharskyy, Greenwich. Property: 17 Carrington Drive, Greenwich. Amount: \$1. Filed July 30.

Mawe, Lisa and John Mawe, Greenwich. Seller: Susan V. Amill and Andrew R. Amill, Greenwich. Property: 6 Francine Drive, Greenwich. Amount: \$10. Filed Aug. 1.

McKigan, Beatrice K. and Paul J. McKigan, Greenwich. Seller: Joanna P. Podewills, Greenwich. Property: 7 Grey Rock Drive, Greenwich. Amount: \$0. Filed Aug. 1.

Men, Yue and Yilin Bu, Stamford. Seller: Zhen Huang, Stamford. Property: 217 Bridge St., Unit A3, Stamford. Amount: \$449,500. Filed July 23.

Nitsche, Addie McCauley and Todd John Nitsche, Cos Cob. Seller: Megan T. Satchell and Christopher J. Satchell, Sarasota, Florida. Property: 16 Lia Fail Way, Cos Cob. Amount: \$4,300,000. Filed July 31.

Philips, Thomas J. and Sarah D. Philips, Fairfield. Seller: Andrew McColough and Marta L. Schooler, Wellington, Florida. Property: 1111 Mervins Lane, Fairfield. Amount: \$1,210,000. Filed July 31.

AVP, Microservices Product Engineer, Synchrony Bank, Stamford, CT. Execute process mining activities by conducting dives into app code, configurations, databases, log files, monitoring tools of apps such as wrkstation and create detailed process maps. 40 hrs/week, Mon-Fri, 8:30 a.m. - 5:30 p.m. Bach's deg or frgn equiv deg in Appld Com Sci, Info Tech, Info Mngmnt, or a rel fld + 7 yrs of post-bach, prgrssve reltd info tech wrk exp. 100% Telcmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0076 in subject line to: tsahai.davis@syf.com.

Potvin, Roy and Eileen Potvin, South Yarmouth, Massachusetts. Seller: Christianne A. Contopoulos, Stamford. Property: 123 Harbor Drive, Unit 410, Stamford. Amount: \$803,000. Filed July 23.

Powell, Jacqueline and Jonathan Snell, Fairfield. Seller: Lorinda Gale, Redding. Property: 879 Riverside Drive, Fairfield. Amount: \$1,600,000. Filed July 28.

Quinones, Kimberly L. and Noel Q. DeGroote Stamford. Seller: Richard D. Thomas and Victoria K. Thomas, Stamford. Property: 146 Ridgecrest Road, Stamford. Amount: \$1. Filed July 22.

Rose, Harian and Marisa Rose, Greenwich. Seller: Lena Andreou, Riverside. Property: 246 Riverside Ave., Greenwich. Amount: \$3,950,000. Filed Aug. 1.

Sendersky, Dmitry and Radislav Sendersky, Stamford. Seller: Lindsay Garraway and Andrew Metzar, Stamford. Property: 81 Nichols Ave., Stamford. Amount: \$900,000. Filed July 23.

Sestovic, Orhan, Stamford. Seller: Jacqueline G. Labatt-Simon, Stamford. Property: 1 Strawberry Hill Court, Unit 6F, Stamford. Amount: \$340,000. Filed July 23.

Subramanian, Jean and Bharath Subramanian, Riverside. Seller: Thomas B. Wilson and Elisa Gabelli Wilson, Greenwich. Property: 5 Spring St., Riverside. Amount: \$10. Filed July 28.

Tabaczynski, Andrew and Misha Daha, Fairfield. Seller: Patrick Wallace and Kristen Wallace, Fairfield. Property: 182 Merwins Lane, Fairfield. Amount: \$2,060,000. Filed July 30.

Teitelbaum, Fernanda Zilberman and Marc Teitelbaum, Stamford. Seller: Michael Manning and Chelsey Manning, Stamford. Property: 1087 Stillwater Road, Stamford. Amount: \$718,000. Filed July 21.

