



Eye on  
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business  
• PAGE 14

# Westfair Business Journal



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## DEVELOPER SEEKS CHANGES IN WHITE PLAINS PROJECT TO MAKE MORE UNITS WORKFORCE HOUSING

BY PETER KATZ / [pkatz@westfairinc.com](mailto:pkatz@westfairinc.com)  
• Page 8



Rendering of Teachers Village, White Plains.

### HUDSON VALLEY

#### Dutchess plans to spend \$2.3M more for affordable housing projects

Dutchess County Executive Sue Serino says the county's Housing Trust Fund will be contributing \$2,315,000 to help pay for 100 new units of affordable housing in projects... [Page 10](#)

### FAIRFIELD COUNTY

#### NYMC raises \$620K at Founder's Dinner

New York Medical College (NYMC), a member of Touro University (TU) hosted its annual Founder's Dinner that raised \$620,000 that will go toward scholarships... [Page 18](#)

### WESTCHESTER COUNTY

#### James and Tong join in lawsuit to stop halt in SNAP funding

New York Attorney General Letitia James, Connecticut Attorney General William Tong, 21 other attorneys general and three governors on Oct. 28 filed a federal lawsuit... [Page 20](#)

Monday  
November 3

ISSUE #41

# Shangri-La shows off its \$34M cannabis cultivation and manufacturing 'plant'

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

**STRATFORD** – The opening of a \$34 million, 40,000-square-foot cannabis cultivation, processing and manufacturing plant at the former Porter & Chester Institute next month has its roots in Missouri in 2022 and Hartford in 2012.

Pending final state and city approvals, Borealis Cannabis by Shangri-La plans to open its facility at 305 Hathaway Drive the middle of next month, according to co-founder and CEO Nevil Patel.

It will be the company's second active cultivation and third active manufacturing facility in Connecticut. The new 10,000-square-foot manufacturing facility in Waterbury will process the trimmed flower into finished consumer products in all categories.

The company is in the middle of inspections by state regulators and the City of Stratford, which need to issue a certificate of occupancy.

"Our company is rapidly expanding throughout the country, but especially here in Connecticut," said co-owner Jocelyn Cerdá. "We have four retail locations – two in Norwalk, one in Waterbury, one in Plainville and two upcoming stores."

Cerdá, Nevil Patel and his brother Dr. Kepal Patel, president, founded Shangri-La in 2022 in Missouri. That was shortly before the Connecticut legislature passed the adult use cannabis law, which made it legal for recreational marijuana. In 2012, the state General Assembly approved the medical marijuana law that allowed use of the drug for patients who need it for pain relief.

Mayor Laura Hoydick – a former state representative – joined a handful of Shangri-La officials Tuesday afternoon to cut the ribbon on the Borealis Cannabis plant. She recalled a personal story that has resonated with her as she pushed through the medical marijuana law.

"I just want to talk about my history with cannabis and my time in the General Assembly with my friend Joe Gresko (deputy speaker of the state House) when we were both state reps," Hoydick said. "A very good colleague of ours had a husband who was dying of cancer. The only kind

of relief he could get was through cannabis, which was illegal at the time."

## The manufacturing process

The Stratford facility, which hopes to hire 80 workers, is expected to produce 1,000 pounds of untrimmed cannabis flower annually by using three high-capacity, drying rooms, a curing room, vault and room for manufacturing, according to Tyler King, director of operations for the Stamford plant.

"Twenty-thousand square feet is the total canopy that we are going to start with," said Nevil Patel. "We do have the capacity to increase that. That 20,000 square feet will be packaged in the form of a flower, pre-rolled. Then, we will have fresh frozen, which will produce solventless product that is your concentrate, your live resin, live rosin vapes."

He explained the premium brand coming out of the Stratford facility will be Borealis but that the company has two white label manufacturing brands that we will be doing for others in the cannabis market.

By the first quarter of 2026 Dr. Patel expects the company to have the first harvest and product ready to sell by then. The products include pre-rolled weed and edibles. As Dr. Patel said, "It truly is a science."

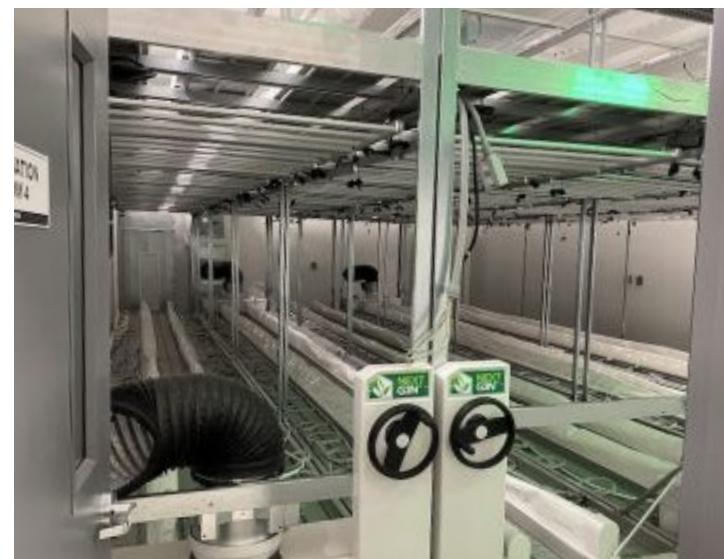
During a tour of the facility, King explained the scientific process that creates the cannabis by cloning naturally grown plants complete with a "mother" room for the original clippings used to create the product.

"Municipal water comes in," said King, who has a degree in horticulture from Oregon State University. "You'll see a lot of filtration equipment. We like really fresh, clean water. One of the biggest aspects of this facility is a rhythm system. That means it controls the environment, the tanks, the fertilizer. It really gives the plants everything they need at every step they need it."

"Everything is, for the most part, clone production. So that means we need stabilized mothers. Those are clean genetics. We take a 6-8-inch clipping from the mother. They go into rooting hormone, a dome for 10-14 days. From there, we produce roots."



Dr. Kepal Patel, president of Shangri-La, addresses company and Stratford officials during the ribbon cutting of the company's cannabis manufacturing facility in Stratford. *Photo by Gary Larkin*



One of the cultivating rooms at the new Borealis by Shangri-La facility in Stratford.

The 40,000-sq-ft building to be operational in mid-November

## Thanks for weed activists

Cerdá, who also runs a community-supported agriculture system for Hartford, took a moment to thank the activists who made her company a reality in Connecticut.

"I want to thank the folks that have made it possible for us to work with legal and regulated cannabis: Cannabis medical patients, cannabis advocates and those who are formerly and currently incarcerated for cannabis-related offenses," she said. "They worked hard throughout the years, since the '70s, to get here."

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# M&T Bank opens first bank in Bridgeport's East End in 30 years

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

Branch will be led by local banker Calvin M. Jones II

**BRIDGEPORT** – The East End's bank desert now has an oasis in the form of new M&T Bank full service branch led by a banker who knows a bit about that section of the city. The branch is the first one in the East End in 30 years.

Calvin M. Jones II, a branch manager and vice president of M&T's branch at 850 Main St., leads the new branch that had a grand opening Wednesday complete with food, music and speeches from bank and elected officials.

"I want to be candid here as a member of the community, not as an employee of the bank," Jones said. "M&T Bank came with the slogan 'Together We Can.' And I, like many other people, was a little apprehensive saying that's what they say. They say they're going to do something and they don't do something."

"But guess what? They didn't lie. They did exactly what they said. They met with the community folks. We sat down and we asked what do you need. You said we want a branch."

The branch occupies 1,538 square feet at 1224 Stratford Avenue. It features teller service, a walk-up ATM,

and private offices for financial consultations designed to meet a broad range of customer needs, from everyday transactions to mortgage assistance and small business support.

The bank will be part of commercial development that will include a Gala's Foods Supermarket, Braxton markets and a salon.

The visionary behind the branch and development is Anthony Stewart, founder and president of Ashlar Construction. Prior to starting his business, Stewart managed major complex masonry projects for the Metropolitan Transit Authority and the New York City School Construction Authority, the Hudson Yards real estate development project and the East Side Access project connecting Long Island Railroad Service to Grand Central Terminal.

"I am very proud of this," Stewart said. "It was a long time coming. I grew up in this neighborhood. Back in the 1960s, we moved up from Georgia. I lived about four or five blocks down. My father helped build that building there (pointing across the street from the bank). My mother had

a beauty parlor on the corner here that we later bought and we are going to make into a grocery store. We built the library behind you and we created this square."

He said the idea behind it was to get what you see in Europe where you have an area where you have all the grocery stores and restaurants.

"We named it Honey Locust Square because we were planting Honey Locust trees all the way around," Stewart said. "And someone came to me and said, 'you know those trees. They get really big and cause all kinds of problems.' I said, really? Well, we already bought the signs."

He gave credit to M&T Bank for investing in the East End and making the branch a reality. He said M&T made a commitment by signing with Stewart's construction company when there was no building on Stratford Avenue.

"M&T Bank is proud to open our doors in Honey Locust Square and to help meet the banking needs of this neighborhood," said Frank Micalizzi, M&T regional president in Bridgeport. "This moment is a direct result of the collaborative dialogue we began with community leaders and residents, turning those crucial conversations into a tangible resource for residents of the

East End and East Side."

Mayor Joseph Ganim pointed out how long it has been since the East End had a fully operational bank branch.

"It's a big day in the East End," Ganim said. "So many in participating in seeing this branch open and become a reality in so long. If you know the history of this site and the challenges when it was Bank of America that had the last branch."

M&T has become a key part of Bridgeport's economic landscape, expanding its footprint and deepening its investment in the city through initiatives like a customer call center at Bridgeport Center that has created more than 350 jobs and strengthened the local economy.

"We started this project more than three years ago and due to M&T's incredible dedication to the City of Bridgeport," Ganim said. "East End residents now have reliable banking services right where they live and work."

In addition to a \$6,000 grant to the Bridgeport Public Library, the M&T Charitable Foundation's \$25 million Amplify Fund has directed nearly \$3 million to more than 20 Bridgeport nonprofits focused on housing, youth programs, entrepreneurship and neighborhood revitalization.

## REAL ESTATE

## Crown Point Apartments in Danbury sold for record \$151.75M

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

Complex includes 466 units, is part of The Reserve in Danbury

**DANBURY** – In what is described as the largest real estate sale in the city's history, Crown Point Apartments has been sold for \$151.75 million, according to the broker of the deal CBRE.

FPA Multifamily purchased the 466-unit complex, which is part of the 546-acre master-planned neighborhood called The Reserve in Danbury, from Crown Pointe SPE LLC of Lakewood, New Jersey. The property sits on either side of the Saw Mill River. CBRE, led by Jeffrey Dunne, Eric Apfel, Stuart MacKenzie, and Travis Langer, represented the seller, Prospect Capital and

procured the purchaser. The sale represents the largest single-asset apartment sale of the year in Connecticut and the largest sale in Danbury's history.

"We are pleased to have represented the seller including Prospect Capital in this

landmark transaction," said Dunne, CBRE vice chair. "Crown Point Apartments exemplifies the strength of the multifamily market in Danbury, and its excellent location combined with the buyer's planned improvements will ensure its continued success."

The sale marks a repeat transaction for CBRE, as the firm sold the property to the seller in 2018. The new buyer

plans to enhance the existing units and common areas, ensuring the community remains a sought-after destination.

"This sale underscores the demand for high quality multifamily assets in Connecticut and demonstrates market liquidity for large transactions even in secondary markets," Apfel, first vice president at CBRE.

The property was developed in two phases: Phase 1, completed in 2007, features 186 units, while Phase 2, completed in 2011, added an additional 280 units. Both phases include resident clubhouses equipped with fitness centers, oversized heated pools, and inviting lounges, along with a hot tub, children's play area, and an expansive dog run. Each building offers residents

elevator access to heated garages.

Located along the border of Westchester County, NY, and Ridgefield, CT, Crown Point Apartments provides easy access to major transportation routes, including I-84, Route 7, and Saw Mill Road. The property is a ±10-minute drive to the Brewster train station, which offers a 1-hour 20-minute commute to Grand Central Station in New York City.

FPA Multifamily, LLC is a real estate operating company focused on the acquisition, renovation and management of both core plus and workforce housing apartment communities. Founded in 1985, FPA has owned over 160,000 apartment units valued at over \$25 billion.



# EDUCATION

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Partner Insights

# Building Bridges for Better Health

Selected as a BiteLabs fellow, Mallika Singh, M.S., is Shaping the Future of Clinical Research and Digital Health

Mallika Singh, M.S., a Dr.P.H. candidate in the New York Medical College (NYMC) School of Health Sciences and Practice, aspires to be a leader in the public health field of clinical research, pharmacovigilance, and digital health innovation. This summer, she moved one step closer to that goal when she was selected as one of 32 fellows, out of 485 applicants, for the highly competitive HealthTech, AI and Innovation Fellowship at BiteLabs Digital Health, an education and training company focused on skill development for healthcare professionals.

As part of the fellowship, Singh's team developed BridgeMaternal Health, a digital health platform concept designed to address disparities in maternal and pelvic floor care, particularly among women in rural communities. The team conducted research, designed the patient journey, and developed a strategic market-entry plan, which they pitched to a panel of global industry leaders during Demo Day.

Singh most appreciated the opportunity to collaborate with a team, engage in pitch design and preparation, participate in mentorship sessions, and conduct independent research. "I learned how to connect my public health training at New York Medical College (NYMC) with practical innovation skills—bringing research and systems thinking into the digital health space," she says.

Reflecting on her experience, Singh emphasized how NYMC's integration of research, leadership, and policy prepared her to excel in BiteLabs. The doctorate in public health program's emphasis on health systems, health insurance landscape, and applied research methods directly shaped the development of her fellowship project. NYMC's focus on applied learning allowed her to bring real-world health problem-solving skills to the fellowship. This preparation enabled her to effectively analyze gaps in the health system,

evaluate reimbursement strategies, and translate those findings into a practical solution.

"I would highly recommend the BiteLabs fellowship to other classmates," she remarked. "The fellowship is unique because it bridges public health, digital, and entrepreneurship skill sets, and offers an opportunity to work collaboratively across disciplines and gain venture-building experience."

With a forward-looking lens, Singh plans to lead initiatives to make clinical trials more representative and digni-

fied, and scale innovative health care solutions like those explored during her time at BiteLabs. Ultimately, she aims to be a bridge between public health, biotech, and digital innovation, driving systemic change that improves health outcomes for communities in need of clinical research, and BiteLabs and NYMC are preparing her to do just that.

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# NYS spending \$11.4M to modernize technology for 33 Westchester police departments

BY PETER KATZ / pkatz@westfairinc.com

Gov. Kathy Hochul, Westchester County Executive Ken Jenkins, Westchester District Attorney Susan Cacace, State Senate Majority Leader Andrea Stewart-Cousins and Westchester County Public Safety Commissioner Terrance Raynor were among those who gathered at the county's public safety headquarters in Valhalla on the morning of Oct. 23 to announce that New York state has allocated \$11.4 million to be used for modernizing technology at 33 police departments in the county.

The funding for Westchester is among \$127 million to be distributed across the state to enhance technology available for law enforcement operations.

Jenkins noted that Westchester has experienced an 18% decrease in overall crime since last year and expressed a hope that the new funding to add additional technology will help produce additional reductions in crime.

"I'm incredibly proud of the dedicated men and women in law enforcement who work tirelessly to protect the people of Westchester County," Jenkins said. "As the son of a New York City Police Officer, I know firsthand the toll this work can take, but I also know the immense pride that comes with achieving results like these. An 18% decrease in index crime is no small feat; it's a testament to your hard work, commitment, and collaboration."

In addition to the county's Department of Public Safety, the funding will go to 32 other police departments in Westchester. Throughout New York, 378 police departments and sheriffs' offices will share in the state's \$127 million allocation.

"I'm proud to support the men and women of law enforcement, and remain committed to enhancing the resources available to fight crime, protect our communities, and keep New Yorkers safe," Hochul said.

The technology that is being funded includes body-worn cameras, tablet computers to be used in patrol cars and GPS devices that can be affixed to a suspect's vehicle and will allow officers to track suspects while avoiding high-speed chases.

At the Valhalla event, it was noted that gun violence has decreased by double-digits in Mount Vernon and Yonkers. Shooting incidents with injuries have declined 42%, the number of individuals shot has decreased 46%, and three fewer individuals (4 vs. 7) have been killed this year compared with last year.

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"The East Post Road garage would be situated across from the current emergency department and provide approximately 1,950 parking spaces."

— William Null, Chairman, White Plains Hospital Board of Directors



Rendering of White Plains Hospital's planned garage.

## HEALTH CARE

# White Plains Common Council previews hospital's planned garage

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

At a work session on the night of Oct. 27, the White Plains Common Council was shown renderings of what the proposed new garage for White Plains Hospital would look like along with a briefing on the project by William Null, chairman of the hospital's Board of Directors and a partner with the White Plains-based law firm Cuddy & Feder.

In August, the Common Council had approved the sale of land for the garage to an entity controlled by the hospital. They were three parcels of land that had been acquired by the White Plains Urban Renewal Agency: 26-28 E. Post Road; 42 E. Post Road; and 60 E. Post Road. Also involved is a parcel known as Brookfield Street, a street that had been discontinued by the city as well as a property owned by the White Plains Housing Authority that the hospital is working to acquire.

"The East Post Road garage would be situated across from the current

emergency department for the hospital and situated on approximately a 2.3-acre site," Null said. "The hospital currently has about 5,700 employees and most of them are in White Plains. We currently have 2,400 parking spaces in both private and public locations throughout the city and his garage would provide approximately 1,950 parking spaces, 180 of which will be available for use by

residents of White Plains Housing Authority and the balance will be available for staff of White Plains Hospital and visitors to White Plains Hospital."

Null explained that a pedestrian bridge would be built across East Post Road between the garage and the fourth floor of the hospital. He said that the hospital has filed an application for site plan approval and one component of special permit. Null explained that the property that would be used for construction of the garage is in two zoning districts with different requirements.



Rendering of White Plains Hospital proposed garage looking east on East Post Road and showing pedestrian bridge connecting to hospital.

Null said that while the garage would be eight stories, one zoning element limits structures to six stories so a special permit would be needed. The measured height would be 95 feet, which complies with zoning.

Null said that while a rendering of the garage shows a solar canopy above the roof level, "we haven't yet committed to that but the hope is that we're going to be able to work something out with a vendor that

will enable us to put that on the roof and have solar energy available."

Null explained that a section of the garage would be reserved for users of the hospital's emergency department.

"People coming to the emergency department would bring their car into a drive turnoff of Post Road and valets would take the vehicles to that area to park," Null said. "The ground tier and the second floor are going to have the spaces for White Plains Housing Authority, that's the way we've coordinated. There would be a gate going up so we can restrict access to the balance of the parking for White Plains Hospital staff."

