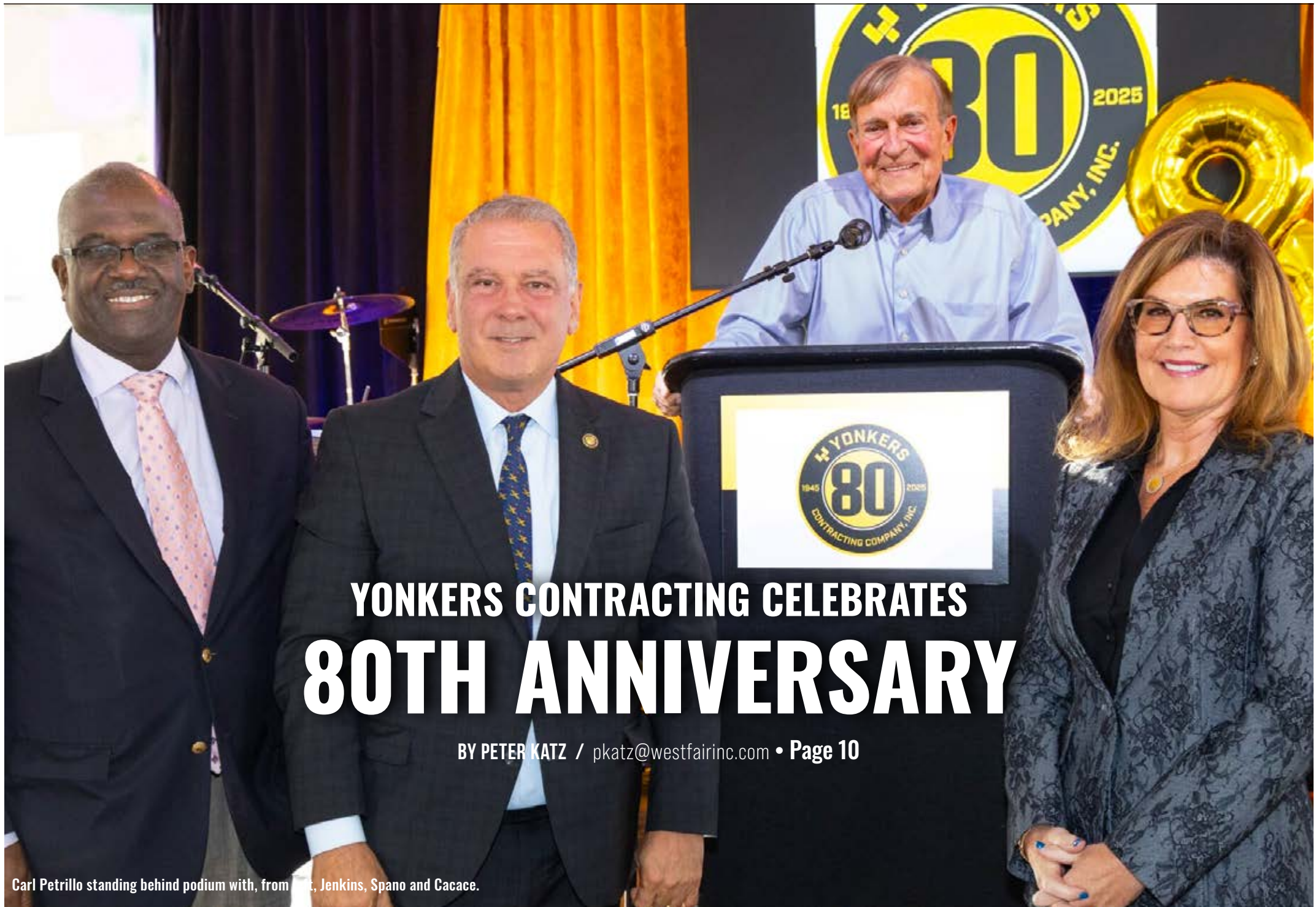


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## YONKERS CONTRACTING CELEBRATES 80TH ANNIVERSARY

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com) • Page 10

Carl Petrillo standing behind podium with, from left, Jenkins, Spano and Cacace.

### HUDSON VALLEY

#### Apple Bank formally opens new Hartsdale branch

Westchester County Executive Ken Jenkins and Town of Greenburgh Supervisor Paul Feiner were among those on hand for a ribbon-cutting to formally open the newest branch... • **Page 13**

### FAIRFIELD COUNTY

#### Three SCORE chapters in western CT forced to consolidate due to Trump cuts

As the new fiscal year begins, SCORE Fairfield County has been forced to consolidate with two other chapters in the state to stay afloat, according to a SCORE... • **Page 22**

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#### Westchester County Airport refuses to run Trump administration video with political message

The Trump administration's Department of Homeland Security has put out a new PSA (public service announcement) video... • **Page 26**

Monday  
October 20

ISSUE #40



Jenkins signing legislation that moves affordable housing project in Yonkers forward.

**AFFORDABLE HOUSING**

# Jenkins signs documents for affordable housing project in Yonkers

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)

Westchester County Executive Ken Jenkins went to Yonkers on Oct. 9 to sign legislation related to the county's involvement in an affordable housing project being developed by Macquesten Development LLC. The 16-story building at 632-636 South Broadway in Yonkers will have 160 apartments and 456 parking spaces. The signing took place at the site of the planned building.

The county will provide nearly \$10 million in funding for the \$115.6 million project. It will provide \$5.9M toward land acquisition, and more than \$4M in infrastructure funding.

The building site is approximately 0.38-acre and is located on the southeast corner of South Broadway (U.S. Route 9) and Caryl Avenue at the border with the Riverdale section of the Bronx. The building design calls for using materials and techniques that will achieve substantial energy savings while significantly reducing carbon emissions from the building.

According to the county executive's office, the legislation package signed by Jenkins is in partnership with the Westchester County Board of Legislators, the City of Yonkers and Macquesten Development. Additional funding for the development will be provided by various entities of New York state and the City of Yonkers. The Yonkers Industrial Development Agency is providing financial incentives for the project.

The apartment mix includes seven studios, 69 one-bedrooms, 64 two-bedroom units, and 20 three-bedroom units. One of the two-bedroom apartments will be reserved for the on-site superintendent.

The apartments will be priced to be affordable to households earning at or below 50% and up to 80% of the Westchester County Area Median Income (AMI).

Jenkins said, "We are continuing on our path to create as many affordable housing opportunities as possible in Westchester. Every member of our community should have the right to make a home here, and housing needs to be available at a price point that all people can afford."

Yonkers Mayor Mike Spano welcomed the project, saying, "As leaders in providing the most quality, affordable housing stock in Westchester, Yonkers is proud to join our partners in government on this new development as it is a significant step in creating an even more inclusive and accessible city. Together with Westchester County, we're not only building homes — we're building opportunity, dignity, and stronger communities for all our residents."

Joseph Apicella, executive vice president of Macquesten said, "This project will be an iconic statement for the Yonkers and New York City gateways, replacing a defunct former car dealership with beautiful 16-story high-end workforce housing."



Rendering of South Broadway affordable housing building.

**"Every member of our community should have the right to make a home here."**

— Ken Jenkins

County Legislator Shanae Williams who represents District 16 said, "As chair of the Housing and Planning Committee, I am proud that our committee and the Board (of Legislators) voted unanimously to invest nearly \$10 million to make this vital affordable housing development a reality. This project reflects our continued commitment to addressing the housing needs of Yonkers residents by creating high-quality, affordable homes for families."

Legislator José Alvarado, representing District 17 said, "I have always been a true believer in the potential of South Broadway, and these additional 160 units of housing should complement that not-yet-reached potential."



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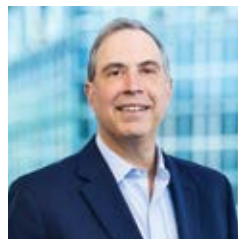
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# MGM withdraws application for full-casino license in Yonkers; project was estimated at \$2.3B; Spano blasts decision

BY PETER KATZ / pkatz@westfairinc.com

MGM Yonkers Inc., a subsidiary of MGM Resorts International late on Oct. 14 announced it has withdrawn its commercial casino license application to the New York Gaming Commission and the Gaming Facility Location Board. MGM had created plans for a major expansion of the Empire City and Yonkers Raceway facility that was presented as bringing tens of millions of dollars into Yonkers and employing thousands of people. The expansion project was estimated to have a value of \$2.3 billion. The move by MGM means that there are three remaining applications for the three downstate full-casino licenses due to be awarded by New York state in December. One in the Bronx near the Bronx Whitestone Bridge is by Bally's. The other two, by Hard Rock and Resorts World are in Queens.

MGM issued the following statement:

"Today, MGM Resorts made the difficult decision to withdraw its application for a commercial casino license in Yonkers, New York. Since submitting our application in June, the competitive and economic assumptions underpinning our application have shifted, altering our return expectations on the proposed \$2.3 billion investment.

"The newly defined competitive landscape – with four proposals clustered in a small geographic area – challenges the returns we initially anticipated from this project. Also, our proposal to renovate and expand Empire City Casino was predicated on the receipt of a 30-year commercial casino license but based on newly issued guidance from the State of New York we now expect to qualify for only a 15-year license. Taken together, these events result in a proposition that no longer aligns with our commitment to capital stewardship, nor to that of our real estate partner in Yonkers, VICI.

"MGM Resorts has been a proud

partner of the City of Yonkers and the State of New York since we purchased Empire City Casino in 2019. The property has generated more than \$5 billion for New York State education, including \$1.6 billion under our ownership. We know our decision will impact many individuals; we remain committed to operating the property in its current format and believe it will continue to enjoy success serving customers in Yonkers and the surrounding communities."

Yonkers Mayor Mike Spano blasted the decision saying that "defies all logic and it's nothing short of a betrayal to the people of Yonkers and Westchester County."

Spano called on Gov. Kathy Hochul to launch an independent investigation into what happened. He said that the reasons MGM

gave for its 180-degree reversal just don't add up.

"It's no secret that the big winner from this reversal will be Bally's proposal for a casino at the former Trump Links in Whitestone," Spano said. "It's also no secret that Bally's has a deal with Donald Trump that they will pay him an additional \$115 million if they can open a casino there. People need to be assured that there is no linkage between MGM's decision and the massive financial benefit to Donald Trump.

"The people of Yonkers deserve to know if this process was tainted or manipulated in any way. MGM has publicly acknowledged that Empire City cannot survive without a full gaming license, so why are they signing their own death warrant?"

"Our city has stood ready with the workforce, the infrastructure, and the overwhelming public support for full gaming at Empire City. MGM's blaming New York State Government for their withdrawal rings hollow. The same rules apply to the other bidders. Why aren't they pulling out as well?"

Spano concluded by saying that



Rendering of nighttime view of main entrance of MGM Empire City.

**“This decision defies all logic and is nothing short of a betrayal to the people of Yonkers and Westchester County.”**

— Mayor Mike Spano

in his view something doesn't add up and the people of Yonkers deserve answers.

Westchester County Executive Ken Jenkins, like Spano, noted that President Trump would stand to benefit by a \$115 million payment if Bally's got a full-casino license and built on the site it controls that had been a Trump golf course in the Bronx.

"I am both shocked, disappointed, and deeply dismayed by MGM Resorts' decision to withdraw its commercial casino license application for Empire City Casino from consideration by the New York Gaming Commission and the Gaming Facility Location Board," Jenkins said. "Frankly, this decision makes little sense — especially after MGM had just been celebrating its advancement through the first round of the process.

"I share Yonkers Mayor Mike Spano's concern that there appears to be more to this story — potentially political influence or pressure from the Trump Administration, or even the President himself, that forced MGM's hand to default to Bally's — a move that could result in a profit of roughly \$115 million for Trump.

"For decades, so many of us have supported this effort, believing in the promise of good-paying jobs, new investment, and long-term economic stability for Yonkers and Westchester County. While this was not the outcome we hoped for, we remain committed to supporting MGM and Yonkers and to ensuring that our

community continues to thrive."

The Business Council of Westchester and its coalition, A Sure Bet for New York's Future, expressed deep disappointment with what MGM did.

"We have fought tirelessly with the MGM Empire City team to ensure that this important local business — one of the largest private employers in New York's third largest city — would be given the opportunity to compete for a full-scale commercial casino license, which would have allowed MGM to directly hire 2,000 new employees," BCW said.

The BCW continued, "This decision to withdraw from the licensing process is devastating news for the City of Yonkers, the County of Westchester, and our entire region. MGM Empire City boasts an annual payroll of nearly \$100 million and employs more than 1,000 individuals. The Casino generates more than \$300 million in tax revenues alone each year to fund state education, and millions for state and local governments. As of January 2025, MGM Empire City had generated more than \$5 billion for state education, with more than \$1.3 billion contributed in the past five years alone.

"The loss of these sustainable, full-time jobs and the billions in new economic activity that would have accompanied this project represents a major setback for economic development, workforce opportunity, and community growth across the Hudson Valley and beyond."



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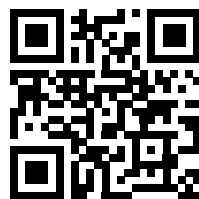
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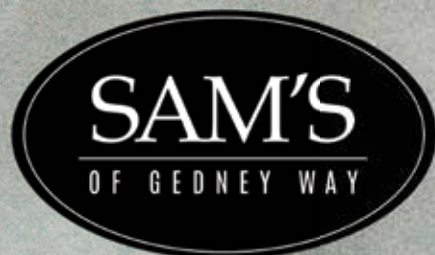


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One Executive Boulevard in Yonkers.

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# Westchester Disabled On the Move moves

BY PETER KATZ / pkatz@westfairinc.com

The nonprofit Westchester Disabled On the Move (WDOM), which has been at 984 N. Broadway in Yonkers, has leased 4,304 square feet of space at Simone Development Companies' building One Executive Boulevard in Yonkers.

One Executive Boulevard was renovated by Simone from a traditional office building to become a 133,768-square-foot, four-story state-of-the-art medical building.

WDOM empowers people with disabilities to live independently in the community by providing services such as housing assistance, transition services from nursing homes, and benefits counseling. It helps its clients find affordable and accessible housing, and assists with transitions from institutional care to community living. It offers counseling to help clients navigate and understand benefits systems and works to advance the civil rights of people with disabilities.

"We are delighted to welcome Westchester Disabled On the Move to their new home at One Executive Boulevard," said Simone Development's President Joe Simone.

Maria Samuels, executive director of WDOM, noted that the organization had been at its former location for 40 years.

"The convenient location and accessibility for our clients made this the perfect choice," said Samuels. "This next chapter in our continued growth marks our commitment to providing leading services and advocacy for all of Westchester's disability community. We are delighted to remain in Yonkers."

In the leasing transaction, WDOM was represented by Craig Ruoff of Colliers. Simone Development Companies was represented by Matt Lisk, Tara Long, and Kevin McCarthy of Cushman & Wakefield, alongside Simone's in-house leasing and legal teams.

Simone Development Companies is headquartered at the Hutchinson Metro Center, and has a real estate portfolio of more than seven million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey.

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# What role does affordable housing play in Noroton Heights redevelopment?

BY GARY LARKIN / glarkin@westfairinc.com

**DARIEN –** As Noroton Heights enters the final stage of a \$300 million 15-year redevelopment near the Metro-North train station, Evonne Klein wanted to make sure residents and officials alike knew the role affordable housing has played.

The former first selectman and state Department of Housing who is now leading efforts to end homelessness and build more affordable housing last week led a walk audit of Noroton Heights transit district with the help of Desegregate Connecticut.

Starting on Heights Road, the tour included Heights Crossing, Darien Commons, Heights Corner and The Heights (the former Darien Housing Authority's Allen-O'Neill Homes). As she stopped at each development, Klein read out loud the details of each of the housing and mixed-use complexes.

"When we think about this neighborhood and about 2 miles from here, houses range from the high \$700,000s to \$4.5 million," she said as she stood outside Heights Crossing on Heights Road. "So, again multi-family housing is being built, affordable housing is being built and not having a negative impact on our neighborhood."

Her point was to show the fear many residents had about housing density and traffic issues have not come to fruition at least in the early phase of such developments.

Among the 203 units of luxury housing that is either completed or in progress in the Noroton Heights transit area, 26 are deemed affordable with rents at 80% of the state median income.

Starting with a townwide redevelopment plan back when she was first selectman from 2003-2009, Klein set the wheels in motion for today's new Noroton Heights and downtown Darien. A large part of that plan was the creation of inclusionary zoning regulations that require developers to set aside a portion of new housing as below-market-rate units, with recent amendments increasing the mandatory percentage from 12% to 14%.

First Selectman Jon Zagrodzky, who was among the town officials on the walk audit, explained how affordable housing works in an affluent town such as Darien.

"Affordability is not a binary concept," Zagrodzky said. "The 14% rule for Darien is that the 14% (of apartments' rent) has to be at 80% of SMI. The state legislature is talking about 60, 40, 0% SMI to make it affordable to people who really don't have a lot of income."

"In towns like this, it's extraordinary difficult to get less than 80% SMI done because it's not economical for the developer."

Zagrodzky and Klein are hoping Darien can be a model for affordable and generational housing for the recent college graduates trying to stay in Connecticut after finding a job. The simple idea is that such housing developments can include a mix of luxury, affordable and commercial units near a major transportation hub like a train station.

Their views are shared by Todd McClutchy, president of The JHM Financial Group LLC of Stamford who was present on the tour when it stopped at The Heights.

"We have several developments near transit hubs," McClutchy said. "Picking the appropriate locations is a key element for all of this. Most of them are in close proximity to transportation along the Metro-North corridor. We're close in Norwalk. We're right on it in Bridgeport."

He added how important it is to create housing that is convenient to young workers just starting out in their careers.

"Our community, our state's economic engine, our overall quality of life depends on housing options for individuals at varying economic levels," he said. "Without these options, we all suffer. We need young professionals to live in close proximity to their employment opportunities so they are not commuting multiple hours a day so they are not sacrificing their own quality of life."

Another facet of the Darien model for housing includes having the right financing tools, Klein said.

"One of the important tools that communities like Darien and New Canaan have is a local affordable housing trust fund," she said. "I think Westport has just started. We can really be creative with housing funding. Those federal funds are key."

The most recent housing and mixed-use developments are on property that had withered over the years. For instance, the site of the former Stop &



Former Darien First Selectman Evonne Klein leads a walk audit of Noroton Heights redevelopment, including Darien Commons. She was joined by current First Selectman Jon Zagrodzky, among others. Photo by Gary Larkin

## While the number of such units are few, Darien offers model for NextGen workers

Shop and Walgreens and a huge parking lot is now Darien Commons.

"It was all asphalt," Klein said. "Now it's mixed-use and mixed income (operated) by Federal Realty (Investment Trust). It is home to 122 one- and two-bedroom apartments."

Here is a brief description of the most recent housing and mixed-use developments in Noroton Heights near the train station:

### DARIEN COMMONS

Darien Commons includes mostly luxury apartments and retail space near the Noroton Heights station. The property owners, Federal Realty Investment Trust of North Bethesda, Maryland, envisioned a more vibrant and welcoming space that could serve as a downtown in the Noroton Heights district with locally inspired architecture, landscaping, and pedestrian-friendly connections to engage the community.

This project consists of two 3-story apartment buildings (totaling 122 units) and restaurant space. The main buildings have residential apartment units on the 2nd and 3rd floors, while the 1st floor is reserved for retail space.

Income restrictions are set at or below 80% of the statewide median income. Based on a previous application period, the income cut-offs were \$62,600 for a one-person household and \$89,400 for a four-person household.

The rents for one-bedroom are \$3,400-\$4,000, two-bedroom are \$4,500-\$5,700 and studios are \$3,000-\$3,300. There are 16 affordable units at 80% of state median income. The affordable rent for one-bedroom are \$1,522 and two-bedroom \$1,817.

### HEIGHTS CROSSING

Heights Crossing brings elevated living to the heart of Noroton Heights. It includes 65 units, 10 of which are affordable, and mixed-use units that include Garden Catering and Pvolve. As for the rent, one-bedrooms start at \$4,000-\$4,300. Two-bedrooms, which were originally \$6,300 now is a little over \$7,000, according to Jon Vaccaro, V20 Group, managing partner.

The luxury units, which are much larger than the other units, will go for as much \$11,000, Vaccaro said. In comparison, the affordable one-bedrooms are around \$1,560 plus utilities and the two-bedrooms are \$1,850 plus utilities.

### HEIGHTS CORNER

Heights Corner LLC was just before the Darien Planning & Zoning Commission Oct. 7 for its proposal to redevelop the property at 90, 100 and 188 Heights Road as mixed-use residential/commercial; and to perform related site development activities, including construction of parking, public plaza areas, installation of landscaping, lighting, and stormwater management. It is mixed-use with three, 1-bedrooms, seven, 2-bedrooms on the second and third floors, and 130 parking spaces. In addition to planning and zoning changes, the developer is seeking payment in lieu of taxes (PILOT), which is part of Darien's inclusionary zoning regulation.

The three-story building would feature a basement level with amenity, media and fitness rooms. The first floor would consist of 9,504 square feet of commercial space, which may include retail, personal service, restaurant, and other suitable uses.

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# Renowned Chef Peter Kelly joins the New Canaan culinary scene

BY GARY LARKIN / glarkin@westfairinc.com

**NEW CANAAN** – The former Waveny Bar & Grill at 36 Pine St. will relaunch at the end of this month as The Waveny Tavern by PXX. The new concept is a strategic partnership between culinary legend Chef Peter X. Kelly and seasoned restaurant operator Dan Camporeale.

The Waveny Tavern by PXX's mission is to become the town's gathering place, equally suited for family celebrations — like the latest Little League win — or date nights.

"In an increasingly digital world, our focus is on cultivating genuine relationships with our guests, our community, our purveyors, and each other," said Chef Kelly, who is known for multiple James Beard nominations and 4-star New York Times reviews for Xaviars at Piermont, New York. "The result is a welcoming gathering space that not only feels like home for New Canaan residents but is also friendly

enough to invite neighbors to our beautiful town."

Rooted in a shared Yonkers heritage, the collaboration of Camporeale, who has launched more than 16 concepts in New York and Connecticut, balances Kelly's dedication to culinary excellence with Camporeale's operational expertise.

The Waveny Tavern by PXX will be open for lunch and dinner six days per week (the restaurant is closed Mondays).

Menu highlights include New Canaan Clam Chowder prepared with Nueske's bacon, potatoes, chives, and light cream; Chawanamushi Warm Japanese Custard featuring shellfish, sea urchin, and dashi broth; and Lobster Pot Pie with market vegetables, tarragon, and Hon-Shimeji mushrooms. For meat lovers, the menu presents Hudson Valley Duckling with green peppercorns and Hakurie turnip, alongside the Cowboy Ribeye

for Two — the steak that impressed Bobby Flay on Iron Chef America — a 40-ounce ribeye with a brown sugar and cayenne crust, cream spinach, and sauce béarnaise.

Dessert selections include a Rustic Pear Tart served warm with diplomat cream and vanilla gelato, and the house-made "Ala Minute" Napoleon featuring lemon curd, vanilla crème, and fresh berries over caramelized pastry.

At the age of 23, Chef Kelly opened his first restaurant, Xaviar's, in Garrison, New York, marking the beginning of his illustrious career in hospitality. To date, he has owned and operated some of the most celebrated and acclaimed restaurants in New York State.

Throughout his illustrious career, Chef Kelly has garnered numerous accolades, including The New York Times' highest rating ("Extraordinary"), the Mobil Travel Guide Four Star Award, Wine Spectator's "Best of Award of Excellence," and was nominated for the prestigious James Beard



Chef Peter Kelly and restaurant operator Dan Camporeale have collaborated on The Waveny Tavern by PXX in downtown New Canaan. Photo courtesy of The Waveny Tavern by PXX

Award for Best Chef Northeast. His culinary expertise has been featured in The New York Times, Food & Wine, and Bon Appetit.

Beyond his culinary achievements, Chef Kelly is a dedicated philanthropist and community leader. He has actively supported numerous charitable organizations, including the Peter X. Kelly Teaching Kitchen at HVHC, Dine Out For Kids Rockland, and the Hudson Valley Health Care System.