Tomkiel, Matthew and Jennifer Tomkiel, Greenwich. Seller: Harrison Hope and Maria Riabtchenko, Greenwich. Property: 427 Taconic Road, Greenwich. Amount: \$10. Filed July 31.

Van Starrenburg, Annica, Mount Kisco, New York. Seller: David Walko and Melissa Walko, Greenwich. Property: 52 Morningside Drive, Greenwich. Amount: \$2,995,000. Filed Aug. 1.

MORTGAGES

2268 FBR LLC, Fairfield, by Robert T. Rosati. Lender: Miller, Rosnick, D'Amico PC, August & Butler PC, 1087 Broad St., Bridgeport. Property: 2268 Fairfield Beach Road, Fairfield. Amount: \$1,283,375. Filed July 1.

400 Main Street LLC, Bedford, New York, by Elaine M. Rust. Lender: First County Bank, 3001 Summer St., Stamford. Property: 400 Main St., Stamford. Amount: \$9,000,000. Filed July 3.

66 Binney Lane LLC, Old Greenwich, by N/A. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 66 Binney Lane, Old Greenwich. Amount: \$2,349,000. Filed July 17.

Awlasewicz, Jennifer Sussin and Andrew Awlasewicz, Stamford, by Sheila L. Chun. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 355 Nepas Road, Fairfield. Amount: \$1,000,000. Filed July 3.

Barinov, Sergey and Elena Shishulina, Stamford, by Maria C. Miller. Lender: Spring EQ LLC, P.O. Box 2026, Flint, Michigan. Property: 3 Happy Hill Road, Stamford. Amount: \$180,000. Filed July 2.

Barnes, Emory J. and Marybeth Barnes, Stamford, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 60 Sterling Place, Stamford. Amount: \$100,000. Filed July 3.

Barresi, Guy D. and Mary F. Barresi, Greenwich, by Fany M. Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 11 Bishop Drive North, Greenwich. Amount: \$190,000. Filed July 18.

Beaven, Matthew and Natasha Beaven, Stamford, by Stephen J. Schelz. Lender: Advancial Federal Credit Union, 10000 N. Central Expressway, Suite 1400, Dallas, Texas. Property: 158 Skymeadow Drive, Stamford. Amount: \$802,000. Filed July 1.

Beder, Lance K., Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 41 Stanwick Place, Stamford. Amount: \$400,000. Filed June 30.

Bert-Zatto, Gina Marie, Fairfield, by Jeffrey W. Tuccio. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 69 Sunnyridge Ave., Fairfield. Amount: \$358,900. Filed June 30.

Buchanan, Thomas, Stamford, by Jonathan J. Martin. Lender: HSBC Bank USA NA, 66 Hudson Boulevard East, New York, New York. Property: 25 Four Brooks Circle, Stamford. Amount: \$1,120,000. Filed July 3.

Callison, Jeannette Haskell and Tolliver Callison III, Greenwich, by Gillian Ingraham. Lender: First County Bank, 117 Prospect St., Stamford. Property: 5 Putnam Hill, Apt. 3A, Greenwich. Amount: \$70,000. Filed July 16.

Carroll, Thomas K., Greenwich, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 42 Bedford Road, Greenwich. Amount: \$450,000. Filed July 14.

Codey, Kyle and Haley Hester, Stamford, by Anita Heffernan Shore. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 668 Glenbrook Road, Unit 22, Stamford. Amount: \$456,000. Filed June 30.

Cullinane, Robert, Cos Cob, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 3 Putnam Hill, 3F, Greenwich. Amount: \$250,250. Filed July 15.

Daingerfield, Edward and Linda Wolf, Stamford, by David J. Rucci. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky.

Property: 81 Turney Road, Fairfield. Amount: \$1,312,500. Filed July 2.

De La Cruz, Gronopillo, Marissa, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 42 Oxford Court, Stamford. Amount: \$170,000. Filed June 30.

Elbaum, Jill, Trumbull, by Neil A. Lippman. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 137 Pratt St., Fairfield. Amount: \$110,000. Filed July 1.