The only council member who had questions or comments was Justin Brasch, who wanted to know how much residents of the Housing Authority's Brookfield Commons development would be charged for monthly permits to use the garage. Null said that they would pay 80% of the rate the city charges for a monthly garage permit.

"It would be a discounted rate that the hospital would subsidize," Null said.

# Plan for adaptive reuse, adding story to downtown Peekskill building

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

The entity 1019 Park Street LLC, which owns the building at 1019 Park St. in Peekskill, has proposed an adaptive reuse project for the building that would convert the two-story structure into a three-story mixed-use property. Peekskill-based architect Joseph G. Thompson is representing the applicant.

Portions of the building have been vacant and underutilized for a significant period of time and the building is in need of renovation, according to a staff report prepared for Peekskill's Planning Commission.

The proposed plan would provide for 12 new apartment units on the existing second floor and the proposed new third floor. A vacant first floor space in the building would be renovated for a restaurant. M&T Bank will remain as the anchor tenant on the first floor, fronting on Park Street. The first-floor restaurant would have 91 dining seats, 18 bar seats, and a 200-square-feet private party room. Entrances will be from both Bank and Park Streets.

The second floor would have six apartments, storage units, and a business center for residents. The third floor also would have six apartments, storage and a gym for residents. The apartments would be mix of one-bedroom and two-bedroom units. One of the apartments would be priced as affordable housing. All units would have a washer/dryer and a garbage compactor. A new green roof will contain seating, skylights and utili-

ties. There would be rooftop solar cells in addition to green areas. A high-efficiency HVAC system would be installed.

The project needs approval of a Special Permit from the Planning Commission to cover renovation of the existing second floor commercial space into apartments and to add a third floor for additional residential units. It also needs site plan approval, parking waivers and a variance for floor area ratio (FAR).

The staff report said that payment to the city of a \$5,500 parks and recreation fee for each apartment will be required, totaling \$66,000. The existing building is grandfathered and non-complying with respect to off-street parking and loading requirements, and is essentially a zero lot line building, meaning that the footprint of the building covers all or almost all of the entire lot on which it sits.

Under zoning, the project would need to provide 17 parking spaces for the residential units but that might be handled by the developer making a payment to the city in lieu of providing parking. In addition, 20 parking spaces would be required for the restaurant, but the city has in the past waived parking requirements for restaurants in the downtown.

Thompson said that the building façade is planned to be renovated "to enhance the building's appearance by replacing the existing deteriorated metal panels, cleaning the cut limestone façade and integrating the new



Current view of 1019 Park St., Peekskill.

windows needed to support the third story addition in a manner that sensitively integrates the new fenestration with the original building architecture. "Thompson said that the project would support Gov. Kathy Hochul's New York Housing Compact goal of creating 800,000 new homes in New

York state over the next decade to address the current housing shortage.

"We believe this adaptive reuse proposal has been crafted in a manner that will substantially enhance the existing building, and by activating the spaces within it offers benefit to the downtown," Thompson said.

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"Teachers Village White Plains will help the city and county recruit and retain more educators and other working professionals, while also creating housing for seniors that allows them to remain in the community longer and thrive."

— RBH Group



## 1 Developer seeks changes in White Plains project to make more units workforce housing

**RBH Group, led by Ron Beit, is asking White Plains to make changes in a previously approved project to build a Teachers Village development at 1 Lyon Place and 10 Lyon Place in the city.**

The developer is asking for changes in its approved site plan to make Teachers Village White Plains a 213-unit community with 99 units marketed to educators and other workforce professionals in the area and 114 units marketed to independent living seniors. The approved plans allow 212 apartments. In addition, the plan would be changed to reduce the commercial retail component from 8,300 square feet to approximately 4,531 square feet. The balance of the space, approximately 3,769 square feet, would be used for senior amenity and programming space.

RBH wants 13 units to remain restricted to residents at or below 60% of the Area Median Income

(AMI). In addition, it would designate 86 units to be income restricted, which it describes as "providing more workforce housing for the City of White Plains and Westchester County."

Of these, seven units would be restricted to residents at or below 80% of AMI and 79 units would be restricted to residents with incomes at or below 120% of AMI.

RBH says that the workforce units would be marketed to educators and staff from district, independent, and charter schools in White Plains and across Westchester County. It points out that it has other Teachers Village developments, including in Newark, Jersey City, the Bronx and Atlanta. RBH says that the White Plains units, if not occupied by educators, would be marketed to other qualified workforce professionals such as health care workers, first responders, police and firefighters.

The senior units would be initially

**"The revised plan designates 99 income-restricted workforce units — 86 more than in the original project — benefiting the city and county."**

— RBH Group

marketed to retired educators from area schools but would be made available to qualified residents of all types as well. RBH described its development as "helping the city and county recruit and retain more teachers and other educators, creating wonderful apartments for these and other working professionals, while also creating housing for seniors that allows them to remain in the community longer and thrive."

The building at 1 Lyon Place is planned to be 13 floors with 150 apartments. There would be 24 studios, 104 one-bedrooms, and 22 two-bedroom units. The workforce units will be located on the first through third floors with the apartments for seniors on floors four through 13.

The building at 10 Lyon Place would be five stories with 63 residential apartments. There would be 29 studios, 25 one-bedrooms, and 9 two-bedrooms. All units in the building would be priced as workforce housing.

RBH said that Teachers Village White Plains is receiving tax-exempt and taxable bond financing from the Westchester County Local Development Corporation.

"Together with ground lease financing and sponsor equity, the bond proceeds will create an efficient capital structure that lowers overall financing costs," RBH said. "This in turn allows Teachers Village White Plains to create a total of 99 income-restricted workforce units — 86 more restricted units than included in the original project — thus benefiting the city and county."

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# Yonkers Contracting demands access to neighbors' properties

BY BILL HELTZEL / [bheltzel@westfairinc.com](mailto:bheltzel@westfairinc.com)

"Time is of the essence. YCC wants to fix the wall before winter weather and another freeze-thaw cycle cause more damage."

**Yonkers Contracting Company has petitioned Westchester Supreme Court to compel three neighbors to allow access to their properties to fix a retaining wall that has become increasingly precarious following a partial collapse last year.**

Yonkers Contracting Company (YCC) has negotiated with the neighbors for 14 months, according to a petition filed on Oct. 18 in Westchester Supreme Court, "only to be thwarted by [their] lack of response, unreasonable demands, and failure to negotiate in good faith."

A 30-foot high rock retaining wall from a former quarry separates the properties, along Midland Avenue near Central Park Avenue in the Dunwoodie section of Yonkers. YCC – a major civic transportation infrastruc-

ture contractor – operates a large storage and equipment yard and headquarters on its side of the wall.

Properties on the other side, where Midland Avenue curls around and ascends to a higher elevation, are essentially at the top of the retaining wall. YCC is singling out Francesco Trolio and Trolio Landscaping at 903 Midland; an office building owned by 909 Midland Realty; and a house at 107 Tocco Place owned by Joseph Cerbone Jr.

Last year, YCC says, it notified Trolio Landscaping about concerns that heavy trucks and an estimated 54 tons of concrete blocks are parked and stored near the edge of the wall. Trolio moved the concrete blocks away from the wall's edge, according to the petition, but denied that the wall had been damaged.

On Aug. 6, 2024, a portion of the wall collapsed and damaged a parking deck on YCC's side and an unoccupied building on Cerbone's property.

Time is of the essence, YCC says. It wants to fix the wall before winter weather makes the work more difficult and before another freeze-thaw cycle causes more damages.

What's more, the city has issued code violations and demanded that the wall be repaired. Who is at fault for the collapse is immaterial now, YCC argues. It needs access to the neighbors' properties now.

But Trolio has allegedly refused access to his property until a court determines who is responsible for the damages.

"The Trolio defendants have acted responsibly at all times," attorney John W. McGowan stated in an email to Westfair Communications, "con-

tinued to cooperate with the City of Yonkers, and are confident that a full review of the facts will confirm they bear no liability for the incident."

Cerbone wants everyone's financial and maintenance responsibilities resolved before any repairs are made, the petition states, whereas YCC wants to fix first, make it safe, and sort out responsibilities later.

Cerbone declined to comment for this story.

Midland Realty has not responded at all, YCC says.

YCC is asking the court to issue a judicial license, granting access to the neighbors' properties for six to nine months to repair the wall.

This a collective problem, YCC says, and any inconvenience to the neighbors would be temporary and outweighed by the benefit of repairing a hazardous condition.

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# Dutchess plans to spend \$2.3M more for affordable housing projects

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

Dutchess County Executive Sue Serino says the county's Housing Trust Fund will be contributing \$2,315,000 to help pay for 100 new units of affordable housing in projects for Red Hook and Rhinebeck. Serino also says that the new 2026 Executive Budget due to be unveiled Oct. 29 will have \$1 million in continued funding for Dutchess County Housing Trust Fund (HTF).

The Red Hook Gateway project at 7598-7610 North Broadway will receive \$850,000 from the HTF. It is designed to add 20 units of affordable rental apartments and single-family homes that will be offered for sale. The rental units will be a mix of one-bedroom and two-bedroom apartments. Rents will be set to be affordable to tenants earning between 60% and 80% of the area median income (AMI). The single-family homes will be for low- to moderate-income homebuyers earning

up to 80% of the AMI. The village of Red Hook is reviewing plans for the project and construction is anticipated to begin in 2027 with occupancy in 2028.

The project known as Locust Hill on Rhinecliff Road in Rhinebeck is to receive \$1,465,000 in HTF funding. Six buildings are planned with a total of 80 units. The rental units will be a combination of one-bedroom, two-bedroom and

three-bedroom apartments. They will be priced to be affordable to tenants with incomes between 30% and 80% of the area median income. Of the 80 units, 67 will be funded by the Housing Trust Fund. The Town of Rhinebeck is reviewing plans for the project with construction hoped to begin in early 2026 with occupancy anticipated for the fall of 2027.

Rendering of proposed Locust Hill development.

The County Executive also an-

nounced her 2026 Executive Budget will include \$1 million to sustain the HTF, continuing to create new housing options that are affordable and attainable for local neighbors.

In September, Serino announced that \$2.45 million in HTF funding would be used to help pay for the development of more than 100 affordable housing rental units in Amenia and Poughkeepsie.

The HTF has allocated \$550,000 for the Clinton Crest project at 15 N. Clinton St. in Poughkeepsie. It involves expanding existing four-unit multifamily building by adding four new two-room units. Three units will be reserved for households earning up to 60% of area median income (AMI) and one unit for households earning up to 80% AMI. This project has received necessary approvals from the city.

The Morgan Avenue Apartments development on Morgan Avenue in Poughkeepsie is receiving \$1,000,000. It involves new construction of two buildings with a total of nine units, eight two-bedroom and one one-bed-

room units. Seven units will be supported by this award, with five units will be for households earning up to 60% AMI, and two units will be for households earning up to 80% AMI.

HTF is putting \$700,000 into Windows on Main at 488 Main St., in Poughkeepsie. The project involves new construction of an 81-unit building on the site of an existing laundromat. This project will have 20 studio units, 42 one-bedroom units and 19 two-bedroom units. Units for households earning up to 50% AMI include four studios, 16 one-bedroom units and 4 two-bedroom units. Units for households earning up to 60% AMI include, 11 studios, 21 one-bedroom units and 10 two-bedroom units. Units for households earning up to 100% AMI include five studio units, five one-bedroom units and five two-bedroom units.

In Amenia, \$200,000 will be used to help fund a duplex at 8 Powder House Road. There will be two two-bedroom units for households earning up to 60% of the AMI.

## CONSTRUCTION

# Salvation Army plans to build warehouse at West Nyack location

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

The Salvation Army is proposing to build a new 35,232-square-feet warehouse at the 440 West Nyack Road property in West Nyack where its Eastern Territory Headquarters is located. According to Peter F. Gaito & Associates, an architectural and engineering firm based in White Plains.

The proposed warehouse will "serve as a centralized storage facility for donated supplies intended for individuals and families recovering from major and minor disasters, such as fires, floods, and other emergencies. The building consolidates materials currently stored across various areas in the existing Salvation Army building and garage, ensuring more efficient

storage and distribution operations."

The Salvation Army operates in an office building on the property that at one time was the site of the St. Regis Paper Company. The Salvation Army operates a museum in the building as well as The Crestview Conference Center, which offers space for various events including concerts, lectures and business meetings.

Salvation Army Eastern Territory headquarters in West Nyack. Satellite photo via Google Maps.

Gaito described the portion of the 24.37-acre property where the warehouse would be sited as an empty field surrounded by woods with no steep slopes and a wetland area at the

west side of the property that will not be disturbed by the proposed work. It's estimated that 91 trees would be taken down in the approximately 5.3-acres that would be distributed for the construction.

The warehouse would be used to store non-hazardous items such as bottled water, sanitary products, first aid kits, bedding, clothing, and other emergency supplies used when the Salvation Army is called upon to support disaster recovery. Times of operation would depend on whether there are on-going disaster recovery operations and could be seven days a week.

"Deliveries will be held in inventory in pre-arranged palletized racking systems, or be short term held for staging to forward operating locations in disaster impacted areas across the northeast," Gaito said in documents

filed with the Town of Clarkstown seeking approval of plans for the project. "These goods will move out in box trucks, that serve as our frontline delivery vehicles in times of disasters. These products will be maintained in inventory or procured through donations from corporate partners and disaster donors to help meet the needs of disaster survivors."

The plans show designated parking for delivery vehicles and as well as a loading and unloading zone. It's anticipated that there will be too many people working inside of the warehouse except during disaster recovery operations and the number of outdoor parking spaces for the warehouse is shown as 38. The overall property that includes the main office building has more than 800 parking spaces available.

# WMCH Health to receive \$100M in state funding

BY PETER KATZ / pkatz@westfairinc.com

As part of a state commitment of \$2.6 billion in funding to support "safety net" hospitals in New York, WMCH Health and its Westchester Medical Center (WMC) in Valhalla will receive \$100 million, it was announced Oct. 23 by Gov. Kathy Hochul. Hochul visited the WMCH Health campus to make the announcement.

The funding, part of the New York State Department of Health's Safety Net Transformation Program, will help support the merging of the Bon Secours Charity Health System and Health Alliance of the Hudson Valley into the WMCH Health network.

In September, it was announced that WMCH Health is taking over full ownership and operation of three hospitals from Bon Secours Mercy Health: Good Samaritan Hospital in Suffern, Bon Secours Community Hospital in Port Jervis, and St. Anthony Community Hospital in Warwick.

Hochul along with other state officials and county leaders toured the WMCH Valhalla facility where a new five-story patient care center is being built. Hospital staff gave a presentation on adult trauma and the group visited a CAT Scan facility where imaging studies of patients are done.

"Our goal is to make New York a place where people live longer, happier and healthier lives and that starts by investing in the hospital systems and health care heroes like those we met today at Westchester Medical Center," Hochul said. "While Republicans in Washington slash funds for hospitals across the country, reduce access to lifesaving services and threaten to raise insurance premiums, here in New York we are making long-term investments in the critical care all New Yorkers depend on."

Hochul presents Safety Net Transformation award for WMCH Health to Lubarsky as elected officials and hospital staff look on.

Through the transformation plan, WMC will increase its service capacity to allow more patients to receive preventive and life-saving care close to home, unify its electronic medical record system, and improve access to behavioral health, maternal, pediatric, and ambulatory care services.

WMCH Health CEO and President Dr. David Lubarsky said, "This transformational support will allow us to accelerate our integration efforts through technology and process, from

vital information systems upgrades to critical support for our community hospitals, as we continue to modernize and expand care across the region."

Lubarsky emphasized that people who show up at a safety net hospital in need of care will receive it regardless of their ability to pay.

"It doesn't matter what Washington, D.C. does,"

Lubarsky said. "Because my colleagues here will not allow human suffering to take place if we have anything to say about it."

State Senate Majority Leader Andrea Stewart-Cousins said, "Strategic investments that address the needs of hospitals and health organizations will enable health professionals to better care for more New Yorkers. By encouraging the Westchester Medical Center Health Network to partner with the Bon Secours Charity Health System and the Health Alliance of the Hudson Valley, the Health Care Safety Net Transformation Program will allow Westchester Medical Center to optimize its operations, make its care services more accessible, and enhance its residency program."

Westchester County Executive Ken Jenkins described Westchester Medical Center as a lifeline for many county residents.

The state's Health Care Safety Net Transformation Program helps support partnerships between safety net hospitals and other health care organizations. A safety net hospital cannot turn away patients who are unable to pay. A higher percentage of the patients they treat are uninsured or receive health care through public health insurance programs than do patients at hospitals that are not in the safety net category. The state's Transformation Program provides strategic capital and operating support and regulatory flexibility as needed to improve the resilience and sustainability of safety net hospitals and expand access to high quality care.

WMC is a safety net hospital serving one in three people in the Hudson Valley who are enrolled in Medicaid. It is the only Level 1 trauma center in the region. Health Alliance of the Hudson Valley operates both Health Alliance Hospital and Margaretville Memorial Hospital. Health Alliance is the only acute care hospital in Ulster County and Margaretville is a rural critical access hospital in the Catskill Mountain area.



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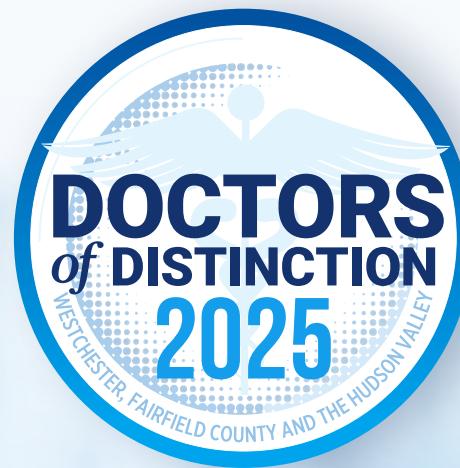


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# Eye on small business

## The Dog Stop, Mamaroneck

BY JEREMY WAYNE / [jwayne@westfairinc.com](mailto:jwayne@westfairinc.com)

Continuing our series on interesting and innovative franchises sweeping our area, this week we turn our focus to The Dog Stop in Mamaroneck, where luxury suites and turndown service with amenities and luxury treats will all be available to lucky local (or not so local) canines.

In a recent conversation, the franchisees, Pelham Manor residents Thumper Moyle and Jonathan Friedman, told Westfair's Westchester County Business Journal about the search for the right locale, the mechanics of the franchise and what makes The Dog Stop an outstanding facility.

Here are some edited highlights:

**Jonathan, what have been your and Thumper's career paths to date that brought you both to opening The Dog Stop, Mamaroneck?**

"We both retired young – I from a career in law and business, and Thumper from a career in human resources. After years in the corporate world, we knew we wanted to create something together that felt personal and meaningful – aligned with our shared love of dogs.