# Americares hopes Gaza ceasefire is permanent and Palestinians can be saved

BY GARY LARKIN / glarkin@westfairinc.com

**The Stamford-based international relief organization Americares hopes the peace treaty and ceasefire in Gaza is permanent some two years after the war with Israel started following a terrorist attack by Hamas.**

On Monday all 20 living hostages were freed in Israel as thousands of Israelis gathered in Tel Aviv's Hostages Square, singing and cheering. President Trump visited Egypt for a ceremony marking the momentous event. Meanwhile, the remains of more than 20 dead hostages were not immediately returned. At the same time nearly 2,000 Palestinian prisoners and detainees in Israel were freed as part of the first phase of the ceasefire deal that the US helped broker.

"Americares is heartened by the news of a ceasefire in Gaza and forthcoming release of hostages," the organization said in a prepared statement. "Too many innocent lives have been lost and there's been far too much suffering.

"Our hope is that this pause in hostilities will be permanent, and the people of Gaza will finally get the essential aid they need to not only survive, but to begin the recovery process. This is long overdue after two years of relentless violence, forced displacement and restrictions on food and medicine deliveries have led to a humanitarian catastrophe."

Americares has been working nonstop to support partner aid organizations in Gaza as their teams risk

their own lives to save others. Unprecedented restrictions on humanitarian aid, including a near-total blockade since March, have made it nearly impossible to do their work. "Never in our 46 years of responding to crises around the world have we faced such obstacles," Americares stated. "Many questions remain about the path forward, including when we can resume delivering lifesaving medical aid before more lives are lost. But we remain optimistic and stand ready to scale up operations. Lives depend on it."

Since October 2023, Americares has provided 35 tons of essential medicine and medical supplies to Gaza, including enough medicine to fill more than 350,000 prescriptions. It has supported medical care for more than 43,000 patients in Gaza and provided mental health support for over 27,000 people coping with

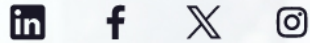
**The Stamford-based nonprofit relief group wants to continue to offer support there**

unimaginable trauma.

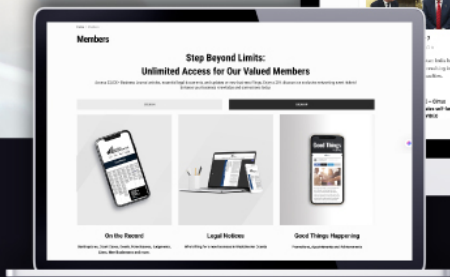
"Over 500,000 people are facing starvation, and another one million are at risk," Americares stated. "There are no fully functioning hospitals, and there is zero stock for over half of the essential medicines in Gaza."

The health care system in Gaza has collapsed due to attacks on health facilities and shortages of electricity, medicine, equipment and specialized personnel. There are no fully functioning hospitals for a population of more than 2 million people. Gaza's health workers continue to serve their communities while they themselves are under siege, but without urgent action, their ability to save lives will come to a halt, Americares stated.

Americares used much of the same language in a pitch to prospective donors of at least \$125 to help those Palestinians in need in Gaza.



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**1 Yonkers Contracting celebrates 80th anniversary**

Yonkers Contracting Company Inc., which is known far beyond the city limits of Yonkers by virtue of the more than 1,350 projects it has completed valued at approximately \$13 billion throughout Westchester and the New York Metro region, is celebrating its 80th anniversary.

Carl Petrillo standing behind podium with, from left, Jenkins, Spano and Cacace.

“Even with all the technology, this is still a people business.”

— Carl Petrillo, Chairman & CEO, Yonkers Contracting

The company was founded in 1945 by Edward Petrillo and now is led by his son Carl. The company, originally known as Petrillo Contractors, has called Yonkers its home since its founding. It recently upgraded its equipment facility and storage yard on Midland Avenue in the city, where the company maintains a fleet of some 350 pieces of heavy-duty equipment used in its construction projects. The number of employees at any given time depends on the number and scope of projects that are underway.

The company recently held an anniversary celebration at its Midland Avenue facility. Among those attending to congratulate Yonkers Contracting on its achievements and longevity were Westchester County Executive Ken Jenkins, Yonkers Mayor Mike Spano and Westchester County District Attorney Susan Cacace.

Literally millions of motorists are familiar with the name Yonkers Contracting by virtue of having seen it on equipment at paving and other road projects. However, many may not realize that the company

has been responsible for major, complex construction projects such as the World Trade Center PATH Restoration Program following the 9/11 attack, which involved restoring critical transit links for the Port Authority.

The company’s single largest project has been the Design/Build Contract for the New York State

Department of Transportation on the Bronx River Parkway to replace a multi-span bridge over an MTA train yard with a new 1,500-linear-foot viaduct. Other landmark projects include the Brooklyn Bridge Emergency Deck Replacement, building the LaGuardia Airport East Parking Garage, and a Design-Build Project to reconstruct the highway

interchange of Route 17 and Route 32 in Orange County.

The company also was responsible for reconstructing I-684 from the Saw Mill River Parkway to Brewster. The company replaced a bridge on I-95 over the Saugatuck River in Westport, Connecticut, using a revolutionary technique in which the new bridge is constructed in parallel with the existing bridge and then slid into place.

Last year, Yonkers Contracting managed the emergency replacement of the Fairfield Avenue Bridge on I-95 in Norwalk, which had been severely damaged by a tanker truck fire. The damaged bridge was quickly demolished and I-95 reopened for the Monday morning rush hour after the accident. Yonkers Contracting and its subcontractors had the new bridge constructed a couple of months ahead of schedule and about \$3.5 million under budget.

The company has handled projects at Penn Station and Grand Central Terminal as well as work at water and wastewater treatment facilities and commercial buildings and sites.

“It starts with and ends with our



Demolishing the I-95 bridge at Norwalk.

most important resource and that's our people," Petrillo told Westfair's Westchester County Business Journal. "When you're determining what you're going to build those are mostly scientific decisions. When you come to the actual execution of the work and how to build there still is some science and the sophisticated techniques we use but what comes into play is common sense that comes from very experienced hands. They started in the trades and could have been carpenters, laborers, operating engineers, ironworkers. The guys that did it every day are the guys that know what is the most efficient approach to the challenge of construction."

Petrillo said that when he first started in the business he was told that if he wanted to get something done he needed to talk to his crew and not down to them.

"Even with all of the sophistication and advancement in technology this is very much still a people business," Petrillo said. "This is a relationship business, relationship between upper management and the people who work for them; the relationship between upper management and the people who inspect the work; and the owners representatives."

The importance of people was echoed by Jack Donnelly, vice president and project manager for Yonkers Contracting who has been with the company for 28 years.

"The secret of our success is that we have people here who want to be here and stay here for a long period of time. You have this incredible expertise," Donnelly said. "I really credit that to Carl Petrillo. He's very involved in every bid. He sets where we're going. He's steering the ship. He has the vision and the leadership. That's why I came here."

Bill Jordan, formerly senior vice president of construction who retired in 2022 after 39 years with the company said, "Carl wants you to think out of the box. He promotes that and rewards that."

Paul Hubert, who started out as project engineer and retired in 2022 after 48 years with the company, recalled, "It's pretty remarkable what we've done over the years. Such massive projects. I can't go anywhere in the metropolitan area without driving by three or four things that I helped change the landscape. It's pretty incredible."

Petrillo said that the majority of the work Yonkers Contracting undertakes is for government entities and because of complex bidding and contracting processes a construction company may only have eight or 12 weeks to study plans, estimate costs and complete bidding paperwork for a project that may have been in the design stages for one or two years.

"We're exposed to the elements,"



Yonkers Contracting crew at work at Grand Central Terminal.

**"I can't go anywhere in the metropolitan area without driving by three or four things I helped change the landscape."**

— Paul Hubert, retired Project Engineer, Yonkers Contracting



Petrillo Contractors in the early 1950s - Edward Petrillo standing in front of the third truck from the left, young Carl sitting on the bumper of the truck on the right.



Aerial view of construction at World Trade Center site.

Petrillo explained. "Most of what we do depends on the weather that's outside. You try to figure out average rain days, average snow, cold, hot."

Petrillo said that the rebuilding of the PATH System at the World Trade Center is one of the projects of which he's most proud.

"We finished the job early and

employed thousands of people while we were rebuilding it," Petrillo said. "The Williamsburg Bridge was a very big job for us 30 years ago where we replaced the north side access and built a big box structure for bicycles and pedestrians to cross. It was a very challenging project because of the amount of steelwork."

Petrillo said that the company has benefitted from incorporating new technologies such as computer-aided design, lasers and GPS, not only because they can save time and money but because they can result in construction done with a level of accuracy that far surpasses what was previously possible.

"It is insanely accurate and basically easy to operate," Petrillo said in describing how measuring with lasers was a major step forward in terms of measuring grade and establishing layout dimensions. "Then came the satellites (GPS) connected to a lot of construction equipment today. The machine is told how to grade a particular area. It's remarkable how clean the digging and grading functions now are. Here in our office we have apps we have developed to replace paper trails."

Petrillo said that information technology has reduced the time it takes for people to collaborate and has increased efficiency.

Petrillo said that the attention paid by the company to environmental needs is reflected in some of the types of jobs it undertakes such as for a new water filtration plant on property at the Westchester County Airport but also in its modernized maintenance facility on Midland Avenue as well.

"When we clean the equipment the water goes into a drain tank and it goes through a filtering system," Petrillo said. "The water we discharge is clean and we take the debris that is removed to a licensed dumping place. On the jobs, we pay a great deal of attention to erosion."

Petrillo said that safety is an extremely important part of the business both in terms of protecting employees on the job and ensuring safety of the public in proximity to construction sites.

"We have a very complex program of safety awareness that includes meetings every morning with the foremen, superintendents of the projects, to go through the work for the day and how we'll approach it safely," Petrillo said. "We've gotten dozens of awards for our safety record without any lost man hours."

Petrillo said that not only does the company have an obligation to keep its workers safe, but doing that can result in lower insurance premiums that can reduce the cost of a job and help the company meet safety requirements that may be included in bid specifications.

Petrillo said that he'd like Yonkers Contracting to be thought of as a company that "provides gainful employment, has a social conscience and renders a distinctive service to its clients. The reputation of the company builds confidence in the company's ability to do the work. How you start the job, how well it goes, determines the success."

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## BUSINESS

# Sea Fire Grill restaurant opens at Yonkers City Pier

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)



Ribbon-cutting for The Sea Fire Grill.



Yonkers Mayor Mike Spano speaking at The Sea Fire Grill opening.

The opening of The Sea Fire Grill at the Yonkers City Pier in downtown Yonkers was marked with celebration on the evening of Oct. 8 that began with a ribbon-cutting presided over by Yonkers Mayor Mike Spano. The first day of operation for the restaurant at 71 Water Grant St. was Thursday, Oct. 9.

The Sea Fire Grill in Yonkers is operated by the Benjamin Restaurant Group, which owns a Sea Fire Grill in Manhattan as well Benjamin Steakhouse restaurants in Manhattan and Greenburgh plus a Benjamin Prime restaurant in Manhattan. The group was founded in 2006 by Benjamin Prelvukaj and Benjamin Sinanaj.

The Yonkers City Pier had been a prime New York Metro area culinary destination since the restaurant Xaviars was opened by famed chef Peter Kelly in 2007. Shortly after Xaviars closed, Spano announced that The Sea Fire Grill would be coming to the pier.

At The Sea Fire Grill Yonkers,

Executive Chef Arturo Mc-Leod has prepared a menu that's described as celebrating contemporary American seafood crafted from the finest ingredients.

Sinanaj and Prelvukaj had described their goal at the Yonkers location as to create a space for enjoying exceptional seafood, premium steaks, and

unparalleled hospitality with what they termed the stunning backdrop of the Hudson River.

At the opening event, Spano said, "This is a very unique space: a full view of the New York City skyline; a full view of the George Washington Bridge; a full view of the Tappan Zee, now the Mario M. Cuomo Bridge to our north; a great view of our Hudson River and across the majestic Palisades. This is the most prime spot in Westchester County, right here in Yonkers."

Prelvukaj thanked the City of Yonkers for its support during the several months it took to redecorate the space and prepare for the opening.

# Opening held for new Sullivan County International Airport terminal

BY PETER KATZ / pkatz@westfairinc.com

New York State Department of Transportation Commissioner Marie Therese Dominguez joined other state and local officials for the Oct. 14 ribbon-cutting and opening of the new Sullivan County International Airport terminal building. The county hopes that the new facility will help attract corporate and personal flights, although there are no immediate plans for airlines to be operating there.

The \$24 million project replaced a 50-year-old terminal building. Among the features of the new building are: floor-to-ceiling windows with panoramic mountain views; solar panels, geothermal wells, and all-electric heating and cooling; a pilot's lounge where flightcrews can rest and use the internet to obtain weather briefings and file flight plans; and space for a restaurant that would serve not only pilots and their passengers but would become a local dining attraction.

Officials predict that the new terminal building is expected to generate

more than \$10 million in annual economic impact, strengthening tourism and business opportunities across the Catskills.

Dominguez said, "Governor Hochul understands that our upstate airports are gateways that welcome visitors, but they are also economic engines that open the door to new business opportunities and increased tourism. The improvements we have made to the Sullivan County International Airport will

improve the passenger experience, serve as a modern community meeting space for local residents, and create a positive and lasting impression of the Catskills as a great place to live, work and visit."

Funding for the 15,000-square-foot new terminal came from the State Department of Transportation's \$230 million Upstate Airport Economic Development and Revitalization Competition.

The Sullivan County International Airport is in the community of White Lake, on a 600-acre hilltop approxi-



New terminal building at Sullivan County's airport.

mately five miles northwest of Monticello. At one time there was airline service as well as charter flights serving the Catskills resorts that dotted the area. The airport has one runway and is not served by an FAA control tower.

Sullivan County officials had told Westfair's Westchester County Business Journal that they hoped to attract businesses to base their aircraft at Sullivan instead of at more expensive and congested airports such as Teterboro Airport in New Jersey and Westchester County Airport. They had been considering extending the airport's

runway in order to make the airport usable by larger planes including cargo aircraft that transport merchandise to distribution centers like those operated by Amazon.

Sullivan County Legislature Chair Nadia Rajsz said, "With this architecturally stunning terminal as the centerpiece, we intend to show how a 'small' airport can have a very big impact – not just in the field of aviation but in our communities. This is a major step forward in making the airport financially self-sufficient and a truly competitive player in the corporate jet world."

# Apple Bank formally opens new Hartsdale branch

BY PETER KATZ / pkatz@westfairinc.com

Westchester County Executive Ken Jenkins and Town of Greenburgh Supervisor Paul Feiner were among those on hand for a ribbon-cutting to formally open the newest branch of Apple Bank at 227 N. Central Avenue in the Westchester Square Shopping Center in Hartsdale.

The branch first opened its doors to the public on August 6 with the formal ribbon-cutting taking place Oct. 6.

The manager of the new branch is Tania Bello, who has been manager

of Apple's branch in Thornwood. Her title is vice president and branch manager.

"I am thrilled to be at Apple Bank in Hartsdale, and I am looking forward to serving the Hartsdale community," Bello said.

According to James Matera, senior executive vice president and chief retail banking officer at Apple

Bank, "This new location reflects Apple Bank's ongoing commitment to serving the residents and small businesses of Westchester. Hartsdale is a vibrant community with strong

ties to the greater New York City area, making it an ideal fit for our relationship-focused approach."

Mitchell Jacobs, executive vice president and director of corporate real estate for Apple Bank described the new branch as offering "a very welcoming environment for our Hartsdale customers and reflects our continued commitment to sustainable design, using eco-friendly materials to create space that delivers exceptional customer service and privacy in a digitally-forward banking environment."

Apple said that the new branch offers a full range of consumer, com-

mercial, and small business banking products and services, as well as access to select non-deposit investment services.

According to the Federal Deposit Insurance Corporation (FDIC), Apple Bank was established April 17, 1863, as Harlem Savings Bank. In May of 1983, it changed its name to Apple Bank for Savings and became Apple Bank in December 2023. FDIC reports that Apple has 82 locations, with 79 in New York and three in New Jersey. FDIC data show that as of June 30, 2025, Apple Bank had \$14.6 billion in total deposits and \$18.3 billion in total assets.



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# Yonkers mortgage fraud victims try to stave off eviction

BY BILL HELTZEL / bheltzel@westfairinc.com

**A Yonkers couple whose house was targeted in a massive mortgage fraud scheme 18 years ago is suing to stop Pennymac Corp. from evicting them.**

James and Donna Nolan accused Pennymac and several convicted scammers of violating the Truth in Lending Act and the Home Equity Theft Protection Act, in a complaint filed on Sept. 30 in Westchester Supreme Court.

Though Pennymac was not involved in the crime, it eventually acquired the house and was given approval by Yonkers City Court to evict the Nolans after Sept. 30.

"Accordingly," the complaint states, the Nolans "have no other recourse and must commence this action in order to save their home and to hold the [criminal] defendants

accountable for their fraud."

A Pennymac spokesperson said the company does not comment on pending litigation.

The Nolans bought the 3-bedroom house on Stockbridge Road in northwest Yonkers for \$105,000 in 1993. James Nolan, a carpenter, worked for two-and-a-half years on recovery efforts and on cleaning up toxic debris after the Sept. 11, 2001 terrorist attack on the World Trade Center.

He was left disabled with several diseases attributed to his work at Ground Zero.

He was just the kind of target -- a financially distressed homeowner -- that a mortgage fraud ring in Albany was looking for. Rivertown Investments, Momentum Properties, and several individuals defrauded homeowners and mortgage companies.



**Couple demands \$534,000 and clear title**

In 2007, the Nolans deeded their property to Momentum Properties for \$520,000. In 2008, they agreed to a sale-leaseback-repurchase deal with Rivertown Investments.

Nolans claim they were tricked

into granting a first mortgage to Washington Mutual Bank. The scammers borrowed \$416,000, used the money for themselves, and defaulted on the mortgage.

Washington Mutual was awarded a \$416,000 judgment against the Nolans in 2010. Pennymac eventually acquired Washington Mutual.

In 2011, the scammers were sentenced to prison for terms ranging from one year to 12 years and were ordered to pay up to \$5.6 million in restitution to their victims.

The Nolans were to receive \$93,602, but according to court documents they have been paid only \$48.46.

The Nolans are asking the court to award them \$534,050, establish who owns the property, and prevent imminent eviction from their home.

The eviction has been temporarily suspended, pending a hearing on Jan. 8.

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# Mahopac business accused of violating golf simulator patents

BY BILL HELTZEL / bheltzel@westfairinc.com



A Mahopac business that makes mobile golf simulation equipment has been sued for allegedly copycatting another company's technology.

Dryvebox Inc., of San Francisco, accused Golf on Wheels Inc. of patent infringement, in a complaint filed on Oct. 2 in U.S. District Court, White Plains.

Golf on Wheels and its sister business, Golf on 6 Corp., "misappropriated the results of Dryvebox's skill, expenditures and labors," the complaint states, "for the purpose of competing with Dryvebox."

Simulators enable golfers to practice their swings regardless of weather or time of day. Sensors, high speed cameras, projectors and screens measure how a golf ball is struck and track the shot as if it is being played on a driving range or golf course.

Dryvebox and Golf on Wheels simulators are mounted on flatbed trucks and taken to events, such as corporate gatherings and private parties.

Dryvebox, founded in 2020, has developed six patents.

In January 2024, Jerry DelBene, who runs Golf on 6, an indoor golf simulation business in Mahopac, applied for a Dryvebox franchise, according to the complaint. Dryvebox gave him access to information about the patents, as well as detailed photographs of the interiors and exteriors of its mobile simulators.

On June 3, 2024, DelBene alleged-

ly communicated in an email, "There still alot of questions and reservations my partners have. ... So I think we are going to have to pass."

Seven weeks later, July 24, 2024, Golf on Wheels Inc. was formed, using 250 Route 6, Mahopac, the same address as Golf on 6, as its principal place of business.

Golf on Wheels' mobile golf simulator copies Dryvebox's features and appearance, the complaint states, and its website mimics Dryvebox's website, including text, fonts, colors and imagery.

For example, both websites proclaim "state-of-the-art mobile golf simulator that brings the game to you," and simulators "designed to be an inviting space for ... new golfers and golf fanatics."

Dryvebox alleges that Golf on Wheels and Golf on 6 collected, analyzed and replicated details about its technology "while purportedly seeking a Dryvebox franchise."

Dryvebox accused the Mahopac businesses of patent infringements, willful infringement, and unfair competition that is likely to cause confusion in the marketplace.

It is seeking a court order to stop Golf on Wheels and Golf on 6 from making, using or selling copycat simulators, and is asking for unspecified monetary damages.

An email asking for the defendants' responses to the allegations was returned as undeliverable.



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# Business owners must avoid these financial mistakes, especially when retiring

BY BEN SOCCODATO AND CHRIS KAMPITSIS

As a business owner, you pour your heart and soul into building your enterprise. You're focused on growth, operations and serving your customers. But sometimes, in the whirlwind of running a business, personal financial planning steps are overlooked.

Here are four common financial planning mistakes business owners often make, and what you can do to avoid them:

## Mistake #1

### NOT HAVING AN EXIT PLAN

Many business owners are so focused on today's growth that they neglect to plan for tomorrow's exit. But eventually, every business owner steps away. Not having a clear exit strategy is a major pitfall.

#### Who takes over?

Have you considered whether a family member, a key employee or an external buyer (like a competitor or a private equity firm) will take the reins? Each path has vastly different implications for valuation, transition and your personal involvement.

#### The sooner, the better

The earlier you define your exit plan, the easier it becomes to structure your business, build its value and prepare for a seamless transition. Thinking about your exit early is not giving up on your business; it's smart planning for its future and yours.

## Mistake #2

### AILING TO PROTECT THE BUSINESS VALUE

Your business is likely your most valuable asset, yet many owners leave its value vulnerable to unforeseen risks.

#### Over-reliance on a single customer

Having too much of your revenue tied to one major customer can be a house of cards. If that customer leaves, your business value (and often, its existence) could plummet. Diversifying your client base is crucial.

#### Lack of key person protection

What if a vital employee – someone whose skills, relationships or knowledge are indispensable to your operations – suddenly leaves, becomes disabled or passes away? The loss of a key person can cripple a business, affecting cash flow, client relationships and overall value. Being prepared for such an event, perhaps with key person insurance, protects your business from this sudden shock.

## Mistake #3

### BLURRING PERSONAL AND BUSINESS EXPENSES AND POOR RECORD-KEEPING

It's tempting for business owners to commingle personal and business finances, especially with tax deductions. But this can create a huge blind spot for your future personal expenses.

#### The 'company perks' trap

Using a company car for all your transportation, deducting all business meals and travel: These are legitimate business expenses. However, when you retire and no longer have the business to cover them, these expenses reappear on your personal ledger. Many owners forget to account for these "phantom" personal expenses in their post-retirement budget.

#### Inaccurate books and records

This isn't just about taxes; it's about understanding your true financial picture. Without accurate, separate books and records, you can't properly assess your business's health, its true profitability or its value for a potential sale. This also complicates your personal financial planning immensely.

## Mistake #4

### UNDERESTIMATING THE EFFECT OF INCOME TAXES (AND LIFESTYLE COSTS) ON SALE PROCEEDS

Business owners often dream of a large sale price, but they frequently fail to calculate the true "net to pocket" after taxes and fees.

#### The "net proceeds" reality check

Your business might sell for \$5 million, but after capital gains taxes, broker fees, legal fees and other transaction costs, what actually lands in your personal bank account could be much less. You need a proper estimate for this net amount.

#### Can you live off the proceeds?

Once you have that net figure, the critical question becomes: Can you truly live off those proceeds for your desired retirement lifestyle? Treat the proceeds of your business sale no differently than living off a 401(k) plan. The classic assumption is often a 4% annual withdrawal (adjusted for inflation) if you plan on living off it for 30 to 40 years. Have you stress-tested your post-sale income against your projected living expenses? What is your concrete plan for living off the proceeds after all fees and taxes are accounted for?

## THE BOTTOM LINE — PLAN FOR PROSPERITY, PERSONALLY AND PROFESSIONALLY

Running a successful business is a testament to your hard work and vision. Don't let these common financial planning mistakes jeopardize your personal financial security. By addressing these areas proactively, you can ensure your business success translates into a secure and fulfilling future for you and your family.

Contributing  
Writers

**Ben Soccodato and Chris Kampitsis lead the The SKG Team at Barnum Financial Group in Elmsford.**

# Advocating for women's health as a key to the nation's economy

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

The saying that “health is wealth” has particular meaning for entrepreneur Carolee Lee, who created the Greenwich-based nonprofit WHAM (Women’s Health Access Matters) in 2020 in response to what she learned from her eponymous fashion jewelry company.