Eros, Aaron, Norwalk, by Jonathan T. Hoffman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 127 Greyrock Place, Apt. 1409, Stamford. Amount: \$266,000. Filed July 1.

Jain, Nitinkumar and Glynis N. Jain, Greenwich, by Dorothy M. Martin. Lender: US Bank NA, 200 S. Sixth St., Minneapolis, Minnesota. Property: 14 Red Coat Lane, Greenwich. Amount: \$1,500,000. Filed July 14.

Eskierski, Robert M. and Catherine L. Eskierski, Greenwich, by Gennaro Bizzarro. Lender: Liberty Bank, 315 Main St., Middletown. Property: 9 Rex St., Greenwich. Amount: \$940,000. Filed July 17.

Galbreath, Michael and Eugenie Galbreath, Hobe Sound, Florida, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 89 River Road, 303, Cos Cob. Amount: \$997,499. Filed July 18.

Gershon, Ariel S. and Gustavo Torrealba Delgado, New York, New York, by Regina Volynski. Lender: Kind Lending LLC, 4 Hutton Centre Drive, Suite 1000, Santa Ana, California. Property: 36 Meadowpark Ave., Stamford. Amount: \$680,000. Filed July 1.

Glowinski, Scott and Alison Hyland, Greenwich, by Kevin Covais. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 294 Riversville Road, Greenwich. Amount: \$2,392,314. Filed July 14.

Goes, Ian and Susan Muigai, Chicago, Illinois, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 18 Cat Rock Road, Cos Cob. Amount: \$2,340,000. Filed July 18.

Gubitosa, Jonathan and Dana Gubitosa, Stamford, by Elizabeth Carmen Castillo. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 104 Gaymoor Drive, Stamford. Amount: \$150,000. Filed July 3.

Honda, Kimio and Akiko Honda, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 25 Lakeview Drive, Stamford. Amount: \$150,000. Filed July 2.

Jain, Nitinkumar and Glynis N. Jain, Greenwich, by Dorothy M. Martin. Lender: US Bank NA, 200 S. Sixth St., Minneapolis, Minnesota. Property: 14 Red Coat Lane, Greenwich. Amount: \$1,500,000. Filed July 14.

Kostroff, Jerry and Risa Kostroff, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 Church St., Apt. B25, Greenwich. Amount: \$45,000. Filed July 16.

Landsman, David I., Fairfield, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 75 Millard St., Fairfield. Amount: \$250,000. Filed July 2.

Larson, Brandon and Amanda Larson, Cos Cob, by Kevin G. Sanidad. Lender: Fourleaf Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 16 Cross Lane, Cos Cob. Amount: \$500,000. Filed July 18.

Laude, Rose, Stamford, by James T. Maye. Lender: First County Bank, 117 Prospect St., Stamford. Property: 1000 Knapps Highway, Unit 32, Fairfield. Amount: \$179,000. Filed July 1.

Luton, Alex and Carolina Romano-Luton, Greenwich, by Antonio Faretta. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 26 Skyridge Road, Greenwich. Amount: \$2,780,000. Filed July 14.

Manzour, Malek and Nina Soalt, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 212 Woodridge Ave., Fairfield. Amount: \$100,000. Filed July 3.

Maolhotra, Rajesh and Sarah Malhotra, Stamford, by Jonathan T. Hoffman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 741 Riversville Road, Greenwich. Amount: \$1,500,000. Filed July 15.

Matos, Frances, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 36 Highview Ave., Unit 4, Stamford. Amount: \$114,000. Filed July 2.

Maung Maung Soe Min and Pann Pa Pa Kyaw, Fairfield, by Anshu Saxena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 50 Overhill Road, Fairfield. Amount: \$400,000. Filed July 3.

McBain, Kathryn D., Greenwich, by Sharon G. Leblanc. Lender: The Bank of New York, P.O. Box 6973, Newark, Delaware. Property: 315 Sound Beach Ave., Old Greenwich. Amount: \$110,000. Filed July 16.

