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# Westfair Business Journal



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## THE WESTCHESTER-BERMUDA CONNECTION

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**Monday**  
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**ISSUE #42**

# Democrats win big in Fairfield County, claiming top spots in several municipalities

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

**Election Night 2025 was a victorious one for the Democrats in greater Fairfield County as several Republican incumbent mayors and first selectmen lost, according to unofficial results from the state Secretary of the State's office.**

The Democrats who replaced GOP incumbents included Kevin Christie, the first person of color elected first selectman of Westport; Dr. David Chess in Stratford, Bruce Walczak in Newtown, Pat DelMonaco in New Fairfield and Rich Smith in Milford. Respectively, they replaced First Selectwoman Jen Tooker of Westport, who didn't run; Mayor Laura Hoydick and Mayor Tony Giannattasio.



Barbara Smyth, mayor-elect of Norwalk

See related story on Westchester election results

Christie, who ran with second selectman candidate Amy Wistreich, defeated Don O'Day and Andrea Moore, 4,974-3,256. DelMonaco beat Melissa Lindsey, a Republican, 2,537-2,208 and Smith

defeated Giannattasio by a count of 9,964-8,059.

Barbary Smyth, the second woman to be elected mayor of Norwalk, replaced Democratic Mayor Harry Rilling, who retired. She defeated Vinny Scicchitano, a Republican, 10,367-7,098, and Chess defeated Hoydick, 7,879-6,450.

As for incumbent mayors and first selectmen, Democrats kept their seats in Brookfield, Danbury, Sherman, Stamford, Trumbull. They included First Selectman Steve Dunn, Mayor Roberto Alves, First Selectman Don Lowe, Mayor Caroline Simmons and First Selectman Vicki Tesoro, respectively.

Republican incumbents were victorious in Bethel, Easton, Greenwich, Monroe and Shelton.

The winners included First Selectman Dan Carter, First Selectman Dan Lent, Mayor Fred Camilo and First Selectman Terrence Rooney and First Selectman Mark Lauretti.

The closest races occurred in Easton, where

**“The Democrats who replaced GOP incumbents included Kevin Christie, the first person of color elected first selectman of Westport.”**

— Election results reporting



Kevin Christie, first selectman-elect of Westport.

Lent won by 6 votes over Nicholas D'Addario (1,611-1,605) and Monroe, where Rooney won by 195 votes over Leon Ambrosey.

After polls closed in Norwalk, Democratic mayor-elect Smyth, the current Common Council president who is a former Norwalk Public Schools teacher and community leader, issued the following statement:

“Throughout this campaign, I’ve been humbled by the broad and diverse coalition that came together to support our vision for Norwalk’s future — from teachers and the building trades to small business owners, families, and women across our city,” Smyth said. “To all of you, thank you for believing in what we can accomplish together.”

“As someone who spent years teaching in Norwalk Public Schools, I know how essential strong schools are to the fabric of our community. My priorities as mayor will include strengthening our schools, continuing to improve our infrastructure, growing our tax base, and ensuring that Norwalk remains affordable for all residents.”

Meanwhile, on the GOP side incumbent Mayor Hoydick thanked her supporters and wished Mayor-elect Chess congratulations.

“Congratulations to the Chess campaign,” the mayor said. “My hope is that you will lead our town wisely with sound and grounded judgment.

“My most heartfelt gratitude to everyone that supported me and my campaign. Thank you for your time, your efforts and your vote. To my family, thank you for your love, patience and support during these least eight years — even when it meant you having to take second place.”

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# Democrats do well in Westchester elections and in key contests elsewhere

BY PETER KATZ / pkatz@westfairinc.com

Democrats had a generally strong showing in Westchester County on Election Day 2025, with incumbent County Executive Ken Jenkins being elected over Republican Christine Sculti. The results in Westchester were in keeping with Democratic victories in key contests that have attracted national interest including Democrats winning governorships in New Jersey and Virginia and Democrat Zorhan Mamdani winning over former Gov. Andrew Cuomo to become the next mayor of New York City.

Democrat Tom Roach, currently the mayor of White Plains, bested Republican Sheila Marcotte, an Eastchester councilwoman, to succeed Westchester County Clerk Tim Idoni, who is retiring from the post. Democrat Justin Brasch was elected to succeed Roach as mayor.