It was a transition, Lee told Westfair’s Fairfield County Business Journal, that she made quite easily. As CEO of Carolee Designs, she saw firsthand how health and caregiving challenges could adversely affect her workforce, which was 85% women. (Lee sold the company to Italian eye-wear conglomerate Luxottica Group in 2001.)

A subsequent board member of numerous women’s health organizations, including the Breast Cancer Research Foundation for 20 years, she gained further insight into the relationship between women’s health and the nation’s financial health.

“Women are greatly understudied and often disproportionately affected by diseases, including lung cancer, heart disease and Alzheimer’s,” Lee, one of Time magazine’s 100 most influential leaders in global health for 2024, said in a statement.

Data from WHAM’s website supports her. Women are half of the workforce and 51% of the population. They make 80% of the health-care decisions and control 85% of consumer spending. Yet it wasn’t until the National Institutes of Health (NIH) Revitalization Act of 1993 that women and people of color were included in NIH studies. Still, only 7% of the NIH’s \$86 million 2019 budget for the study of rheumatoid arthritis went to research focused on women, who make up 78% of those with autoimmune diseases, in which the immune system goes into overdrive, attacking otherwise healthy tissue. (This is undoubtedly related to the greater intensity with which women’s bodies react to disease. As immunologist Erica Ollmann Saphire, Ph.D., MBA, said on the WHAM website: “In response to a pathogen threat, the male immune system will launch the Army. The female immune system will launch the Army, the Navy, the Air Force and the Marines.”)

Women are also only a third of the

participants in cardiovascular disease clinical trials, even though heart disease is the No. 1 killer of women, who are 50% more likely than men to die within a year of a heart attack. Similarly, nonsmoking women are more than twice as likely than nonsmoking men to get lung cancer, while 66% of

Alzheimer’s sufferers are women.

“By accelerating research into sex and biological differences, we can not only improve outcomes but also reduce health-care costs and boost the economy,” Lee said, adding that investing \$350 million in women’s health generates \$14 billion in the economy.

To foster that goal, WHAM has dedicated itself to doubling the NIH budget for women’s health research and venture capital investment; increase diversity and opportunity for clinical trials and ensure studies offer results by sex and gender.

From 2:30 to 5 p.m. on Nov. 18, WHAM will present the virtual 2025 Edge Awards of \$25,000 each to early-career researchers exploring how biological sex influences health outcomes across four key areas that have disproportionately or otherwise differently affect women – autoimmune disease, brain health, cancer and heart health.

“Too many promising research ideas go unfunded simply because they are too early-stage for traditional grantmaking,” Anula Jayasuriya, M.D., Ph.D., MBA -- chief scientific officer of WHAM and chair of the WHAM Scientific Advisory Board – said on the WHAM website. “At WHAM, we believe that early investment in bold ideas -- and in the brilliant minds behind them -- is how we drive progress in women’s health. The WHAM Edge Awards are not just about research funding; they’re about changing the system and building a future where women’s health research is at the center.”

Lee added that the Edge Awards, a project of The WHAM Investigators Fund, is just one of the nonprofit’s initiatives, which include The WHAM Research Collaborative of experts to further research; The WHAM Investment Collaborative, bringing together multibillion-dollar funds; The WHAM Innovators’ Circle, drawing on women’s health-focused funds to blend early-stage innovation and investment strategy; and The WHAM Life Sciences Collaborative to consider biological sex in the development of products like drugs.

WHAM celebrates its fifth anniversary at time when women’s health and government funding for it are at an inflection point. The Trump Administration has ended the majority of



Carolee Lee, founder and CEO of WHAM (Women's Health Access Matters). Courtesy WHAM.

“Investing \$350 million in women’s health generates \$14 billion in the economy.”

USAID’s women’s health initiatives, particularly related to reproductive health and family planning. USAID’s HIV programs have also been severely cut, affecting women around the world, where AIDS is mainly a heterosexual disease.

Closer to home, there have been challenges to reproductive rights, misleading directives on the use of Tylenol in pregnancy and further confusion on vaccines, all affecting women as individuals, mothers and caregivers.

Lee finds hope, however, in the private sector and in efforts to be innovative, practical and purposeful -- including her own. This year, WHAM, in collaboration with accounting firm KPMG and the KPMG Foundation, released a report “The Business Case for Accelerating Women’s Health Investment.”

“I think I’m very focused, very committed,” she added, “to creating the kind of organization that shows why ignoring women’s health is such an economic drain and what happens when we increase the funding....”

**To register for the Nov. 18 WHAM Fall Forum & Edge Awards Virtual Presentation, sign up at [www.us06web.zoom.us/j6Z6GYQoTOm0h10hSiih5w#/registration](http://www.us06web.zoom.us/j6Z6GYQoTOm0h10hSiih5w#/registration).**



In June, Carolee Lee, was honored with the 2025 Eugene O’Kelly Award by the American Cancer Society at the Financial Services Cares Gala. From left, Jeffrey Rojek, KPMG; Georges Archibald, Apex; Carolee Lee; Christopher Scarpati, PwC. Courtesy Eric Vitale Photography.

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# Three SCORE chapters in western CT forced to consolidate due to Trump cuts

BY GARY LARKIN / glarkin@westfairinc.com

The new chapter is SCORE Western Connecticut; Bhaskar and Rich to be co-chairs

As the new fiscal year begins, SCORE Fairfield County has been forced to consolidate with two other chapters in the state to stay afloat, according to a SCORE statement issued Monday.

While SCORE officials did not mention the defunding by the Trump administration in the 2026 federal budget, it is known to be the reason for such action. The US Small Business Administration under President Trump pulled \$17 million discretionary budget for the nonprofit starting Oct. 1.

SCORE Fairfield County, SCORE Western Connecticut and SCORE Northwestern Connecticut will now be one chapter known as SCORE Western Connecticut.

The chapters will also be part of SCORE, the nation's largest network of volunteer, expert business

mentors and a resource partner of the US Small Business Administration.

Ashwani "Ash" Bhaskar, former co-chair of the Fairfield County chapter, and David Rich, former chair of the Western Connecticut Chapter, will be co-chairs of

the chapter.

In addition to managing SCORE's support of local small businesses in Fairfield and Litchfield counties, the chapter will also guide the non-profit organization's presence in nine towns from the western portion of New Haven County including Beacon Falls, Cheshire, Middlebury, Naugatuck, Oxford, Prospect, Southbury, Waterbury and Wolcott.

The newly minted chapter will be powered by the business acumen of nearly 200 business mentor volunteers, professionals spanning a diverse scope of business experiences and

industries. In addition to overseeing the mentoring volunteers Bhaskar and Rich will be responsible for all educational activities and business events co-produced with local partners.

"Our Connecticut chapters have historically prided themselves on being dedicated to entrepreneur education and the formation, growth, and success of small businesses," Bhaskar said. "Consolidating under a singular banner, we believe the shared resources, inherent knowledge of our savvy volunteers and an unwavering, shared desire to help small businesses throughout Western Connecticut will help even more entrepreneurs overcome various hurdles to reach their goals in 2026 and beyond."

Rich believes the consolidation will make SCORE stronger in the state.

"By combining the Western, Northwestern and Fairfield chapters, we will be strengthening our overall collective ability to deliver SCORE's mission to

foster vibrant small business communities through mentoring and education, and ultimately greater small business impacts," he said.

Small business clients who receive more than three hours of mentoring report higher revenues and increased business growth and are five times more likely to stay in business, he added.

With the SCORE fiscal year ending Sept. 30, a look at the metrics through August for the combined metrics of the three chapters in 2025 illustrates the ongoing commitment to the Western Connecticut small business communities. To date, the three chapters in total conducted 2,017 mentoring sessions with entrepreneurs during the 2024-2025 fiscal year; conducted 107 in-person business workshops generating a cumulative attendance of 1,979. As well the trio of chapters held 42 online workshops with 2,403 participants.

## WOMEN RISING 2025

### The Women's Business Development Council celebrates THE 2025 ANNUAL GALA WOMEN RISING HONOREES

WBDC is pleased to honor a select group of women who have demonstrated success in their business and tenacity in pursuing their goals. For more information on the WBDC Women Rising Annual Gala and Awards Celebration, visit [ctwbdc.org/gala2025](http://ctwbdc.org/gala2025).

#### Kamara Moodie

Owner,  
Sunshine Daycare  
Center LLC

WBDC Grant Recipient

"Working with WBDC has been a very rewarding experience. They provided me with a grant to expand from...family childcare to the center realm. It was a bit intimidating, but with the guidance I received, it made a world of difference."



#### Dr. Alison Burdick Reichard

Owner,  
Blue Line Traffic

WBDC Grant Recipient

"I'm so proud to be part of a greater network of women entrepreneurs who have put everything on the line to make a difference for their family and for themselves. On the toughest days, this propels me forward to keep going."



The Women's Business Development Council educates, motivates, and empowers women entrepreneurs to achieve economic independence and self-sufficiency. Our clients exemplify what happens when ambition, education, and preparation come together. **How can we help you? Visit [ctwbdc.org](http://ctwbdc.org) or call 203-353-1750.**



Women's Business  
Development Council

# Winning where it matters most – in the arena of parenthood

BY GIOVANNI ROSELLI

Every year, like clockwork, this article comes around – and every year, I find myself asking, “How did it get here so fast?”

## Great at 8

Eight years ago, I became a proud father. And eight years ago, in my guise as Westfair wellness contributor, I started what has become an annual article for the Westchester County Business Journal and Fairfield County Business Journal, chronicling my journey through fatherhood. While the clock ticks at the same pace for all of us, nothing accelerates time quite like watching your child grow. One minute, you're holding a newborn in your arms, and the next, you're pacing the edge of a ninja obstacle course, trying not to look more nervous than she does.

This year brought a truly memorable milestone -- my daughter Juliet received her First Holy Communion. It was a beautiful, sacred moment. Watching her walk down the aisle in her white dress, full of grace and confidence, reminded me how blessed I truly am. This also gave me a glimpse into the feeling I surely will get one day seeing her in a beautiful white dress walking down another aisle.

## My warrior princess

But as meaningful as the big moments are, it's often the little things that leave the deepest imprint – the in-between stuff, the kind of moments you don't plan for but that stay with you forever.

For Juliet and me, a lot of those happen on the padded floors of ninja gyms, where she trains for “American Ninja Warrior”-style competitions.

She's been training hard and has started participating in competitions across the country. Let me tell you: These kids aren't just playing. They're climbing ropes, swinging across rings, launching themselves over obstacles and doing it all with focus and grit.

## Thumbs up

We have a small tradition. If she takes a hard fall – and with ninja training, there are plenty – she'll look up at me and flash a thumbs-up. That's all it takes. It's her way of saying, “I'm good, Dad, still in the fight,” and “Don't worry Dad. I'm OK.” And every time, that little thumbs-up hits me harder than anything I ever felt in a wrestling ring. It's simple, but it's everything.

These are the quiet, unscripted moments that define fatherhood. They teach you that presence matters more than perfection, and that love is often expressed in gestures far smaller than words.

## Still “Dad Bod”-less

I'm happy to report that another year down and another year of defeating the dubious dad bod.

The “Dad Bod” isn't just a meme. It's real – and for many, it's a slow creep. But I've come to believe that staying fit as a dad isn't just about how you look. It's about being able to play, to train, to show up with full energy – whether you're climbing ninja obstacles with your child or just getting through a long day without feeling wiped out.

## Always proud

I tell my daughter every day how

“Presence matters more than perfection.”



The author with daughter Juliet at her First Communion. Courtesy the Roselli family.

proud I am of her. And I tell her every day how proud I am to be her daddy, because I truly am. She is the light of my life, and I don't take a single moment with her for granted.

She teaches me something new every day – about resilience, about courage, about how to bounce back after a fall – and still throw a thumbs-up while doing it.

In wrestling, we talk a lot about grit, about heart, about getting back up. Fatherhood is all of that and more. It's training for a match you are never fully prepared for – and yet, it's the most rewarding one you'll

ever be in.

So here's to another year – of ninja competitions and sacraments, of gym sessions and nighttime cuddles, of big proud moments and small quiet ones that hit even harder. And here's to every dad out there doing his best to show up, stay strong and love fully.

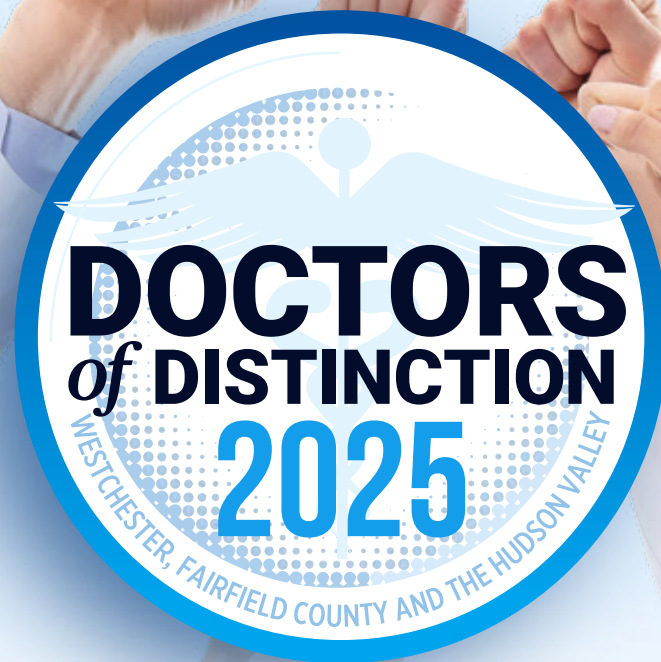
I'm going to keep training, keep showing up and keep earning those thumbs-ups – winning where it matters most.

Reach Giovanni on Instagram @GiovanniRoselli and on his website, GiovanniRoselli.com.

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*New York Presbyterian Medical Group Hudson Valley*

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**Patricia Egan**  
*Pediatric Healthcare Associates*

**+ Promise for the Future**

**Rahim Hirani**  
*New York Medical College*

**+ Lifetime Achievement**

**Bonnie Litvack**  
*Northern Westchester Hospital*

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**James S. Farrelly**  
*Greenwich Hospital*

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**Augustine Moscatello**  
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*Hospital for Special Surgery (HSS)*

**+ Dentist**

**Danielle A. Ruocco, DDS**  
*ProHEALTH Dental*

# County sees 17% saving in airport's use of renewable diesel

BY PETER KATZ / pkatz@westfairinc.com

Westchester County Airport has joined the ranks of other airports around the world that are finding success in using renewable diesel fuel to power ground equipment. Renewable diesel can be used interchangeably with diesel fuel made from fossil sources but is produced using sustainable sources such as used cooking oil and animal fats.

A pilot program testing the bio-fuel on ground service equipment such as tugs used for moving airplanes at the county's airport has confirmed that renewable diesel delivers both financial and environmental benefits. With the completion of the pilot program, the county is transitioning to make permanent use of the renewable diesel. The County tested the bio-based fuel on its 64 pieces of ground service equip-

ment through four seasons beginning last winter and found that renewable diesel performed seamlessly while saving money.

By moving to the use of renewable diesel, Westchester County Airport is joining other airports such as San Diego International, London Gatwick, Zurich Airport, Helsinki Airport and Changi Airport in Singapore that have adopted the environmentally-friendly fuel for their ground equipment fleets.

Westchester's Director of Aviation April Gasparri said, "At Westchester County Airport, we are committed to running safe and efficient operations while reducing our environmental impact. This trial confirmed that renewable diesel is a reliable and cost-saving solution, and we are proud to make it part of our long-



Aerial view of Westchester County Airport.

term sustainability plan."

The county's analysis shows renewable diesel was 17% less expensive than regular diesel in 2025.

County Executive Ken Jenkins said, "This pilot demonstrates that we can be responsible stewards of services to the public, while still advancing ambitious sustainability goals. Renewable diesel is lowering our costs and reducing our carbon footprint, proving that efficiency and environmental progress are not mutually exclusive."

According to Deputy County Executive Richard Wishnie, "Westchester is leading by example. This pilot program demonstrates how local governments can adopt sustainable practices that not only protect the environment but also deliver tangible savings for stakeholders."

Director of Energy Conservation and Sustainability Peter McCartt said that the renewable diesel "enables us to reduce greenhouse gas emissions without compromising performance or incurring additional expenses. This will truly help Westchester reach its long-term energy goals."

GOVERNMENT

# Westchester County Airport refuses to run Trump administration video with political message

BY PETER KATZ / pkatz@westfairinc.com

The Trump administration's Department of Homeland Security has put out a new PSA (public service announcement) video featuring Homeland Security Secretary Kristi Noem that it wants played at all Homeland Security screening posts at U.S. airports. Specifically, the Transportation Security Administration (TSA) wants the video played continuously on video monitors at the security lines at TSA checkpoints.

The administration wants the video substituted for other videos that provide safety information for travelers. The new video blames Democrats in Congress for the current government shutdown and implies that the Democrats have hurt traveler safety and security. The

messaging is consistent with the shutdown messaging currently being voiced by leading Republican politicians.

Westchester County Airport late on Oct. 10 said it is refusing to play the video, with County Executive Ken Jenkins calling it "inappropriate, unacceptable, and inconsistent with the values we expect from our nation's top public officials."

Westfair's Westchester County Business Journal has reviewed the video and in it Noem says, "It is TSA's top priority to make sure that you have the most pleasant and efficient airport experience as possible while we keep you safe. However, Democrats in Congress refuse to fund the federal government, and because of this, many of our operations are im-

pacted, and most of our TSA employees are working without pay."

Noem's message is consistent with messages spread across the internet pages of various agencies controlled by the administration that blame the Democrats for the government shutdown. Questions have been raised whether the messaging violates federal law, specifically the Hatch Act, which forbids government employees from engaging in political activities while on duty and also forbids them from doing it on government property.

Noem concludes the video by saying, "We will continue to do all that we can to avoid delays that will impact your travel and our hope is that Democrats will soon recognize the importance of opening the government."

According to Jenkins, "(The) PSA politicizes the impacts of a federal government shutdown on TSA Operations, and the county finds the tone to



Kristi Noem in video blaming government shutdown on the Democrats.

be unnecessarily alarmist – particularly as it relates to operations at Westchester County Airport."

Jenkins says that the focus now should be on ensuring stability, collaboration and preparedness.

"This type of messaging only distracts from the real issues, and undermines public trust," Jenkins said. "As county executive, I believe our residents deserve clear, honest and nonpartisan communication — especially when it comes to national security, government shutdown impacts, and public safety."

Jenkins continued, "In Westchester County, we're committed to keeping our airport running efficiently and safely, regardless of political games in Washington. The county will continue to coordinate with federal agencies to ensure that airport operations remain secure and uninterrupted for our travelers throughout any federal government shutdown."



Tony Goldwyn (left) joins Americares President and CEO Christine Squires (center) and volunteers to pack hygiene kits for disaster survivors at Americares Global Headquarters in Stamford, Conn., on GivingTuesday 2023. Photo courtesy of Andrea Pane/Americares.

NONPROFITS

# Actor Tony Goldwyn to be honored with Humanitarian Spirit Award

BY GARY LARKIN / glarkin@westfairinc.com

Stamford-based Americares to present philanthropist with honor in April

**STAMFORD** – Actor, Director, Producer and Americares Board Member Tony Goldwyn will receive the Bob and Leila Macauley Humanitarian Spirit Award in New York City on April 16, 2026. The award for his lifetime of philanthropy will be presented at the 2026 Americares Airlift Benefit.

The Humanitarian Spirit Award recognizes outstanding individuals who demonstrate exceptional courage and a deep commitment to humanitarian causes, leveraging their talents and influence to improve lives and inspire change.

“No one exemplified the call to public service more than Americares founders Bob and Leila Macauley,” said Goldwyn. “They saw communities in crisis and took action, period. Being a part of this organization has been one of the great privileges of my life and I am deeply honored and humbled to receive this award in Bob and Leila’s name.”

The award presentation will take place at the Americares Airlift Benefit at Pier 60 in New York City.

“We are so proud to recognize Tony with the Bob and Leila Macauley Humanitarian Spirit Award for his extraordinary contributions,” said Americares President and CEO Christine Squires. “He has generously given his time and used his platform to support a number of causes, includ-

ing organizations that help disaster survivors, people in poverty, cancer patients and those wrongly convicted of crimes. Tony truly personifies the spirit of compassion and action that this award celebrates.”

Goldwyn first became involved with Americares more than 20 years ago, when he attended a fundraiser and

heard the story of the organization’s founder – Connecticut businessman Bob Macauley – chartering a plane to rescue stranded children in the final days of the Vietnam War. Impressed by the organization’s efforts to help people in times of disaster and every day, he has been a staunch Americares supporter ever since.

He went on to join the Americares board in 2018 and has volunteered countless hours hosting fundraising events, packing emergency kits for disaster survivors and traveling with the organization to Guatemala and Puerto Rico to see its lifesaving work firsthand.

In addition to his work with Americares, Goldwyn also dedicates much of his personal time to other causes, and his exemplary commitment to humanitarian work has earned him several distinguished honors. He serves as an ambassador for Stand Up To Cancer and as a trustee for the Innocence Project and the Second Stage Theater. He also is a member of the Motion Picture & Television Fund’s (MPTF)

Board of Governors.

In 2024, he received the Rays of Hope Award for Excellence in Community Engagement and Awareness from GO2 for Lung Cancer, honoring his efforts to raise awareness and provide hope for those affected by the disease. In 2019, he was honored by the Television Industry Advocacy Awards for his philanthropic impact. In 2018, Brandeis University, presented him with its Alumni Achievement Award, celebrating his outstanding accomplishments in the arts and his advocacy for social justice. And, in 2013 he was honored at the Innocence Project’s Celebration of Freedom & Justice gala for his work with the organization.

“Tony truly embodies and brilliantly carries on the tradition, started by his grandfather Sam and embraced by his father Sam Jr., of taking care of our own, the entertainment industry workers who need the safety net provided by the Motion Picture & Television Fund,” said MPTF President and CEO Bob Beitcher. “His empathy and compassion for the well-being of others are a model for other industry leaders. We’re honored to have Tony on our Board of Governors and delighted to see him leading the way for his peers to follow. We couldn’t be prouder of Tony and congratulate him on this very well-deserved honor.”

Goldwyn is currently starring in the critically acclaimed feature, “One Battle After Another” as well as the popular television series “Law &

Order” as District Attorney Nicholas Baxter and has a recurring role on the Emmy Award-winning HBO comedy, “Hacks.” He recently launched a new podcast, “Far from the Tree,” co-hosting conversations with his daughter, screenwriter Anna Musky-Goldwyn, and other parent/child duos who work in the same business.

Goldwyn’s latest feature directing project, “Ezra,” with Bobby Cannavale and Robert DeNiro, won the Grand Jury Prize at the Boulder International Film Festival and the Audience Award at the Sun Valley Film Festival. He was also seen in the Academy Award-winning Best Picture “Oppenheimer” and the award-winning ensemble of “King Richard” with Will Smith.

He first caught audiences’ attention in the box office smash “Ghost.” He went on to appear in numerous films including, “The Pelican Brief,” “Kiss The Girls,” “Nixon,” “The Substance of Fire,” “The Last Samurai” and “Divergent.” He is familiar to children as the title voice in Disney’s “Tarzan” and is widely recognized for playing President Fitzgerald Grant III on seven seasons of the hit show “Scandal.”

When he is presented with the Bob and Leila Macauley Humanitarian Spirit Award in April, Goldwyn will join a distinguished list of honorees including, President George H.W. Bush and First Lady Barbara Bush, CNN Chief Medical Correspondent Dr. Sanjay Gupta and the vaccine development teams at Johnson & Johnson and Pfizer.

## WESTCHESTER

## COURT CASES

## U.S. Bankruptcy Court

## White Plains and Poughkeepsie

## Local business cases, Oct. 8 -14

**Pushpa International Inc., West Nyack, d.b.a. Glamour Couture, Salil Mehrotras, president, 25-22969-KYP:** Chapter 11, assets \$500,000 - \$1 million, liabilities \$1 million - \$10 million. Attorney: Julie C. Curley.