McDonnell, Tim, Fort Mill, South Carolina, by Ryan Grgory. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 97 Benson Place, Fairfield. Amount: \$2,000,000. Filed June 30.

McNish, Robert S. and Irina McNish, Old Greenwich, by Gillian Ingraham. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 164 Clapboard Ridge Road, Greenwich. Amount: \$3,280,000. Filed July 15.

Metzar, Andrew and Lindsay Garroway, Stamford, by Gillian Ingraham. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 133 Lancer Road, Riverside. Amount: \$1,425,000. Filed July 16.

Miller, David A. and Gaye H. Miller, Plainview, New York, by John A. Cassone. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 85 Riverside Ave., Unit F1, Stamford. Amount: \$245,000. Filed July 1.

Orellana, Jose and Maria Orellana, Stamford, by Brooke Cavaliero. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 29 Old Barn Road S., Stamford. Amount: \$520,000. Filed June 30.

Palladian Builders LTD, Darien, by Christian W. Bujdud. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 20 Holly Way, Greenwich. Amount: \$877,500. Filed July 17.

Pellicano, Nicole M. and Dylan Maher, New York, New York, by Gerald M. Fox III. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 216 Barclay Drive, Stamford. Amount: \$850,000. Filed July 1.

Ramaseshan, Rajan S., Fairfield, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 320 Andrassy Ave., Fairfield. Amount: \$100,000. Filed July 3.

Reid, Andrew and Cristie Reid, Greenwich, by Jeffrey Weiner. Lender: Coastal Community Bank, 910 Campisi Way, Suite 2D, Campbell, California. Property: 26 Lancer Road, Greenwich. Amount: \$250,000. Filed July 17.

Reyes, Steve Bryan and Rosemary Elizabeth Roldan Mendoza, Stamford, by Gregory G. Andriunas. Lender: Magnolia Bank Inc., 637 S. Lincoln Blvd., Hodgenville, Kentucky. Property: 43 Bibbins Ave., Fairfield. Amount: \$658,867. Filed July 2.

Rios Alarcon, Yuly D. and Erick Rios, Norwalk, by Mary Wilcox. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 90 Culloden Road, Stamford. Amount: \$493,487. Filed July 2.

Samy, Sharadchandra Anantha and Katherine Anne Samy, Darien, by Amy S. Zabekakis. Lender: City National Bank, 350 S. Grand Ave., 12th floor, Los Angeles, California. Property: 3010 Redding Road, Fairfield. Amount: \$1,681,400. Filed July 1.

Sansone, Brittany and Robert N. Sansone, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 120 Tanglewood Road, Fairfield. Amount: \$500,000. Filed June 30.

Sawyer, Travis Jon and Vanessa Baldini Sawyer, Stamford, by Victoria M. Hinds. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 263 Lower Farm Road, Fairfield. Amount: \$1,503,200. Filed June 30.

Schroeder, Robert C. and Catherine A. Grady, New York, New York, by M. Cassin Maloney Jr. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 19 Beechcroft Road, Greenwich. Amount: \$4,275,000. Filed July 15.

Slippen, Daniel and Jessica A. Slippen, Fairfield, by Patrick Q. Mitchell. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 21 Victoria Court, Fairfield. Amount: \$150,000. Filed July 3.

Stackhouse, Jeffrey H., Fairfield, by Michael J. Jones. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 102 Greenbriar Road, Fairfield. Amount: \$238,000. Filed June 30.

Steinberg, Lance and Arlene Steinberg, Stamford, by Mirah D. Carter. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 375 Westover Road, Stamford. Amount: \$750,000. Filed July 2.

Stiel Wayne, David Abraham and Shterna Sarah Weingarten, Stamford, by Howard R. Wolfe. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 503 Newfield Ave., Stamford. Amount: \$380,000. Filed June 30.

Trinka, Bryce and Rianne Trinka, Fairfield, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 985 S. Pine Creek Road, Fairfield. Amount: \$410,000. Filed July 2.