Westchester voters selected four Democratic judges for the State Supreme Court 9th Judicial District: Verris Shako; Diane Clerkin; John Collins Jr.; and Desmond Lyons. Democrat Erin McGahey was elected to the County Court and Democrat Emily Rubin was elected Family Court judge.

In the contest for county executive,

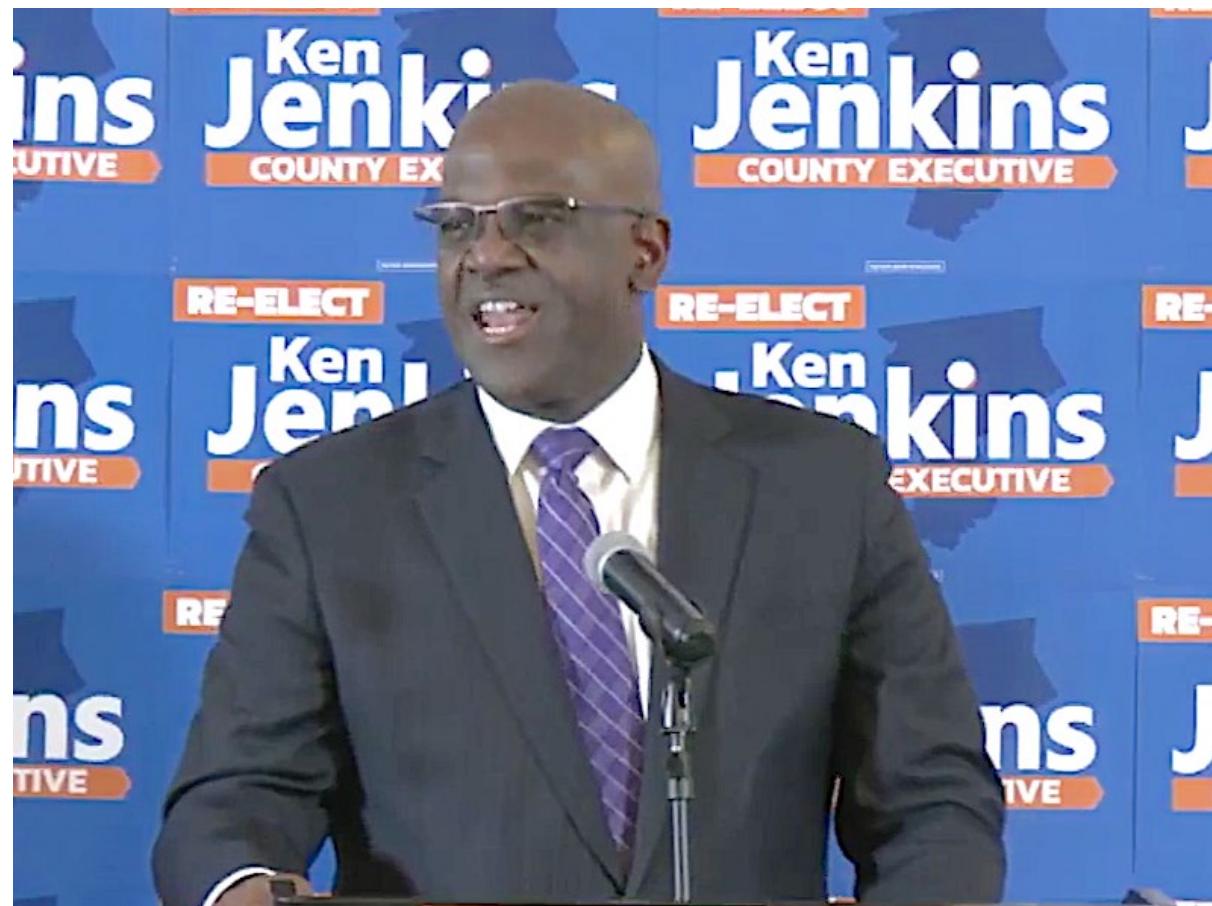
Republican Sculti had received an endorsement from Rupert Murdoch's conservative newspaper the New York Post. Sculti had been defeated in February when she ran against Jenkins to fill the remaining term of former County Executive George Latimer, who resigned after being elected to Congress. In her campaign, she has emphasized a need for government fiscal responsibility.