## U.S. District Court, White Plains

## Local business cases, Oct. 8 - 14

**IYH Estates LLC, d.b.a Mint Leaf Kosher, Highland Mills vs. Liberty Mutual Insurance, Boston, 25-cv-8319-PMH:** Insurance, removal from Orange Supreme Court. Attorneys: Moshe Y. Singer for plaintiff, Ashlyn Capote for defendant.

**International Union of Operating Engineers Local 1515, Long Island City vs. Pristine Services Inc., West Harrison, 25-cv-8330-JGLC:** Employee Retirement Income Security Act. Attorney: James M. Steinberg.

**Rodline Marthone, Newburgh vs. Cornerstone Family Healthcare, Middletown, et al, 25-cv-8337-NSR:** Medical malpractice. Attorney: Cornelius Redmond.

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

Questions and comments regarding this section should be directed to:

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

**William J. Baez, Bronx vs. Ace Natural Inc., Mount Vernon, et al, 25-cv-8383-KMK:** Fair Labor Standards Act. Attorney: Robert Wisniewski.

**Local 806 Structural Steel and Bridge Painters, White Plains, et al, vs. Commodore Maintenance Corp., Mount Vernon, et al, 25-cv-8400-NSR:** Employee Retirement Income Security Act, Attorney: Dana L. Henke.

**I.B.E.W. Local 363 Pension Fund, Harriman, et al, vs. R.E.C. Electric Inc., Warwick, et al, 25-cv-8409-PMH:** Employee Retirement Income Security Act. Attorney: Gary A. Thayer.

**CCG Expansion Services Inc., Jersey City, New Jersey vs. Lockwood Medical Campus Owner LLC, New Rochelle, et al, 25-cv-8466:** Contract. Attorney: Andrew B. Smith.

## DEEDS

## Above \$1 million

**23 Vega LLC, New Rochelle.** Seller: Blanca Valencia, New Rochelle. Property: 23 Park Ave., New Rochelle. Amount: \$1.3 million. Filed Sept. 12.

**31 Saxon LLC, Scarsdale.** Seller: BA USA Properties Ltd., New York. Property: 31 Saxon Woods Road, Scarsdale. Amount: \$1.7 million. Filed Sept. 17.

**360 Mount Pleasant Avenue LLC, Yonkers.** Seller: Robert D. Ryan, Mount Pleasant. Property: 360 Mount Pleasant Ave., Mamaroneck. Amount: \$1.3 million. Filed Sept. 18.

**A&J Realty Holdings LLC.** Seller: Triple Gold LLC. Property: 216 S. 13th Ave., Mount Vernon. Amount: \$2.8 million. Filed Sept. 12.

**Andy Cole Group LLC, Chappaqua.** Seller: Deborah N. Mikesell, Chappaqua. Property: 16 Northen Way, New Castle. Amount: \$1.4 million. Filed Sept. 16.

**Five Renaissance Square LLC, Hauppauge.** Seller: HJS White Plains LLC, New York. Property: 5 Renaissance Square 24g, White Plains. Amount: \$1.4 million. Filed Sept. 16.

**Gilwit, Craig, New York.** Seller: This Is Forever LLC, New York. Property: 38 Appleby Drive, Bedford. Amount: \$1.3 million. Filed Sept. 18.

**Guest, Jonathan, New Rochelle.** Seller: HVB Investors LLC, Mount Vernon. Property: 41 Glenmore Drive, New Rochelle. Amount: \$1.5 million. Filed Sept. 16.

**Jeffrey and Olga Henick 2005 Family Trust, Miami Beach, Florida.** Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 19 Wallace Way, New Castle. Amount: \$1.6 million. Filed Sept. 17.

**Mosner, Michelle, Lakewood Ranch, Florida.** Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 6 Carriage Lane, New Castle. Amount: \$1.4 million. Filed Sept. 11.

**Orlando, Nicholas P., Harrison.** Seller: Lt. Devine LLC, White Plains. Property: 56 Gedney Park Drive, White Plains. Amount: \$1.3 million. Filed Sept. 16.

**Tanner, Brigitte P., Rye.** Seller: AEL Designs LLC, Harrison. Property: 17 Wilton Road, Rye Town. Amount: \$1.3 million. Filed Sept. 17.

**TKR1375 LLC, Pelham.** Seller: Angela K. Ludington, Pelham. Property: 1375 Park Lane, Pelham. Amount: \$1.7 million. Filed Sept. 16.

## Below \$1 million

**108 Kimball LLC, Bronx.** Seller: Claudia Cullaro, Putnam Valley. Property: 108 Kimball Ave., Yonkers. Amount: \$840,000. Filed Sept. 16.

**114 Oak St LLC, New York.** Seller: YY Realty USA LLC, Brooklyn. Property: 114 Oak St., Yonkers. Amount: \$890,000. Filed Sept. 15.

**300 Waccabuc Road LLC, Goldens Bridge.** Seller: George C. Fekete, Harrison. Property: 300 Waccabuc Road, Lewisboro. Amount: \$415,000. Filed Sept. 18.

**40 Yonkers Ave LLC, Yonkers.** Seller: Florence Fenner, Yonkers. Property: 40 Yonkers Ave., Yonkers. Amount: \$300,000. Filed Sept. 17.

**51 Emmett Management LLC, Monsey.** Seller: Brigitte Tamburo, New Rochelle. Property: 51 Emmett Terrace, New Rochelle. Amount: \$416,000. Filed Sept. 17.

**59 Lafayette LLC, Thornwood.** Seller: Diane Kaczor, Thornwood. Property: 59 Lafayette Place, Mount Pleasant. Amount: \$650,000. Filed Sept. 18.

**871 Inc., Yonkers.** Seller: David Lapham, Township, Michigan. Property: 871/873 Yonkers Ave., Yonkers. Amount: \$650,000. Filed Sept. 17.

**Berlanti Realty Corp., Harrison.** Seller: Antoinette Bilotta, Harrison. Property: Glen Oaks Drive, Harrison. Amount: \$180,000. Filed Sept. 17.

**Cama, Cyrus P., New York.** Seller: We Bought the House LLC, Tuckahoe. Property: 19 Meadowbrook Drive, Ossining. Amount: \$800,000. Filed Sept. 17.

**Cazho Family Properties LLC, Bronx.** Seller: Sun Deqing, Scarsdale. Property: 2 Lorraine Place, Scarsdale. Amount: \$965,000. Filed Sept. 17.

**Cele1 LLC, Yonkers.** Seller: Norman Zashkoff, Yonkers. Property: 537 Kimball Ave., Yonkers. Amount: \$750,000. Filed Sept. 11.

**Chen Li Q, Brooklyn.** Seller: Brown Robin Management LLC, Albany. Property: 118 First Ave., Pelham. Amount: \$999,000. Filed Sept. 18.

**De Jonge Family Trust, Tarrytown.** Seller: WFL Reo LLC, Boca Raton, Florida. Property: 1006 Brentwood Drive, Greenburgh. Amount: \$725,000. Filed Sept. 15.

**DV&F Service LLC, White Plains.** Seller: Kevon E. Duffelmeyer, Valhalla. Property: 65 Overlook Drive, Mount Pleasant. Amount: \$510,000. Filed Sept. 17.

**Gruko Realty LLC, Brooklyn.** Seller: Yonkers CF II Holdings LLC, Greenwich, Connecticut. Property: 91 Maple St., Yonkers. Amount: \$950,000. Filed Sept. 17.

**Gruko Realty LLC, Brooklyn.** Seller: Yonkers CF II Holdings LLC, Greenwich, Connecticut. Property: 89 Maple St., Yonkers. Amount: \$950,000. Filed Sept. 17.

**Gruko Realty LLC, Brooklyn.** Seller: Yonkers CF II Holdings LLC, Greenwich, Connecticut. Property: 27 Garfield St., Yonkers. Amount: \$950,000. Filed Sept. 17.

**Homestead Pro Holdings LLC, Brooklyn.** Seller: Gabriel Parra, Port Chester. Property: 431 Irving Ave., Rye Town. Amount: \$330,000. Filed Sept. 16.

**Izzy & Sons Design LLC.** Seller: NYRY 356 LLC, Brooklyn. Property: 356 10th Ave., Mount Vernon. Amount: \$360,000. Filed Sept. 17.

**Kapple, Brant, Ardsley.** Seller: Cornerstone Properties 2016 LLC, Hawthorne. Property: 31 Gracemere Ave., Greenburgh. Amount: \$900,000. Filed Sept. 16.

**Madison Road Realty LLC, Stamford, Connecticut.** Seller: Amalia Runco-Nardoni, New Rochelle. Property: 190 Madison Road, Scarsdale. Amount: \$750,000. Filed Sept. 18.

**Martino, Lena, Eastchester.** Seller: Unit 2A 20 Whippoorwill Road East LLC, Yonkers. Property: 20 Whippoorwill Road East, 2A, North Castle. Amount: \$579,000. Filed Sept. 17.

**MTS29 LLC, Mahopac.** Seller: Cholaram Indrapaul, Ozone Park. Property: 7 Lake View Drive, Somers. Amount: \$250,000. Filed Sept. 16.

**Panthers Partners LLC, Brewster.** Seller: Ellen Greenberg. Property: 390a Heritage Hills 13, Somers. Amount: \$475,000. Filed Sept. 16.

**Ryan, Michael G., Carmel.** Seller: Julie C. Curley, Scarsdale. Property: 500 High Point Drive 5506, Greenburgh. Amount: \$301,000. Filed Sept. 16.

**South Third Revitalization LLC, Bronx.** Seller: Islam Fahimul, Bronxville. Property: 209 S. Third Ave., Mount Vernon. Amount: \$20,000. Filed Sept. 17.

**Sylla Yacine, Mount Vernon.** Seller: 419 S. Seventh LLC, Mount Vernon. Property: 419 Seventh Ave., Mount Vernon. Amount: \$560,000. Filed Sept. 17.

## WORKERS' COMPENSATION BOARD

**Manny's Home Improvement Inc., Yonkers.** Amount: \$1,500.

**Switchwipe LLC, Mount Vernon.** Amount: \$7,000.

**RCH Pro-Builders Corp., Yonkers.** Amount: \$21,000.

**Caroline Lineen, Ardsley** Amount: \$21,000.

**The Randy Neuringer Company LLC, Rye.** Amount: \$1,000.

**1730 Wine Bar & Eats Inc., Mount Vernon.** Amount: \$9,500.

**Kind Loyal Service RN Healthcare Services PLLC d.b.a. KLS Healthcare Services, New Rochelle.** Amount: \$40,000.

**Priority Ground Force Construction Inc., Yonkers.** Amount: \$22,000.

**Tyrek Heights Erectors Inc., Yonkers.** Amount: \$43,500.

**Orient Home Improvement Corp., Sleepy Hollow.** Amount: \$7,000.

**Eastchester Adriatic Cafe LLC, Scarsdale.** Amount: \$21,500.

**Sollys Auto Center Inc., Mount Vernon.** Amount: \$84,500.

**Montro's Barbershop Corporation, White Plains.** Amount: \$3,000.

**Martinez, Mynor, Bedford Hills.** Amount: \$20,000.

**Diluc Services Inc. d.b.a. Ace Handyman Services Westchester County, Armonk.** Amount: \$2,500.

**Volo Aviation Charter LLC**, Port Chester. Amount: \$54,000.

**Fleetwood Laundry Inc.**, Bronxville. Amount: \$20,500.

**M&C Italian Restaurant Inc.**, Yonkers. Amount: \$10,000.

## JUDGMENTS

**66 Boerum Place Fitness Group LLC**, Yonkers. \$3,871,297 in favor of CAC Atlantic LLC, New York. Filed Sept. 30.

**77-79 Realty LLC**, Yonkers. \$30,340 in favor of city of Yonkers, Yonkers. Filed Oct. 2.

**Acrx LLC**, Yonkers. \$35,935 in favor of Amerisourcebergen Drug Corp., Louisville, Kentucky. Filed Sept. 30.

**Aitken, Patrick G.**, Tarrytown. \$6,051 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 30.

**Arvidson, Andrea**, Mamaroneck. 5418 in favor of Capital One NA, McLean, Virginia. Filed Sept. 30.

**Bimbo, Bruce**, Yonkers. \$3,005 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 29.

**Cabrera, Lolita**, Yonkers. \$5,242 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 30.

**Cedeno, Mabel E.**, Richmond. \$12,503 in favor of Ecco Land Corp., Mount Vernon. Filed Sept. 29.

**Christie, Bryan**, Mount Vernon. \$3,420 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 30.

**Colon, Barbara**, Mount Vernon. \$11,050 in favor of Capital One NA, McLean, Virginia. Filed Sept. 30.

**Cowart, Shantelle E.**, Mount Vernon. \$10,398 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 2.

**Duchitanga, Mar**, Ossining. \$5,876 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 2.

**Ekpecham, Priscilla**, Mount Vernon. \$17,389 in favor of Capital One NA, McLean, Virginia. Filed Sept. 30.

**Espana, Consuelo M.**, Yonkers. \$15,354 in favor of Capital One NA, Columbus, Ohio. Filed Sept. 30.

**Ferrero, Joan**, Yonkers. \$9,771 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 30.

**Figuroa, Christopher**, White Plains. \$13,938 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 30.

**Forbes, Marvalyn Yvonne**, Peekskill. \$3,847 in favor of Bank of America NA, Charlotte, North Carolina. Filed Sept. 30.

**General, Lorraine L.**, Peekskill. \$7,404 in favor of Bank of America NA, Charlotte, North Carolina. Filed Sept. 30.

**German, Lorenzo**, Yonkers. \$2,581 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 30.

**Harland Mechanical Inc.**, Yonkers. \$8,507 in favor of Ferguson Enterprises LLC, Long Island City. Filed Oct. 1.

**Hernandez, Christina L**, Mount Vernon. \$9,774 in favor of Capital One NA, McLean, Virginia. Filed Sept. 30.

**Hillman, Maria**, South Salem. \$19,855 in favor of Capital One NA, McLean, Virginia. Filed Sept. 29.

**Jamil, Tanvir**, Dallas, Texas. \$40,943 in favor of 468 South Broadway LLC, West Harrison. Filed Sept. 24.

**Kelmendi, Sadete**, South Salem. \$11,127 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 29.

**Lawson, Shantell**, Bethel, Connecticut. \$4,929 in favor of Island Property LLC, Darien, Connecticut. Filed Oct. 1.

**Lazala, Edwin L**, Yonkers. \$6,914 in favor of Bank of America NA, Charlotte, North Carolina. Filed Sept. 30.

**Lozada, Ana Sylvia**, Yonkers. \$5,451 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 30.

**Maloney, Maura**, Scarsdale. \$1,208 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Sept. 30.

**Marmol, Albert**, Yonkers. \$5,218 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 29.

**Martinez, Marnie**, Valhalla. \$1,292 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Sept. 30.

**McGovern, Kelly A.**, Yorktown Heights. \$4,470 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 30.

**McKenzie, Gary**, Mount Vernon. \$3,706 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 2.

**Mejia, Dalia L.**, Croton-on-Hudson. \$2,916 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 29.

**Metro Industrial Wrecking & Environmental Contractors Inc.**, Huntington Station. \$15,374 in favor of Leggio Towing & Transport Inc., Briarcliff Manor. Filed Sept. 24.

**Meza, Maximiliano**, White Plains. \$6,297 in favor of Capital One NA, McLean, Virginia. Filed Sept. 30.

**Morales, Mauricio E.**, Mount Vernon. \$6,160 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 2.

**Munguia, Marisela**, New Rochelle. \$2,496 in favor of Jill P. Altman, Amityville. Filed Sept. 29.

**Naik, Rohan**, Scarsdale. \$15,738 in favor of Capital One NA, Mclean, Virginia. Filed Sept. 30.

**Nunez, Rosa**, White Plains. \$5,735 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 2.

**Parker, Marvin**, Mount Vernon. \$25,310 in favor of Felix Endico, Fort Lauderdale, Florida. Filed Oct. 2.

**Restrepo, Damaris**, White Plains. \$2,281 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 2.

**Rivera, Edwin**, Yonkers. \$15,183 in favor of Capital One NA, Columbus, Ohio. Filed Sept. 30.

**Russell, Franklin**, Yonkers. \$2,442 in favor of Jill P. Altman M.D., Amityville. Filed Sept. 29.

**Selner, Ian**, Montebello. \$133,167 in favor of Central Park Avenue Realty Associates LP, White Plains. Filed Oct. 1.

**Simmons, Todd J.**, Mount Vernon. \$1,967 in favor of Capital One NA, McLean, Virginia. Filed Sept. 30.

**Suqui, Manuel**, Elmsford. \$3,754 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 29.

**Toone, Shereese**, Cortlandt Manor. \$4,105 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 29.

**Torres, Joshua**, Bronx. \$3,253 in favor of Allstate Fire and Casualty Insurance Company, Tarrytown. Filed Sept. 30.

**Villada, Leonardo**, Rye. \$6,318 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 2.

**Williams, Tanya C.**, New Rochelle. \$5,718 in favor of Bureau Investment Group Portfolio No 15 LLC, Wooddale, Illinois. Filed Sept. 30.

## LIS PENDENS

**38 CRI Properties LLC**, as owner. Filed by SCS 33 Brook Realty LLC. Action: Foreclosure of a mortgage in the principal amount of \$629,000 affecting property located at 189 and 191 Brook St., Scarsdale. Filed Aug. 19.

**Alfonso-Garro, Ivonne**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$380,000 affecting property located at 24 Lakeside Drive, Valhalla. Filed Aug. 19.

**Bailey, Tariq**, as owner. Filed by Equity Prime Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,089,299 affecting property located at 9 Bryant Lane, Pleasantville. Filed Aug. 19.

**Canagata, Ronald Thomas, heir**, as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$900,000 affecting property located at 109 E. Fifth St., Mount Vernon. Filed Aug. 21.

**Cole, Ashley D.**, as owner. Filed by Newrez LLC, d.b.a. Shellpoint Mortgage Servicing. Action: Foreclosure of a mortgage in the principal amount of \$533,000 affecting property located at 2 Ritters Lane, Yonkers. Filed Aug. 21.

**Coluccio, Beatriz**, as owner. Filed by HSBC Bank USA NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$284,000 affecting property located at 7 James St., Verplanck. Filed Aug. 22.

**Cuomo, Christopher R.**, as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$780,000 affecting property located at 31 Primrose Ave., Yonkers. Filed Aug. 20.

**Dolhpin, Walter, executor**, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$233,000 affecting property located at 269c Heritage Hills, Somers. Filed Aug. 21.

**Ellington, Harkley, estate**, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$525,000 affecting property located at 209 Woodworth Ave., Yonkers. Filed Aug. 20.

**Fiore, Michael A.**, as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 112 Maple Ave., Rye. Filed Aug. 21.

**Grunwald, Yosef**, as owner. Filed by US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,537,000 affecting property located at 26 Yonkers Ave., Yonkers. Filed Aug. 19.

**LVS Title Trust XIII**, as owner. Filed by Board of Managers of Westgate PA. Action: Foreclosure of a mortgage in the principal amount of \$6,310 affecting property located at 115 DeHaven Drive, Unit 103, Yonkers. Filed Aug. 18.

**Nethercott, Katrina M.**, as owner. Filed by Mid-Island Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$371,000 affecting property located at 6 Clinton St., Mount Pleasant. Filed Aug. 18.

**Seivright, Colleen M.**, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 237 E. Devonia Ave., Mount Vernon. Filed Aug. 18.

## MECHANIC'S LIENS

**325 Waverly LLC**, Mamaroneck. \$18,044 in favor of Flood Control International Inc., New York. Filed Sept. 18.

**Bassi, Marc R.**, Yorktown. \$18,414 in favor of Tri-State Gunite LP. Filed Sept. 17.

**Lionnet, Elizabeth**, Cortlandt. \$3,922 in favor of Saccente Ready Mix Inc., Carmel. Filed Sept. 17.

**New York Medical College**, Mount Pleasant. \$16,585 in favor of JPR Lighting Group Inc., Staten Island. Filed Sept. 17.

**Queen City LLC**, White Plains. \$2,114 in favor of Francesco Andreoli, Mamaroneck. Filed Sept. 19.

**Rubin, Nancy J.**, Lewisboro. \$325 in favor of Antonino Landscaping Inc., Mahopac. Filed Sept. 17.

**Rubin, Samuel**, Lewisboro. \$444 in favor of Antonino Landscaping Inc., Mahopac. Filed Sept. 17.

## NEW BUSINESSES

### Partnerships

**Nutty Rican**, 1998 Commerce St., Yorktown Height 10598. c/o Esther Rodriguez and Christopher Hernandez. Filed Aug. 29.

**Profit Pioneers**, 307 Palmer Road, Yonkers 10701. c/o Daniel Patrick Browne and Alexander Robert Vantellingen. Filed Aug. 29.

## Sole Proprietorships

**Liberty**, 231 Honey Hollow, Pound Ridge 10576. c/o Toy Marcogliese Filed Sept. 10.

**Lighthouse Learning Studio**, 11 Krystal Drive, Somers 10589. c/o Erica Marie Triggs. Filed Sept. 4.

**Lola Craft Co.**, 24205 Town Green Drive, Elmsford 10523. c/o Lori Cammon. Filed Sept. 16.

**Luis-Aa**, 75 Hunter St., Ossining 10562. c/o Luis Anibal Almache Яасно. Filed Aug. 28.

**Mahj With Ali**, 84 Old Mill River Road, Pound Ridge 10576. c/o Allison Barbera. Filed Sept. 2.

**Marcogliese**, 231 Honey Hollow Pound Ridge 10576. c/o Toy Marcogliese. Filed Sept. 10.

**Melanin Envy**, 3333 Crompond Road, Yorktown 10598. c/o Charles Deshawn Ellison. Filed Sept. 15.

**Michael Bromley M.D.**, 5 Harrison Court, Cortlandt Manor 10567. c/o Michael Bromley. Filed Sept. 16.

**Michael Donovan Music**, 13 Foxwood Circle, Mount Kisco 10549. c/o Michael Donovan. Filed Aug. 29.

**Musical Munchkins Of New York**, 74 Ardell Road, Bronxville 10708. c/o Juliana Nicole Giannasca. Filed Sept. 10.

**Noel Drywall Painting & More**, 16 Central Ave., Apt. 1, Port Chester 10573. c/o Noel Domingo Ramirez Lopez. Filed Aug. 25.

**Ondanet**, 32 Bennett Ave., Yonkers 10701. c/o Carmine Vincitore. Filed Aug. 29.

**One More Time By Katherine**, 3 Old Mamaroneck Road, White Plains 10605. c/o Katherine Huaypar Patilla. Filed Sept. 10.

**Painted Muze**, 541 Pelham Road, Apt. 4q, New Rochelle 10805. c/o Christina Rivera. Filed Aug. 28.

**Perse Photography**, 19 Clinton St., White Plains 10603. c/o Barbara Sincerbeaux. Filed Aug. 26.

**Premier Resale**, 807 Main St., 4e, Peekskill 10566. c/o Juan Aponte. Filed Sept. 15.

## Legal Records

**RJR Healthcare Consulting**, 23 Interlaken Drive, Eastchester 10709. c/o Richard J. Rank. Filed Aug. 28.

**SGK Advisory Services**, 328 Pelhamdale Ave., Pelham 10803. c/o Stacey A. Gallagher Khan. Filed Sept. 10.

## HUDSON VALLEY

## BUILDING LOANS

## Above \$1 million

**Loan Funder LLC Series 65207**, as owner. Lender: 52 Fort Worth SI LLC. Property: 52 Fort Worth Place, Monroe. Amount: \$1.3 million. Filed Sept. 11.

**Loan Funder LLC Series 99885**, as owner. Lender: 10 San Antonio LLC. Property: In Blooming Grove. Amount: \$1.3 million. Filed Sept. 17.

**Bender John Edgar III**, as owner. Lender: Citizens Bank NA. Property: in Hyde Park. Amount: \$2.1 million. Filed Sept. 11.

**Northeast Community Bank**, as owner. Lender: MYL Investors LLC. Property: In White Plains. Amount: \$5 million. Filed Sept. 11.

**Northeast Community Bank**, as owner. Lender: Greens at Chester Section 1 LLC. Property: 48-52 West Ave., Chester. Amount: \$22.5 million. Filed Sept. 16.

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

## Below \$1 million

**Broadview Capital LLC**, as owner. Lender: 9 Sylvan LLC. Property: 9 Sylvan Trail, Monroe. Amount: \$127,000. Filed Sept. 15.