"We explored several business models and franchise systems. Dog care was a natural fit. It combined our passion with a sound operational foundation. We interviewed and visited the headquarters of every national franchise in the daycare/boarding space and determined for multiple reasons that The Dog Stop was the best fit for its commitment to safety, training

and cleanliness. We also loved that it's cage-free, highly interactive and brings all services – daycare, boarding, grooming and training – together under one roof."

**How did you go about researching the Westchester / Mamaroneck marketplace?**

"Having grown up in Pelham Manor, I know Westchester County extremely well. Mamaroneck is really the hub of the Long Island Sound towns, with a vibrant downtown, great accessibility and a strong community of dog owners. The area is full of families and professionals who truly value quality pet care, yet lacked high-quality options for daycare and boarding. The opportunity was clear."

**And what about finding and securing premises?**

"We worked with a Westchester-based commercial real estate broker and looked at more than 100 potential sites. Unfortunately, nearly all of the properties that fit our requirements were located in commercial or industrial areas that were, quite frankly, uninviting. Thumper and I got very lucky when we found what would become our present location, a former New York Sports Club.

"The catch: Mamaroneck's zoning code didn't yet allow for dog boarding or daycare facilities. I spent a year attending countless board of trustees' meetings and worked closely with local officials to have the code amended to permit my type of business. The

board was very supportive throughout the process, recognizing the community's need."



From left, Jonathan Friedman and Thumper Moyle, owners of the latest franchise of The Dog Stop, in Mamaroneck, with their dogs Hairy and Tucker. *Photographs courtesy The Dog Stop.*

"After years in the corporate world, we knew we wanted to create something personal and meaningful – aligned with our shared love of dogs."

— Jonathan Friedman



Benny, a guest of The Dog Stop, with one of its pink frisbees.

**Let's talk about the franchise investment, which was clearly substantial. Can you say how this was funded and give some indications of predicted return on investment with a timeline?**

"Thumper and I built and funded this business with our own personal funds. Based on our early results, we are hoping to be cash flow-positive within the first 120 days."

**How has the village of Mamaroneck treated you?**

"The village of Mamaroneck has been a pleasure to work with. While the zoning process took time, the board of trustees was thoughtful and very supportive. Receiving our special use permit was painless, and the Mamaroneck Building Department, under its new leadership, ran like a well-oiled machine. Since I personally oversaw the build-out and acted as general contractor, I interacted with them regularly, and they were patient, professional and helpful at every stage. I want to give special thanks to Karen Johnson from the Building Department for her guidance.

"The Mamaroneck Chamber of Commerce has also been incredible. Michael Murphy and his team have gone above and beyond welcoming us into the community and connecting us with local businesses through a myriad of local events."

**You only opened officially on Saturday, Oct. 25, but what are the early indications as to how the business will progress?**

"....There's definitely a buzz around town. Our introductory offer – an unlimited monthly daycare package for \$299 – has also been incredibly popular."

**Were The Dog Stop Mamaroneck a "regular" hotel, we would be asking you about the ADR (average daily rate) and average length of stay. Well, we would like to ask you those two questions anyway.**

"Our boarding rates vary by suite type. Standard suites are \$88 per night and luxury suites are \$120 per night. Though it's still early days, our average length of stay is about five nights, ranging from three nights to around 11 nights."

**Lastly, if the franchise proceeds as predicted, do you imagine opening further Dog Stops or do you think you will have your hands full with this one?**

"We currently hold the exclusive franchise rights for Westchester County and the right of first refusal for Fairfield County. If all continues as planned, Thumper and I absolutely intend to open more Dog Stop locations in the region."



# Connecticut's Assisted Living Home Care Services expands into Massachusetts

BY GEORGETTE GOUVEIA / [ggouveia@westfairinc.com](mailto:ggouveia@westfairinc.com)

“We offer both traditional eldercare services and advanced technology designed to keep seniors independent for as long as possible.”

— Mario D'Aquila



Assisted Living Home Care Services, which has been helping seniors age safely in place for nearly 30 years, is run by the D'Aquila family. From left, Nick D'Aquila, chief information officer; Ron D'Aquila, RN, co-founder; Sharon D'Aquila, co-founder; and Mario D'Aquila, chief operating officer. *Photographs courtesy Assisted Living Home Care Services.*

**The elderly population in Massachusetts is a significant and growing demographic, according to the 2025 “Massachusetts Healthy Aging Data Report.” One Connecticut-based homecare agency is crossing state lines to deliver care to the nearly 1.2 million seniors who live there.**

With offices in Cheshire, Westport and Putnam, the agency has announced the expansion of its live-in, personal care homemaker and companion services into central Massachusetts.

“Connecticut and Massachusetts are home to some of the largest populations of people aged 65 plus, a phenomenon known as the ‘silver tsunami’ as the baby boomer generation ages,” said Mario D'Aquila, Assisted Living's chief operating officer. “Our company is uniquely positioned to support them since we offer a unique combination of both traditional eldercare services, as well as advanced technology designed to keep seniors independent for as long as possible, while allowing them to age safely within the comforts of their own home.”

Assisted Living Home Care Ser-

vices serves elderly individuals and couples in a variety of settings – from private homes to senior living communities, offering either competitive hourly or live-in services for each family's flexibility. The company provides free in-home evaluations that outline specific care solutions for elderly clients with the ultimate

goal of helping them age safely and happily.

Senior services offered by the company include:

- Assistance with bathing, dressing and grooming;
- Medication reminders;
- Transferring and mobility;
- Meal preparation;
- Incontinence care;
- Light housekeeping;
- Safety monitoring.

The new central Massachusetts territory includes Webster, Dudley, Douglas, Sturbridge, Southbridge, Charlton, Oxford, Auburn, Millbury, Uxbridge, Northbridge, Upton, Mendon, Blackstone and Sutton – all being serviced by Assisted Living's Putnam office.

Terri Ducharme, RN, director of Assisted Living Home Care Services' Putnam location, said that the com-

pany's entire staff is made up of employees who undergo a thorough state and national criminal background check, a Department of Homeland Security check and professional and employment references as part of the hiring process. They also receive training in customer service, Alzheimer's and dementia care, an introduction to hospice care, the federal government's Occupational Safety and Health Administration (OSHA), safe driving and many other topics. All workers are insured, bonded and supervised.

“Whether a person needs a 24-hour live-in aide or remote monitoring with one of our technology devices, we have experience in all levels of non-medical senior care that helps your loved one remain safe and independent at home, while giving peace of mind to the family,” said Ducharme.

Assisted Living Home Care Services client Joseph Glowacki and caregiver Nana Amaoteng.

Sister company . became the first of its kind in 2010 dedicated solely to using technology to empower and enhance senior safety. Some of its high-tech systems, which will migrate to central Massachusetts, include:

- Fall and wander prevention systems: Bed pads, chair pads, door sensors and a pager alarm help

keep caregivers aware of their elderly loved one's every move.

- Personal emergency response devices: Whether having a medical emergency, fire, burglary or just the need for the comfort of knowing someone is there for you, the senior simply presses a waterproof pendant or wristband and speaks hands-free to an exclusive EMD Certified Monitoring center 24/7, which can then connect the client to a loved one or caregiver or dispatch emergency services.
- Remote monitoring tools: From video doorbells and camera-infused flood lights to motion, door and window sensors, there are many devices to keep potential intruders far away.
- Medication management solutions: Automated pill management systems can be customized according to daily, weekly and monthly allotments, with alarm reminder systems to ensure that seniors get the right dose of medications at the right time.
- Home safety equipment: From devices that instantly shut the stove off after a certain period of inactivity to devices that automatically disconnect power to one's range or stove when fire or smoke are detected, the company ensures safety in the most dangerous room of the house — the kitchen.

Additionally, seniors may select the CarePlus program, which combines cutting-edge technology with a skilled home-care staff.

Founded in 1996 and recognized by Home Care Pulse as a “Best of Home Care Leader In Excellence,” Assisted Living has more than 700 employees who work collaboratively with area hospitals, rehabilitation facilities and nursing homes, along with various agencies such as the Alzheimer's Association, the Visiting Nurse Association, hospice agencies and protective services.

Added Mario D'Aquila: “It's been our mission to provide only the highest caliber of care to Connecticut's aging residents, and we look forward to bringing our exceptional expertise, beneficial programs and innovative systems to the elderly in central Massachusetts.”

For more, [click here](#) or call 203-634-8668.

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# NYMC raises \$620K at Founder's Dinner

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

New York Medical College (NYMC), a member of Touro University (TU) hosted its annual Founder's Dinner that raised \$620,000 that will go toward scholarships and medical research. The event at the VIP Country Club in New Rochelle was attended by more than 400 people. It marked the academic, health care, business and community stakeholders at the VIP Country Club in New the 165th anniversary of NYMC's founding.

"For 165 years, New York Medical College has been home to some of the most impressive health care professionals and medical researchers in the country," said Alan Kadish, M.D., president of NYMC and TU. "We are proud to carry on that legacy as we honor leaders for their accomplishments and contributions to our school and students."

The honorees were NYMC leaders: Renee Garrick, M.D., vice dean for

Westchester Medical Center and professor of medicine; Martin S. Katzenstein, M.D., associate professor of pediatrics, assistant dean of clinical affiliations and chair of the NYMC Board of Advisors; and John T. Pellicone, M.D., who recently stepped aside as chief medical officer for NYC Health + Hospitals/Metropolitan and is currently Phase 1 co-director for the M.D. degree program and assistant professor of medicine.

Garrick received the Jackson E. Spears Community Service Award, which recognizes individuals and organizations that have demonstrated exceptional commitment to serving their communities. The Distinguished Leadership and Service Award was presented to Katzenstein for his decades of dedicated service and significant contributions to advancing health care, medical education, and community partnerships. Pellicone received The

"The Founder's Dinner raised \$620,000 to support scholarships and medical research, strengthening NYMC's mission of education and service."



From left: Alan Kadish; Martin S. Katzenstein; Renee Garrick; John T. Pellicone, and Edward C. Halperin, M.D., chancellor and CEO of NYMC

Alfred DelBello Distinguished Service Award for his outstanding leadership, commitment to patient care, and enduring dedication to medical education and NYMC's mission.

The event was emceed by Vilma E. Bordonaro, NYMC chief of staff, and Etienne, M.D., vice chancellor, associate dean for student affairs, and associate professor of neurology and of medicine.

## NONPROFITS

# Perry named new president and CEO of Guiding Eyes for the Blind

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

**Guiding Eyes for the Blind, which is based in Yorktown Heights, has announced that Christopher Perry will join the organization as its new president and CEO effective Nov. 3. Since 2018, Perry has served as president and CEO of Spectrum for Living, a New Jersey nonprofit that supports people with intellectual and developmental disabilities.**

Eduardo Andrade has been serving as interim president and CEO at Guiding Eyes for the Blind following the departure of Thomas Panek, who this year became president and CEO of Lighthouse Guild.

"Guiding Eyes for the Blind empowers individuals with vision loss by pairing them with extraordinary service dogs that promote greater in-

dependence," said Perry. "I am deeply humbled to have been selected as their president and CEO, and I look forward to working with the organization's board, staff, and the broader community to ensure the success of every student graduate and guide dog who walks through our doors."

Perry is a former civil defense litigator and current member of the New York State Bar. He holds received a bachelor's degree in psychology from Skidmore College, a law degree from Washington University School of Law, and a master's degree in nonprofit management from The New School.

During his career, he held executive director positions at Ronald McDonald House Charities New York Tri-State Area, College Summit New

York, and Boys Hope Girls Hope of New York. He began his nonprofit career at Covenant House New York.

"His deep commitment to social impact and his strategic leadership experience make him the ideal person to guide our organization into its next chapter," said John Donnelly, board chair for Guiding Eyes.

Guiding Eyes has more than 150 employees and about 2,000 volunteers. It has its offices and a training center on a 10-acre site in Yorktown Heights. It also has a Canine Development Center in Patterson, as well as an Urban Training Center in White Plains. It has provided an estimated 10,000 guide dogs to people with vision loss since its founding in 1954. The organization's services are provided free of charge. Guiding Eyes notes that depends on contributions for the bulk of its financial support.



Christopher Perry.

# Bethel establishes film committee to put the town on the big screen

BY PAMELA BROWN

**BETHEL** – The Town of Bethel has joined a growing trend of bringing more visibility and monetary resources from the film and media production industry in the state.

It recently created a film committee whose charge it is to attract location managers, production scouts, and directors to work in the area.

“Our goal is to collaborate with and build upon the efforts of other film committees and commissions throughout Fairfield County,” said Janice Chrzeszczanek, director of economic development for the town and Chair of Bethel Arts, who also serves as secretary of the film committee. “We want to contribute to a regional network that strengthens Connecticut’s visibility in the entertainment industry.”

Six other Bethel residents, who are serving in a volunteer capacity, have direct ties to the film and television industry. Committee members include: Bob Korin, chair (a retired hotel sales and marketing executive, background actor, and improv performer); Shea Farrell, vice chair (who had a 43-year career in Hollywood); Jhonny Parks, member (cinematographer, director, teacher, and owner of What A Production); Matt Troy, member (assistant arts professor, NYU Tisch School of the Arts; filmmaker, cinematographer, and volunteer firefighter); Bob Kozlowski, member (CPA and retired Town of Bethel comptroller); and Lynn Priest, member (actor and singer in film and theater who brings experience

from a previous film commission).

“Over the past few years, several of us had been discussing the idea of establishing a film committee, each in our own circles, before realizing we shared the

same vision,” said Chrzeszczanek. “In truth, it’s about enthusiasm, collaboration, and a shared commitment to supporting Bethel through creative enterprise.”

Chrzeszczanek also served as the central connector, bringing together the founding members of Troy, Korin, and Kozlowski, to formalize the concept.

The committee’s mission is to support projects of all kinds, including digital media, commercials, music videos, feature films, short films, student films, documentaries, broadcast media, television programming, and more. By fostering a dynamic and welcoming creative environment in Bethel, the committee aims to highlight the benefits of Bethel as a valuable location and helping to position Fairfield County as a premier destination for filmmakers and content creators.

“Bethel offers a small-town atmosphere with a big-city heart,” Korin said. “Filmmakers have access to four distinct seasons, scenic farms, historic homes, and a bucolic landscape with a colonial feel – all within proximity to major metropolitan areas.

“Whether it’s a period piece or a character-driven drama, Bethel provides an adaptable and welcoming backdrop for storytelling.”

Korin noted the committee will



The Bethel Film Committee includes, from left, Bob Korin, Shea Farrell, Lynn Priest, Bob Kozlowski, and Janice Chrzeszczanek. Photo courtesy of Janice Chrzeszczanek

work with other cities and towns while authentically promoting the resources the town of Bethel has to offer.

“If a script calls for skyscrapers in the desert, we’ll suggest another location,” he said. “What we don’t have, we’ll help productions find nearby. For productions seeking depth, character, and a timeless American setting, Bethel fits the bill perfectly.”

Farrell acknowledged that the State of Connecticut has provided tax credits since 2006 for filming in the region. But, for the last three years, it’s been a contentious topic area as Gov. Ned Lamont has included a cut in the film production tax credit every year. Lamont’s proposal included a cut to the 30% film production tax credit to 25% for companies that shoot movies, TV series, commercials, and any digital video projects in the state and it would apply to expenses that are incurred: 0% for expenses between \$100,000 and \$500,000; 15% for expenses between \$500,000 and \$1 million; and 30% for expenses over \$1 million. This measure would be retroactive to Jan. 1, 2025. However, nothing was passed this year.

“While we appreciate the importance of tax incentives, our focus is on showcasing the state’s inherent advantages – authentic locations, tal-

ented professionals, and supportive communities. We believe Connecticut can compete with neighboring states through smart strategy and collaboration, not just tax breaks,” Farrell said.

First Selectman Dan Carter has expressed support for the committee and its objectives.

“With some promotion through the film committee, an economic boost from jobs and local spending would be fantastic, but the real win would come from the opportunity to involve the community,” Carter said. “Bethel is such a charming town with a unique character that residents are proud of, so sharing our community with others could create some excitement and bring the town together.”

The committee is determined to keep the community involved through transparency, collaboration, and respect, according to Chrzeszczanek.

“Not everyone may immediately embrace the idea of film production in town, but we hope to demonstrate the value it brings, economically and culturally,” she said, adding, “The Town of Bethel stands to benefit through permit fees, rentals, and services, while local businesses—restaurants, shops, and lodging—will see increased activity during production periods.”

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ECONOMY

# James and Tong join in lawsuit to stop halt in SNAP funding

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

**New York Attorney General Letitia James, Connecticut Attorney General William Tong, 21 other attorneys general and three governors on Oct. 28 filed a federal lawsuit designed to force the Trump administration to continue funding the Supplemental Nutrition Assistance Program (SNAP), which it plans to stop funding effective Nov. 1, blaming the government shutdown.**

The lawsuit, filed in U.S. District Court for the District of Massachusetts names as defendants the U.S. Department of Agriculture, Agriculture Secretary Brooke Rollins in her official capacity, the U.S. Office of Management and Budget, and Russell Vought in his official capacity as director of the Office of Management and Budget.

The lawsuit emphasizes that the administration's hold on funding is unlawful because USDA is legally required to continue providing benefits as long as it has funding, and the agency has access to billions of dollars in contingency funds that Congress

specifically appropriated to keep benefits flowing during funding lapses. The coalition is asking the court to intervene immediately and ensure USDA uses its existing contingency funds to maintain life-saving food assistance benefits through the shutdown.

"Trump is stealing food from hungry Connecticut families — it's unconscionable, unlawful, and we're going to court today to free these funds," Tong said. "There are billions of dollars in contingency funds, paid for by taxpayers and appropriated by Congress sitting there to help American families buy food at a time when grocery prices are already out of control. Trump has no right to block these funds and we're not going to let him use our families as political bargaining chips."

The lawsuit argues that a halt in SNAP funding will harm businesses, including thousands of merchants who honor SNAP payments. Also to be hurt, according to the lawsuit, are tens of thousands of employees of the

firms. The lawsuit characterizes SNAP as having great economic importance in numerous communities across the country.

The lawsuit states, "In New York, the SNAP program is a central component of state-wide efforts to eradicate hunger and to help vulnerable New Yorkers meet their essential needs and advance economically by providing opportunities for stable employment, housing, and nutrition. The SNAP program serves over 2.9 million New Yorkers each month, including over 920,000 children and over 600,000 older adults. Approximately 7% of the New Yorkers benefiting from SNAP are disabled."

The lawsuit explains, "In the State of Connecticut, SNAP is administered by the Department of Social Services. SNAP is a key part of Connecticut's efforts to address hunger by supplementing the food budget of low-income families so they can purchase healthy food. Thus far in 2025, an average of approximately 366,000 people received SNAP benefits in Connecticut each month, including approximately 215,000 families and 120,000 children. Households in Connecticut receive

on average \$324 per month in SNAP benefits to meet their basic subsistence and nutritional needs."