During the election night gathering of county Democrats and Jenkins supporters at Kanopi at the top of The Opus in White

Plains, State Senate Majority Leader Andrew Stewart-Cousins said, "It's a fabulous night for Democrats across the country. They thought we were asleep ... but what we did was exercise our rights."

Jenkins said that he was glad that his campaign was able to maintain stability, confidence and civility in what he termed really difficult and challenging times.

"Tonight we're celebrating more than a victory," Jenkins said. "When leadership and government listens, when it actually cares about the people, we put people first, it makes a difference and the progress follows. We've made Westchester safer, we've



Jenkins giving victory speech.

**"Tonight we're celebrating more than a victory... When leadership and government listens... the progress follows."**

— Jenkins,  
Westchester County  
Executive

made Westchester more affordable, we've made it stronger, we made it more sustainable, we made it more united, than ever, ever before. Let's keep moving forward with integrity, with purpose and with pride in the place that we call home, Westchester County."

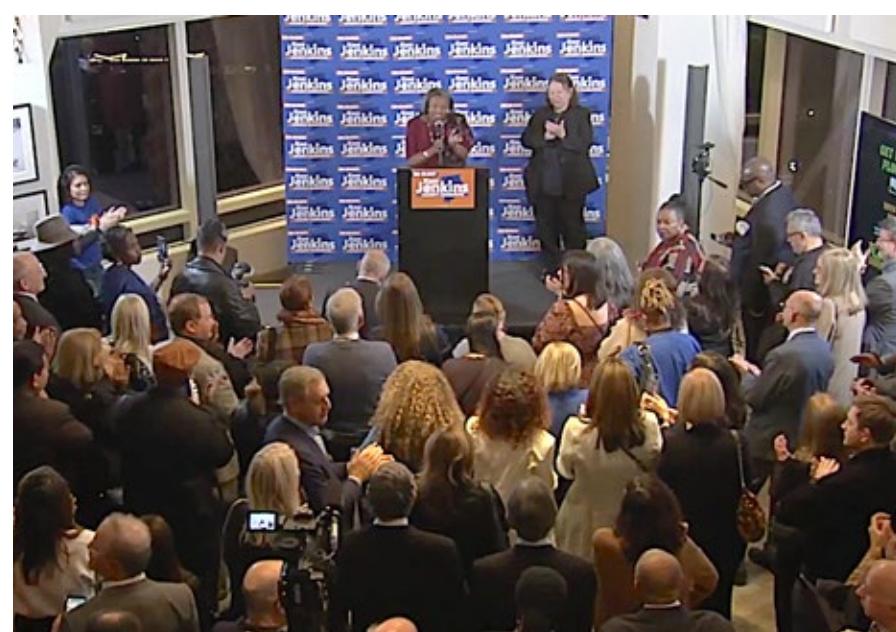
Across the Hudson River in Rockland County, incumbent County Executive Ed Day, running as a Republican/Conservative and not facing a Democratic Party candidate, scored almost 74% of the votes against Michael Parietti who ran as the Good Government candidate. Day will be serving his fourth term in the office.

In New York City, 34-year-old Zorhan Mamdani who beat out former Gov. Andrew Cuomo in a primary to get the Democratic nomination to run for mayor, won the office. He again defeated Cuomo, who ran for mayor as an independent candidate. The Republican candidate was Curtis Sliwa. President Trump proclaimed that Mamdani is a "communist" and threatened to withhold federal funds from New York City if Mamdani was elected.

Democrats scored big in New Jersey, where Rep. Mikie Sherrill won the race for governor against Republican nominee Jack Ciattarelli who received strong backing from Donald Trump. Sherrill will follow the term-limited Democratic Gov. Phil Murphy. The contest marked Ciattarelli's third defeat for governor.