Tzoumas, Dionyios, Fairfield, by David H. Dinorski. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 1777 Congress St, Fairfield. Amount: \$697,430. Filed June 13.

Wang, Tubin and Tianyu Feng, Chicago, Illinois, by Jonathan T. Hoffman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 128 Blackwood Lane, Stamford. Amount: \$570,000. Filed July 3.

Wright, Peter and Erica Wright, Fairfield, by Tamara Peterson. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 258 Catherine Terrace, Fairfield. Amount: \$175,000. Filed July 3.

NEW BUSINESSES

Connecticut Custom Carts LLC, 48 Calf Pasture Beach Road, Norwalk 06855, c/o Phillip D'Acunto. Filed June 25.

Frank J. Demilo CPA, 1 Morgan Ave., Norwalk 06851, c/o Frank Demilo. Filed June 25.

Freid's Eliable Notary, 80 County St., Norwalk 06851, c/o Clifford Freid. Filed June 13.

Gallery Andreas, 652 Glenbrook Road, 3-204, Stamford 06906, c/o Studio Andreas LLC. Filed Aug. 20.

Gather and Graze Connecticut, 142 N. Taylor Ave., Norwalk 06854, c/o Nadia Cassuto. Filed June 13.

Global Logistics Services, 280 Flax Hill Road, Norwalk 06854, c/o Kira F. Jordan. Filed June 13.

JTVSKY, 515 West Ave., Apt. 559, Norwalk 06850, c/o Carolyn Ashmun. Filed June 11.

NMC2, 32 Avenue of The Americas, 26th floor, New York, New York 10013, c/o NorthMark Strategies LLC. Filed Aug. 21.

NorthMark Compute and Cloud, 32 Avenue of The Americas, 26th floor, New York, New York 10013, c/o NorthMark Strategies LLC. Filed Aug. 21.

Norwalk Apparel Co., 4 Dairy Farm Court, Norwalk 06851, c/o Luis A. Corona. Filed June 25.

Phoenix Wellness Therapy Center, 23 Hoyt St., Suite 1, Stamford 06905, c/o Xinrou Jiang. Filed Aug. 19.

Premier Offer Group, 25 Grand St., Apt. 106, Norwalk 06851, c/o Vincent Benincaso. Filed June 25.

Roller Land, 100 Greyrock Place, Unit D207, Stamford 06910, c/o Roller Land LLC. Filed Aug. 18.

Solaris Racquet Club, 23 Radio Place, Stamford 06906, c/o Stamford Tennis Academy Inc. Filed Aug. 19.

Surfcare Protection Services, 230 East Ave., No. 148, Norwalk 06855, c/o Nathan Baldwin. Filed June 18.



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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, 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 the LLC, 82 Byram Ridge Road, Armonk NY 10504. Purpose: any lawful purpose. #63869

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 design. 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 copy of process to United States Corporation Agents Inc., 7014 13th Ave, Suite 202, Brooklyn, NY, 11228. Purpose: any lawful 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

Name of comp any: Levisha, LLC Articles of Organization Filed with the Secretary of State of NY: December 19, 2024 Office Location: Westchester County Registered Agent: United States Corporation Agents, Inc. Registered agent address: 7014 13th Avenue; Suite 202; Brooklyn, NY 11228 #63875

Notice is hereby given that an On Premise Restaurant Full Liquor License, NYS Application ID: NA 0340 25 125744 has been applied for by 1 Pier Restaurant LLC serving beer, wine, cider, mead and liquor to be sold at retail for on premises consumption in a restaurant, for the premises located at 71 Water Grant St Yonkers NY 10701. #63876

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, September 25, 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. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

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

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265565, PIN 813132, Westchester Co., SIGNAL - Route 22 at Edgewood Road, Town and Village of Scarsdale., Bid Deposit: 5% of Bid (~ \$40,000.00), Goals: MBE: 7.00%, WBE: 11.00%, SDVOB: 6.00%