**Carson Management LLC**, as owner. Lender: Kiavi Funding Inc. Property: 2 Carson Ave., Newburgh. Amount: \$449,900. Filed Sept. 17.

**Douglas CPK LLC**, as owner. Lender: Rondout Savings Bank. Property: in city of Poughkeepsie. Amount: \$700,000. Filed Sept. 10.

**Einhorn Realty One LLC**, as owner. Lender: Rockland NY Equities LLC. Property: 36 Lutheran St., Newburgh. Amount: \$337,000. Filed Sept. 15.

**LaGrange RE Holding LLC**, as owner. Lender: Gino Labruzzo. Property: in LaGrange. Amount: \$650,000. Filed Sept. 9.

**Loan Funder LLC Series 106289**, as owner. Lender: Golden Towers Holdings LLC. Property: 33 Crystal Farm Road, Warwick. Amount: \$181,000. Filed Sept. 17.

**MHME Second LLC**, as owner. Lender: Rock Orange LLC. Property: in Wappinger. Amount: \$126,000. Filed Sept. 22.

**Northeast Community Bank**, as owner. Lender: Greens at Chester Section 1 LLC. Property: 48-52 West Ave., Chester. Amount: \$750,000. Filed Sept. 16.

## DEEDS

## Above \$1 million

**100 Highview LLC**, Suffern. Seller: Edward Jacobs, Suffern. Property: 100 Highview Road, Suffern. Amount: \$1.2 million. Filed Sept. 8.

**4 Fieldcrest LLC**, Monsey. Seller: Walter Kepecs Trust, et al, Monsey. Property: 4 Fieldcrest Drive, Monsey. Amount: \$2.3 million. Filed Sept. 4.

**8 Briarwood Lane LLC**, Suffern. Seller: Barry Lifschitz, Suffern. Property: 8 Briarwood Lane, Suffern. Amount: \$1.6 million. Filed Sept. 10.

**8 Linderman Lane LLC**, Monsey. Seller: Kalman Censor, Monsey. Property: 8 Linderman Lane, Spring Valley. Amount: \$1.5 million. Filed Sept. 9.

**JFB Real Estate Investments LLC**, Chesterfield, Missouri. Seller: Michael Galgano, Stony Point. Property: 5 Odell Drive, Stony Point. Amount: \$1.6 million. Filed Sept. 5.

**JMDH Real Estate of Blauvelt LLC**, Whitestone. Seller: PG OE 100 Corporate Drive Owner LLC, Woodbridge, New Jersey. Property: 100 Corporate Drive, Blauvelt. Amount: \$18 million. Filed Sept. 11.

**Perlstein, Nasanel**, Brooklyn. Seller: 23 Singer Avenue LLC, Spring Valley. Property: 23 Singer Ave., Spring Valley. Amount: \$1.7 million. Filed Sept. 9.

**SBFAJT Realty LLC**, Chestnut Ridge. Seller: RC Chestnut LLC, Waldwick, New Jersey. Property: 593 Main St. and 9 Talman St., Chestnut Ridge. Amount: \$1.9 million. Filed Sept. 10.

## Below \$1 million

**109 Reagan LLC**, New City. Seller: Polnoya Homes LLC, Spring Valley. Property: 109 Reagan Road, New Square. Amount: \$895,650. Filed Sept. 11.

**11 Zinkiv Avenue LLC**, Brooklyn. Seller: Polnoya Homes LLC, Spring Valley. Property: 11 Zinkiv Ave., New Square. Amount: \$853,000. Filed Sept. 11.

**2 Argo LLC**, Spring Valley. Seller: Pennington Lots LLC, Nanuet. Property: 2 Argo Lane, New Hempstead. Amount: \$826,000. Filed Sept. 10.

**26 Greenridge Way LLC**, Spring Valley. Seller: Robert N. Eisenson, Nyack. Property: 26 Greenridge Way, New Hempstead. Amount: \$858,000. Filed Sept. 11.

**31 Wilder LLC**, Wesley Hills. Seller: Mary A. Ballou, et al, Monsey. Property: 31 Wilder Road, Wesley Hills. Amount: \$805,000. Filed Sept. 11.

**32 Harmony LLC**, Spring Valley. Seller: George T. Magpantay, Spring Valley. Property: 32 Harmony Road, Spring Valley. Amount: \$825,000. Filed Sept. 11.

**4 Harmony Road LLC**, Monsey. Seller: Almario D. Cambrono, Spring Valley. Property: 4 Harmony Road, Spring Valley. Amount: \$775,000. Filed Sept. 11.

**5 Keltz LLC**, Chestnut Ridge. Seller: Martucci Realty Corp., Wappingers Falls. Property: 5 Keltz St., New City. Amount: \$680,000. Filed Sept. 9.

**6 Alik LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 6 Alik Way, New Square. Amount: \$850,000. Filed Sept. 8.

**60 Ostereh 201 Estates LLC**, Monsey. Seller: Polnoya Homes LLC, Spring Valley. Property: 60 Ostereh Blvd., New Square. Amount: \$718,500. Filed Sept. 9.

**71 Hillside Ave LLC**, Spring Valley. Seller: John C. Stewart, Suffern. Property: 71 Hillside Ave., Suffern. Amount: \$530,000. Filed Sept. 9.

**74 N. Highland USA LLC**, Spring Valley. Seller: Cedar Hill Associates Inc., Orangeburg. Property: 74 N. Highland Ave., Nyack. Amount: \$675,000. Filed Sept. 4.

**9 Anthony LLC**, Spring Valley. Seller: Anthony Drive LLC, Spring Valley. Property: 9 Anthony Drive, Spring Valley. Amount: \$615,000. Filed Sept. 4.

**Blauvelt 216 LLC**, Brooklyn. Seller: 242 Blauvelt LLC, Airmont. Property: 242 Blauvelt Road, Monsey. Amount: \$995,000. Filed Sept. 11.

**Chen, Isac**, Monsey. Seller: 242 Blauvelt LLC, Airmont. Property: 244 Blauvelt Road, Monsey. Amount: \$775,000. Filed Sept. 5.

**Congregation Beis Abba Inc.**, Suffern. Seller: Mazel 101 LLC, Suffern. Property: 101 Lime Kiln Road, Wesley Hills. Amount: \$580,000. Filed Sept. 4.

**Dancziger, Mordechai**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 133 Tetiev Way, New Square. Amount: \$855,000. Filed Sept. 8.

**Fisher, Mordechai**, Monsey. Seller: 29 Calvert LLC, Monsey. Property: 29 Calvert Drive, Monsey. Amount: \$810,000. Filed Sept. 10.

**Haverstraw Community Chair Factory LLC**, Kingston, Pennsylvania. Seller: 4 Allison Ave Corp., New City. Property: 4 Allison Ave., Haverstraw. Amount: \$475,000. Filed Sept. 10.

**Irish Pearl Development LLC**, Park Ridge, New Jersey. Seller: Pearlcrest Estates Inc., Pearl River. Property: 149 and 165 S. Main St., Pearl River. Amount: \$570,000. Filed Sept. 4.

**Mans, Merry W**, Sparta, New Jersey. Seller: 41 River Stony Point LLC, Brooklyn. Property: 41 River Road, Grandview. Amount: \$999,999. Filed Sept. 4.

**Markovitz, Minachem**, Spring Valley. Seller: 10 Memorial Drive LLC, Airmont. Property: 10 Memorial Park Drive, Spring Valley. Amount: \$575,000. Filed Sept. 11.

**Mazel Tov 43 N. Bagby Lorna LLC**, Brooklyn. Seller: William C. Bagby, Airmont. Property: 43 N. Lorna Lane, Airmont. Amount: \$995,000. Filed Sept. 11.

**Monsey Lighthouse NY LLC**, Spring Valley. Seller: Kaser Community Development Inc., Monsey. Property: 89 Francis Place, Spring Valley. Amount: \$990,000. Filed Sept. 9.

**Neuhaus, Yitzchok**, Spring Valley. Seller: 14 Cooper LLC, Brooklyn. Property: 14 Cooper Drive, Nanuet. Amount: \$755,000. Filed Sept. 10.

**Neuwirth, Elimelech**, Spring Valley. Seller: Mendel Muller, Monsey. Property: 3 Carlton Road, Monsey. Amount: \$999,000. Filed Sept. 11.

**Rother, Naftali**, Spring Valley. Seller: Royal Green Gardens LLC, Brooklyn. Property: 234 Old Nyack Turnpike, Spring Valley. Amount: \$999,000. Filed Sept. 9.

**Schlesinger, Sarah**, Spring Valley. Seller: Royal Green Gardens LLC, Brooklyn. Property: 230 Old Nyack Turnpike, Spring Valley. Amount: \$890,000. Filed Sept. 5.

**SGB Estate4 LLC**, Monsey. Seller: Sak Sales LLC, Monsey. Property: 3 Valley Drive, Nanuet. Amount: \$699,000. Filed Sept. 4.

**TAA3 LLC**, Congers. Seller: Price Construction LLC, New City. Property: 32 E. Cavalry Drive, New City. Amount: \$450,000. Filed Sept. 4.

**Weissmandl, Zalman**, Monsey. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave., Monsey. Amount: \$795,000. Filed Sept. 9.

**Weisz, Bentzion and Tziporah Weisz**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 135 Tetiev Way, New Square. Amount: \$867,000. Filed Sept. 11.

## JUDGMENTS

**Agrinioni, Cinthia**, Middletown. \$6,428 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 18.

**Akers, Melissa M.**, Walker Valley. \$6,391 in favor of Capital One, McLean, Virginia. Filed Sept. 18.

**Alessandra, Jeana**, Port Jervis. \$2,268 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Sept. 12.

**Amaya, Santos Alexis Soriano**, Newburgh. \$3,434 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 24.

**Bach, Richard**, Tuxedo Park. \$11,151 in favor of Capital One, McLean, Virginia. Filed Sept. 12.

**Baptiste, Irma G.**, Middletown. \$1,939 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 18.

**Baves, Kanosha**, New Windsor. \$7,380 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 24.

**Bell, Eileen L.**, Washingtonville. \$6,827 in favor of Capital One, McLean, Virginia. Filed Sept. 19.

**Bender, William S.**, Middletown. \$27,339 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 24.

**Braswell, Robert F.**, Middletown. \$5,674 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 23.

**Calabretta, Nella**, Middletown. \$13,967 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 16.

**Carrasquillo Properties Inc.**, Maybrook. \$2,403 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

**Chicos 1 Auto Sales Inc.**, Middletown. \$2,454 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

**Christie, Dorrel H. Jr.**, Newburgh. \$7,768 in favor of Capital One, McLean, Virginia. Filed Sept. 11.

**Desimone, Concetta**, Newburgh. \$7,421 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

**Diaz, Yolanda**, Middletown. \$13,790 in favor of Capital One, McLean, Virginia. Filed Sept. 16.

**DiMarino, Veronica**, Cornwall-on-Hudson. \$7,998 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 25.

**Duarte, Mariana**, New Windsor. \$6,963 in favor of Capital One, McLean, Virginia. Filed Sept. 16.

**Dzebniauri, Tengizi**, Highland Mills. \$3,763 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 23.

**Dzebniauri, Tengizi**, Highland Mills. \$8,601 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 23.

**Fabian, Pedro**, New Windsor. \$6,029 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 11.

**Farina, Jaclyn V**, Goshen. \$1,995 in favor of Capital One, McLean, Virginia. Filed Sept. 12.

**Fearon, Meeks Coretta A.**, Middletown. \$17,715 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 24.

**Fender, Kevaghn**, Fort Montgomery. \$8,369 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 24.

**Fried, Yocheved Y.**, Monroe. \$3,284 in favor of Capital One, McLean, Virginia. Filed Sept. 25.

**Fulop, Kalman**, Monroe. \$21,567 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 17.

**Furth, Shifra**, Monroe. \$11,680 in favor of Capital One, McLean, Virginia. Filed Sept. 17.

**Garcia, Gloribel Moran**, Highland Falls. \$6,530 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 23.

**Gonzalez, Rosario D.**, Highland Falls. \$4,494 in favor of Capital One, McLean, Virginia. Filed Sept. 24.

**Gore, Patricia A.**, Chester. \$14,713 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 15.

**Gorgua, Maira**, Middletown. \$3,148 in favor of Barclays Bank De, Wilmington, Delaware. Filed Sept. 17.

**Haines, Elizabeth**, New Windsor. \$7,991 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 17.

**Hamilton, Lauren M.**, Middletown. \$5,575 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 12.

**Henry, Christopher M.**, Walden. \$4,032 in favor of Capital One, McLean, Virginia. Filed Sept. 19.

**Hershkowitz, Shloma**, Monroe. \$11,552 in favor of Capital One, Columbus, Ohio. Filed Sept. 15.

**Hettleman, Yoseph**, Monroe. \$9,099 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 12.

**Houston, Cofey**, Slate Hill. \$10,647 in favor of Capital One, McLean, Virginia. Filed Sept. 16.

**Hughes, Alisa**, Middletown. \$4,375 in favor of Capital One, McLean, Virginia. Filed Sept. 23.

**Jaat Properties Inc.**, Middletown. \$2,101 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

**Janvier, Dave**, Middletown. \$4,211 in favor of Capital One, McLean, Virginia. Filed Sept. 19.

**Jimenez, Fernando**, Chester. \$4,480 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 16.

**Johnson, Brittyn R.**, Middletown. \$3,787 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 16.

**Kourakos, Elias**, Montgomery. \$8,537 in favor of Capital One, McLean, Virginia. Filed Sept. 19.

**Landau, Gitty**, Monroe. \$3,269 in favor of Capital One, McLean, Virginia. Filed Sept. 23.

**Lee, Simon S.**, Middletown. \$11,790 in favor of Capital One, McLean, Virginia. Filed Sept. 23.

**Meyer, Martin A.**, Monroe. \$2,480 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 12.

**Morgan, Alain**, Monroe. \$6,421 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 12.

**Palombi, Katherine**, Greenwood Lake. \$2,662 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 11.

**Patterson, Brian M.**, Wallkill. \$3,883 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 18.

**Paulino, Aolani L.**, Newburgh. \$3,163 in favor of Capital One, McLean, Virginia. Filed Sept. 23.

**Peralta, Ramon**, Newburgh. \$6,067 in favor of Capital One, McLean, Virginia. Filed Sept. 23.

**Robinson, Christopher**, Middletown. \$14,148 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 22.

**Robles, Rosa M.**, Middletown. \$3,454 in favor of Capital One, McLean, Virginia. Filed Sept. 16.

**Scott, Liumila C.**, Florida. \$17,783 in favor of American Express National Bank, Sandy, Utah. Filed Sept. 17.

**Serafin, Devieka**, Monroe. \$5,695 in favor of Capital One, McLean, Virginia. Filed Sept. 17.

**Sheeley, Kaylea**, Walden. \$9,306 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 23.

**Telford, Esmie A.**, Middletown. \$21,859 in favor of Discover Bank, Columbus, Ohio. Filed Sept. 19.

**Tennermann, Megan**, Middletown. \$3,656 in favor of Capital One, Richmond, Virginia. Filed Sept. 15.

**Waldman, Lazer**, Monroe. \$12,877 in favor of Capital One, Columbus, Ohio. Filed Sept. 16.

**Walsh, Thomas**, Rock Tavern. \$11,334 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 12.

## MECHANIC'S LIENS

**Ippsolar Mill Lane RP LLC**, as owner. \$1,338,320 in favor of DCE Solar Inc. Property: Route 44, Pleasant Valley. Filed July 10.

**Ippsolar Mill Lane RP LLC**, as owner. \$1,338,320 in favor of DCE Solar Inc. Property: 65 Mill Lane, Pleasant Valley. Filed July 10.

**Merrill, Diane**, as owner. \$67,000 in favor of EFG Northeast Enterprises Inc. Property: 391 Grape Hollow Road, Beekman. Filed July 18.

**Rainboldt, Robert S.** and **Cassandra M. Messina**, as owner. \$32,000 in favor of Joseph G. Todaro. Property: 103 Smith Road, LaGrange. Filed July 23.

**Picinelli, Cynthia** and **Michael Picinelli**, as owner. \$1,240 in favor of CRP Sanitation Inc. Property: 1 Sister Hill Road, Stanford. Filed Aug. 6.

**I Park East Fishkill LLC**, as owner. \$109,000 in favor of 4M Building Solutions. Property: In East Fishkill. Filed Aug. 7.

**Beacon 248 Holdings LLC**, as owner. \$870,000 in favor of AW Coon & Sons Inc. Property: 248 Tioranda Ave., city of Beacon. Filed Aug. 11.

**KR Eleanor Realty LLC**, as owner. \$43,000 in favor of Allegion Access Technologies LLC. Property: 419 N. Quaker Lane, Dover. Filed Aug. 15.

**Tenmile LLC**, as owner. \$25,000 in favor of Perform Concrete Inc. Property: In Hyde Park. Filed Aug. 18.

**Humphrey, Danielle L.**, as owner. \$18,000 in favor of Optima Environmental Services Inc. Property: 85 Haviland Road, Amenia. Filed Aug. 21.

## NEW BUSINESSES

### Partnerships

**Here To Help Automotive**, 13 Willow Lane, New Windsor 12553. c/o Anthony Jordan Johnson and Alicia Marie Verven. Filed Sept. 11.

### Sole Proprietorships

**Aleksey Landscaping**, 686 St., Route 32, Wallkill 12589. c/o German Flores Arenas. Filed Sept. 9.

**Budson Valley**, 89 Meadow Hill Road, Newburgh 12550. c/o Carmelo Santana III. Filed Sept. 15.

**Chasing Birdies Golf Shop & Simulators**, 27 Samuel E. Wright Way, Walden 12586. c/o Ashlee Lynn Donald. Filed Sept. 10.

**Davis Professional Services**, 121 Stein Road, Pine Bush 12566. c/o Nathanael Davis Brent. Filed Sept. 15.

**Devos Auto**, 19 Preston St., Middletown 10940. c/o Anthony Jordan Devos. Filed Sept. 10.

**Diaz Mobil Mechanic Service**, 48 Washington Terrace, Newburgh 12550. c/o Yengson Diaz. Filed Sept. 9.

**F&S Logistics**, 2 Galloway Lane, Walden 12586. c/o Robert D. Spruill. Filed Sept. 9.

**Hey Bestie Bead Design**, 23 Van Alst Road, Montgomery 12549. c/o April Caro. Filed Sept. 18.

**Holistic Production Studio**, 13 Willow Lane, New Windsor 12533. c/o Anthony Jordan Johnson and Alicia Marie Verven. Filed Sept. 11.

**Insight Media**, 33 Bay View Terrace, Apt. 2, Newburgh 12550. c/o Gerald Steven Pallor. Filed Sept. 8.

**Jansgreen**, 35 Karen Drive, Wallkill 10940. c/o Luis M. Mendez Pena. Filed Sept. 15.

**LJM Master Cleaning**, 39 Western Ave., Marlboro 12542. c/o Lurvin D. Ponce Rodriguez. Filed Sept. 10.

**Massage Therapy By Nidia L.**, 6 Standish Ave., Middletown 10940. c/o Nidia M. Leonido. Filed Sept. 12.

**Move Tactics**, 1393 Little Britain Road, Rock Tavern 12575. c/o Isaac J. Narbonne. Filed Sept. 5.

**Mudd Lotus**, 15 Kelly Lane, Apt. D, Pine Bush 12566. c/o Lisa Ann Dockery. Filed Sept. 8.

**Pine Bush Home Solutions**, 282 Stone Schoolhouse Road, Bloomingburg 12721. c/o Marc Craig Morello. Filed Sept. 12.

**Purely Planted Lifestyle Coach**, 1 Schefflers Road, Westtown 10998. c/o Hortense Denny. Filed Sept. 8.

**Simply Albright Handyman & Building Services**, 225 Jersey Ave., Apt. 1, Port Jervis 12771. c/o Charles Kenneth Albright. Filed Sept. 10.

**Taylor & Sons Transportation & Moving**, 34 Nee Ave., New Windsor 12553. c/o John P. Lisi. Filed Sept. 9.

### NOTICE OF ANNUAL MEETING

Notice is hereby given that the Annual Meeting of Members of Consumer Reports will be held the evening of October 22, 2025 via video conference; members can register online at CR.org. A ballot for the annual election of Directors of Consumer Reports has been distributed to members via the email address associated with their membership; members are invited to submit their ballots electronically in accordance with the instructions provided. Completed ballots must be received by Consumer Reports no later than October 14, 2025, at 11:59 p.m.

## BUILDING PERMITS

### Commercial

**Basri, Sayed** and **Jinnat Masrin**, Norwalk, contractor for Sayed Basri. Construct in-ground pool at 4 Beauford Road, Norwalk. Estimated cost: \$25,000. Filed Aug. 8.

**Brim & Crown LLC**, Norwalk, contractor for Brim & Crown LLC. Perform replacement alterations at 230 East Ave., Norwalk. Estimated cost: \$132,000. Filed Aug. 8.

**Clock Tower LLC**, Norwalk, contractor for Clock Tower LLC. Perform replacement alterations at 84 Wall St., Norwalk. Estimated cost: \$65,000. Filed Aug. 6.

**Halyard Building Company LLC**, Norwalk, contractor for Sono Tod II LLC. Construct foundation for 200 Units plus mercantile space at 15 Chestnut St., Norwalk. Estimated cost: \$6,700,000. Filed Aug. 8.

**High Street LLC**, Norwalk, contractor for High Street LLC. Construct superstructures for 5 units addition at 80 Main St., Norwalk. Estimated cost: \$700,000. Filed Aug. 7.

**Horn & Hoof Properties LLC**, Stamford, contractor for D.D. DeLuca. Reroof detached garage at 16 Wire Mill Road, Stamford. Estimated cost: \$9,800. Filed Aug. 25.

**Infinity Solar Systems LLC**, Mahwah, New Jersey, contractor for Infinity Solar Systems LLC. Install roof-mounted solar panels at 181 Culloden Road, Stamford. Estimated cost: \$31,637. Filed Aug. 14.

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Phone: 914-694-3600

**Infinity Solar Systems LLC**, Mahwah, New Jersey, contractor for Infinity Solar Systems LLC. Install roof-mounted solar panels at 50 Strawberry Patch Lane, Stamford. Estimated cost: \$37,000. Filed Aug. 14.

**Infinity Solar Systems LLC**, Mahwah, New Jersey, contractor for Infinity Solar Systems LLC. Install roof-mounted solar panels at 58 Saint Charles Ave., Stamford. Estimated cost: \$26,832. Filed Aug. 20.

**Infinity Solar Systems LLC**, Mahwah, New Jersey, contractor for Infinity Solar Systems LLC. Install roof-mounted solar panels: no structural upgrades required at 174 Ridgecrest Road, Stamford. Estimated cost: \$45,618. Filed Sept. 9.

**Ion Solar Pros LLC**, Middlebury, contractor for Ion Solar Pros LLC. Install roof-mounted solar pv system plus storage at 165 N. Lake Drive, Stamford. Estimated cost: \$41,208. Filed Aug. 6.

**JL Jamroga LLC**, Stamford, contractor for D.D. DeLuca. Reroof 47 Seventh St., Stamford. Estimated cost: \$38,250. Filed Sept. 10.

**La Roofing LLC**, Middletown, contractor for LA Roofing, LLC. Remove existing roofing, repair decking as needed, install 6" ice and water barrier on eaves, tape decking seams, cover exposed decking with synthetic underlayment and install 40 squares of new shingles at 50 Cogswell Lane, Stamford. Estimated cost: \$24,750. Filed Sept. 24.

**Lucent Energy Management Inc.**, Union, New Jersey, contractor for Cindy Garcia-Diego. Enclose rear porch to create new bedroom and three-piece bath at 31 Charles St., Stamford. Estimated cost: \$15,000. Filed Sept. 17.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Install rooftop railed solar pv 18.45kw and 45 modules at 15 Corn Cake Lane, Stamford. Estimated cost: \$57,933. Filed Aug. 5.

**Momentum Solar LLC**, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Install rooftop railed solar pv 9.84kw and 24 modules at 13 Opper Road, Stamford. Estimated cost: \$34,645. Filed Aug. 14.

### Residential

**Antonelli, John E.**, Norwalk, contractor for Paul N. Florio. Replace asphalt shingle roof system at 11 Huckleberry Drive South, Norwalk. Estimated cost: \$29,730. Filed Aug. 7.