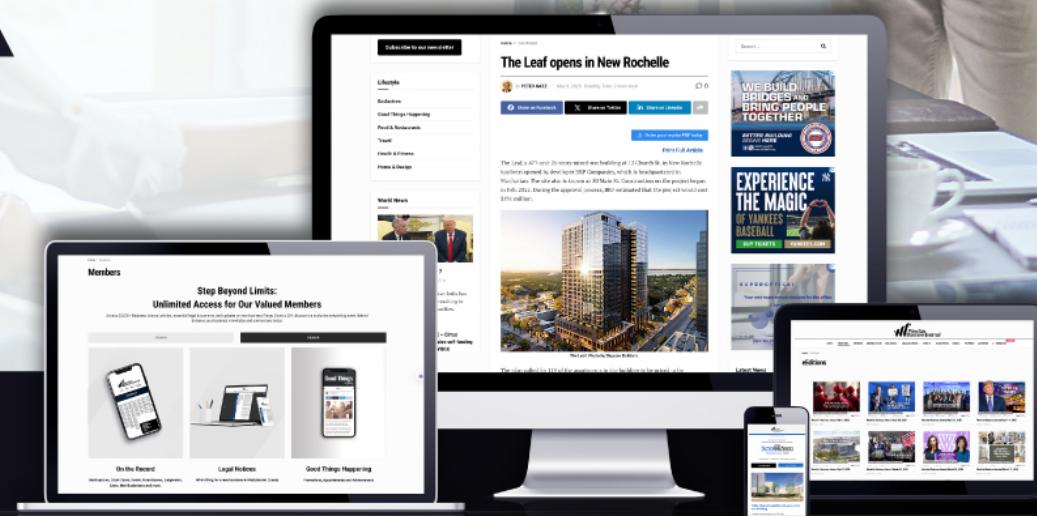
Democrat Abigail Spanberger flipped the governor's office in Virginia to the Democrats and Democrat Ghazala Hashmi won the Virginia lieutenant governor's race and will become the nation's first Muslim woman elected to statewide office.

Voters in California approved a proposition for which Gov. Gavin Newsom had campaigned authorizing redrawing of the state's Congressional District map. The redistricting in California would be to create five more Democratic seats in the House of Representatives to neutralize Republican gerrymandering. Republicans have been working to redraw districts to pick up additional House seats in next year's elections.



Andrea Stewart-Cousins speaking at Jenkins' victory celebration.

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# New York and Connecticut seek to bolster area SNAP recipients

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



**With the federal government scheduled to provide SNAP recipients with only half of the November benefits — and Democratic leaders from 25 states suing for release of the full amount — New York and Connecticut are among the states trying to close the gap.**

On Thursday, Oct. 30, Gov. Kathy Hochul (D-New York) declared a state of emergency and committed "an additional \$65 million in new state funds for emergency food assistance that will reinforce New York's network of vital food bank and pantry partners... to help the three million New Yorkers losing food assistance...."

A press release from her office noted that the total amount of state funds allocated to emergency food assistance reached \$106 million. Hochul also said she will deploy Empire State Service Corps and SUNY Corps members "to support local food banks during this emergency period of increased need and continue to explore food hubs at schools."

The State University of New York (SUNY) system has hundreds of students who serve as "peer navigators," helping with food assistance.

Empire State Service Corps typically helps with a variety of initiatives, including tutoring, disaster relief and supporting food banks.

Meanwhile, Gov. Ned Lamont (D-Connecticut) announced his state would provide \$3 million in emergency funds to Connecticut Foodshare, a nonprofit that supports food banks.

"While this \$3 million in emergency funding will not fill the entire gap left by the federal government, it represents our state's commitment to supporting our neighbors during this crisis," Lamont said in a statement.

About 360,000 Connecticut residents will be affected by SNAP delays, according to Connecticut Department of Social Services Commissioner Andrea Barton Reeves.

Local organizations have already leapt into the breach. Feeding Westchester has shared the first episode of its Hunger Report, detailing the worsening effects of the situation for federal employees in our area and some 77,000 Westchester SNAP recipients as the federal government shutdown, which began Oct. 1, moves deeper into its second month. This all comes after Feeding Westchester experienced a loss of nearly \$4 million

**"This \$3 million in emergency funding will not fill the entire gap... but it represents our state's commitment to supporting our neighbors during this crisis."**

— Gov. Ned Lamont

in government funding.

Nevertheless, the Elmsford-based nonprofit set an initial goal of funding 20,000 emergency meals and has put out an SOS for community support.

On Oct. 30, the day before Halloween, Empire State Voices partnered with the Tarrytown Community Opportunity Center and the Peekskill Housing Authority to donate canned goods, nonperishables — and, of course, candy — to local families in need. More than 66,000 Hudson Valley residents rely on the benefits.