The lawsuit argues, "Shutting off SNAP benefits will cause deterioration of public health and wellbeing. Ultimately, the States will bear costs associated with many of these harms. The loss of SNAP benefits leads to food insecurity, hunger, and malnutrition, which are associated with numerous negative health outcomes in children, such as poor concentration, decreased cognitive function, fatigue, depression, and behavioral problems."

In a statement, James said, "There is no excuse for this administration to abandon families who rely on SNAP, or food stamps, as a lifeline."

In addition to James and Tong, plaintiffs in the lawsuit are the attorneys general of Arizona, California, Colorado, Delaware, Hawaii, Illinois, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New Mexico, North Carolina, Oregon, Rhode Island, Vermont, Washington, Wisconsin, and the District of Columbia, as well as the governors of Kansas, Kentucky, and Pennsylvania.

# Mark the location of late emerging perennials now

BY MELINDA MYERS

As you prepare your gardens for winter, consider marking the location of late emerging perennials to avoid accidentally weeding them out next spring.

Hardy hibiscus, balloon flower (Platycodon), leadwort (Ceratostigma), Crocosmia, Red-hot poker (Kniphofia), whirling butterflies (Gaura lindheimeri), Butterfly bush (Buddleia), Russian sage (Pervovskia atriplicifolia) and blue spirea (Caryopteris x clandonensis) are a few you may have growing in your garden. Many native plants like butterfly weed (Asclepias tuberosa), swamp milkweed (Asclepias incarnata), black-eyed Susan (Rudbeckia), Culver's root (Veronicastrum), Indian pink (Spigelia marilandica), Joe-pye weed (Eutrochium spp. formerly Eupatorium), asters, liatris and goldenrods can also be late to emerge. It's easy to accidentally weed these out during spring cleanup.

These plants are worth the wait since they add extra color to our mid- and late-season gardens. They extend the beauty, pollinator appeal and food source for many insects and songbirds visiting your gardens.

Try leaving the stems or a portion

of the stems of these plants intact until the new growth emerges. Unfortunately, many of us have accidentally removed these, too.

Plant tags will identify the plant and mark their location but can be unsightly. Try placing a colorful dowel rod, golf tee or short bamboo stake at the base of these plants. Number each and mark them on your garden plans to help track the plant's identity.

Stones or shells, where they are abundant, can be placed next to or surrounding these plants to mark the location. These tend to stay put and may be less obtrusive than plant tags. Just be sure to alert anyone helping in the garden of their purpose and that they need to stay put.

Or mark their spot with bulbs. Plant spring flowering bulbs like daffodils, hyacinths and alliums next to these plants to extend your garden's bloom time and help prevent damage to the perennial plants.

Avoid tulips, crocus and other bulbs that animals love. Squirrels, chipmunks, rabbits and deer may move or eat your marker.

Consider using a mix of early-, mid- and late-spring flowering bulbs

to further extend the color in your garden. Or skirt these late emerging plants with early spring blooming perennials like woodland and creeping phlox, candytuft or rockcress. You'll enjoy the added color.

Patience is key here. Next year, these late emerging perennials may have you worried they died over winter. Lingering winter weather and cooler than normal spring temperatures might further delay their appearance. But know this adaptation allows them to avoid damage from late spring frosts as they wait for the soil to warm and begin growing.

*Melinda Myers has written more than 20 gardening books, including "The Midwest Gardener's Handbook, Second Edition" and "Small Space Gardening." She hosts "The Great Courses," "How to Grow Anything" instant video and DVD series and the nationally-syndicated "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com>.*



Butterfly weed (Asclepias tuberosa) has red, orange, or yellow flowers. Photographs by Melinda Myers.com.

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## WESTCHESTER

### COURT CASES

#### U.S. Bankruptcy Court

##### White Plains and Poughkeepsie

##### Local business cases, Oct. 22 - 28

**Patrick F. Monaghan III, CPA, Nanuet**, 25-23011-SHL: Chapter 11, assets \$1,470,195, liabilities \$937,341. Attorney: James J. Rufo.

**124 Plaza Avenue Waterbury LLC, Spring Valley**, 25-23023-SHL: Chapter 11, assets \$0 - \$50,000, liabilities, \$500,000 - \$1 million. Attorney: Christian N. Martinez.

**BSD Hartford 99 LLC: Spring Valley**, 25-23024-SHL: Chapter 11, assets \$0 - \$50,000, liabilities, \$500,000 - \$1 million. Attorney: Christian N. Martinez.

**24 Stern Street LLC: Spring Valley**, 25-23027-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000. Attorney: pro se.

**Noleen E. Thomas-Leak, Poughkeepsie, re. JA-Mexican Caribbean Cuisine LLC, Highland**, 25-36118-KYP: Chapter 7, liabilities \$1 million - \$10 million. Attorney: pro se.

##### U.S. District Court, White Plains

##### Local business cases, Oct 22 - 28

**Jennifer Vargas, et al. vs. Crab Du Jour LLC, Pelham**, 25-cv-8738-NSR: Civil rights. Attorney: Christopher H. Lowe.

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

**Lauren Pietrangelo, Essex County, New Jersey vs. Mavis Tire Supply, Millwood**, 25-cv-8740-KMK: Negligence, class action. Attorney: Linda P. Nussbaum.

**U.S. Securities and Exchange Commission vs. Solomon Lichtenstein, formerly of Stony Point**, 25-cv-8742-NSR: Securities fraud. Attorney: Peter Mancuso.

**Michael Kearins, Yonkers vs. Mavis Tire Supply, Millwood**, 25-cv-8751-KMK: Negligence, class action. Attorney: Steven Sukert.

**William Bunch, Shelby, North Carolina vs. Mavis Tire Supply, Millwood**, 25-cv-8754-JGLC: Negligence, class action. Attorney: Leanna A. Loginov.

**Mario Rodriguez, Middletown vs. Middletown Fried Chicken Gyro & Grill Halal**, 25-cv-8800-CS: Fair Labor Standards Act. Attorney: Michael S. Samuel.

**Mint Leaf Kosher, Highland Mills vs. Ohio Security Insurance Co., Suffolk County, Massachusetts**, 25-cv-8824-PMH: Insurance. Attorney: Ashlyn Capote.

**International Union of Operating Engineers, Long Island City, Queens vs. Commodore Maintenance Corp., Bronxville**, 25-cv-8865-NSR: Employee Retirement Income Security Act. Attorney: James M. Steinberg.

**International Union of Operating Engineers, Long Island City, Queens vs. Commodore Construction Corp., Mount Vernon**, 25-cv-8868-JGLC: Employee Retirement Income Security Act. Attorney: James M. Steinberg.

**O'Donnell & Sons Inc., Fishkill vs. New York State Department of Taxation and Finance, Albany**, 25-cv-8874-CS: Mortgage tax, class action. Attorney: Paul Quartararo.

**Myrna Migliaccio, San Diego, California vs. Bonafide Health LLC, Harrison**, 25-cv-8954-PMH: Invasion of privacy, class action. Attorney: Philip L. Fraiatta.

**Javier Becerra vs. M&F Builder Inc., Port Chester, et al.**, 25-cv-8955-CS: Fair Labor Standards Act. Attorney: Gennadiy Naydenskiy.

### DEEDS

#### Above \$1 million

**169 Millard LLC**, Sleepy Hollow. Seller: Joanne Kelly, Sleepy Hollow. Property: 169 Millard Ave., Mount Pleasant. Amount: \$1 million. Filed Sept. 30.

**2 Apple Court LLC**, Eastchester. Seller: Indeira Dindial, Eastchester. Property: 2 Apple Court, Eastchester. Amount: \$1.3 million. Filed Sept. 25.

**49 Fuller LLC**, Yonkers. Seller: 49 Fullerton Ave, LLC, Yonkers. Property: 49 Fullerton Ave., Yonkers. Amount: \$1.9 million. Filed Sept. 30.

**500 van Cortland LLC**, Airmont. Seller: 500 VCP LLC, Las Vegas, Nevada. Property: 500 Van Cortland Park Ave., Yonkers. Amount: \$1.4 million. Filed Sept. 30.

**606 Yonkers Ave LLC**, Maspeth. Seller: David Demarchis, Yonkers. Property: 606 Yonkers Ave., Yonkers. Amount: \$1 million. Filed Sept. 25.

**873 LLC**, Armonk. Seller: 873 Holding Company LLC, Larchmont. Property: 873 N. Broadway, North Castle. Amount: \$1.2 million. Filed Sept. 26.

**Brown, Michael B.**, Albuquerque, New Mexico. Seller: Silver Ridge Development LLC, Hartsdale. Property: 20 Carthage Lane, Scarsdale. Amount: \$4.1 million. Filed Sept. 30.

**Cartus Financial Corp.**, Danbury, Connecticut. Seller: Adam E. Waterbury, Ossining. Property: 32 Waterview Drive, Ossining. Amount: \$1.2 million. Filed Sept. 26.

**Coleva 720 Davenport LLC**, Ormond Beach, Florida. Seller: Jaime A. Edwards, New Rochelle. Property: 720 Davenport Ave., New Rochelle. Amount: \$2.1 million. Filed Sept. 26.

**Edgar, Kenneth C.**, Longboat Key, Florida. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 12 Carriage Lane, New Castle. Amount: \$1.7 million. Filed Sept. 24.

**Gruska, Edward**, Purchase. Seller: Simply Magic LLC, West Harrison. Property: 9 Oak Ridge, Harrison. Amount: \$2.8 million. Filed Sept. 26.

**Kuskovski, Vladimir**, Valhalla. Seller: Eileen Rivilis, Baldwin Place, Property: 14 Putney Road, Somers. Amount: \$1.3 million. Filed Sept. 30.

**Ranza Realty LLC**, Putnam Valley. Seller: Michael McKenzie, Katonah. Property: 171 Goldens Bridge Road, Bedford. Amount: \$1.1 million. Filed Sept. 26.

**Wagner Family Trust**, Santa Monica, California. Seller: Farragut Road Realty Group LLC, Bronxville. Property: 36 Farragut Road, Scarsdale. Amount: \$4.2 million. Filed Sept. 29.

**125 Manhattan Avenue LLC**, White Plains. Seller: Leonel Guardado, White Plains. Property: 125 Manhattan Ave., Greenburgh. Amount: \$800,000. Filed Sept. 26.

**134 Soundview NY LLC**, South Salem. Seller: 134 Soundview Realty Corp., Eastchester. Property: 134 Soundview Ave., White Plains. Amount: \$755,000. Filed Sept. 29.

**1870-1865 Brookdale Yorktown LLC**, Eastchester. Seller: Maeve Griffin, Yorktown Heights. Property: 1870 Brookdale St., Yorktown. Amount: \$255,000. Filed Sept. 24.

**228 Bryant Avenue Inc.**, Elmsford. Seller: 39 Cypress Lane LLC, White Plains. Property: 228 Bryant Ave., Greenburgh. Amount: \$180,000. Filed Sept. 25.

**232 Bryant Avenue Inc.**, Elmsford. Seller: 39 Cypress Lane LLC, White Plains. Property: 232 Bryant Ave., Greenburgh. Amount: \$240,000. Filed Sept. 25.

**34 South Clinton LLC**, Hastings-on-Hudson. Seller: Erin Salo-Mullen, Highland, Michigan. Property: 128 Colonial Parkway, 2F, Yonkers. Amount: \$367,000. Filed Sept. 30.

**45 N. Ridge Street Corp.**, Rye. Seller: Phyllis Ryan, Brewster. Property: 45 N. Ridge St., Rye Town. Amount: \$425,000. Filed Sept. 24.

**80-82 Lawrence Street LLC**, Bronxville. Seller: 80-82 Lawrence Realty LLC, Orangeburg. Property: 80 Lawrence St., Yonkers. Amount: \$860,000. Filed Sept. 29.

**Arellano, Armando**, White Plains. Seller: 22 Olivia LLC, Port Chester. Property: 22 Olivia St., Rye Town. Amount: \$830,000. Filed Sept. 29.

**Bedford Scaffolding LLC**, Goldens Bridge. Seller: Harris Gershman, Bedford. Property: 65 Hickory Lane, Bedford. Amount: \$670,000. Filed Sept. 26.

**Chyrack, Elda**, Yonkers. Seller: MJD Contracting Corp., Carmel. Property: 105 Colgate Ave., Yonkers. Amount: \$715,000. Filed Sept. 26.

**Collins, Jordan**, Brooklyn. Seller: White Plains Equities LLC, Bronxville. Property: 300 Main St., White Plains. Amount: \$332,000. Filed Sept. 29.

**D2g Realty LLC**, White Plains. Seller: Loretta Carlisle, Yonkers. Property: 35 Lawrence St., Yonkers. Amount: \$600,000. Filed Sept. 29.

**Deleon, Jorge**, Yonkers. Seller: Equinox Renovations LLC, Fairfield, Connecticut. Property: 3 Belview Ave., Ossining. Amount: \$370,000. Filed Sept. 29.

**Diluna, Rocco**, West Harrison. Seller: 61 Buckout LLC, West Harrison. Property: 61 Buckout Road, Harrison. Amount: \$650,000. Filed Sept. 29.

**Jemma Holdings LLC**, Scarsdale. Seller: Keith Kennerly, White Plains. Property: 25 Leroy Place, New Rochelle. Amount: \$550,000. Filed Sept. 29.

**Joseph S. Borges Enterprises LLC**, Yorktown Heights. Seller: Jean Smith-Rakotz, Croton-on-Hudson. Property: 2 Wayne St., Cortlandt. Amount: \$600,000. Filed Sept. 30.

**JZ Sands LLC**, Hartsdale. Seller: Donald J. Lalla, White Plains. Property: 34 Sands St., Rye Town. Amount: \$999,000. Filed Sept. 30.

**Ka2 Design & Work Inc.**, New York. Seller: 11 Lyman LLC, Dobbs Ferry. Property: 11 Lyman Place, Greenburgh. Amount: \$599,000. Filed Sept. 29.

**Lopez Cristy**, Bronx. Seller: NCJJ Renovation LLC, Corona. Property: 27 Belknap Ave., Yonkers. Amount: \$649,000. Filed Sept. 24.

**LW Premier Development Realty Corp.**, Pelham. Seller: Joseph Jackson Cioppa, New Jersey. Property: 10 Poplar Ave., Pelham. Amount: \$775,000. Filed Sept. 29.

**Rock Solid Builders NY LLC**, Harrison. Seller: 16 Lake Road Inc., Bedford. Property: 3138 Hearthstone St., Yorktown. Amount: \$200,000. Filed Sept. 30.

**Sasson, Danielle**, White Plains. Seller: Hallocks Square LLC, Goldens Bridge. Property: 2008 Millstone Court 8, Yorktown. Amount: \$799,000. Filed Sept. 26.

**Sherwood Road Holdings LLC**, Airmont. Seller: Juan P. Patino, Peekskill. Property: 12 Sherwood Road, Cortlandt. Amount: \$110,000. Filed Sept. 26.

**Truss Soisette**, Yonkers. Seller: 13 Moquette Row LLC, Merrit Island, Florida. Property: 13 Moquette Row South, Yonkers. Amount: \$289,000. Filed Sept. 30.

**VTH LLC**, Syosset. Seller: Nicholas P. Barone, White Plains. Property: 36 N. Evans Ave., Greenburgh. Amount: \$548,000. Filed Sept. 25.

#### Federal Tax Liens, \$10,000 or greater,

#### Westchester County, Oct. 22 - 28

**19 Sky Harbor LC**: Scarsdale, 2018 - 2020, 2022 - 2023: partnership income, \$39,580.

**Antonio Bulfamante Inc.**: New Rochelle, 2023 quarterly taxes, \$49,798.

**Assured Organics Inc.**: Hartsdale, 2019 - 2024 corporate income, \$42,556.

**Boone, Cassandra:** Mount Vernon: 2021, 2023 failure to collect employment taxes, \$47,165.

**Grossberg, Matthew and Lauren Grossberg:** Scarsdale, 2022 - 2023 personal income, \$247,138.

**Gsil Holding Corp.:** Yonkers, 2017 failure to file correct information, \$253,278.

**Herrera, Roberto:** Rye Brook, 2013, 2015, 2017 - 2023 personal income, \$128,171.

**Jaquez, Marquez Luca:** New Rochelle, 2015, 2017, 2019, 2022 - 2024 personal income, \$10,479.

**JCT Development New York Inc.:** White Plains, 2025 quarterly taxes, \$137,957.

**Lippolis Electric Inc.:** Pelham, 2025 quarterly taxes, \$1,396,279.

**Martinez, Toni S.:** Yonkers, 2022 - 2023 personal income, \$42,309.

**Nero, Peter:** Thornwood: 2022 personal income, \$16,456.

**Orlando, Philip and Jill Orlando:** Pelham Manor, 2013-2014 personal income, \$265,223.

**Pessoa, Paul A.:** Mount Vernon, 2014 - 2015 personal income, \$16,707.

**Salsa Y Brasa Restaurant, Laura Arapa sole member:** New Rochelle, 2021 - 2024 quarterly taxes, \$27,308.

**Schneider, Ian L.:** Larchmont, 2020 - 2023 personal income, \$55,834.

**Rackman, Elliott and Shari Rackman:** New Rochelle, 2017, 2019 - 2023 personal income, \$111,011.

**Stricklen, Vernestine:** Mount Vernon, 2017, 2019 - 2024 personal income, \$104,879.

**Swan, Jeremy P. and Michell M. Swan:** Larchmont, 2020 - 2023 personal income, \$1,706,139.

**Wall, Lyndsey R.:** White Plains, 2017, 2020 - 2022 personal income, \$66,560.

**Ward Carpenter Engineers Inc.:** White Plains, 2025 quarterly taxes, \$33,447.

**Wong, Tommy:** Port Chester, 2020 personal income, \$32,734.

## WORKERS' COMPENSATION BOARD

**Main Street Vending LLC,** Hastings-on-Hudson. Amount: \$25,000.

**Frankr Home Improvement Corp.,** Buchanan. Amount: \$10,000.

**M&K Construction Services Corp.,** Hawthorne. Amount: \$20,500.

**EP Home Aid Services Inc.,** Yonkers. Amount: \$5,000.

**Culinarian Group SC Inc.,** Dobbs Ferry. Amount: \$500.

**Davis Electrical Services Inc.,** Mount Vernon. Amount: \$21,000.

**JJL Realty Corp. of New York,** Purchase. Amount: \$10,500.

**J. Orozco Painting Corp.,** New Rochelle. Amount: \$21,000.

**Helpin Hands Personnel Solutions LLC,** White Plains. Amount: \$21,000.

**Blooms In Motion Inc.; Humberto Figueroa, President,** Yonkers. Amount: \$1,500.

**Union Grove Community Development Corp.,** Mount Vernon. Amount: \$24,000.

**Chi-Rho Holdings Corp.,** Harrison. Amount: \$21,000.

**RLB Contracting Corp.,** Eastchester. Amount: \$25,000.

**Sona Bartsch,** Pelham. Amount: \$21,000.

**Bagels By Sofia 2 Inc.,** Mamaroneck. Amount: \$2,000.

**Denn, Kimbria M.,** Sleepy Hollow. \$11,506 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Diaz, Kalumachs,** Yonkers. \$20,440 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**DiNapoli, Gimna,** Eastchester. \$22,931 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 8.