**Brown Roofing Company Inc.**, Seymour, contractor for Kimberly Grace Watkins. Remove 19 squares of existing roofing to decking and install new sheathing where rotted or damaged as needed. Install a new asphalt shingle roofing system, upper roof only at 15 Vincent Ave., Stamford. Estimated cost: \$13,727. Filed Aug. 1.

**Brown Roofing Company Inc.**, Seymour, contractor for Kimberly Grace Watkins. Remove existing roofing on the front and middle of the main house and back of the garage, replace rotted or damaged sheathing as needed and install a new light-colored asphalt shingle roofing system at 65 Tyler Drive, Stamford. Estimated cost: \$12,964. Filed Aug. 12.

**Brown, Dennis**, Norwalk, contractor for Dennis Brown. Construct superstructure for new two-family residence at 4 Edgewood St., Norwalk. Estimated cost: \$45,000. Filed Aug. 5.

**Burr Roofing Siding & Windows Inc.**, Stratford, contractor for Greg Barron. Replace asphalt shingles on one section of rear roof and replace six existing skylights in original openings at 19 Vincent Court, Stamford. Estimated cost: \$26,168. Filed Sept. 15.

**C. Grey Construction LLC**, Ridgefield, contractor for William O'Neill. Renovate existing kitchen at 106 Gun Club Road, Stamford. Estimated cost: \$75,000. Filed Aug. 23.

**C. Maratta Builders LLC**, Wethersfield, contractor for Adam Coppola. Proposed detached structure will have a two-car garage, with carports on both sides on lower level: upper level will include a two-bedroom, apartment at 385 Woodbine Road, Stamford. Estimated cost: \$200,000. Filed Aug. 5.

**Carroll, Brian**, Norwalk, contractor for Brian Carroll. Renovate existing bathroom at 25 Adams Ave., Stamford. Estimated cost: \$8,500. Filed Sept. 11.

**Cela Builders LLC**, Derby, contractor for Artur Celaj. Cover roof with new shingles at 133 MacGregor Drive, Stamford. Estimated cost: \$16,100. Filed Sept. 8.

**Centimark Corporation**, Canonsburg, Pennsylvania, contractor for Joseph Ouellette. Perform replacement alterations on First Street structure, Stamford. Estimated cost: \$374,259. Filed Aug. 7.

**Charles DeMoura**, Fairfield, contractor for Mariana or Charles DeMoura. Install a new in-ground concrete 20'x40' swimming pool with an automatic safety cover at 416 Erskine Road, Stamford. Estimated cost: \$150,000. Filed Sept. 22.

**Colandro Construction Services LLC**, Stamford, contractor for Daniel Colandro. Renovate three bathrooms and turn existing half-bath into full bath, partial window replacement and roof at 439 Pepper Ridge Road, Stamford. Estimated cost: \$289,000. Filed Aug. 22.

**Connecticut Masonry & Waterproofing LLC**, Monroe, contractor for Henry Guzman. Remove old shingles down to the wood deck. Install drip and rake edges on all roof edges and water shield along the entire roof perimeter. Cover the rest of the deck with synthetic underlayment. Install starter shingles, architectural shingles and add a ridge vent for ventilation at 45 Coolidge Ave., Stamford. Estimated cost: \$12,300. Filed Aug. 1.

**Connecticut Masonry & Waterproofing LLC**, Monroe, contractor for Henry Guzman. Remove all shingles down to the wood deck. Install drip and rake edges on all sides. Apply six feet of ice and water shield over the roof. Tape all plywood seams with four-inch tape. Cover the rest of the deck with synthetic underlayment. Install starter shingles, then architectural shingles with six nails each. Finish with a ridge vent for ventilation at 75 Weed Hill Ave., Stamford. Estimated cost: \$10,600. Filed Aug. 4.

**Connecticut Masonry & Waterproofing LLC**, Norwalk, contractor for Christopher Talbot. Remove existing roof and reroof 5 Tarone Drive, Norwalk. Estimated Cost: \$12,600. Filed Aug. 6.

**Costello Home Construction LLC**, Linwood, New Jersey, contractor for Charles Costello. Replace roof asphalt shingles, apply ice and water shield to entire roof at 45 Merriland Road, Stamford. Estimated cost: \$25,050. Filed Sept. 17.

**Dannyboy General Contractor LLC**, Stamford, contractor for Dode Prenka. Perform a level-three alteration. Remove the existing house, except for the garage and its attached living space and construct a new 3,800-square-foot two-story addition at 198 Four Brooks Road, Stamford. Estimated cost: \$400,000. Filed Sept. 3.

**De Napoli & Sons LLC**, Stamford, contractor for Frank Boccuzzi. Demolish and replace the existing front stairs and retaining wall at the specified location at 51 Caldwell Ave., Stamford. Estimated cost: \$25,000. Filed Sept. 9.

**Done Rite Roofing and Gutters LLC**, Paramus, New Jersey, contractor for Jurgen Domi. Remove existing layers of roofing down to the plywood. Install new layers of roofing, including plywood as needed at 58 Vine Place, Stamford. Estimated cost: \$14,000. Filed Aug. 8.

**Driven Properties LLC**, Bridgeport, contractor for Ed Elysee. Perform a new construction of four 4-story townhomes, totaling 7,500 square feet at 28 North St., Stamford. Estimated cost: \$800,000. Filed Sept. 22.

**Dwyer, John G.**, Trumbull, contractor for John Dwyer. Convert house into a six-bedroom, two-and-a-half-bath 1-2 dwelling (suitable for 4-6 people) with ADA access at 321 Chestnut Hill Road, Stamford. Estimated cost: \$650,000. Filed Sept. 5.

**E&M Builders LLC**, Fairfield, contractor for Edy Marroquin. Strip existing asphalt roof and install new asphalt roof at 40 Saint Charles Ave., Stamford. Estimated cost: \$9,500. Filed Sept. 25.

**ETM Construction LLC**, Norwalk, contractor for Stephen F. Baker. Remodel two bathrooms and walk-in closet at 14 Craw Ave., Norwalk. Estimated cost: \$75,000. Filed Aug. 7.

**Eben Ezer Roofing LLC**, Stamford, contractor for Antonio Malagisi. Replace roof at 16 Hackett Circle South, Stamford. Estimated cost: \$14,685. Filed Aug. 28.

**Emil, Sabotic**, Stamford, contractor for Stephanie Zapata. Finish the basements at 9-11 Woodland Place, including the addition of two offices, two bathrooms, HVAC and two bar sinks at 9 Woodland Place, Stamford. Estimated cost: \$62,500. Filed Aug. 7.

**Fairchester Custom Windows LLC**, Norwalk, contractor for Valerie Oben. Install five windows at 815 Foxboro Drive, No. 815, Norwalk. Estimated cost: \$14,682. Filed Aug. 6.

**Fairchester Custom Windows LLC**, Norwalk, contractor for Theresa Marchlewicz. Install five windows and replace two patio doors at 50 Rowayton Woods Drive, Norwalk. Estimated cost: \$22,005. Filed Aug. 6.

**Fairfield Contractors LLC**, Stamford, contractor for Juan Bombardo Marti. Perform attic renovation at 976 RockRimmon Road, Stamford. Estimated cost: \$37,000. Filed Aug. 12.

**Ferrandino Enterprises LLC**, Ridgefield, contractor for Jason Ferrandino. Renovate existing basement into habitable space, including a laundry area, half-bathroom and below-slab drainage system at 80 Highline Trail, Stamford. Estimated cost: \$64,400. Filed Aug. 17.

**G&C Marine Services Inc.**, Norwalk, contractor for G. Patrick Fox. Install new piles, pier and boating dock access at 28 Shorefront Park, Norwalk. Estimated cost: \$1,000. Filed Aug. 6.

**Gross, Richard J.**, Norwalk, contractor for Nicole Vitti. Renovate full bathroom at 128 Rowayton Woods Drive, Norwalk. Estimated cost: \$9,974. Filed Aug. 8.

**Riga Home Pro LLC**, Norwalk, contractor for Peter Nelson. Install new vinyl siding at 17 Hadik Parkway, Norwalk. Estimated cost: \$20,000. Filed Aug. 8.

**Sakhar, Theodore**, Norwalk, contractor for David and Elizabeth Stonehill. Remove existing roof at 7 Ravenwood Road, Norwalk. Estimated cost: \$22,275. Filed Aug. 8.

**Sambrico LLC**, Norwalk, contractor for Roderick Dioquin. Strip current siding and install new vinyl siding at 2 Blake St., Norwalk. Estimated cost: \$32,756. Filed Aug. 7.

**Sky Guard Company LLC**, Norwalk, contractor for Immacolata Trofa. Remove existing roof and reroof 8 Villaway Road, Norwalk. Estimated cost: \$10,000. Filed Aug. 8.

## COURT CASES

### Bridgeport Superior Court

**Aroche, Muralles, et al**, Bridgeport. Filed by Mamunur Rashid, Bridgeport. Plaintiff's attorney: Johnpatrick Casey O'Brien, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants' employee 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-25-6150777-S. Filed Sept. 15.

**Golden Hawk LLC, et al**, Shelton. Filed by Yolanda Gatling, Bridgeport. Plaintiff's attorney: Johnpatrick Casey O'Brien, Bridgeport. Action: the plaintiff was walking on the sidewalk controlled by the defendants when she slipped on ice/water and fell violently to the ground. As a result of the defendants' negligence and carelessness, the plaintiff has suffered 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. FBT-CV-25-6150656-S. Filed Sept. 11.

**Pet Animal Welfare Society of Connecticut Inc.**, Redding. Filed by Mathew Modeste, Norwalk. Plaintiff's attorney: Adelman Connors & Krevolin LLP, Middletown. Action: The plaintiff was attacked and bitten by the defendant's dog causing the plaintiff injuries and 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. FBT-CV-25-6150430-S. Filed Sept. 5.

**Sanchez, Carlos Argueta, et al**, Bridgeport. Filed by Kareen Robinson, Bridgeport. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000, in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6150625-S. Filed Sept. 10.

### Danbury Superior Court

**Cannone, Anthony**, Newtown. Filed by Cavalry Spv I, LLC, Greenwich. Plaintiff's attorney: Tobin & Marohn, Meriden. Action: The plaintiff acquired the defendant's delinquent credit account and is now owner of the account. Despite written demand, the defendant has failed to make any payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs. Case no. DBD-CV-25-6055442-S. Filed July 23.

**DiMeco, Anthony, et al**, Prospect. Filed by Jeanne Lanzetta, Ridgefield. Plaintiff's attorney: Cohen & Wolf PC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants' employee 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-25-6055491-S. Filed July 28.

**Feliz, Fernely Rafael, et al**, Bethel. Filed by Angelica A Medina, Danbury. Plaintiff's attorney: Alan Barry & Associates, 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-25-6055348-S. Filed July 16.

### Stamford Superior Court

**Artiles, Freddy**, Norwalk. Filed by First National Bank of Omaha, Omaha, Nebraska. Plaintiff's attorney: Leopold & Associates PLLC, Armonk. Action: the plaintiff is a banking association, which the defendant used for a credit account and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6074907-S. Filed July 21.

**Baxter Bitus & Tzu, LLC, et al**, Monument, Colorado. Filed by Swiss Fund LLC, Stamford. Plaintiff's attorney: Hassett & George PC, Simsbury. Action: The plaintiff entered into an agreement with the defendants whereby defendants would pay plaintiff for future receivables and other fees. However, the defendants breached the agreement and 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-25-6074506-S. Filed June 30.

**Lizzies Learning Academy LLC**, Milwaukee, Wisconsin. Filed by Capital Shack LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff entered into an agreement with the defendant whereby defendant would pay defendant for future receivables and other fees. However, defendant allegedly breached the agreement and 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-25-6074945-S. Filed July 22.

## DEEDS

### Commercial

**4 Stormy Circle Drive LLC**, Greenwich. Seller: Catherine Florito-Brunetti and Vincent Florito, Greenwich. Property: 4 Stormy Circle Drive, Greenwich. Amount: \$10. Filed Sept. 16.

**47 Rockmere Avenue LLC**, Greenwich. Seller: Michael J. Hone, Madison. Property: 47 Rockmere Ave., Old Greenwich. Amount: \$1,075,000. Filed Sept. 19.

**787 FBR LLC**, Fairfield. Seller: Christopher Hillock and Julie Hillock, Fairfield. Property: 787 Fairfield Beach Road, Fairfield. Amount: SN/A. Filed Sept. 17.

**Birsin, Kenan**, Morristown, New Jersey. Seller: LID LLC, Fairfield. Property: 25 Adams Ave., Unit 108, Stamford. Amount: \$510,000. Filed Sept. 10.

**CHHF LLC**, Stamford. Seller: JTH Construction Company LLC, Norwalk. Property: 14 Jama Lane, Stamford. Amount: \$2,038,560. Filed Sept. 11.

**Hamilton Avenue Industrial LLC**, Darien. Seller: Hamilton Avenue Industrial LLC, Darien. Property: 120 Hamilton Ave., Stamford. Amount: \$1. Filed Sept. 10.

**KBDR LLC**, Easton. Seller: Carol Ann Thornberg, Fairfield. Property: 96 Moody Ave., Fairfield. Amount: \$535,000. Filed Sept. 19.

**M Homes LLC**, Stamford. Seller: Maria DeVita, Stamford. Property: 11 Willowbrook Court, Unit 11, Stamford. Amount: \$325,000. Filed Sept. 11.

**Makma LLC**, Bridgeport. Seller: Maryna Lupul and Valentyna Lupinacci, Stamford. Property: 72 Standish Road, Unit 18F-4, Stamford. Amount: \$294,000. Filed Sept. 12.

**Mianusphere Sustainable Partnership LLC**, Fairfield. Seller: Overbrook Limited Partnership, New York, New York. Property: 434 Riverbank Road, Stamford. Amount: \$10. Filed Sep. 12.

**Mikhitarian, Mark and Erica Helsel**, Stamford. Seller: JTH Construction Company LLC, Norwalk. Property: 10 Jama Lane, Stamford. Amount: \$1,934,000. Filed Sep. 8.

**Radio Place LLC**, Glastonbury. Seller: FREM Radio Place Corp., Elmsford, New York. Property: 23 Radio Place, Stamford. Amount: \$7,549,999. Filed Sept. 9.

**True You Design and Development LLC**, Fairfield. Seller: Meredith Miller, Fairfield. Property: 111 Mill Hill Road, Fairfield. Amount: \$825,000. Filed Sept. 15.

**Vinas, Emilio**, Stamford. Seller: JTH Construction Company LLC, Norwalk. Property: 9 Jama Lane, Stamford. Amount: \$1,949,220. Filed Sept. 11.

**Zannella, Gregory A. and Karin Zannella**, Fairfield. Seller: Sternbuilders LLC, Fairfield. Property: Map 8140, Fairfield. Amount: \$25,000. Filed Sept. 16.

## Residential

**Anand, Neha and Manan Gosalia**, Stamford. Seller: Andrew Gonzalez and Melissa Smith, Wilton. Property: 220 Halliwell Drive, Stamford. Amount: \$1,250,000. Filed Sept. 9.

**Androvic, Scott**, Stamford. Seller: Colleen Polson, Stamford. Property: 648 Westover Road, Stamford. Amount: SN/A. Filed Sept. 11.

**Bender, Adam and Tamra Bender**, Stamford. Seller: Joseph V. Tarzia and Hong Jun An, Stamford. Property: 100 Willowbrook Ave., Unit 4, Stamford. Amount: \$465,000. Filed Sept. 12.

**Blaisdell, Samantha**, Greenwich. Seller: Lana Kristin Herndon Greenwich. Property: 58 Riverdale Ave., Greenwich. Amount: \$554,818. Filed Sept. 17.

**Brooks, Kirstie and Michael Esposito**, Fairfield. Seller: Daniel Graves and Sabrina Graves, Fairfield. Property: 248 Mayweed Road, Fairfield. Amount: \$1,640,000. Filed Sept. 16.

**Catania, Carl C. and Rosanna S. Singh**, Stamford. Seller: Wieslaw Terepka and Beata Janina Terepka, Stamford. Property: 32 Courtland Ave., Unit 3, Stamford. Amount: \$280,000. Filed Sept. 10.

**Cavanaugh, Madeline and Connor Cavanaugh**, New York, New York. Seller: John Bartuccio and Maureen Bartuccio, Stamford. Property: 23 Locust Lane, Stamford. Amount: \$977,000. Filed Sept. 11.

**Cohen, Paul J. and Nhu T. Ngo**, Woodbridge. Seller: Natalee Claire Frei, Stamford. Property: 47 Chestnut Hill Road, Stamford. Amount: \$1. Filed Sept. 11.

**Crook, Ryan C. and Nicole Crook**, Stamford. Seller: William P. Munko and Dolores M. Munko, Stamford. Property: 22 Brundage St., Stamford. Amount: \$685,000. Filed Sept. 9.

**Doyle, Morgan and Kevin Doyle**, Fairfield. Seller: Kosta Proskinitopoulos, Fairfield. Property: Stratfield Road, Fairfield. Amount: \$1,542,000. Filed Sept. 16.

**Fallas-Jimenez, Marvin and Sonia Caceres-Morales**, Stamford. Seller: Sherwin Arae, Beverly Hills, California. Property: 20 Lancaster Place, Stamford. Amount: \$635,000. Filed Sept. 8.

**Florito-Brunetti, Catherine**, Greenwich. Seller: Catherine Floritto, Greenwich. Property: 4 Stormy Circle Drive, Greenwich. Amount: \$10. Filed Sept. 16.

**Gross, Cheryl**, Stamford. Seller: Arthur Kosmider and Nicole Lynn Bourdette-Kosmider, Stamford. Property: 326 Mill Road, Stamford. Amount: \$1,370,000. Filed Sept. 12.

**Hartwright, Taylor M. and Leena R. Hartwright**, Greenwich. Seller: Elizabeth C. Graf and Christine A. Graf, Greenwich. Property: 1 Brookside Park, Greenwich. Amount: SN/A. Filed Sep. 19.

**Hersch, Brian L. and Sharon Rosenroth Hersch**, Southport. Seller: Richard Ellis and Brandon S. Wagner, Fairfield. Property: 69 River St., Southport. Amount: \$1,835,000. Filed Sept. 16.

**Huertas, Angelo and Arminda Soto**, Paterson, New Jersey. Seller: Scholastica Nabwire, Stamford. Property: 91 Strawberry Hill Ave., No. 824, Stamford. Amount: \$325,000. Filed Sept. 8.

**Kamin, Marc**, Oyster Bay, New York. Seller: Philip Schuch, Stamford. Property: 10 Holly Cove Circle, Stamford. Amount: \$1,510,000. Filed Sept. 12.

**Kosmider, Arthur**, Stamford. Seller: Nicholas Lepore and Irina Breslav, Stamford. Property: 1441 High Ridge Road, Stamford. Amount: \$825,000. Filed Sept. 11.

**Kreitler, Charles and Jaime Breitler**, Fairfield. Seller: William Joseph Santaniello and Jessica Leigh Santaniello, Fairfield. Property: 81 Birch Road, Fairfield. Amount: \$2,575,000. Filed Sept. 19.

**Kumar, Rajiv and Swetha Kunar**, Old Greenwich, Seller: Feta Zabeli, Old Greenwich. Property: 29 Lockwood Drive, Old Greenwich. Amount: \$4,650,000. Filed Sept. 16.

**Leo, Richard and Jordan Leo**, Greenwich. Seller: Thomas W. Ecay and Joan R. Ecay, Greenwich. Property: Lot 50, Map 4577, Greenwich. Amount: \$1. Filed Sept. 15.

**Lucas, Angelina and Robert James Lucas**, Greenwich. Seller: Gina Blum, Stamford. Property: 24 Windy Knolis, Greenwich. Amount: \$415,625. Filed Sept. 16.

**Madan, Robin**, New Canaan. Seller: Joshua Goldman and Caitlin Goldman, Stamford. Property: 28 Rock Spring Road, Unit B1, Stamford. Amount: \$750,000. Filed Sept. 9.

**McOsker, Kevin P. and Ana I. Rabassa**, Stamford. Seller: Kevin F. McOsker and Ana I. Rabassa, Stamford. Property: 127 Fourth St., Stamford. Amount: \$1. Filed Sept. 12.

**O'Brien, Cathleen Dunne and Eugene Leo O'Brien**, Fairfield. Seller: Anne Renken, Fairfield. Property: 245 Unquowa Road, Unit 38, Fairfield. Amount: \$645,000. Filed Sept. 19.

**Rodriguez, Jenny and Ramon Rodriguez**, Norwalk. Seller: Nicole Buckley, Stamford. Property: 150 Hope St., Unit 18, Stamford. Amount: \$460,001. Filed Sept. 9.

**Romanowitz, Sheila L.**, Stamford. Seller: Arthur D. Greenwald and Susan R. Greenwald, Stamford. Property: 12 Alfred Lane, Stamford. Amount: \$1,385,000. Filed Sept. 11.

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

Questions and comments regarding this section should be directed to:

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

**Ryan, Jack and Kylie Ryan**, Fairfield. Seller: Joseph Anthony Pilloni, Fairfield. Property: 20 Casmir Drive, Fairfield. Amount: \$579,000. Filed Sept. 18.

**Sachs, Richard and Kaleen Sachs**, Stamford. Seller: Joseph M. Filc and Denise M. Filc, Stamford. Property: 2620 High Ridge Road, Stamford. Amount: \$840,000. Filed Sept. 12.

**Samers, Edith M.**, Stamford. Seller: Edith M. Samers, Stamford. Property: 180 Big Oak Road, Stamford. Amount: \$N/A. Filed Sept. 12.

**Sauers, Craig and Caroline Sauers**, Fairfield. Seller: Joav Burger and Lisa G. Burger, Fairfield. Property: 265 Euclid Ave., Fairfield. Amount: \$837,500. Filed Sept. 15.

**Scanlan, Brian, et al**, Greenwich. Seller: Susan J. Brownwood, Greenwich. Property: Old Church Road, Greenwich. Amount: \$4,150,000. Filed Sept. 15.

**Smith, Sandra A. and Shawn O. Smith**, Mount Vernon, New York. Seller: Matthew Lundy and Colleen Lundy, Stamford. Property: 421 Glenbrook Road, Apt. 8, Stamford. Amount: \$525,000. Filed Sept. 8.

**Vilardi, Lisa**, Greenwich. Seller: Roberto J. Adames Jr., Stamford. Property: 59 Liberty St., Unit 42, Stamford. Amount: \$482,000. Filed Sept. 11.

**Wagner, Karl M. and Hengameh D. Wagner**, Stamford. Seller: Karl M. Wagner and Hengameh D. Wagner, Stamford. Property: 35 Ridgecrest Road, Stamford. Amount: \$1. Filed Sept. 8.

## MORTGAGES

**Ansonia Main Street SPE LLC**, Lewes, Delaware, by Louis J. Colangelo Jr. Lender: Velocity Commercial Capital LLC, 2945 Townsgate Road, Suite 110, Westlake Village, California. Property: 25 Valley Drive, Greenwich. Amount: \$4,186,000. Filed Sept. 3.

**Ashley, Ryan and Samantha Ashley**, Fairfield, by Pamela I. Baekey. Lender: First World Mortgage Corp., 127 Prospect Ave., West Hartford. Property: 65 Bennett St., Fairfield. Amount: \$562,500. Filed Aug. 21.

**Baskir, Bradley and Aliza Baskir**, Stamford, by Brooke Cavaliero. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 142 Old N. Stamford Road, Stamford. Amount: \$1,300,000. Filed Aug. 20.

**Caguana, Walter Alfredo**, Fairfield, by Lucimil Castillo-Gonzalez. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 170-172 Brentwood Ave., Fairfield. Amount: \$27,182. Filed Aug. 22.

**Capriotti, Brooke Anne and Michael Robert Capriotti**, Fairfield, by Michael S. Rosten. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 28 Eagle Drive, Fairfield. Amount: \$1,000,000. Filed Aug. 18.

**Carrasquero, Humberto and Eva S. Carrasquero**, Stamford, by Jeffrey Olivo. Lender: Liberty Bank, 315 Main St., Middletown. Property: 387 Stillwater Ave., Stamford. Amount: \$50,000. Filed Aug. 18.