In Bethel, the Note Restaurant Group — which includes Notch8; Shakedown Street Eats; Fat Tony's Deli & Pizzeria; Tipsy Tailgate; and Fire & Slice — has begun providing meals for five to 10 families each day. To participate, fill out the confidential request here.

B.I.B. (Better in Bethel Restaurant) is donating food bags for people in need. They're available at 186 Greenwood Ave. (475) 289-3620.

Another resource for low-income families — Daily Bread Food Pantry at 125 Park Ave. in Danbury.

Guests get to choose all their own food, subject to limits based on household size and item availability.

Various sectors are also taking care of their own. One Fair Wage has launched the Service Workers SNAP Emergency Fund to provide immediate relief to the workers who are among those hit hardest — restaurant and service workers.

According to One Fair Wage research, service workers rely on SNAP at twice the rate of other workers, a reflection of poverty wages across the industry.

"The people who feed us can't afford to feed themselves," said Saru Jayaraman, president of One Fair Wage. "This isn't just a story about food assistance. It's a story about poverty wages. Forty-two million Americans rely on food stamps, and millions of them are working. That reveals the crisis for what it really is — people working full time and still going hungry, because wages are too low to live on. The solution isn't half benefits or emergency patches: It's living wages. Blue states have both the opportunity and the responsibility to lead by passing laws that ensure no one who works for a living ever has to depend on food stamps to eat."

SNAP, or the Supplemental Nutrition Assistance Program, grew

out of the first Food Stamp Program in the Great Depression (1939). In fiscal 2023, 39% of its recipients were children, 42% working-age adults (18-59) and 19% elderly and/or disabled adults 60 and over. Among SNAP beneficiaries, 89.4% are U.S.-born citizens.

SNAP carries work requirements for "able-bodied adults without dependents ages 18 to 54" and most who can work do. But as One Fair Wage's Jayaraman observed, it's just not enough to make them food secure.

The effects of the program are profound, not just for recipients but for the community and beyond, as 73% of households had a gross monthly income at or below 100% of the federal poverty level in fiscal year 2023. SNAP benefits lifted 17% of participating households above the poverty line in FY 2023.

Indeed, every \$1 spent yields \$1.50 in economic activity.

"SNAP benefits are a crucial part of the revenue necessary to keep grocery stores open and functioning, especially independent grocers and stores in rural areas," said Jack Lynch of BerlinRosen, a public relations and marketing firm representing some New York grocers. "With looming cuts, many stores will need to cut back on hours, limit their offerings or may be in danger of closing entirely."

In related news, the federal government announced Friday, Oct. 31, that it would use \$450 million in customs revenue to buttress the Special Supplemental Nutrition Program for Women, Infants and Children (WIC). According to The New York Times, some 67 million women and small children participate in WIC, including 41% of all infants born in the United States.

Westfair's Pamela Brown contributed to this report.

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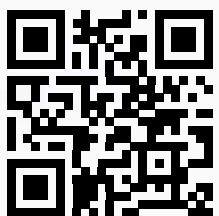


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- *How do I protect my personal, financial and business assets?*
- *What is the best way to transition my wealth or business to the next generation?*
- *How do I minimize or avoid significant taxes?*
- *Should I donate money to various charities or establish a private foundation or other charitable entity?*

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# Yonkers food drive continues after Trump administration announces partial SNAP funding

BY PETER KATZ / pkatz@westfairinc.com

The citywide food drive that Yonkers Mayor Mike Spano announced on Oct. 31 is continuing even after the Trump administration on Nov. 3 announced that it would comply with a judge's order and release contingency SNAP (Supplemental Nutrition Assistance Program) funds, a spokesperson in Spano's office told Westfair's Westchester County Business Journal.

The Trump administration said that it would be sending out partial SNAP payments beginning on Wednesday to comply with a court order that contingency funds be distributed. SNAP benefits are received by 2,962,913 people in New York state and 79,000 in Westchester with approximately 10,270 in Yonkers. About 42 million Americans receive SNAP benefits. The administration said that the con-

tingency fund has only about \$4.5 billion left in it, which is not enough for full SNAP payments in November.

Spano stood alongside public officials, city department heads, and representatives of community organizations at Yonkers City Hall to announce the food drive. He urged Yonkers residents to take action by donating nonperishable food items to the nonprofit Feeding Westchester. To support this

effort, donation boxes will be placed in various place in Yonkers for the collection.