## JUDGMENTS

**Adams, Greg,** Yonkers. \$8,149 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Angelos, Andrew,** Hartsdale. \$16,659 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Aquinoabreu, Ramon,** Yonkers. \$1,578 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 3.

**Balkcom, Kylette L.,** Cortlandt Manor. \$1,859 in favor of Petro Inc. d.b.a., Woodbury. Filed Oct. 6.

**Bager, Umaina,** Yonkers. \$16,192 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 8.

**Blake, Kereena,** Harrison. \$45,609 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 8.

**Cano, Javier R.,** Yorktown Heights. \$6,201 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Cardenas, Elizabeth,** Port Chester. \$1,915 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Cardenas, Jose A.,** New Rochelle. \$6,835 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Chin, Khurtlyn,** Mount Vernon. \$1,838 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Cox, Dylan J.,** Hawthorne. \$18,814 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Demetrius, Setania E.,** Mount Vernon. \$5,815 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Sona Bartsch,** Pelham. Amount: \$21,000.

**Bagels By Sofia 2 Inc.,** Mamaroneck. Amount: \$2,000.

**Denn, Kimbria M.,** Sleepy Hollow. \$11,506 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Diaz, Kalumachs,** Yonkers. \$20,440 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**DiNapoli, Gimna,** Eastchester. \$22,931 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 8.

**Djmac11 Entertainment LLC,** Sleepy Hollow. \$162,068 in favor of Western Equipment Finance, Devils Lake, North Dakota. Filed Oct. 6.

**Dominguez, Eunice L.,** New Rochelle. \$5,268 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 9.

**Edwards, Kera,** Mount Vernon. \$3,288 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 3.

**Espinoza, Lisseth A. C.,** Ossining. \$3,913 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Goldschlag, Diana L.,** Tarrytown. \$4,162 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Hanrahan, John J.,** Yonkers. \$9,348 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Harris, Calvin Jr.,** Yonkers. \$2,216 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Hernandez, Christina L.,** Mount Vernon. \$10,190 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Hill, Michael,** Elmsford. \$2,728 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Isola, Gladys,** Yonkers. \$2,628 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 3.

**Landis, Robert D.,** Hartsdale. \$1,956 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 8.

**Lavin, Andres,** Port Chester. \$8,499 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Masterson, Nicholas,** Bronxville. \$1,919 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**McDonald, Vickie,** White Plains. \$2,228 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Mercando, Frank,** Yonkers. \$54,838 in favor of Premier Capital LLC, Bedford, Massachusetts. Filed Oct. 7.

**Morales, Edward Jr.,** New Rochelle. \$9,217 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Murphy, Brendan,** Harrison. \$15,733 in favor of Capital One NA, Richmond, Virginia. Filed Oct. 9.

**Nevers, Roxanne,** Cortlandt Manor. \$3,708 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 9.

**Ortiz, Jaime,** Mount Vernon. \$1,860 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 3.

**Ragland, Tanya,** New Rochelle. \$2,076 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 9.

**Richards, Christopher M.,** Montrose. \$4,727 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Richards, Christopher,** Montrose. \$6,962 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Samaroo, Kishoreechand,** Mount Vernon. \$3,410 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 8.

**Samaroo, Kishoreechand,** Mount Vernon. \$5,779 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 8.

**Sanabria, Sandra,** White Plains. \$1,923 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Sanjurjo, Laron,** Mount Vernon. \$2,355 in favor of Capital One NA, McLean, Virginia. Filed Oct. 9.

**Sanquintin, Vanessa,** Buchanan. \$1,322 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Starck, Sydelle,** Yonkers. \$3,202 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 9.

**Tartarone, Vincent,** Katonah. \$5,346 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Arrow Financial Services LLC,** as owner. Filed by Bank of New York Mellon Trust. Action: Foreclosure of a mortgage in the principal amount of \$374,000 affecting property located at 26 Indian Lane, South Salem. Filed Sept. 17.

**Thomas, Michelle E.,** Scarsdale. \$12,360 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 8.

**Torres, Paul,** Pelham. \$1,448 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 3.

**Tuttle, Kathryn E.,** Croton-on-Hudson. \$9,727 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 9.

**Wahlberg, Daniel,** Pelham. \$1,892 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 3.

**Wilborne, Janelle,** Pelham. \$3,024 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 8.

**Benson, Julie,** as owner. Filed by Citibank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$460,000 affecting property located at 2079 Midland Drive, Yorktown. Filed Sept. 9.

**Bronner, Mendel,** as owner. Filed by Federal National Mortgage Association. Action: Foreclosure of a mortgage in the principal amount of \$702,000 affecting property located in Mount Vernon. Filed Sept. 16.

**Bueti, Maria,** as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 28 Avenue A, Mount Kisco. Filed Sept. 30.

**Forti, Sheila G.,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$589,000 affecting property located at 257 Concord Road, Yonkers. Filed Sept. 17.

**Georgalas, Paul,** as owner. Filed by US Bank NA Trust. Action: Foreclosure of a mortgage in the principal amount of \$12,305,000 affecting property located at 6800 Jericho Turnpike, Syosset. Filed Aug. 7.

**American Express Centurion Bank,** as owner. Filed by Flagstar Bank FSB. Action: Foreclosure of a mortgage in the principal amount of \$353,000 affecting property located at 61 Forest Blvd, Ardsley. Filed Sept. 8.

**American Express National Bank,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$1,579,500 affecting property located at 76 Shore Drive, Larchmont. Filed Sept. 19.

**Arnone, Thomas - heir,** as owner. Filed by Llacg Community Investment Fund. Action: Foreclosure of a mortgage in the principal amount of \$487,000 affecting property located at 1710 E. Main St., Mohegan Lake. Filed Sept. 19.

**Lovallo, Jennifer L.,** as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$454,000 affecting property located at 44 Halstead Ave., Port Chester. Filed Sept. 23.

**Sanchez, Hispolito,** as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$217,000 affecting property located at 22 Putnam Road, Cortlandt. Filed Sept. 12.

**St. Clair Owners LLC**, as owner. Filed by RC Russell Management Inc. Action: Foreclosure of a mortgage in the principal amount of \$2,950,298 affecting property located in Yonkers. Filed Aug. 29.

## MECHANIC'S LIENS

**15-35 Center St LLC**, Greenburgh. \$26,965 in favor of Pflow Industries Inc. Filed Sept. 29.

**Apfel Derek**, Mamaroneck. \$9,276 in favor of American Builders & Contractors, Beloit. Filed Sept. 29.

**Bedford Single Family LLC**, North Castle. \$8,415 in favor of Byram Concrete & Supply LLC, White Plains. Filed Sept. 26.

**Gregory, Michele**, White Plains. \$18,955 in favor of Roto-Rooter Services Co., Mamaroneck. Filed Sept. 26.

**Montefiore HA Holdings LLC**, New Rochelle. \$17,464 in favor of Metalmarketz Inc., Deer Park. Filed Sept. 26.

**MRL 11 Whippoorwill LLC**, North Castle. \$32,931 in favor of Byram Concrete & Supply LLC, White Plains. Filed Sept. 26.

**MRL PM LLC**, North Castle. \$3,406 in favor of Byram Concrete & Supply LLC, White Plains. Filed Sept. 26.

**Marshafsky, Stephen**, White Plains. \$4,005 in favor of Rosedale Landscaping, White Plains. Filed Sept. 26.

## NEW BUSINESSES

### Partnerships

**JSPR Consultants**, 153 Mansion Ave., No. 3, Yonkers 10704. c/o Shayla Ramos and Jessika Pineda. Filed Sept. 24.

### Sole Proprietorships

**Enslin Apostille & Notary Solutions**, 101 King St., Chappaqua 10514. c/o Michelle Bell. Filed Sept. 17.

**Frank & Sense**, 8 Narcissus Drive, Somers 10540. c/o Sara N. Frank. Filed Sept. 19.

**Glam Suite**, 7 Hubbard Circle, Bronxville 10708. c/o Lisa Buonaiuto. Filed Sept. 22.

**Grace Divine Boutique**, 105 S. Fulton Ave., A7, Mount Vernon 10550. c/o Angela Patterson. Filed Sept. 18.

**Intermediate Solutions**, 1 Green Ridge Ave., 3A, White Plains 10605. c/o Copernicus Crane. Filed Sept. 24.

**J & V Carpentry**, 248 Westchester Ave., Mount Vernon 10552. c/o Vania Cristina Acafrao. Filed Sept. 22.

**JJ Painters & Power Wash**, 229 Union Ave., Apt. 2A, New Rochelle 10801. c/o Otoniel Reyes. Filed Sept. 17.

**JP Craft Lab**, 269 Fisher Ave., Apt. A, White Plains 10606. c/o Julianna Prywes. Filed Sept. 24.

**KCLMS**, 5 Big Rock Loop, Katonah 10536. c/o Lon W Kaiser. Filed Sept. 23.

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

**Luzes Clean**, 39 Purdy St., Apt. 7, Harrison 10528. c/o Adriana Luz. Filed Sept. 18.

**Manners Public Relations**, 67 Charlotte Place, Hartsdale 10530. c/o Myrna Manners. Filed Sept. 19.

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

**Mix-Mix**, 275 E. Sandford Blvd., Mount Vernon 10550. c/o Simone Kurtz. Filed Sept. 17.

**Prometheus Flamehouse**, 334 Nob Hill Drive, No. 334, Elmsford 10523. c/o Rebecca Young. Filed Sept. 18.

**Reciclajes El Carriel**, 25 Hillside Ave., White Plains 10601. c/o Jose Danilo Lopez Cusiño. Filed Sept. 18.

**Ros Landscaping Co.**, 7 Hill St., Bedford Hills 10507. c/o Rolando Trinidad De La Cruz. Filed Sept. 17.

**Shoecrush NYC**, 697 Bronx River Road, Yonkers 10704. c/o Debbie Williams. Filed Sept. 16.

**Soultend Studio**, 28 Maple Ave., Armonk 10589. c/o Simone Smith. Filed Sept. 22.

## HUDSON VALLEY

### BUILDING LOANS

### Above \$1 million

**Broadview Capital LLC**, as owner. Lender: 327 Lake Shore LLC. Property: 327 Lake Shore Drive, Monroe. Amount: \$1.1 million. Filed Sept. 26.

**Loan Funder LLC Series 99562**, as owner. Lender: 12 San Antonio LLC. Property: in Blooming Grove. Amount: \$2.9 million. Filed Oct. 1.

**Palm Tree Estates NY LLC**, as owner. Lender: Northeast Community Bank. Property: 112 Seven Springs Mountain Road, Palm Tree. Amount: \$6.6 million. Filed Oct. 6.

**Palm Tree Estates NY LLC**, as owner. Lender: Northeast Community Bank. Property: in Palm Tree. Amount: \$19.6 million. Filed Oct. 6.

**Below \$1 million**

**105 Reagan LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 105 Reagan Road, New Square. Amount: \$893,000. Filed Sept. 19.

**120 East Willow Management LLC**, Monsey. Seller: 120 Willow Holdings LLC, New York. Property: 120 Willow Tree Road, East Wesley Hills. Amount: \$540,000. Filed Sept. 22.

**133 Lake Street LLC**, Spring Valley. Seller: 24 Memorial Park LLC, Brooklyn. Property: 133 Lake St., Spring Valley. Amount: \$818,000. Filed Sept. 26.

**134 Rockland Estates LLC**, New City. Seller: Mordechi Rosenberg, Spring Valley. Property: 134 Rockland Lane, Spring Valley. Amount: \$650,000. Filed Sept. 30.

**171 and 181 Route 17 LLC**, West Nyack. Seller: Peter S. and Connie M. Chan, Cherry Hill, New Jersey. Property: 167 Route 17, Hillburn. Amount: \$275,000. Filed Sept. 26.

**19 Rita Avenue LLC**, Monsey. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave., Monsey. Amount: \$719,000. Filed Sept. 30.

**4 Pine Glen LLC**, Blauvelt. Seller: Tenenbaum, Roman, et al, Nanuet. Property: 4 Pine Glen Court, Blauvelt. Amount: \$990,000. Filed Sept. 26.

**5 Blackwell Court LLC**, Pomona. Seller: Eli Haver and Luis Ortiz Rodriguez, Pomona. Property: 5 Blackwell Court, Pomona. Amount: \$850,000. Filed Sept. 30.

**63 East Willow Tree Road LLC**, Spring Valley. Seller: Oz Court Corp. and Lisa M. Fischman, Suffern. Property: 63 E. Willow Tree Road, Wesley Hills. Amount: \$975,000. Filed Sept. 30.

**A&Y Exclusive LLC**, Oakland, New Jersey. Seller: Leonard Donald Rubenstein Living Trust, et al, Suffern. Property: 24 N. DeBaun Ave., Armonk. Amount: \$550,000. Filed Sept. 24.

### Below \$1 million

**Berisha, Shkelzen**, Congers. Seller: Loughlin LLC, Suffern. Property: 42 Fifth Ave., Hillburn. Amount: \$850,000. Filed Oct. 3.

**Berisha, Shkelzen**, Congers. Seller: Kippee LLC, Suffern. Property: 32 Mountain Ave., Hillburn. Amount: \$925,000. Filed Oct. 3.

**Blum, Shrage and Frimet Blum**, Spring Valley. Seller: 24 Memorial Park LLC, Brooklyn. Property: 133 Lake St., Spring Valley. Amount: \$818,000. Filed Sept. 26.

**Breuer, Isaac**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 107 Reagan Road, New Square. Amount: \$853,000. Filed Sept. 19.

**Chasdei Tziporah LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 7 Zinkiv Ave., New Square. Amount: \$901,000. Filed Oct. 3.

**Cherian, Sajith and Neetha Issac**, Bergenfield, New Jersey. Seller: JDF Homes LLC, West Nyack. Property: 6 Reina Court, Valley Cottage. Amount: \$865,000. Filed Sept. 30.

**Diamant, Moshe**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 129 Tetev Way, New Square. Amount: \$852,000. Filed Oct. 1.

**Diamant, Osher**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 60 Osterre Blvd., New Square. Amount: \$780,675. Filed Sept. 25.

**Feder, Sholom**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 107 Reagan Road, New Square. Amount: \$895,000. Filed Sept. 19.

**Fekete, Miriam**, Brooklyn. Seller: 23 Highland Avenue LLC, Suffern. Property: 23 Highland Ave., Suffern. Amount: \$535,000. Filed Sept. 26.

**Gruber, Yaakov T. and Surie Weider**, Spring Valley. Seller: 13 Funston LLC, Monsey. Property: 3 Funston Ave., Spring Valley. Amount: \$755,000. Filed Sept. 26.

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

## WESTCHESTER COUNTY & HUDSON VALLEY

**Horowitz, David and Rachel Horowitz**, Suffern. Seller: Bruck Management LLC, East Orange, New Jersey. Property: 26 Robin Hood Road, Montebello. Amount: \$842,000. Filed Sept. 30.

**Jaba Properties LLC**, Hillburn. Seller: Esty 26 LLC, Hillburn. Property: 301 Route 17, Hillburn. Amount: \$349,500. Filed Sept. 24.

**Jacqueline Real Estate LLC**, Valley Cottage. Seller: Falsetti Family Irrevocable Trust and Michelle Schaller Trust, Cornwall-on-Hudson. Property: 722 Jacqueline Drive, Valley Cottage. Amount: \$725,000. Filed Sept. 19.

**Kosov Monsey LLC**, Spring Valley. Seller: Steven and Amy Littman, Chestnut Ridge. Property: 173 Old Nyack Turnpike, Chestnut Ridge. Amount: \$999,000. Filed Sept. 29.

**Mayer, Moshe and Esther Mayer**, Brooklyn. Seller: 17 John LLC, Monsey. Property: 17 John St., Spring Valley. Amount: \$975,000. Filed Sept. 30.

**Moshel, Yitschok**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 135 Tetiev Way, New Square. Amount: \$882,000. Filed Sept. 25.

**Ms 32 Jefferson LLC**, Spring Valley. Seller: Jerald J. and Jacqueline A. Howe, Haverstraw. Property: 32 Jefferson St., Haverstraw. Amount: \$477,000. Filed Oct. 3.

**Noyes Avenue LLC**, Spring Valley. Seller: Saint Jean Tondereau, Spring Valley. Property: 48 and 52 Noyes Ave., Spring Valley. Amount: \$800,000. Filed Sept. 30.

**Reagan Equities NY LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 63 Ostereh Blvd., New Square. Amount: \$845,000. Filed Oct. 1.

**Schwartz, Yakov and Rivky Braun**, Spring Valley. Seller: 24 Gladys LLC, Brooklyn. Property: 24 Gladys Drive, Spring Valley. Amount: \$670,000. Filed Sept. 30.

**Sparkill Elite Property LLC**, Cresskill, New Jersey. Seller: Patience at Sparkill LLC, Washingtonville. Property: 609 Main St., Sparkill. Amount: \$657,000. Filed Sept. 19.

**Spring Valley Equities LLC**, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 63 Ostereh Blvd., New Square. Amount: \$834,000. Filed Sept. 23.

**Steinberg, Richard**, Stony Point Seller: Beverly Hills NY LLC, Nanuet. Property: 95 Halley Drive, Pomona. Amount: \$75,000. Filed Sept. 23.

**Two Prime Lane LLC**, Monsey. Seller: 2 Prime LLC, Spring Valley. Property: 2 Prime Lane, Spring Valley. Amount: \$999,900. Filed Sept. 26.

**Weisz, David**, Monsey. Seller: 13 Funston LLC, Monsey. Property: 3 E. Funston Ave., Spring Valley. Amount: \$814,000. Filed Oct. 1.

## JUDGMENTS

**Adler, Mendel**, Monroe. \$1,507 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 17.

**Ahmad, Naveed**, Middletown. \$5,381 in favor of Capital One, Columbus, Ohio. Filed Sept. 30.

**Babb, Akiela**, Cornwall-on-Hudson. \$4,140 in favor of Capital One, Columbus, Ohio. Filed Sept. 30.

**Blocker, Sandra**, Monroe. \$2,767 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Sept. 30.

**Calva, Amber T.**, Monroe. \$2,153 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 1.

**Cerdan, Kimberly Fernandez**, Monroe. \$7,325 in favor of 3 Boyles LLC. Filed Oct. 8.

**Conklin, Mabel**, Chester. \$2,839 in favor of Capital One, McLean, Virginia. Filed Oct. 7.

**Cotto, Jesse**, Washingtonville. \$19,912 in favor of Premier Apartments LLC, Commack. Filed Sept. 30.

**Dana, Israel Ary**, Monroe. \$5,262 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 2.

**David, Amanda**, Walden. \$3,998 in favor of Capital One, McLean, Virginia. Filed Sept. 30.

**Eagle Cleaning Service Inc., et al.**, Bessemer, Alabama. \$48,140 in favor of Simply Funding LLC, Chester. Filed Oct. 1.