**Chiappetta, Marie Frances**, Greenwich, by James Kavanagh. Lender: The Dart Bank, 368 S. Park St., Mason, Michigan. Property: 23 N. Smith St., Greenwich. Amount: \$300,000. Filed Sep. 5.

**Chow, Maggie**, Stamford, by Robert J. DiSciullo. Lender: NBKC Bank, 8320 Ward Parkway, Kansas City, Missouri. Property: 37 Columbus Place, Unit 2, Stamford. Amount: \$190,000. Filed Aug. 20.

**Cornette, Shae E. and Jordan H. Cornette**, Fairfield, by Cheyenne Pena. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 278 Pansy Road, Fairfield. Amount: \$450,000. Filed Aug. 18.

**DeLaurentis, Jennifer**, Fairfield, by Zane A. Thompson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 175 Papurah Road, Fairfield. Amount: \$723,649. Filed Aug. 22.

**DeMartino, Michelle**, Bridgeport, by Karen A. McCormack. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 58 Smith St., Fairfield. Amount: \$715,000. Filed Aug. 22.

**Esquivel, Marcos R. and Maria del Carmen Losada**, Stamford, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 118 Butternut Lane, Stamford. Amount: \$245,000. Filed Aug. 18.

**Ferrari, Christopher J.**, Fairfield, by Debbie A. Heenan. Lender: Homexpress Mortgage Corp., 1936 E. Deere Ave., Suite 200, Santa Ana, California. Property: 116 Southport Woods Drive 116, Southport. Amount: \$427,500. Filed Aug. 19.

**Fleisher, Susan**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 73 Rockwood Lane, Greenwich. Amount: \$494,175. Filed Sep. 4.

**Frosting 416 LLC**, Greenwich, by Jeffrey M. Wasikowski. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 38 Aiken Road, Greenwich. Amount: \$7,590,000. Filed Sep. 3.

**Fryd, Henry and Joan Federman**, Stamford, by Jary Lisset Beltran. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 370 Rocky Rapids Road, Stamford. Amount: \$200,000. Filed Aug. 21.

**Fuzesi Jr., Stephen and Nancy Fuzesi**, Greenwich, by Fany M. Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 3 Castle Court, Greenwich. Amount: \$300,000. Filed Sept. 3.

**Gallagher, Neal and Caroline Gallagher**, Stamford, by Joseph Cessalto. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 66 Big Oak Road, Stamford. Amount: \$675,000. Filed Aug. 19.

**Geller, Shamir Shmuel and Yael Shuv Ami Geller**, New York, New York, by Joseph Cessalto. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 62 Ocean Drive East, Stamford. Amount: \$1,770,000. Filed Aug. 20.

**Gerlach, Kaitlyn Arlene and Christopher Gerlach**, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 36 Hendrie Ave., Riverside. Amount: \$2,608,000. Filed Sept. 4.

**Gillick, John Daniel and Michelle M. Gillick**, Westport, by Jamie K. Gerard. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 32 Prince Place, Stamford. Amount: \$186,000. Filed Aug. 21.

**Gitman, Lyuba and Daniel Kline**, Fairfield, by Sebastiano Tornatore. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 215 Paddock Hill Lane, Fairfield. Amount: \$1,500,000. Filed Aug. 22.

**Graf, Valerie E. and Jason M. Graf**, Fairfield, by Brooke Cavaliero. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 103 Colonial Drive, Fairfield. Amount: \$1,246,400. Filed Aug. 18.

**Gunnip, David**, Stamford, by Zhangzhu Howard. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1 Strawberry Hill Court, Apt. 4J, Stamford. Amount: \$50,000. Filed Aug. 22.

**Halle, Justin M. and Aline L. Halle**, Fairfield, by Anne F. Robles. Lender: Empower Federal Credit Union, 1 Member Way, Syracuse, New York. Property: 919 Stillson Road, Fairfield. Amount: \$60,000. Filed Aug. 19.

**Hartt, Kristen and Ryley Hartt**, Fairfield, by Sebastiano Tornatore. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 343 Steiner St., Fairfield. Amount: \$567,000. Filed Aug. 19.

**Hassantalebi, Mahshid**, Stamford, by Zhangzhu Howard. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 28 Clay Hill Road, Stamford. Amount: \$600,000. Filed Aug. 18.

**Headley, Tamara Fiona**, Riverside, by Raquel Coppola. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 73 Wynnewood Lane, Stamford. Amount: \$1,000,000. Filed Aug. 22.

**Hedberg, Robert and Tatiana Senat**, Stamford, by Seth J. Arnowitz. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 83 Center St., Stamford. Amount: \$275,000. Filed Aug. 21.

**Hilderbrand, Timothy and Anlyn Hilderbrand**, Stamford, by Lisa Gioffre Baird. Lender: The Dart Bank, 368 S. Park St., Mason, Michigan. Property: 24 Homestead Lane, Unit B, Greenwich. Amount: \$840,000. Filed Sep. 4.

**Janedis, Maria**, Greenwich, by Joel M. Kaye. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 20 Church St., B62, Greenwich. Amount: \$600,000. Filed Sep. 5.

**Jones, Tabitha Shantel**, Hartsdale, New York, by Gabrielle A. Martin. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1515 Summer St., Unit 603, Stamford. Amount: \$311,000. Filed Aug. 18.

**Kalagher, Dina Asteriades**, Fairfield, by Heather Persichuli. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 77 Green Acre Lane, Fairfield. Amount: \$100,000. Filed Aug. 21.

**Klym, Scott Robert** and **Judith Klym**, Stamford, by Josie Mejicanos. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 306 Wire Mill Road, Stamford. Amount: \$125,000. Filed Aug. 21.

**Kremski, David** and **Elizabeth Kremski**, Fairfield, by Gina Marie Davila. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 172 Eastlawn St., Fairfield. Amount: \$150,000. Filed Aug. 22.

**Kwasniewski, Stanley** and **Nicole Kwasniewski**, Cos Cob, by David E. Hoyle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 160 Stanwich Road, Greenwich. Amount: \$2,370,000. Filed Sep. 3.

**Leach, Sean** and **Heather Leach**, Fairfield, by Angela Biederman. Lender: BankNewport, 184 John Clarke Road, Middletown, Rhode Island. Property: 57 Pine Ridge Road, Fairfield. Amount: \$223,000. Filed Aug. 19.

**McGeehan, John** and **Celeste McGeehan**, Fairfield, by Descera Daigle. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 385 Brookside Drive, Fairfield. Amount: \$350,000. Filed Aug. 19.

**Mesisco, Chad**, Stamford, by Brett S. Lando. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 77 Glenbrook Road, 302, Stamford. Amount: \$224,000. Filed Aug. 19.

**Miriyagalla, Manura** and **Seneha Miriyagalla**, Stamford, by Jack S. Lipson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 36 Chatham Road, Stamford. Amount: \$575,000. Filed Aug. 21.

**Moore, Daniel** and **Jodi Moore**, Fairfield, by Eric Willinger. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 101 Glenarden Drive, Fairfield. Amount: \$250,000. Filed Aug. 18.

**Morales, Jessica** and **Carlos Morales**, Stamford, by Zionamarquize Q. Bohannon. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 51 Lantern Circle, Stamford. Amount: \$56,000. Filed Aug. 20.

**Newcastle of Central Florida LLC**, Lakeland, Florida, by Sam Altamimi. Lender: New Silver Lending LLC, 28 N. Main St., Suite 202, West Hartford. Property: 79 View Street W., Greenwich. Amount: \$470,000. Filed Sept. 3.

**Overton, Ian M.** and **Laura E.R. Overton**, Fairfield, by Marcellus Holman. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 109 South St., Fairfield. Amount: \$200,000. Filed Aug. 22.

**Perazella, Mark Anthony** and **Meghan Marie Perazella**, Fairfield, by Crystal E. Ogrinc. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 205 Roseville Terrace, Fairfield. Amount: \$399,999. Filed Aug. 21.

**Perchyk, Oryslava** and **Oleh Perchyk**, Fairfield, by John K. Cohane. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 1411 Black Rock Tpke., Fairfield. Amount: \$335,671. Filed Aug. 22.

**Redd LLC**, Stamford, by John R. Hall. Lender: SHC CFB I LLC, 11 Chestnut St., Suite 104, Norwalk. Property: 76 Riverside Ave., Riverside. Amount: \$3,550,000. Filed Sept. 2.

**Rosenbauer, Taylor A.**, New Canaan, by Vicki K. Johnson. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1846 Mill Plain Road, Fairfield. Amount: \$1,359,200. Filed Aug. 21.

**Ross, Julia H.**, Cos Cob, by Daniel Walsh II. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 421 Glenbrook Road, Apt. 2, Stamford. Amount: \$455,000. Filed Aug. 22.

**Sargeant, Matthew W.** and **Christine S. Sargeant**, Fairfield, by Christopher A. Stratton. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 20 First St., Fairfield. Amount: \$103,220. Filed Aug. 20.

**Schwaber, Eric J.** and **Nia M. Fogelman**, Fairfield, by Daniel F. Schopick. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 102 W. Morgan Ave., Fairfield. Amount: \$950,000. Filed Aug. 21.

**Siemon, Gregory**, Fairfield, by Antonio Faretta. Lender: West Capital Lending Inc., 24 Executive Park, Suite 250, Irvine, California. Property: 272 High Meadow Road, Southport. Amount: \$303,107. Filed Aug. 19.

**Sinclair, Jeffery** and **Laura Perusco**, San Rafael, California, by Colleen D. Andriyenko. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 288 Shelter Rock Road, Stamford. Amount: \$1,313,600. Filed Aug. 19.

**Sols, Javier M.** and **Marta Pelaez Diaz Laviada**, New Haven, by Stephen J. Schelz. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 41 Arlington Road, Stamford. Amount: \$540,000. Filed Aug. 19.

**Starfish Henry Street LLC**, Greenwich, by David E. Hoyle. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 171 1/2 Henry St., Greenwich. Amount: \$910,000. Filed Sept. 5.

**Sullivan, Cory** and **Kelly Quackenbush**, Austin, Texas, by Marc J. Isaacs. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 74 Valleywood Road, Cos Cob. Amount: \$700,000. Filed Sept. 2.

**Tomasello, Jill Michele** and **Cynthia Marie Potter**, Tierra Verde, Florida, by Stephen J. Carriero. Lender: Ives Bank, 220 Main St., Danbury. Property: 9 Old Logging Road, Stamford. Amount: \$796,250. Filed Aug. 22.

**Wagner, Cole Michael** and **Amanda Wagner**, Fairfield, by Thomas Moore. Lender: Carrington Mortgage Services LLC, 1600 S. Douglass Road, Suites 100 and 200, Anaheim, California. Property: 84 Wheeler Park Ave., Fairfield. Amount: \$691,900. Filed Aug. 19.

**Weissbacher, Katherine L.** and **Michael E. Weissbacher**, New York, New York, by Daniel E. Jacobs. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 127 College Park Drive, Fairfield. Amount: \$1,080,000. Filed Aug. 20.

**Ye, Huihua** and **Michael Lennig**, Greenwich, by Morris L. Barocas. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 46 Bowman Drive, Greenwich. Amount: \$1,100,000. Filed Sep. 4.

## NEW BUSINESSES

**Belle Vie By D**, 135 Breezy Hill Road, Stamford 06903, c/o Deirdre Blohm. Filed Jan. 14.

**Castorrea**, 15 Woodlawn Ave., Norwalk 06854, c/o Michael Castorrea. Filed Aug. 15.

**Crown Homes California LLC**, 65 High Ridge Road, Suite 130, Stamford 06905, c/o Crown Homes LLC. Filed Jan. 2.

**Dairy Queen**, 885 Summer St., Stamford 06905, c/o KBS 3 LLC. Filed Jan. 3.

**Diana Margarette Bouquets**, 6 Harding St., Norwalk 06854, c/o Diana Herrera. Filed Aug. 7.

**Dorena's Coffee Truck**, 92 Myrtle Ave., No. 1, Stamford 06902, c/o Silvia D. Mo Guitz. Filed Jan. 6.

**Ecco Solutions**, 19 Surrey Drive, Norwalk 06851, c/o Nicholas P. Chiappetta. Filed Aug. 22.

**Echobay Properties Connecticut**, 3 Rebel Lane, Norwalk 06850, c/o Gordon W. Arnold. Filed Aug. 15.

**Golden Oak Chauffeurs**, 26 Belden Ave., Unit 2134, Norwalk 06850, c/o Nago Limo LLC. Filed Aug. 20.

**Habibi Pastry**, 200 Glover Ave., Norwalk 06850, c/o Samia Ibrahim. Filed Aug. 15.

**High Land**, 18 West Ave., Stamford 06902, c/o Nadia M. Rose. Filed Jan. 7.

**Jami A Sherwood LLC**, 48 Putter Drive, Stamford 06907, c/o Jami A Sherwood LLC. Filed Jan. 10.

**Jen's Cleaning Services LLC**, 97 Richards Ave., Unit C-B, Norwalk 06854, c/o Janet Margo Aburto Penaloza. Filed Aug. 20.

**JobQ**, 28 Wildwood Road, Stamford 06903, c/o Grow Local LLC. Filed Sept. 11.

**La Tortilleria**, 131 Hemlock Drive, Stamford 06902, c/o Big Holdings LLC. Filed Jan. 9.

**Ole Mole**, 1030 High Ridge Road, Stamford 06905, c/o Ema Laura Coronado. Filed Jan. 10.

**Palmer's Catering Commissary Kitchen**, 652 Glenbrook Road, Suite 8-101, Stamford 06905, c/o Palmer's Super Market No. 2 Inc. Filed Jan. 8.

**PMP Technology**, 6 Landmark Square, Suite 400, Stamford 06901, c/o Philip M. Parzygnat. Filed Jan. 13.

**Skin & Sol**, 10 River St., Norwalk 06850, c/o Stefanick Rhiannon. Filed Aug. 15.

**Spend Solutions Group**, 200 Woodridge Drive S., Stamford 06902, c/o Michael Dennhardt. Filed Jan. 8.

**The Lash Box**, 10 River St., Norwalk 06850, c/o Stefanick Rhiannon. Filed Aug. 15.

**TL and CO**, 304 Main Ave., Suite 228, Norwalk 06851, c/o Lau Taman. Filed Aug. 15.

**Tomato Tomato Pizzeria and Pour House**, 401 Shippan Ave., Stamford 06902, c/o Sauce Restaurant Group Inc. Filed Jan. 10.

**Verde Galerie**, 105 Broad St., Stamford 06901, c/o KO Caffe LLC. Filed Jan. 16.

**Waterside Liquor Store**, 318 Greenwich Ave., Stamford 06902, c/o Harbor Point Package Store LLC. Filed Jan. 8.

**Whispering Oaks**, 32 Weed Ave., Norwalk 06850, c/o Daniel Alicea. Filed Aug. 15.

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# Legal Notices

NOTICE OF FORMATION FOR LEGACY PERSONAL CAR SERVICE LLC Article of Organization were filed with the Secretary of State of New York filed with on July 17, 2025. Office located in Westchester County. SSNY desig. As an agent of LLC upon whom process against it may be served. Auditax Corporation 705 Westminster RD, Brooklyn, NY 11230 SSNY shall mail process to the LLC.1 Harbor Square Apt. 413, Ossining, NY 10562 Purpose: any lawful purpose #63878

NOTICE OF FORMATION OF PROFESSIONAL SERVICE LIMITED LIABILITY COMPANY. NAME: BASS FIRM PLLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/27/2025. Office location: Westchester County. SSNY has been designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail a copy of process to the PLLC, c/o Neal Bass, 11 Vista Court, Pleasantville, New York. Purpose: For the practice of the profession of Law. #63879

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Ivy Consulting & Tutoring LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/30/2025. Office Location: Westchester County. SSNY has been designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to: Ivy Consulting & Tutoring LLC, 245 Westchester Ave, Unit 1, Port Chester, NY 10573. The purpose of the business of the LLC is any lawful act or activity. #63882

Notice of Formation of DiowatGram Bookkeeping & Beyond, LLLC Art. Of Org. filed with SSNY on 9/11/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 687 Bronx River Road, Apt 5B, Yonkers, NY 10704. Purpose: any lawful purpose. #63883

Notice of Formation of Passion Lather, LLC. Arts. Of Org. filed with SSNY on 9/29/205. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to 158 Benefield Blvd, Peekskill, NY 10566. Purpose: any lawful act or activity. #63885

Notice of Formation of Shutterbug Photography, LLC Art. Of Org. filed with SSNY on 8/6/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 111 N Broadway, A1, White Plains, NY 10603. Purpose: any lawful purpose. #63886

Notice is hereby given that an On premises Restaurant Liquor License, NYS Application ID NA 0340 25 120635, has been applied for by Daniel's Mexican Restaurant Inc. to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 57 Kensico Road Thornwood New York 10594 1122 #63887

Notice is hereby given that an On premises Restaurant Liquor License, NYS Application ID NA 0340 25 123250, has been applied for by Calabria Management Inc. to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 351 Saw Mill River Road Yonkers New York 10701 5531 #63888

Notice is hereby given that an On premises Restaurant Liquor License, NYS Application ID NA 0340 25 123299, has been applied for by Lost Restaurant & Bar Corp. to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 151 Marbledale Road Tuckahoe New York NY 10707 3117 #63889

Notice is hereby given that an On premises Restaurant Liquor License, NYS Application ID NA 0340 25 129807, has been applied for by Tarry Cafe LLC to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 25 Main Street Tarrytown New York 10591 #63890

Notice is hereby given that a Class Change Application to upgrade to a On premises Restaurant Liquor License, NYS Application ID CL 25 101623 01, has been applied for by DBL Cafe Inc. to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 21 Campwood Road Ossining New York 10562. #63891

Notice is hereby given that an On premises Restaurant Liquor License, NYS Application ID NA 0340 25 124141, has been applied for by Lucia's Trattoria Inc. to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 2 Garth Road, Scarsdale New York 10583 3704 #63892

Notice is hereby given that an On premises Restaurant Liquor License, NYS Application ID NA 0340 25 124570, has been applied for by LFP Hospitality Group LLC to sell liquor, beer, wine and cider at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC Law at 530 Milton Road, Rye New York 10580 3304 #63893

Notice of Formation of AJP LANDSCAPING LLC Art. Of Org. filed with SSNY on 09/22/2025. 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, 176 MADISON STREET 2ND, MAMARONECK, NY, UNITED STATES, 10543 Purpose: any lawful purpose #63894

Notice of Formation of GIANNA APARTMENTS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/03/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 6 Oak Hill Circle, Pleasantville, NY 10570. 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. #63895

NOTICE OF FORMATION OF Hightop Holdings LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 09/16/2025. Office Location WESTCHESTER County. SSNY has been designated as agent upon whom process against it may be served. The Post Office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is: Rocket Corporate Services Inc., 2804 Gateway Oaks Drive, Ste 100, Sacramento CA 95833. PURPOSE: any lawful act or activity. #63897

NOTICE! YOU HAVE BEEN, SUED, THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 21 DAYS. READ THE INFORMATION BELOW. TO THE DEFENDANT(S): A Civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint. Object of Action: This is a Complaint for NOTICE OF SERVICE OF LAWSUIT JACKS REALTY FUND I, LLC v. CHRISTOPHER DOMINICK BASILE (Case No. A 25 919042 C). This notice is approved for service by publication on Defendant CHRISTOPHER DOMINICK BASILE pursuant to an order entered CHRISTOPHER DOMINICK BASILE is hereby served by publication with a civil complaint file on behalf JACKS REALTY FUND I, LLC (the Plaintiff). Plaintiff is pursuing contract claims related to Breach of Contract, Specific Performance, Declaratory Relief, Breach of the Implied Covenant of Good Faith and Fair Dealing, Promissory Estoppel, Preliminary and Permanent Injunction and Fraudulent Transfer regarding a residential purchase agreement. Plaintiff is seeking money damages, expenses, costs and fees. 1. If you intend to defend this lawsuit, within 20 days after this Summons is served on you, exclusive of the day of service, you must do the following: (a) File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court; with the appropriate filing fee. (b) Serve a copy of your response upon the attorney whose name and address is shown below. 2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint. 3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time. 4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint. STEVEN D. GRIERSON T /s/ CRYSTAL NANTZ Deputy Clerk Date 05/15/2025 Regional Justice Center, 200 Lewis Avenue, Las Vegas, Nevada 89155 Submitted By: BALL LAW GROUP /s/ Zachary T. Ball, Esq. Nevada Bar No. 8364 THE BALL LAW GROUP 1935 Village Center Circle, Suite 120 Las Vegas, Nevada 89134 Telephone: (702) 303 8600 Email: zball@balllawgroup.com Attorney for Plaintiff JACKS REALTY FUND I, LLC #63880

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, November 06, 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 D265616, PIN 881642, Putnam, Rockland, Westchester Cos., HIGHWAY MAINTENANCE - Various Locations, Bid Deposit: 5% of Bid (- \$75,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%

# C-SUITE

## 2025 AWARDS

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## WESTFAIR BUSINESS JOURNAL'S 2025 C-SUITE AWARDS

Congratulations to:

### **Douglas Torre**

Chief Information Officer, White Plains Hospital

### **Scott A. Edelman, CPA, MBA, CFE, FHFMA**

CEO & Executive Director, Burke Rehabilitation

### **Bob Knight**

President & Chief Executive Officer, Harry

### **Kathleen Reckling**

Chief Executive Officer, ArtsWestchester

And to tonight's other deserving honorees!



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# WELCOME

Westfair Business Journal proudly congratulates the honorees of this year's C-Suite Awards.

This recognition celebrates your outstanding leadership, strategic vision, and unwavering commitment to excellence. Your contributions have not only driven success within your organizations but have also strengthened and enriched the business communities of Fairfield and Westchester Counties. Your achievements exemplify the highest standards of executive excellence and serve as an inspiration to the next generation of leaders.

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## PROGRAM

**6 – 7 p.m.:** Cocktail hour

Beer & Wine • Passed Hors-d'Oeuvres • Networking  
Vendor tables

**7 – 8:30 p.m.:** Awards ceremony

### Opening Remarks

**Natalie Holland**, *Event Director,*  
**Westfair Business Journal**

### Guest Speaker

**Cara Pensabene, MD.**, *Global Medical Director,* **Mastercard**  
*Westchester & Fairfield Board of Director,* **American Heart Association**

### Mistress of Ceremonies

**Jennifer Maher**, *Soulful Prosperity Coach*  
**Prosperous Jenn**

Congratulations to David Lubarsky MD, MBA, FASA, President and CEO, WMCHHealth for being an Honoree at the C-Suite 2025 Awards



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## PRESENTED BY





**DR Bank** proudly congratulates **John Barbalaco**, Executive Vice President & Chief Banking Officer, and the other 2025 C-Suite honorees recognized by Westfair Business Journal for their leadership and excellence.

With more than 20 years of experience, John has helped shape DR Bank's reputation as a regional powerhouse, leading growth across commercial lending, digital deposits, and industry-focused banking programs. His leadership reflects DR Bank's mission to deliver modern financial solutions with local insight and integrity.

## About DR Bank

Headquartered in Darien, Connecticut, DR Bank serves clients across Connecticut, New York, and beyond with personalized banking, commercial lending, and innovative financial solutions designed for lasting success.



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**CARA PENSABENE, MD**  
*Global Medical Director*  
**Mastercard**

*Westchester & Fairfield Board of Director*  
**American Heart Association**

Dr. Cara Pensabene is Mastercard's global medical director, serving as the organization's primary medical advisor and supporting employee health and well-being. She has more than 10 years of clinical experience in internal medicine, primary care, and telemedicine. Dr. Pensabene also has corporate leadership experience in prevention, women's health, lifestyle medicine, mental well-being, and occupational health. She is board certified by the American Board of Internal Medicine and serves on the board of directors for the American Heart Association Eastern States Region. She earned her MD from Stony Brook University School of Medicine and completed her internal medicine residency at SUNY Stony Brook University Medical Center. Dr. Pensabene lives in Westchester County with her husband and three young children.

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**JENNIFER MAHER***Soulful Prosperity Coach***Prosperous Jenn**

Jennifer Maher, known as Prosperous Jenn, is a soulful prosperity business coach who helps purpose-driven leaders create success that aligns with the life they desire—deeply fulfilling and profitable. With more than 20 years of leadership and coaching experience, she blends business strategy with spiritual wisdom to help her clients lead with clarity, confidence and certainty—the three Cs of soulful prosperity. Maher works with high-achieving executives and entrepreneurs who are ready to grow without grinding—those who want their businesses to expand while supporting the life of their dreams. Through her Beyond Limits group and team coaching programs, as well as her one-on-one coaching, she helps leaders reconnect to their purpose, realign their focus and grow with intention instead of overwhelm. Her philosophy is simple: When you operate with clarity, confidence and certainty, prosperity isn't something you chase—it's something you embody and become.