**Espinosa, Janette**, Newburgh. \$6,361 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 3.

**Feuerstein, Abraham**, Monroe. \$12,965 in favor of Capital One Bank USA, Glen Allen, Virginia. Filed Oct. 15.

**Fishman, Sheila**, Middletown. \$12,764 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 2.

**Gold, Gavriel**, Monroe. \$17,637 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 14.

**Goldstien, Mark J.**, Monroe. \$12,988 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 14.

**Gray, Kayla Leigh**, Montgomery. \$4,789 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 3.

**Habrahamshon, Rosario**, Warwick. \$8,568 in favor of Capital One, McLean, Virginia. Filed Oct. 7.

**Harris, Georgia**, Greenwood Lake. \$7,155 in favor of Capital One, McLean, Virginia. Filed Oct. 8.

**Hart, Abigail**, Goshen. \$3,275 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 14.

**Itsrich LLC, et al.**, Southfield, Michigan. \$9,991 in favor of Simply Funding LLC, Chester. Filed Sept. 30.

**James, Jacob Dwayne**, Newburgh. \$8,753 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 17.

**James, Jacob Dwayne**, Newburgh. \$18,549 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 17.

**Jamison, Royals P.**, Middletown. \$6,452 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 2.

**Jones, Ronald**, New Windsor. \$2,281 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 3.

**Kearns, Kerry**, Florida. \$5,759 in favor of Capital One, Columbus, Ohio. Filed Sept. 30.

**Khalifa, Mohamed**, Chester. \$15,736 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 2.

**Knapp, Margaret S.**, Cornwall-on-Hudson. \$6,615 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 3.

**Lee, Margaret**, Middletown. \$11,774 in favor of Capital One, Columbus, Ohio. Filed Sept. 30.

**Levi, Stephanie Allison**, Middletown. \$14,886 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 30.

**Mazzari, Alyssa**, Middletown. \$2,821 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 9.

**Mcintosh, Shirley M.**, Middletown. \$6,564 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 10.

**Miller, Jordan D.**, Newburgh. \$6,767 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 17.

**MK Recording Studios Inc.**, Monroe. \$123,834 in favor of M&T Bank, Buffalo. Filed Oct. 1.

**Munoz, Jeffrey**, Newburgh. \$4,220 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 14.

**Weill, Joel**, Monroe. \$18,267 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 2.

**Weiss, Zalman**, Monroe. \$60,630 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 17.

**Pasciuto, Louis**, Chester. \$189,341 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 14.

**Reinoso, Omar S.**, Chester. \$11,867 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 2.

**Rivera, Ricardo**, Middletown. \$4,732 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 9.

**Rodriguez, Isiah**, Florida. \$2,694 in favor of Velocity Investments LLC, Wall, New Jersey. Filed Oct. 2.

**Rosenfeld, Joel**, Monroe. \$77,524 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 17.

**Sawyer, Daniel**, Walden. \$7,824 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 3.

**Stepstowalth LLC, et al.**, Valley Stream. \$62,669 in favor of Simply Funding LLC, Chester. Filed Sept. 30.

**Stewart, Kristel L.**, Bloomingburg. \$15,960 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 16.

**Sunquillpa, Blinio**, Newburgh. \$23,453 in favor of Bank of America, Charlotte, North Carolina. Filed Oct. 14.

**Tymczyszyn, Rafal**, Monroe. \$6,423 in favor of Polish & Slavic Federal Credit Union. Filed Oct. 2.

**Velez, Doreen D.**, Middletown. \$7,819 in favor of Capital One, McLean, Virginia. Filed Oct. 8.

**Wacha, Allyssa**, Port Jervis. \$2,200 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 1.

**Weill, Joel**, Monroe. \$18,267 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 2.

**Weiss, Zalman**, Monroe. \$60,630 in favor of American Express National Bank, Sandy, Utah. Filed Oct. 17.

**Yessage Inc.**, Monroe. \$123,331 in favor of TD Bank, Flemington, New Jersey. Filed Oct. 1.

## MECHANIC'S LIENS

**9 Jude Drive Equities Proprietary LLC**, as owner. \$25,000 in favor of AJ Russo Consulting LLC. Property: 9 Jude Drive, LaGrangeville. Filed Sept. 24.

**Emmett, Joe**, as owner. \$68,000 in favor of Transition Renovations LLC. Property: 28 Angela Court, Beacon. Filed Sept. 11.

**I Park East Fishkill 84 LLC**, as owner. \$207,000 in favor of Dynamic Systems Inc. Property: in East Fishkill. Filed Sept. 15.

**I Park East Fishkill 84 LLC**, as owner. \$511,000 in favor of Dynamic Systems Inc. Property: in East Fishkill. Filed Sept. 15.

**I Park East Fishkill I LLC**, as owner. \$13,000 in favor of Dynamic Systems Inc. Property: 220 North Drive Condo, Unit 4, LaGrange. Filed Sept. 15.

**Kalanz, Michael S.**, as owner. \$6,475 in favor of Huff N Puff Insulators Inc. Property: 23 Prentiss Drive, East Fishkill. Filed Sept. 8.

**Lindley LLC**, as owner. \$306,000 in favor of DTM Development Ltd. Property: 139 Main St., Beacon. Filed Sept. 9.

**Sonnad, Gireesh**, as owner. \$56,850 in favor of Prelude Painting Corp. Property: 3516 Route 44, Millbrook. Filed Sept. 17.

**MGM Stone Consulting**, 43 Greenwich Ave., Central Valley 10917. c/o Michael Luongo. Filed Oct. 1.

**Mountainside Property Maintenance**, 51 Transport Lane, Pine Island 10969. c/o Scott Hobart Miller Jr. Filed Oct. 7.

**Bobs Petcorner**, 45 Highland Ave., Walden 12586. c/o Robert Edward Maceyko. Filed Oct. 1.

**Duen Cosmetics**, 1030 Greenville Turnpike, Middletown 10940. c/o Stephanie Duen Polanco. Filed Sept. 29.

**Howdy Fit**, 29 Beakes St., Middletown 10940. c/o Andrea Marie Borrero. Filed Sept. 29.

**Hudson Valley Resin**, 41 New Road, Newburgh 12550. c/o Emalee Rose Nelson. Filed Oct. 1.

**Jetts Rippin Rampage**, 901 Jackson Ave., Apt. B, New Windsor 12553. c/o Jessica Rose Chambers. Filed Oct. 8.

**Jorge Salvatierra Construction**, 98 Maple St., Newburgh 12550. c/o Jorge Andres Salvatierra. Filed Oct. 8.

**Karins Creations**, 27 Lower Reservoir Road, Goshen 10924. c/o Karin Elizabeth Huber. Filed Oct. 8.

**Kells Golf Co.**, 48 Hy Vue Drive, Newburgh 12550. c/o Austin Whitney Kelleher. Filed Sept. 30.

**Li Ann Studio**, P.O. Box 283 15 Kelly Lane Drive, Pine Bush 12566. c/o Lisa Ann Dockery. Filed Sept. 30.

**Logans Rigrescue**, 18 Canterbury Circle, Washingtonville 10992. c/o Martin Logan Ryan. Filed Oct. 8.

**Louis Auto Detail & Refurbish**, 24 Trotting Drive, Chester 10918. c/o Elijah Michael Champion. Filed Oct. 2.

**M&M Handywoman**, 1197 Route 52, Walden 125686. c/o Martinez Michelle. Filed Oct. 7.

**Mountainside Property Maintenance**, 51 Transport Lane, Pine Island 10969. c/o Scott Hobart Miller Jr. Filed Oct. 7.

## BUILDING PERMITS

### Commercial

**Lamco Construction Inc.**, Norwalk, contractor for Edward J. Martinez. Construct attached two-car garage at 16 Sasqua Road, Norwalk. Estimated cost: \$200,000. Filed Aug. 28.

**LeChase Construction Services LLC**, Norwalk, contractor for Norwalk Hospital Association. Renovate second and third floors, inpatient behavioral Health at 34 Maple St., Norwalk. Estimated cost: \$3,700,000. Filed Aug. 29.

**Moran Construction Management LLC**, Norwalk, contractor for Sono Square Associates LLC. Perform replacement alterations at 85-99 Water St., Norwalk. Estimated cost: \$45,000. Filed Aug. 28.

**Stefanidis, Jordanis D. and Joanna Stefanidis**, Norwalk, contractor for Jordanis D. and Joanna Stefanidis. Replace siding, install new windows and slider door at 16 Cavray Road, Norwalk. Estimated cost: \$28,000. Filed Aug. 27.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install roof-mounted solar/pv system at 12 Mohegan Ave., Stamford. Estimated cost: \$38,000. Filed Aug. 8.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar, LLC. Install roof-mounted solar/pv system at 90 Shadow Ridge Road, Stamford. Estimated cost: \$19,000. Filed Aug. 15.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install roof-mounted solar/pv system and three Tesla Powerwall batteries at 117 Butternut Lane, Stamford. Estimated cost: \$151,000. Filed Aug. 20.

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

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install roof-mounted solar/pv system at 13 Treat Ave., Stamford. Estimated cost: \$50,000. Filed Aug. 21.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install roof-mounted solar/pv system at 180 Van Rensselaer Ave., Stamford. Estimated cost: \$44,000. Filed Aug. 21.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install roof-mounted solar/pv system at 51 Friar Tuck Lane, Stamford. Estimated cost: \$78,000. Filed Aug. 26.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Replace roofing, install 32 squares of architectural shingles, including ice and water barrier, and 3/4" plywood if needed at 35 Timber Mill Road, Stamford. Estimated cost: \$20,000. Filed Sept. 15.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install a roof-mounted solar/pv system and position two Tesla Powerwall batteries remotely in the garage with a bollard at 25 Mayapple Road, Stamford. Estimated cost: \$93,000. Filed Sept. 18.

**Trinity Solar LLC**, Cheshire, contractor for Trinity Solar LLC. Install roof-mounted solar/pv system at 13 Ivy St., Stamford. Estimated cost: \$20,000. Filed Sept. 25.

**Venture Home Solar LLC**, Southington, contractor for Venture Home Solar LLC. Remove existing shingles and install new aluminum vent pipe flanges as required, add ice and water shield in valleys, place ridge cap, install aluminum step flashing at connecting side walls, relocate the attic fan and plumbing vent and finish with Class-a fiberglass self-sealing shingles at 498 Wire Mill Road, Stamford. Estimated cost: \$19,000. Filed Aug. 4.

**Venture Home Solar LLC**, Southington, contractor for Venture Home Solar, LLC. Install 25 roof-mounted solar modules and inverters, 10.875 kw at 498 Wire Mill Road, Stamford. Estimated cost: \$39,000. Filed Aug. 4.

**Venture Home Solar LLC**, Southington, contractor for Venture Home Solar LLC. Install 19.14 kw DC PV solar system with 44 panels and 44 Enphase microinverters with sistering required at 293 Rocky Rapids Road, Stamford. Estimated cost: \$66,799. Filed Sept. 15.

**Westview Electric LLC**, Guilford, contractor for Shellie Setum-Westview. Replace cabinets at 91 Strawberry Hill Ave., Stamford. Estimated cost: \$30,000. Filed Sept. 4.

### Residential

**Hazoon, Ali and Sahai Sedeek**, Norwalk, contractor for Ali Hazoon. Renovate single-family residence at 59 Tierney St., Norwalk. Estimated cost: \$65,000. Filed Aug. 27.

**Heritage Remodeling and Construction LLC**, Norwalk, contractor for Lorenzina Conte. Construct second-floor addition at 379 Highland Ave., Norwalk. Estimated cost: \$150,000. Filed Aug. 27.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Scott Doughman. Replace 12 windows, keeping the same size, at 50 Underhill St., Stamford. Estimated cost: \$15,445. Filed Aug. 28.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Scott Doughman. Remove and replace nine windows, same size, at 199 Wardwell St., Stamford. Estimated cost: \$12,242. Filed Sept. 4.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Scott Doughman. Remove and replace six windows, same size, on Summer Street, Stamford. Estimated cost: \$7,697. Filed Sept. 8.

**Home Depot USA Inc.**, Atlanta, Georgia, contractor for Scott Doughman. Remove and replace four windows, same size, at 427 Westover Road, Stamford. Estimated cost: \$8,525. Filed Sept. 8.

**Home Depot USA Inc.**, Norwalk, contractor for Frances W. Kelts. Remove and replace two windows at 2 Shorefront Park, Norwalk. Estimated cost: \$3,823. Filed Aug. 28.

**Home Exteriors LLC**, Bethel, contractor for Renato Guimaraes. Strip the existing roof, replace any rotted or damaged plywood and complete the reroofing project at 59 Meadowpark Avenue East, Stamford. Estimated cost: \$20,847. Filed Aug. 28.

**Home Solutions Service LLC**, Norwalk, contractor for Rodolfo Segura. Remove existing layers of shingles, inspect the plywood for condition and replace if necessary. Install new roof with Timberline roof shingles at 330 Emery Drive East, Stamford. Estimated cost: \$26,750. Filed Sept. 13.

**Horn & Hoof Properties LLC**, Stamford, contractor for D.D. DeLuca. Remove and replace siding on detached garage at 16 Wire Mill Road, Stamford. Estimated cost: \$15,000. Filed Aug. 19.

**Hudson Design+Build LLC**, Ossining, New York, contractor for Gili Moshi / Hudson Design + Build LLC. Create a welcoming environment that offers relaxation and elegance at 40 Konandreas Drive, Stamford. Estimated cost: \$1,000,000. Filed Aug. 19.

**Infrastructure Repair Service LLC**, Lincoln Park, New Jersey, contractor for Jesse Cafourek. Concrete foundation wall repair in school building at 82 Scofieldtown Road, Stamford. Estimated cost: \$136,000. Filed Sept. 5.

**JML Remodeling LLC**, Oxford, contractor for Josh Laneuville. Tear down existing deck for a new 10'x12' deck and three new footings at 6 Borglum St., Stamford. Estimated cost: \$10,000. Filed Sept. 17.

**John Canning & Company Ltd.**, Cheshire, contractor for David Hughes. Stabilize decorative plaster in ceiling of auditorium with debris netting engineered by Plan B Engineering, for small loose flakes or pieces of plaster at 61 Atlantic St., Stamford. Estimated cost: \$350,000. Filed Sept. 2.

**Johnnys Pro Corp.**, Middletown, contractor for Tiago Uzai. Strip down existing roof shingles and install new roof shingles at 58 Janice Road, Stamford. Estimated cost: \$15,200. Filed Sept. 25.

**KL Masters Construction Company**, Stamford, contractor for Emmy Sasaki. Transform existing eight-story office building and construct 17,094-square-foot addition to create 149-room hotel and restaurant at 300 Main St., Stamford. Estimated cost: \$20,000,000. Filed Aug. 4.

**Kane, Stephen C.**, Stamford, contractor for Stephen Kane. Install a generator at 134 Foxwood Road, Stamford. Estimated cost: \$10,000. Filed Aug. 19.

**Keko Cleaning and Restoration LLC**, Norwalk, contractor for Patricio Rodriguez. Create new non-bearing walls on the existing finish lower level to form an office, storage and hall at 3000 Summer St., Stamford. Estimated cost: \$10,000. Filed Sept. 15.

**Kling Brothers Builders LLC**, Newtown, contractor for Cindi Naramore. Collapse an existing pool, fill in and make a lawn at 154 Briar Brae Road, Stamford. Estimated cost: \$30,000. Filed Aug. 26.

**Kocot Construction LLC**, Norwalk, contractor for Chester Kocot. Renovate the kitchen, raise the floor in the first-floor bedroom, install a new full bathroom in the old storage room, create new closets in the first-floor bedroom and update the master bedroom with a new tub and fixtures at 1 Shore Road, Stamford. Estimated cost: \$50,000. Filed Aug. 18.

**Leela Home Improvements and Roofing Inc.**, Danbury, contractor for Luis Clavijo or Maria V. Lema Tacuri. Renovate bathroom at 25 Adams Ave., Stamford. Estimated cost: \$7,200. Filed Aug. 27.

**Leonard Construction LLC**, Windsor, contractor for Samille Etienne. Repair rotted columns, add 6x6 post and fix two floor joists at 1148 Hope St., Stamford. Estimated cost: \$8,000. Filed Aug. 13.

**Liguori, David A.**, Stamford, contractor for Bruce Vetti. Install 26kw Kohler generator and transfer switch powered by four 120gallon above-ground tanks, one new tank will be added to the existing three at 72 Timber Mill Road, Stamford. Estimated cost: \$6,700. Filed Sept. 4.

**Lionshead Energy Inc.**, East Hartford, contractor for Dean Matus. Install a rooftop solar PV system at 521 Shippian Ave., Stamford. Estimated cost: \$428,000. Filed Aug. 21.

**Lueders, Matthew K.**, Stamford, contractor for Matthew Lueders. Construct a 14' x 24' vinyl in-ground swimming pool at 215 Silver Hill Lane, Stamford. Estimated cost: \$58,884. Filed Sept. 2.

**Lva Carpentry and Remodel Corp.**, New Fairfield, contractor for Michael Riina. Rebuild the existing front and back exterior stairs with new landings and composite railings at 48 Sachem Place, Stamford. Estimated cost: \$20,000. Filed Aug. 28.

**Magana Roofing & Siding LLC**, Norwalk, contractor for Edgar Lopez. Replace siding at 7 Warren St., Stamford. Estimated Cost: \$15,500. Filed Aug. 21.

**Marlo Associates Inc.**, Stamford, contractor for Lisa Terenzio. Offering eat-in and take-out grill/café space with counter seating and plans for future outdoor patio seating at 28 Spring St., Stamford. Estimated cost: \$125,000. Filed Sept. 22.

**McGill, Kevin J.**, Manchester, contractor for Damon Weiss. Install roof-mounted solar panels and place an AC disconnect next to the utility meter, ensuring rapid shutdown with Enphase micro inverters, while adhering to setbacks and labels as per building codes at 62 Ledge Lane, Stamford. Estimated cost: \$19,100. Filed Sept. 10.

**McKenzie, Paul**, Stamford, contractor for Newton Davis. Repair Unit 1R and 2R that were damaged by smoke. Work involves a complete gut of the kitchen and bathroom in 1R, insulating, rewiring electrical systems and installing new plumbing. Meanwhile, 2R requires a full gut, adding new insulation, complete rewiring, updating plumbing and heating to code and installing new kitchen and bathroom fixtures and cabinets. Finishing includes sheetrock, sanding, priming and painting at 33 Holcomb Ave., Stamford. Estimated cost: \$50,000. Filed Aug. 26.

**Medoit Group LLC**, Stamford, contractor for Peter Medoit. Construct a second-floor addition over the existing footprint making the dwelling a 2½ story residence with small addition at rear at 9 Sherman St., Stamford. Estimated cost: \$200,000. Filed Aug. 19.

**MGM Home Solutions LLC**, Stamford, contractor for German Navarro. Construct a handicap ramp and create an asphalt area measuring 10' x 25' to be used as a parking space at 12 Adams Ave., Stamford. Estimated cost: \$3,900. Filed Aug. 25.

**MI Builders LLC**, New Canaan, contractor for Mario Lopez. Renovate the existing bathroom, replace plumbing fixtures in the same location, install new shower pans and tiled walls, upgrade lighting in both existing and new locations and address the exhaust fan to either replace or confirm it is operational at 970 Hope St., Stamford. Estimated cost: \$20,000. Filed Aug. 8.

**MLM Home Improvement LLC**, Gaithersburg, Maryland, contractor for Kathleen Familaran. Remove current roofing material, inspect and replace damaged or rotten plywood as needed, cover gable vents, install ice and water shield over the entire roof, add drip edge, set up ridge vents and apply asphalt shingles at 94 Unity Road, Stamford. Estimated cost: \$17,411. Filed Aug. 21.

**MLM Home Improvement LLC**, Gaithersburg, Maryland, contractor for Kathleen Familaran. Remove current roofing material, inspect and replace damaged or rotten plywood as needed, cover gable vents, install ice/water shield over the entire roof, add drip edge, ridge vents, edge vents and finish with asphalt shingles at 75 Unity Road, Stamford. Estimated cost: \$19,134. Filed Sept. 23.

**Moreira, Steven F.**, New Fairfield, contractor for Fred Jenkins. Remodel bathroom in the first-floor unit to improve functionality. Remove existing cabinets in the kitchen to repair and refinish the floor, then reinstall existing cabinets and install new countertops for a modern update. Repair existing framing as needed and update electrical and plumbing as required to ensure safety. Add new ceiling lights for better illumination. Create a hallway by adding a nonload-bearing partition wall in the second-floor unit at 35 Silver St., Stamford. Estimated cost: \$29,580. Filed Sept. 12.

**Omega Development LLC**, Westport, contractor for Inacio Deoliveira. Build a new construction house with a single-family design, featuring a two-car garage, with a total living space of 1,040 square feet on each floor, including an unfinished 634-square-foot space above the garage and an additional 1,040-square-foot basement for the garage at 232 Courtland Ave., Stamford. Estimated cost: \$676,500. Filed Aug. 15.

**Property Group LLC**, Norwalk, contractor for Property Group LLC. Renovate existing kitchenette and, add shower to existing bathroom at 1 Eversley Ave., Norwalk. Estimated cost: \$20,000. Filed Aug. 27.

**TI Home Improvement LLC**, Norwalk, contractor for Jeffrey and Damien Fanning. Remove existing roof and reroof 112 George Ave., Norwalk. Estimated cost: \$15,165. Filed Aug. 28.

**Valadares, Leonardo**, Norwalk, contractor for Leonardo Valadares. Add bedroom and kitchen expansion at 40 Creeping Hemlock Drive, Norwalk. Estimated cost: \$80,000. Filed Aug. 28.

## COURT CASES

### Bridgeport Superior Court

**Fancher, Patryk, et al.**, Bethel. Filed by Amanda Tornatore, Monroe. Plaintiff's attorney: Matthew Scott Hirsch, Trumbull. Action: the plaintiff suffered a collision allegedly caused by the defendant's 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-25-6151306-S. Filed Sept. 25.

**Johnson, Paul R.**, Fairfield. Filed by Kenneth Onoko, Newark, New Jersey. Plaintiff's attorney: James Kirwan Smith, Waterbury. Action: the plaintiff suffered a collision allegedly caused by the defendant's 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-25-6151135-S. Filed Sept. 22.

**Stewart, Reginald Zebeth, et al.**, Bridgeport. Filed by Gladys Victor, Bridgeport. Plaintiff's attorney: Morgan and Morgan NY PLLC, New York. 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-25-6055686-S. Filed Aug. 13.

**TI Home Improvement LLC**, Norwalk, contractor for Jeffrey and Damien Fanning. Remove existing roof and reroof 112 George Ave., Norwalk. Estimated cost: \$15,165. Filed Aug. 28.

**Valcin, Angie**, Bridgeport. Filed by Credit Acceptance Corp., Southfield, Michigan. Plaintiff's attorney: Nair & Levin Law Offices PC, Bloomfield. Action: The plaintiff was assigned the debt of the defendant who failed to make the payments. Therefore, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151420-S. Filed Sept. 26.

### Danbury Superior Court

**Burdick, Philip M., et al.**, Brookfield. Filed by Karina Taveras-Llaveria, Brookfield. Plaintiff's attorney: Morgan and Morgan NY PLLC, New York. Action: the plaintiff allegedly suffered a collision 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-25-6055721-S. Filed Aug. 18.

**Caraluzzi's Newtown Market LLC**, Bethel. Filed by Tyler Fritz, Newtown. Plaintiff's attorney: Robinson Mahoney PLLC, Fairfield. Action: the plaintiff was on the premises controlled by the defendant when plaintiff fell allegedly because of water on the floor in the floral department, thereby suffering serious 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. DBD-CV-25-6055686-S. Filed Aug. 13.

**Rivas, Yovani A., et al.**, Danbury. Filed by Charisse Drogalis, Bethel. Plaintiff's attorney: Cellino Law LLP, 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. FST-CV-25-6074453-S. Filed June 26.

**Data Street Partners Operating LLC, et al.**, Greenwich. Filed by Itria Ventures LLC, New York. Plaintiff's attorney: Joshua Adam Siegel, New York. Action: the plaintiff brings this action for alleged breach of contract and unjust enrichment against defendants for their breach of a business loan and security agreement. The defendant agreed to pay plaintiff the loan amount and the interest amount, however the defendant failed to make the payments to plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055485-S. Filed July 28.

**Valcin, Angie**, Bridgeport. Filed by Credit Acceptance Corp., Southfield, Michigan. Plaintiff's attorney: Nair & Levin Law Offices PC, Bloomfield. Action: The plaintiff was assigned the debt of the defendant who failed to make the payments. Therefore, the plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6075325-S. Filed Aug. 13.

### Stamford Superior Court

**Corporate Construction Inc.**, Brookfield. Filed by ASML US, LLC, Chandler, Arizona. Plaintiff's attorney: Robinson & Cole LLP, Hartford. Action: the plaintiff hired the defendant as a construction manager for a project in one of the plaintiff's facilities. The defendant hired Kelley Electric as the electrical subcontractor for the project. While working under the watch of defendant, Kelley attempted to remove an electrical cable from a live switchboard without first informing or obtaining the approval required from plaintiff and without conducting any safety or technical evaluation of the work whatsoever, all in direct violation. Kelley caused a high-voltage short circuit to the electrical system while removing a power cable from the temporary chiller to the power disconnect at the project and the resulting high-voltage short circuit caused damage to switch board J in the coating department, blew out fuses in transformer and caused power failures to ASML's central plant, which resulted in extensive damage and downtime to ASML's operations and resultant financial 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-25-6074655-S. Filed July 8.

**Nelson, Chelene Rose**, Hamden. Filed by Kevin Pierce, Stamford. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant's 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. FST-CV-25-6074658-S. Filed July 8.

**132 Toll House LLC**, Fairfield. Seller: Barbara J. Lucia, Stamford. Property: 132 Toll House Lane, Fairfield. Amount: \$480,000. Filed Oct. 1.

**233 South Lake LLC**, Stamford. Seller: LHL LLC, Stamford. Property: Parcel B S. Lake Drive, Stamford. Amount: \$337,500. Filed Sept. 24.

**280 Round Hill Road Trust**, Greenwich. Seller: John Overbay and Sarah Overbay, Rye, New York. Property: 280 Round Hill Road, Greenwich. Amount: \$6,410,000. Filed Oct. 1.

**35 Langhorne Lane LLC**, Greenwich. Seller: Idil Canal and Adam Kaiser, Miami, Florida. Property: 35 Langhorne Lane, Greenwich. Amount: \$10. Filed Oct. 1.

**Alaska GRNWCH LLC**, Greenwich. Seller: Jason Ritzo Rei-Greenwich LLC, Allendale, New Jersey. Property: 49 Cutler Road, Greenwich. Amount: \$7,995,000. Filed Oct. 2.

**Mexicue Westport LLC**, Westport. Filed by Steven G. Kingsley, Raleigh, North Carolina. Plaintiff's attorney: Robert Joseph Sciglimpaglia Jr., Norwalk. Action: the plaintiff visited the defendant's premises, which was open to the public for the purpose of utilizing the services of the restaurant. The plaintiff was attempting to exit the rest room of the restaurant. As the plaintiff exited the restroom, he slipped due to the poor design of the bathroom and due to a very wet floor and was allegedly caused to fall. As a result, thereof, plaintiff suffered injuries. Case no. FST-CV-25-6074655-S. Filed Sept. 23.

**Care Holding Company LLC**, Stamford. Seller: Charles Schemera, Stamford. Property: 44 Strawberry Hill Ave., Unit II, Stamford. Amount: \$335,000. Filed Sept. 25.

**Czapla, Bruce**, Fairfield. Seller: Thomas F. Coarse Jr., Fairfield. Property: 38 Linwood Ave., Fairfield. Amount: \$1,000,000. Filed Sept. 29.

**Eastman, Eric W.**, Brooklyn, New York. Seller: HC-29 Lancaster LLC, Stamford. Property: 29 Lancaster Place, Stamford. Amount: \$835,000. Filed Sept. 22.

**Giglietti, Robert and Stacy Giglietti**, Fairfield. Seller: Beach Walk Homes LLC, Fairfield. Property: 48 Dwight St., Fairfield. Amount: \$2,600,000. Filed Oct. 1.

**Gold Coast Collection LLC**, Westport. Seller: Ethel M. Conti, Fairfield. Property: 341 S. Pine Creek Road, Fairfield. Amount: \$715,000. Filed Oct. 3.

**Greenport Corners LLC**, Greenwich. Seller: Corner North Water Street LLC, Greenwich. Property: 2-6 N. Water St., Greenwich. Amount: \$10. Filed Oct. 1.

**JLS Holdings LLC**, Fairfield. Seller: Jeffrey Harper and Jennifer B. Harper, Fairfield. Property: 218 Nichols St., Fairfield. Amount: \$2,050,000. Filed Sept. 29.

**Laidlaw Properties LLC**, Greenwich. Seller: Suzan L. Malloch and Richard P. Malloch, Greenwich. Property: Rockwood Lane, Greenwich. Amount: \$N/A. Filed Oct. 3.

**Lutz, Bryan and Victoria Lutz**, Fairfield. Seller: Eric J. Schwaber and Nia M. Fogelman, Fairfield. Property: 48 Partridge Lane, Fairfield. Amount: \$816,000. Filed Sept. 29.

**McManus, Mitchell**, Fairfield. Seller: David R. Cartwright, Fairfield. Property: 992 S. Pine Creek Road, Fairfield. Amount: \$1,125,000. Filed Sept. 30.

**Ryiste Realty Corp**, Delray Beach, Florida. Seller: Brendan Brady, Stamford. Property: 435 Glenbrook Road, Unit 2, Stamford. Amount: \$605,000. Filed Sept. 24.

**Simply Easy Home LLC**, Fairfield. Seller: Lance Csonka, Fairfield. Property: 694 Jennings Road, Fairfield. Amount: \$616,500. Filed Oct. 2.

**Wonsos EA LLC**, Stamford. Seller: Jose Enrique Sarceno Ramos, Stamford. Property: 19 Woodrow St., Stamford. Amount: \$1,185,000. Filed Sept. 24.

## Residential

**Abramowitz, Michael and Wendy Abramowitz**, Gouldsboro, Pennsylvania. Seller: Lawrence P. Coassin Jr. and Jennifer Lyle Rappaport, Fairfield. Property: 73 Marian Road, Fairfield. Amount: \$1,400,000. Filed Oct. 3.

**Alvarez Sanchez, Edgar and Aleria Alvarez**, Stamford. Seller: Joanne F. Pierson and Janice M. Pierson, St. Augustine, Florida. Property: 48 Congress St., Stamford. Amount: \$848,000. Filed Sept. 26.

**Anastasio, Christina and Steven Katz**, Fairfield. Seller: Ady Matos and Levis Matos, Fairfield. Property: 261 Colony St., Fairfield. Amount: \$605,000. Filed Oct. 2.

**Antonioli, Silvia M.**, Stamford. Seller: Michael Docimo and Natalie S. Ortega, Stamford. Property: 287 Hamilton Ave., Unit 2B, Stamford. Amount: \$350,000. Filed Sept. 25.

**Dustman, Ann**, Stamford. Seller: Joseph C. Morris and Mary M. Seneker, Greenwich. Property: 9 Cottage Court, Greenwich. Amount: \$10. Filed Oct. 1.

**Forero, Michelle Brown and Daniel Forero**, Riverside. Seller: Virginia A. Capalbo and Michael Capalbo III, Riverside. Property: 46 Old Orchard Road, Riverside. Amount: \$1,500,000. Filed Sept. 30.

**Frascioni, John M.**, Greenwich. Seller: Irina K. Pogosian, Stamford. Property: 285 Westover Road, Stamford. Amount: \$1,300,000. Filed Sept. 25.

**Gelman, Jill A. and Kenneth Gelman**, Stamford. Seller: Daniel Ho Ra and Sang Eun Rhee, New City, New York. Property: 2435 Bedford St., Unit 8C, Stamford. Amount: \$705,000. Filed Sept. 22.

**Gonzalez, Jeide**, Stamford. Seller: Elizabeth L. McOske, Stamford. Property: 12 Deacon Hill Road, Stamford. Amount: \$650,000. Filed Sept. 23.

**Hallen, Casey and Mark Hallen**, Stamford. Seller: Molly B. Zarookian, Stamford. Property: 209 Seaside Ave., Unit 5, Stamford. Amount: \$540,000. Filed Sept. 24.

**Huq, Ammar**, Stamford. Seller: Ismael Gonzalez, et al, Stamford. Property: 22 Palmer Ave., Stamford. Amount: \$912,000. Filed Sept. 22.

**Husaini, Fawzia and Mustafa Husaini**, Stamford. Seller: Michael A. Gordon, Stamford. Property: 27 Golden Farm Road, Stamford. Amount: \$2,305,000. Filed Sept. 24.

**Jones, Samantha and Patrick Jones**, Mamaroneck, New York. Seller: William Alexander Felcon and Jessica Marisa Felcon, Fairfield. Property: 158 Fairview Ave., Fairfield. Amount: \$875,000. Filed Sep. 29.

**Joslin, Susan Lesley**, Greenwich. Seller: Noel Mathew and Christine Mathew, Greenwich. Property: 19 High St., Greenwich. Amount: \$870,000. Filed Oct. 3.

**Kleban, Barbara K. and Kenneth M. Kleban**, Weston. Seller: Mark Friedman and Deborah Friedman, Fairfield. Property: 365 Lalley Blvd., Fairfield. Amount: \$3,125,000. Filed Oct. 2.

**Kramer, Dylan and Randi M. Kramer**, Danbury. Seller: Vikrum Panesar and Allison Panesar, Stamford. Property: 14 Ridgeway St., Stamford. Amount: \$815,000. Filed Sept. 22.

**Leonardo, Eileen and Mustafa Riffat**, Old Greenwich. Seller: Julie Ann Hasiba and Adam Tarik Hasiba, Old Greenwich. Property: 18 Grant Ave., Old Greenwich. Amount: \$4,150,000. Filed Oct. 3.

**Mayi, Kenia E. and Aracely Cuellar Rivas**, Stamford. Seller: Teresa Zavala, Vero Beach, Florida. Property: 20 Daly St., Unit 2C, Stamford. Amount: \$292,000. Filed Sept. 23.

**McDermott, Andrew and Sara Williams McDermott**, Greenwich. Seller: William D. Watt and Karen B. Watt, Greenwich. Property: 7 Shaw Place, Greenwich. Amount: \$N/A. Filed Oct. 1.

**Menniti, Monica and Michael Rossi**, Stamford. Seller: Elizabeth Rubin, Stamford. Property: 75 Courtland Ave., No. 53, Stamford. Amount: \$502,000. Filed Sept. 23.

**Meyer III, John E.**, Fairfield. Seller: Joan B. Welch, Fairfield. Property: 160 Fairfield Woods Road, Unit 12, Fairfield. Amount: \$370,000. Filed Oct. 1.

**Morris, Philip Michael and Casey Erin Morris**, Fairfield. Seller: Elizabeth Bubbico and Donald Maselli, Fairfield. Property: 1134 Valley Road, Fairfield. Amount: \$736,000. Filed Oct. 1.

**Townsend, Candace, et al**, Greenwich. Seller: Joseph R. Boldt II and Virginia V. Boldt, Greenwich. Property: 69 Fairfield Road, Greenwich. Amount: \$10. Filed Oct. 1.

**Tudorof, Aurel and Mariana Tudorof**, Stamford. Seller: Aurel Tudorof, et al, Stamford. Property: 27 Jessup St., Stamford. Amount: \$1. Filed Sept. 25.

**Mousa, Halim and Edith Phillips**, Old Greenwich. Seller: Halim Mousa and Edith Phillips, Old Greenwich. Property: 36 N. Ridge Road, Old Greenwich. Amount: \$0. Filed Sept. 30.

**Obando, Blanca Patricia**, Darien. Seller: John V. Antonucci and Jessica Antonucci, Stamford. Property: 2289 Bedford St., Unit F2, Stamford. Amount: \$575,000. Filed Sept. 26.

**Owen, Willa and Maxim Owen**, Brooklyn, New York. Seller: Edward B. Prial and Virginia Prial, Stamford. Property: 656 Westover Road, Stamford. Amount: \$1,196,000. Filed Sept. 25.

**Redner, Alyson**, Stamford. Seller: Daniela Weilandt, Stamford. Property: 237 Strawberry Hill Ave., Unit 41, Stamford. Amount: \$605,000. Filed Sept. 23.

**Rozell, Megan B.**, Stamford. Seller: Gregory McNamara, Stamford. Property: 172 Roxbury Road, Stamford. Amount: \$680,000. Filed Sept. 26.

**Shariff, Ameer Basha Mohammed and Shaifali Kansal**, Stamford. Seller: Bernadette Savage, Arlington, Virginia. Property: 739 Rock Rimmon Road, Stamford. Amount: \$925,000. Filed Sept. 24.