2025 C-SUITE AWARD HONOREE



# Tami WILSON

We proudly celebrate **Tami Wilson**, Chief Operating Officer at Feeding Westchester, honored as a **2025 C-Suite Award recipient** by the *Westfair Business Journal*.

Tami's leadership has been transformative for Feeding Westchester and the neighbors we serve, guiding our mission with vision, dedication, and heart. Her commitment to innovation and collaboration ensures more families have access to the healthy food they need, strengthening our entire community.

Congratulations, Tami, on this well-deserved recognition!



The Building & Realty Institute  
proudly congratulates  
**Lisa Cordasco**  
President/Owner of  
New Crystal Restoration,  
on being named a 2025  
C-Suite Leadership Honoree!



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**JOHN BARBALACO**  
*EVP, Chief Banking Officer*  
**DR Bank**

A 20-year veteran of the banking industry and lifelong Westchester County resident, John Barbalaco has a proven record of driving portfolio growth and profitability through commercial lending expertise and strategic leadership. As DR Bank's chief banking officer, Barbalaco has built a strong market presence in Connecticut and New York, with particular strength in Fairfield and Westchester counties. He joined DR Bank in 2013 as a commercial lender. Over the past eight years, he has served as chief banking officer overseeing commercial lending, retail banking, marketing, Community Reinvestment Act compliance and digital deposits. His cross-functional leadership has put him at the forefront of the bank's transformation into one of the region's fastest-growing and most technologically progressive institutions. Barbalaco is known for his "lead from the front" philosophy, taking ownership of high-impact initiatives with transparency, integrity and a values-based approach. His leadership fosters trust, alignment and collaboration across teams, creating a cohesive and high-performing organizational culture. He lives in White Plains with his wife and two daughters. He earned a bachelor's degree from Fordham University and an MBA from the University of Connecticut.

**What strategic shifts have you made to foster a sense of loyalty and belonging to engage or retain younger employees in response to their mobility?**

"I believe it is important to instill a sense of purpose and empower younger employees — really, all employees — to get involved in more than just routine tasks. When I began my banking career at a community bank, leadership valued the ideas and perspectives of younger staff. Decisions weren't made solely by executives; input from junior employees mattered too. That experience made me feel seen, heard and deeply committed to the organization. Employees should be encouraged to get involved, understand why decisions are made and feel comfortable asking questions. The more they feel connected to the process, the more invested they become in the organization's success."

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Saluting

# BOB KNIGHT

2025 C-SUITE HONOREE

*Big-picture thinker.  
Results-driven leader.*





**FAITH ANN BUTCHER**  
*Chief Impact Officer*  
**United Way of  
Westchester and Putnam**

The chief impact officer of United Way of Westchester and Putnam, Faith Ann Butcher oversees marketing, communications and programs. Since she joined the organization, United Way has tripled its community impact, increasing from \$12 million in 2019 to \$36 million in 2024. She is passionate about providing under-resourced communities with the tools needed to achieve self-sufficiency and thrive. Butcher is a Ph.D. candidate in organizational leadership at Eastern University in Philadelphia. A former journalist and published academic researcher, she has presented at conferences nationwide.

**How do you navigate the fine line between staying competitive and compromising your values?**

“To remain competitive, you don’t have to compromise your beliefs. Strong values can provide an edge by attracting loyal customers, top talent and trustworthy partners who share your principles. Being innovative, open-minded and willing to collaborate with others whose skills complement your own are key to staying competitive. You can hold firm to your values while keeping methods and approaches flexible. Principled leadership, combined with strategic adaptability, delivers long-term competitive gains that outweigh short-term advantages.”

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**LISA CORDASCO**  
*President*  
**New Crystal Restoration**

After taking over leadership of New Crystal Restoration (NCR) in 2008, Lisa Cordasco carried forward the company her father founded in 1960. Determined to honor his legacy while innovating, she introduced eco-conscious practices that made NCR the first in Westchester County to offer green restoration services. Along the way, she was honored as a Powerful Woman of Distinction, received the Lillian Vernon Award and guided NCR to be named 2024 Best Commercial General Contractor. During the COVID-19 pandemic, her team supported hospitals with decontamination and patient-room conversions, work that remains among her proudest. As NCR marks more than 60 years, she continues to lead with a focus on innovation, compassion and professionalism — staying true to her family's legacy while preparing for tomorrow.

**How do you navigate the fine line between staying competitive and compromising your values?**

“For me, competitiveness never comes at the expense of integrity. I’d rather walk away from a job than compromise the values my family built this company on. What sets us apart — our legacy, green practices and commitment to doing the job right — is what keeps us strong. For 65 years, we’ve thrived by working with clients who value quality and trust.”

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**CATHERINE DUKE**  
*Chief Talent Officer*  
**Robinson+Cole**

A former practicing attorney and experienced talent professional, Catherine A. Duke is the first to hold the chief talent officer role at Robinson+Cole. She oversees a talent management team focused on fostering belonging, inclusion and community for all attorneys and professional staff. Duke and her team lead the firm's recruitment, onboarding, integration, engagement, training, development, promotion, recognition and retention efforts. They also play a key role in Robinson+Cole's wellbeing and diversity, equity, inclusion and belonging initiatives. Taking a holistic approach, the team provides guidance and support throughout each stage of an attorney's or staff member's career at the firm. Before joining Robinson+Cole, Duke spent more than 20 years at Proskauer Rose LLP, where she served as legal director for its top-ranked labor and employment department. She previously practiced white-collar criminal defense and commercial litigation in New York City. She has presented on well-being and professional development topics both within and outside Robinson+Cole.

**What strategic shifts have you made to foster a sense of loyalty and belonging to engage or retain younger employees in response to their mobility?**

"To engage and retain younger legal professionals, we have made strategic shifts that emphasize transparency, flexibility and purpose. Regular town halls and managing partner videos keep teams informed and aligned with firm strategy. Our hybrid work model and employee-led Well-being Committee support balance and care in a demanding profession. Career development has been reimagined with structured mentorship, targeted training and clear advancement paths to help associates envision long-term growth. Recognition is central to our culture, with quarterly and annual awards reinforcing appreciation, while the "Summer of Service" highlights shared values and our commitment to community. Together, these efforts create an environment where talent feels seen, connected, supported and motivated to grow with us."



**SCOTT A. EDELMAN**  
**CPA, MBA, CFE, FHFMA**  
*CEO and Executive Director*  
**Burke Rehabilitation**

Executive director of Burke Rehabilitation, a nationally recognized, accredited not-for-profit health-care provider specializing in rehabilitation treatment, research and graduate medical education, Scott Edelman previously served as Burke's senior vice president and chief financial officer. He brings more than 30 years of experience in rehabilitation, with a focus on patient-centered care, quality and safety. He has helped extend Burke's award-winning services throughout Westchester County, the Hudson Valley and the Bronx. He earned undergraduate and graduate degrees in accounting and finance from Iona University. A New York State-certified public accountant and certified fraud examiner, Edelman is an executive board member and treasurer of the Westchester County Association. He is also a member of the American College of Healthcare Executives, Nonprofit Westchester and the Consumer Technology Association's Health Division, and is a fellow of the Healthcare Financial Management Association. Edelman serves as an adjunct professor in SUNY's MBA program and has taught at Iona University and Long Island University Hudson. He also frequently guest-lectures at other institutions.

**Do you believe that frequent job changes in younger generations reflect broader systemic issues or a shift in societal values?**

"Frequent job changes among younger professionals often stem from feeling disconnected from an organization's mission and values. Strong, visible leadership is key to retention. I believe employees don't leave companies — they leave managers. At Burke, I lead with a hands-on, people-first approach that keeps our mission central to daily work. Through regular rounds across inpatient units, I build trust and connection with patients, caregivers and staff. Embedding our mission, vision and values into everyday practice fosters belonging and purpose — the antidote to disengagement."



**MELINDA HUFF**  
*Founder and  
Chief Creative Officer*  
**Mirame**

Mirame founder Melinda Huff is a third-generation craftsperson and first-generation American. Her design sensibility blends European minimalism with Latina flair, a style she has honed since her teenage years. Huff studied at the Fashion Institute of Technology and launched Mirame in 2011 after serving as sample room manager for designer Norma Kamali. The brand has since been featured in “Vogue,” “Forbes” and on NBC. Mirame has competed in high-profile programs, including the Workshop at Macy’s, the Zappos Emerging Designer competition and Design Entrepreneurs NYC. In 2024, the brand received the WEDC Entrepreneurial Spirit Award.

**How do you navigate the fine line between staying competitive and compromising your values?**

“Sustainability and care for the planet are our North Star. This commitment to keeping a light-footprint guides everything we do. Sometimes it means working harder — like sourcing deadstock materials from warehouses instead of ordering fabric from overseas mills. To balance this, we keep our collection small and curated, creating capsule pieces designed to be timeless.”

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**BOB KNIGHT**  
*President and CEO*  
**Harry Marketing**

CEO of Harry Marketing (formerly Harrison Edwards), a Westchester-based PR and marketing agency and one of the nation's leading firms in the broadband sector, Bob Knight joined the company in 2005 and held leadership roles, including media director, vice president, executive vice president and COO before being named CEO in 2022. Under his leadership, the agency has grown into a full-service digital innovator with expertise in strategy, design, animation, video and communications for clients in broadband, health care, biotech and real estate. He is recognized nationally and internationally as an expert in broadband marketing and stakeholder engagement. A frequent speaker in the United States and Europe, Knight is also often called upon for his work in crisis communications, having served as spokesperson for the mayor of Peekskill and advised leading health care, biotech and real estate organizations. In the public sector, Knight is a five-term commissioner of economic and community development for the town of Ridgefield, Connecticut, and was elected chairman of the commission in 2025. He is co-chair of the Fiber Broadband Association's Public Officials Committee and has served on the boards of the American Association for Public Broadband, PRSA Westchester/Fairfield and the Westchester Children's Association. Earlier in his career, he worked as a radio personality in New York, Chicago and San Francisco.

**How do you navigate the fine line between staying competitive and compromising your values?**

"I never waver in my values as a leader. I strive to lead with kindness, inclusivity, innovation, integrity and excellence — values I practice every day and encourage in our team. At Harry, our success is rooted in these principles; they are not obstacles to growth but the foundation of it."



**DAVID LUBARSKY**  
**MD, MBA, FASA**  
*President and CEO*  
**Westchester Medical Center**  
**Health Network**

David Lubarsky, MD, MBA, FASA, is the President and CEO of WMCHHealth, a large regional healthcare system comprising nine hospitals across seven campuses in the Hudson Valley. With 1,700 beds, he leads a vast network that serves a broad geographic area. Throughout his career, Dr. Lubarsky has dedicated himself to improving patient care and expanding access while leveraging new technology to enhance healthcare delivery and outcomes. His expertise in operations and finance has enabled him to develop sustainable financial models, drive revenue growth, and support major capital projects across prominent health systems. In 2024, Becker's Hospital Review named him a CEO Influencer to Know. He has also been recognized by Modern Healthcare as one of the "100 Most Influential People in Healthcare," and by Becker's Hospital Review as one of the "100 Academic Medical Center CEOs to Know" and among the "60 Health System Influencers." From 2018 to 2024, Dr. Lubarsky served as Vice Chancellor of Human Health Sciences and CEO at UC Davis Health. There, he managed the health system's academic, research, and clinical programs, overseeing top-ranked institutions including the School of Medicine, the Betty Irene Moore School of Nursing, UC Davis Children's Hospital, and UC Davis Medical Center. An academic physician, he has held faculty positions in anesthesiology, nursing, and management at UC Davis. He is a national expert in behavioral economics, pharmacoeconomics, health policy, and hospital resource optimization, consistently contributing to innovation in healthcare practices and policy.

**What strategic shifts have you made to foster a sense of loyalty and belonging to engage or retain younger employees in response to their mobility?**

"Employees want to be part of something bigger than themselves — and that's exactly what healthcare should represent. At WMCHHealth, we've been intentional about building a culture where people understand their impact on every patient and community we serve. We invest in mentorship, leadership pathways, and authentic communication, because when people feel valued and connected to purpose, retention isn't a strategy — it's a natural outcome."



**WEEZIE MULLALY**  
*President, Agency Owner*  
**Weezie Mullaly Insurance**  
**Agency**

An entrepreneur and insurance professional with more than 30 years of experience, Weezie Mullaly began her career at GEICO, where she led sales, service and claims teams at the company's regional office in Woodbury, New York, before opening The Weezie Mullaly Insurance Agency in Yonkers in 2011. Her agency is licensed in New York, Connecticut and New Jersey. Mullaly has earned numerous honors, including GEICO's Top 20 Agency recognition in 2023, Westchester's Best Business Insurance Award in 2020, and GEICO's Local Agent of the Year in 2018 — the first woman to receive the company's most prestigious award. A dedicated community advocate, she has served on the boards of the Junior League of Central Westchester and Family Services of Westchester and is active with Volunteer New York! and The Business Council of Westchester. Her agency also supports local schools, youth sports and national fundraisers. Outside of work, she enjoys tennis, golf, boating and time with her family and dog, Daisy.

**Do you believe that frequent job changes in younger generations reflect broader systemic issues or a shift in societal values?**

"I believe it reflects a shift in societal values. Unlike past generations who often stayed in one role for their entire career, younger professionals are less afraid to make changes. I see that as a sign of courage and ambition — a willingness to take risks, explore new opportunities and advance their careers. That adaptability is admirable and a real strength in today's evolving workplace."



**KATHLEEN RECKLING**  
*CEO*  
 ArtsWestchester

CEO of ArtsWestchester, one of New York's most dynamic nonprofit arts organizations, Kathleen Reckling, a lifelong Westchester resident, has been with ArtsWestchester since 2011, serving in roles, including director of public programs, gallery director and chief operating officer before being named CEO. Her tenure has been defined by strategic partnerships, impactful arts initiatives and a strong commitment to equity and community engagement. Reckling has overseen major public art commissions across the region, including works for the Gov. Mario M. Cuomo Tappansee Bridge and the celebrated "Metropolis Sunrise" textile sculpture. She also led the creation of the Serious Fun Arts Fest and has been instrumental in securing sustained public funding for the arts. Recognized as a Business Council of Westchester Rising Star and a 914INC. Wunderkind, Reckling is a sought-after partner in cultural development and public-private collaborations. She holds degrees in art history and economics from Columbia University, where she also captained the NCAA Division I Fencing Team. Currently a member of Team USA, she qualified for the 2024 Veteran Fencing World Championships. Her leadership continues to shape a vibrant, inclusive arts ecosystem in the lower Hudson Valley, advancing ArtsWestchester's mission to bring the arts to all.

**How do you navigate the fine line between staying competitive and compromising your values?**

"For us, competition isn't about outpacing others — it's about staying relevant, innovative and impactful. Our values guide every decision, shaping strategy and ensuring integrity. We invest in quality programming, build strong community ties and collaborate with other arts groups because shared strength sustains the ecosystem. Staying true to our mission has never held us back — it's what makes our work meaningful."



**JOSEPH RUHL**  
*EVP, Regional President*  
*Westchester County*  
**Orange Bank & Trust Company**

Joining Orange Bank & Trust Company in January 2015 as Westchester regional president Joseph A. Ruhl was charged to lead the bank's commercial expansion in Westchester County. He began his career as an attorney before joining Hudson Valley Bank as first senior vice president and division executive in charge of its legal services division. Ruhl serves as president and chairman of the board of trustees of the St. Philip the Apostle Foundation and is a member of the Paralegal Advisory Board at Mercy College. He is also active in several bar associations, a director of the Columbian Lawyers Association of Westchester County and a frequent lecturer on attorney banking issues.

**DEVON SCANLON***Owner, Operator***Chick-fil-A Brookfield  
& Danbury Fair Mall**

Chick-fil-A owner and operator Devon Scanlon introduced her franchise to her hometown of Brookfield and the state of Connecticut in 2014 when she became a franchisee. In 2023, she was awarded a second franchise at the Danbury Fair Mall and also serves as a licensing consultant for Chick-fil-A Corporate at Mohegan Sun Resort & Casino. With a background in sports and hospitality, Scanlon has extensive experience leading teams, developing workplace culture, driving revenue and advancing guest service initiatives. Unlike traditional franchises, Chick-fil-A operators are selected through a competitive process that receives more than 40,000 applications annually, emphasizing proven leadership and community impact over financial investment. Outside of work, Scanlon is a wife, mother of two and basketball coach who values life's small moments. Through her restaurants, she has supported her community by awarding more than \$40,000 annually in college scholarships to team members.

**What strategic shifts have you made to foster a sense of loyalty and belonging to engage or retain younger employees in response to their mobility?**

"We have explored scheduling options for top leaders, including increased flex time and additional time off. After more than 10 years in the restaurant industry, we have even tested a four-day workweek — a model some embrace and others do not. We continue to evaluate how we communicate with our team, ensuring it is timely and inclusive. We also redirect extra resources into benefits our team values, such as health care, where we cover nearly 100 percent of costs."



**DOUGLAS TORRE**  
*Chief Information Officer*  
**White Plains Hospital**

In 2022, Douglas Torre joined White Plains Hospital as chief information officer where he leads efforts to transform information technology, strengthen cybersecurity and patient privacy, advance digital adoption and streamline workflow and care coordination. A health-care industry veteran with more than 25 years of experience, Torre began his career as a nursing technician before moving into IT and advancing through a series of CTO and CIO roles. His background gives him a unique perspective on both clinical care and technology, and he partners closely with leaders to improve patient outcomes and experiences. Known for his ability to explain complex technology in accessible ways, Torre is detail-oriented, empathetic and skilled at aligning stakeholders to achieve shared goals. He has held leadership positions, including CIO at Cold Spring Harbor Laboratory, head of information technology at the Andrew W. Mellon Foundation, CTO at Northwell Health and CIO of the Catholic Health System. In 2003, he founded Ed Tech of Western New York, a nonprofit that has helped more than 150 schools, organizations and community centers expand access to technology.

**What strategic shifts have you made to foster a sense of loyalty and belonging to engage or retain younger employees in response to their mobility?**

“White Plains Hospital, consistently recognized for quality and patient experience — including four consecutive five-star ratings from the Centers for Medicare and Medicaid Services, seven straight years as a U.S. News & World Report Best Regional Hospital, and multiple Great Place to Work® honors — serves as a beacon for talent. In IT, we engage younger employees by acting on their ideas, offering flexible career paths and hybrid work models, and highlighting the impact of their projects on patient care. We celebrate outcomes, creativity and collaboration through regular feedback and recognition, strengthening both culture and morale.



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**TAMI WILSON**  
*Chief Operating Officer*  
**Feeding Westchester, Inc.**

Chief operating officer of Feeding Westchester, Tami Wilson has held this role since 2023. She oversees programs, human resources, distribution, transportation, compliance, IT and finance, ensuring the organization operates efficiently while meeting community needs. She brings 20 years of nonprofit operations experience, including leadership roles at the Legal Aid Society and the Food Bank for New York City, where she helped distribute 96 million meals during the Covid-19 pandemic. Wilson has also held positions at the Crohn's & Colitis Foundation and the North American Family Institute. She holds a master's degree in facilities and operations management from the Rochester Institute of Technology and a bachelor's degree in architecture from Texas Tech University. She lives in New Rochelle with her two children and their dog, Cinnamon.

**What strategic shifts have you made to foster a sense of loyalty and belonging to engage or retain younger employees in response to their mobility?**

"My focus as a leader is to put people, process and product first — starting with people. To better retain younger employees, I've prioritized professional development, created more flexible work opportunities and built a culture where feedback and recognition are central. When employees feel valued and supported, they are more engaged and loyal, making the work stronger and more sustainable."



**RONALD ROSADO ABAD**  
*CEO*  
**Community Housing Innovations, Inc.**

Ron Abad is the chief executive officer of Community Housing Innovations Inc. (CHI), a leading nonprofit housing provider with an operating budget of nearly \$125 million and about 700 employees. CHI serves thousands of families and individuals across Westchester, Long Island, the Hudson Valley and New York City through homeless shelters, affordable and supportive housing, homeownership programs and financial literacy services. With 30 years of executive-level leadership in government and nonprofit organizations, Abad has dedicated his career to helping individuals and families move from poverty to self-sufficiency. Before joining CHI, he served as senior vice president for Acacia Network Housing, chief operating officer of Urban Pathways, and assistant commissioner at the New York City Department of Homeless Services. Abad earned his Juris Doctor from Boston College Law School and a Bachelor of Arts from Howard University, with executive training from Harvard Law School, Harvard Kennedy School and New York University. He serves as president of Nonprofit Westchester and on the boards of the Human Services Council, The Leviticus Fund, Pro Bono Partnership, and the New Rochelle YMCA. Abad lives in New York with his wife, Hope, and is the proud father of four daughters and six grandchildren.



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White Plains Hospital is a 292-bed, not-for-profit health care organization and a proud member of the Montefiore Health System, serving as its tertiary hub for advanced care in the Hudson Valley. Its mission is to provide exceptional acute, preventive and specialty services to the people who live in, work in and visit Westchester County and beyond. With more than 30 locations across Westchester—including multispecialty practices in Armonk, Hawthorne, Larchmont, New Rochelle, Rye Brook, Scarsdale, Somers and Yorktown Heights—White Plains Hospital and its physician network, White Plains Hospital Physician Associates, bring advanced care close to home for communities throughout the region. Nationally recognized for quality and safety, the hospital has earned a five-star rating from the Centers for Medicare & Medicaid Services (CMS) for four consecutive years, Magnet designation from the American Nurses Credentialing Center (ANCC) and 13 straight “A” Safety Grades from The Leapfrog Group. White Plains Hospital has begun construction on a 10-story, nearly 500,000-square-foot expansion scheduled to open in 2028. The new facility will feature 240 private rooms, additional state-of-the-art operating suites and an expanded emergency department, providing an exceptional experience for patients and families.



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The Westchester Medical Center Health Network (WMCH Health) is the leading provider of integrated health care in New York's Hudson Valley, serving nearly 2.5 million residents across more than 6,000 square miles. Headquartered in Valhalla, WMCH Health is a 1,700-bed health care system that includes nine hospitals on seven campuses and 60 ambulatory care sites. It is home to the region's only Level I adult and pediatric trauma center and the only academic medical center between New York City and Albany. The network employs more than 13,000 people and nearly 3,000 attending physicians, caring for about 300,000 unique patients each year. WMCH Health is also the state's largest Medicaid provider north of New York City, serving one in three Medicaid patients in the region. The network includes Level II and Level III trauma centers, a nationally recognized pediatric hospital—the region's only acute care children's hospital and one of the nation's leading pediatric centers—the region's only Level IV NICU, and the only organ transplant center in the Hudson Valley. WMCH Health also operates comprehensive and primary stroke centers, a burn center, skilled nursing facilities, and one of the largest mental health systems in New York State. For more information, visit [WMCHHealth.org](http://WMCHHealth.org) or follow @WMCHHealth on Facebook and Instagram.

WIN Waste Innovations is a sustainable provider of essential waste and recycling services, serving communities and businesses of all sizes. The company operates a robust platform of more than 50 strategically located assets—including waste-to-energy facilities, recycling centers, transfer stations and landfills—along with fleets of rail cars and collection vehicles, including electric trash trucks powered by the waste they collect. WIN Waste ensures its services are environmentally responsible, locally compliant, operationally efficient and highly responsive to customer needs. Each year, WIN Waste recycles more than 343,000 tons of materials and converts over 5.5 million tons of post-recycled waste into renewable energy—enough to power nearly 294,000 homes annually. In recognition of its leadership in sustainability, the company earned a five-star rating in 2024—the highest possible—from the Global Real Estate Sustainability Benchmark (GRESB) for excellence in environmental, social and governance (ESG) performance. From customized construction and demolition disposal solutions to scalable container options such as dumpsters and compactors, WIN Waste is built to streamline operations in industries where time and reliability matter most. To learn more about efficient, sustainable waste solutions tailored to your needs, visit [win-waste.com](http://win-waste.com) or call 1-866-WIN-WASTE.

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