**Silverman, William**, Greenwich. Seller: Iker Cabiedes Capistran Garza and Eva Barrio Escofet, Greenwich. Property: 25 Jeffrey Road, Greenwich. Amount: \$2,850,000. Filed Oct. 1.

**Singh, Kiran Jeet and Anthony Carino**, Greenwich. Seller: Anthony J. Franco and Susan Franco, Greenwich. Property: 44 Homestead Road, Greenwich. Amount: \$12,000,000. Filed Sept. 19.

**633 Hope Street LLC**, Stamford, by George G. Mowad II. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 633 Hope St., Stamford. Amount: \$4,160,000. Filed Sept. 3.

**Blaisdell, Samantha**, Greenwich, by Amanda C. Burns. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 58 Riverdale Ave., Greenwich. Amount: \$556,000. Filed Sept. 17.

**Uhl, Robert and Annmarie Uhl**, Armonk, New York. Seller: Alfred J. DiMaio and Elizabeth M. DiMaio, Stamford. Property: 130 Fishing Trail, Stamford. Amount: \$1,200,000. Filed Sept. 25.

**Vindigni, Alyssa Marie**, Stamford. Seller: Heather Cavanagh Stamford. Property: 43 Harbor Drive, Unit 104, Stamford. Amount: \$584,500. Filed Sept. 24.

**Vo, Charlie and Maihung Nguyen**, San Juan, Puerto Rico. Seller: Antoinette Salomey, Fairfield. Property: 293 Barry Scott Drive, Fairfield. Amount: \$295,000. Filed Oct. 3.

**West, Forrest and Neveen Qaad**, Cos Cob. Seller: Gaetano Iovieno and Christine Iovieno, Cos Cob. Property: 36 Orchard St., Cos Cob. Amount: \$1,600,000. Filed Oct. 2.

**Whitman, John Bolden**, Stamford. Seller: Alexander Asher Mason, et al, Stamford. Property: 16 Pinnacle Rock Road, Milford. Property: 71 Strawberry Hill Ave., Unit 1116, Stamford. Amount: \$236,000. Filed Sept. 5.

**Bonito, Jennifer**, North Haven, by Chris Barreto. Lender: Carrington Mortgage Services LLC, 1600 S. Douglass Road, Suite 100 and 200A, Anaheim, California. Property: 82 Riverview Circle, Fairfield. Amount: \$385,000. Filed Sept. 2.

**Bram, Ari and Jacqueline Studdert**, Fairfield, by Cynthia M. Salemmi-Ricci. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 51 Stoneleigh Road, Fairfield. Amount: \$795,410. Filed Sept. 4.

**Canady, Tatiane**, Stamford, by Tamara L. Peterson. Lender: FourLeaf Federal Credit Union, P.O. Box 2098, Glen Burnie, Maryland. Property: 2539 Bedford St., Unit 36B, Stamford. Amount: \$479,500. Filed Sept. 4.

**Castano Gonzalez, Mauricio Alberto**, Port Chester, New York, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 71 Strawberry Hill Ave., Unit 1116, Stamford. Amount: \$236,000. Filed Sept. 5.

**Cingari Jr., Thomas F. and Jenna M. Cingari**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 55 Stamford Ave., Stamford. Amount: \$600,000. Filed Sept. 3.

**Cohen, Zachary B. and Danielle Gurr Cohen**, Fairfield, by Patrick Q. Mitchell. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 1256 Catamount Road, Fairfield. Amount: \$100,000. Filed Sept. 4.

**Conforti, Theodore and Maria A. Conforti**, Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 172 Field Point Road, No. 6, Greenwich. Amount: \$1,206,000. Filed Sept. 15.

**Dos Santos, Deusiane Ferreira**, Stamford, by Arianne O'Donnell. Lender: Prysma Lending Group LLC, 18 Padanaram Road, Danbury. Property: 300 Broad St., Unit 908, Stamford. Amount: \$179,940. Filed Sept. 4.

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

**Farrell, Andrea and Angelica Farrell**, Cliffside Park, New Jersey, by Lawrence S. Ogren. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 84 Edison Ave., Fairfield. Amount: \$592,500. Filed Sept. 4.

**Glowacki, Brian R. and Jessica Bayleygh**  
**Glowacki**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 126 Jackman Ave., Fairfield. Amount: \$30,000. Filed Sept. 2.

**Goetz, Mary Elizabeth and Syed Muneeb Alam**, New York, New York, by Tamara L. Peterson. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 98 Cambridge St., Fairfield. Amount: \$932,000. Filed Sept. 5.

**Goldberg, Steven and Marielle B. Horowitz**, New York, New York, by Daniel Walsh II. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 145 Edward Place, Stamford. Amount: \$806,550. Filed Sept. 3.

**Halal, Douglas and Alyssa Halal**, Orange, by Stefanie Langerman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 150 Aran Hill Road, Fairfield. Amount: \$1,680,000. Filed Sept. 3.

**Higgins, Owen and Jeanne Higgins**, Stamford, by Antonio Faretta. Lender: Better Mortgage Corp., 1 World Trade Center, 80th floor, New York, New York. Property: 8 Silver St., Stamford. Amount: \$80,000. Filed Sept. 2.

**Hokayem, Tony and Lorraine Najam Hokayem**, Stamford, by Scott Rogalski. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 61 Woodmere Road, Stamford. Amount: \$1,145,600. Filed Sept. 4.

**Houdre, Herve and Marielle Houdre**, Greenwich, by Thomas Moore. Lender: Oaktree Funding Corp., 3133 W. Frye Road, No. 205, Chandler, Arizona. Property: 12 Wildwood Drive, Greenwich. Amount: \$400,000. Filed Sept. 16.

**Jaikaran, Mitra**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Broad St., Unit 12C, Stamford. Amount: \$302,191. Filed Sept. 2.

**Johnson, David Paul and Nicole Stamatelos**, Stamford, by Jary Lisset Beltran. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 55 Tall Oaks Court, Stamford. Amount: \$200,000. Filed Sept. 4.

**Kane, Stephanie S. and Adam M. Kane**, Fairfield, by Yuliana Gomez. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 902 Fairfield Woods Road, Fairfield. Amount: \$228,000. Filed Sept. 5.

**Kitson, Marilyn and Charles E. Kitson**, Greenwich, by Elsa M. Soogrim. Lender: Members Credit Union, 612 Bedford St., Stamford. Property: 2 Orchard Court, Cos Cob. Amount: \$30,000. Filed Sept. 18.

**Kumar, Rajiv and Swetha Kumar**, New York, New York, by Joel M. Kaye. Lender: Nexera Holding LLC, 2100 Powell St., Suite 730, Emeryville, California. Property: 29 Lockwood Drive, Old Greenwich. Amount: \$3,487,500. Filed Sept. 16.

**Larkin, Brian C. and Alexandra L. Larkin**, Stamford, by Scarlett A. Almonte. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 242 Ocean Drive West, Stamford. Amount: \$300,000. Filed Sept. 5.

**Laurion III, Lawrence and Allison Laurion**, Fairfield, by Jonathan T. Hoffman. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 332 N. Cedar Road, Fairfield. Amount: \$918,000. Filed Sept. 3.

**Leo, Richard and Jordan Leo**, Greenwich, by M. Casein Maloney Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 18 Guilford Lane, Greenwich. Amount: \$1,128,000. Filed Sept. 15.

**Moy, Ken Yuko Moy**, Fairfield, by Neil P. Phillips. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 345 Reef Road, Unit C8, Fairfield. Amount: \$1,259,300. Filed Sept. 5.

**Leonard, Stephen A. and Jane Leonard**, Riverside, by Benjamin Connor. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 33 Crescent Road, Riverside. Amount: \$750,000. Filed Sept. 17.

**Lodge, Suzanne Marie**, Armonk, New York, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1111 Rock Rimmon Road, Stamford. Amount: \$545,000. Filed Sept. 3.

**Lucas, Robert James and Angelina Lucas**, Greenwich, by Donna Castronovo. Lender: Ives Bank, 220 Main St., Danbury. Property: 24 Windy Knolls, Greenwich. Amount: \$315,000. Filed Sept. 16.

**Main Street 2815 LLC**, Greenwich, by Rita Steinberger. Lender: Ion Bank, 87 Church St., Naugatuck. Property: 321 and 323 Railroad Ave., Greenwich. Amount: \$1. Filed Sept. 17.

**Marshall, William and Lindsey Kus**, New York, New York, by Robert J. Piscitelli. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 94 Mulberry St., Stamford. Amount: \$395,000. Filed Sept. 2.

**Mawe, Lisa and John Mawe**, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 6 Francine Drive, Greenwich. Amount: \$600,000. Filed Sept. 18.

**McKeon, Joan and Dennis C. McKeon**, Fairfield, by Scott Rogalski. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 166 Beaumont St., Fairfield. Amount: \$170,000. Filed Sept. 5.

**Mengu, Gonca and Cenk Mengu**, Cos Cob, by Jonathan J. Martin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 133 MacGregor Drive, Stamford. Amount: \$784,000. Filed Set. 3.

**Moy, Ken Yuko Moy**, Fairfield, by Neil P. Phillips. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 345 Reef Road, Unit C8, Fairfield. Amount: \$1,259,300. Filed Sept. 5.

**Narang, Rakesh and Neelam Narang**, Fairfield, by Vicki K. Johnson. Lender: Peapack Private Bank & Trust, 500 Hills Drive, Suite 300, Bedminster, New Jersey. Property: 2115/2116 Fairfield Beach Road, Fairfield. Amount: \$3,000,000. Filed Sept. 2.

**Nelson-Johnson, Daniella and Jude Johnson**, Fairfield, by Amber Rae Gates. Lender: Spring EQ LLC, P.O. Box 2026, 1111 Rock Rimmon Road, Stamford. Amount: \$545,000. Filed Sept. 2.

**Nieves, Kristin and Christian Nieves**, Mequon, Wisconsin, by Andrew L. Wallach. Lender: Plus Relocation Mortgage LLC, 600 US Highway 169 South, Suite 450, St Louis Park, Minnesota. Property: 185 Lovers Lane, Fairfield. Amount: \$807,000. Filed Sept. 2.

**Ortega, Sayde and Paul G. Bernal, et al.**, Stamford, by Mark Sank. Lender: First County Bank, 117 Prospect St., Stamford. Property: 15 Florence Court, Stamford. Amount: \$600,000. Filed Sept. 2.

**Pusser, George**, Greenwich, by Carissa N. Kandilou. Lender: Samak Azar and Tania Fabiani, 61 Lower Cross Road, Greenwich. Property: 73 Thunder Mountain Road, Greenwich. Amount: \$350,000. Filed Sept. 17.

**Pusser, George**, Greenwich, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 73 Thunder Mountain Road, Greenwich. Amount: \$229,765. Filed Sept. 18.

**Quintard Avenue Residential Trust, Old**, Greenwich, by Camille M. Taylor. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 3 Quintard Ave., Old Greenwich. Amount: \$5,000,000. Filed Sept. 16.

**Radical Explorers LLC**, Mystic, by Angela Kaether. Lender: Spearhead Funding LLC, 140 Broadway, 46th floor, New York, New York. Property: 93 Porchuck Road, Greenwich. Amount: \$350,000. Filed Sept. 19.

**Tepper, Elizabeth and Stephen Kardos**, Stamford, by Daniel P. Weiner. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 70 Iroquois Road, Stamford. Amount: \$510,000. Filed Sept. 4.

**Tunney, Bryan J.**, Cos Cob, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 221 Orchard St., Cos Cob. Amount: \$200,000. Filed Sept. 18.

**Ragosta, Nicholas A. and Carolyn F. Ragosta**, Fairfield, by Jay B. Matz. Lender: Go Rascal Inc., 185 Wythe Ave., Suite A2, Brooklyn, New York. Property: 6 Mellow St., Fairfield. Amount: \$607,638. Filed Sept. 3.

**Rao, Siddartha and Emily Elizabeth George**, Brooklyn, New York, by Philip J. Toohey. Lender: First Citizens Bank & Trust Company, 53 State St., 28th floor, Boston, Massachusetts. Property: 1569 Newfield Ave., Stamford. Amount: \$840,000. Filed Sept. 4.

**Rousseau, Alexandre and Taryn Donovan**, Stamford, by Robert E. Colapietro. Lender: LoanDepot.com LLC, P.O. Box 2026, Flint, Michigan. Property: 9 Stillview Road, Stamford. Amount: \$250,000. Filed Sept. 19.

**Scanlan, Brian, et al.**, Greenwich, by David E. Hoyle. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Ingleside Road, Fairfield. Amount: \$123 382. Filed Sept. 5.

**Skorvanek, Brianna M. and Ryan J. Melahn**, Stamford, by Gerardo E. Molla. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 53 Seaside Ave., Apt. 1, Stamford. Amount: \$90,000. Filed Sept. 2.

**Speed, John Malcolm**, Norwalk, by Peter Ambrose. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 319 Wheeler Park Ave., Fairfield. Amount: \$200,000. Filed Sept. 5.

**Wylder, Andrew and Amy Wylder**, Stamford, by Scarlett A. Almonte. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 30 Robert Court, Fairfield. Amount: \$300,000. Filed Sept. 4.

**Unger, Brandon and Alexandra Garvey**, Fairfield, by Jay B. Matz. Lender: Go Rascal Inc., 185 Wythe Ave., Suite A2, Brooklyn, New York. Property: 6 Mellow St., Fairfield. Amount: \$607,638. Filed Sept. 3.

**Vonsalzen, Marc Paul and Yulita Triandari Cahyono**, Greenwich, by Adam J. Hirsch. Lender: First County Bank, 117 Prospect St., Stamford. Property: 46 Hickory Drive, Greenwich. Amount: \$550,000. Filed Sept. 17.

**Wein, Margaret**, Cos Cob, by Claudia O. Isnardi Vera. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 155 Cognewaugh, Cos Cob. Amount: \$500,000. Filed Sept. 10.

**Wigham, Matthew and Nicola Melanie Wigham**, Fairfield, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 91 Ingleside Road, Fairfield. Amount: \$123 382. Filed Sept. 5.

**William Mennillo II LLC and Rebecca Mennillo LLC**, Stamford, by Kirsten Mendllo. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 20 Linwood Ave., Fairfield. Amount: \$1. Filed Sept. 2.

**Newport Academy**, 3990 Hillsboro Pike, Suite 330, Nashville, Tennessee 37215, c/o Monroe Operations LLC. Filed Sept. 24.

**Newport Institute**, 3990 Hillsboro Pike, Suite 330, Nashville, Tennessee 37215, c/o Monroe Operations LLC. Filed Sept. 24.

**Nothing Bundt Cakes**, 451 SW 64th Ave., Miami, Florida 33144, c/o Margolis Ventures II Inc. Filed Sept. 24.

**Speeders**, 383 Main Ave., Suite 703, Norwalk 05851, c/o Steve Sung. Filed Sept. 9.

**TGC Golf Music Publishing**, 1 Blachley Road, Stamford 06902, c/o TGC (Connecticut) LLC. Filed Sept. 23.

**Trakte**, 1266 E. Main St., Suite 700R, Stamford 06902, c/o Abstarkte LLC. Filed Sept. 22.

# lega Notices

Notice of Formation of DiowatGram Bookkeeping & Beyond, LLLC Art. Of Org. filed with SSNY on 9/11/25. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 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 design. 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 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 of Formation of A Z HEATING & COOLING LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 08/11/2010. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 84 Kensico Rd., Valhalla, NY 10595. 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. #63898

NOTICE OF FORMATION OF The Melomo Group, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/7/25. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to: The Melomo Group, LLC, 20 John Cava Lane, Cortlandt Manor, New York 10567. Purpose: any lawful business activity. #63899

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2024 report for the year ending December 31, 2024 of the Hettinger Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514 during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is William R. Hettinger, Trustee, 914 238 3800. #63900

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2024 report for the year ending December 31, 2024 of the Rudolph & Hilda Forchheimer Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514, during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Audrey Steuer, Trustee, 914 238 3800. #63901

Notice of Formation of Triluma LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on October 21, 2025. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process served to: Triluma LLC, 567 The Parkway, Mamaroneck, NY 10543. Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the LLC law of New York State. #63902

Notice of Formation of LLC. BionIQs, LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 10/23/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o BionIQs, LLC, 515 Wilmot Road, New Rochelle, NY 10804. Purpose: any business permitted under law. #63903

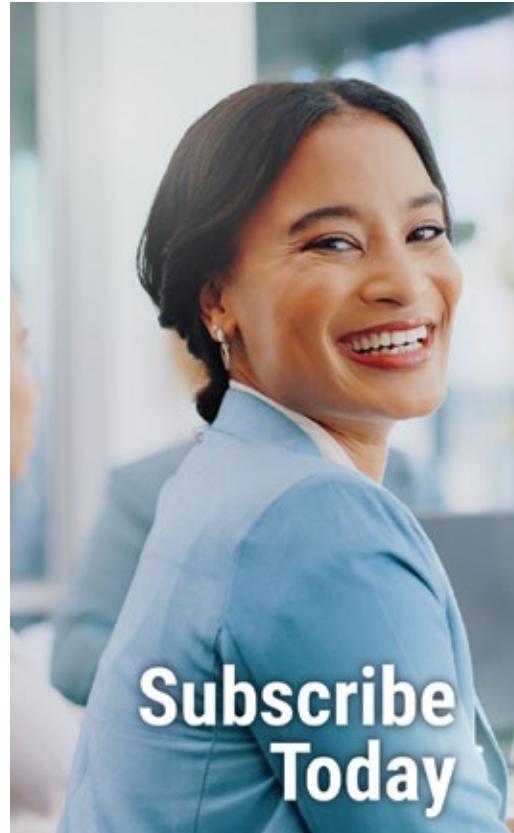
Notice of Formation of KAP by KAPHILL LLC Articles of Organization filed with the NY Secretary of State on 9/23/2025. Office location:

Westchester County, NY. @LEGAL1:NY Secretary of State is designated as agent of the LLC upon whom process may be served. The Secretary of State shall mail a copy of process to: KAP by KAPHILL LLC, 765 Bronx River Road, 3c, Bronxville, NY 10708. Purpose: Business is an online women's clothing store. #63904

Notice of Formation of GADAH LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/24/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 337 Grandview Blvd, Yonkers, NY 10710. 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. #63905

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME OF LLC: BLACK BEAUTY SALON SUITES, LLC. Articles of Organization filed with the Secretary of State (SSNY) on 10/14/25. Office location in Westchester County, NY. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at, 3 Fowler Ave, Cortlandt Manor, NY 10567. Purpose: any lawful activity. #63906

The annual return of The Rosenfeld Heart Foundation, Inc for the calendar year ending December 31, 2024 is available at its principal office located at Overbrook Management Corp, 280 Park Avenue Suite 2402 West, New York, NY 10017 for inspection during regular business hours by any citizen who requests it within 180 days. Principal Manger of the Foundation is Stephen Rosenfeld. #63907



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