"In the face of these benefit changes, we must come together as a community," Spano said. "Feeding Westchester is a lifeline for thousands of families, and now more than ever, they need our help to meet the growing demand. Whether you're a resident, a business owner, or a community leader, you

have the power to make a difference. Let's show what Yonkers is made of."

Spano called on officials in Washington resolve the SNAP funding issue.

"You can't play chess with peoples' lives, knowing that their well-being is on the line," Spano said. "Here in Yonkers, we see the ripple effects from delayed federal support to uncertainty for those who depend on vital services. Our residents expect leadership, not gridlock."

Food donation bins were to be set up at: Yonkers City Hall, 40 South Broadway; Yonkers PAL, 127 North Broadway; Riverfront Library, 1 Larkin Center; Grinton I. Will Library, 1500 Central Park Ave., Crestwood Library, 16 Thompson St.

Tami Wilson, CEO of Feeding Westchester, said, "I can't imagine the stress and anxiety our neighbors are feeling right now with the loss of federal paychecks and the uncertainty of SNAP benefits not being funded in just a few days. To worry about where your



Spano behind donate box announcing citywide food drive in Yonkers.

next meal will come from, especially as we approach a holiday centered on food, gratitude, love, and family is something no one should ever have to face."

Spano invited local organizations, businesses, and faith communities to join the citywide initiative with their own collection spots by contacting Dr. Dwanita Crosby at his office.

# Rockland County, five towns urge monetary donations to food pantries

BY PETER KATZ / pkatz@westfairinc.com

**NEW CITY, NY** — In light of the ongoing federal government shutdown expected to cause a lapse in Supplemental Nutrition Assistance Program (SNAP) benefits on Nov. 1, the County of Rockland government and the towns of Clarkstown, Haverstraw, Orangetown, Ramapo and Stony Point are asking residents to make a monetary donation to local food pantries.

With approximately 19,000 households that include 54,562 children and adults relying on SNAP benefits, pantries are expecting a wave of need if benefits lapse. All donations, money and food, will be provided to Rock-

land Community Against Hunger, which represents 40+ pantries.

According to the Regional Food Bank, every \$1 donated to a local food pantry enables them to purchase \$8 to \$10 worth of food (4 meals) from the Regional Food Bank because of their access to donated or discounted food.

"County residents and community minded businesses are encouraged to join us in assisting our neighbors,"

the county government said in an Oct. 30 statement. "Food pantry purchasing power can be significantly stronger than retail purchasing power, making monetary donations extremely critical at this time."

To make a monetary donation click [here](#).

Rockland Community Against Hunger steering committee will determine how donations are distributed within Rockland based on need & impact.

As food pantries and non-profits prepare for a sharp increase in families seeking assistance, volunteers will also be needed to help sort food donations, prepare packages, assist with distribution, help transport goods, and more.

Sign up to volunteer [here](#).

In addition to urging monetary donations, the County of Rockland is launching a Countywide Food Drive in partnership with all five towns to support SNAP recipients and others facing food insecurity.

**"Every \$1 donated creates up to four meals for Rockland families in need."**

Donation bins will be available at the following locations:

- Robert L. Yeager Health Center Building A Lobby 50 Sanatorium Road, Pomona
- Allison-Parris County Office Building 11 New Hempstead Road, New City
- Town of Clarkstown Town Hall 10 Maple Ave., New City
- Town of Haverstraw Town Hall 1 Rosman Road, Garnerville
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# Vitale 'sets the record straight' on facts of affordable housing project expenditure

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

"This project represents what Fairfield does best — coming together to create thoughtful, responsible solutions that strengthen our community."

— Billie Vitale,  
Fairfield First  
Selectman



Fairfield First Selectman Christine Vitale. *File photo by Gary Larkin*



Fairfield Selectman Brenda Kupchick. *Westfair file photo*

**FAIRFIELD** — Following the Oct. 29 Board of Selectmen approval to use \$570,000 of the Affordable Housing Trust Fund to go toward the development of a \$26 million affordable 40-unit assisted living project, First Selectman Christine Vitale wanted to set the record straight.

The Fairfield Democratic Town Committee released a letter Vitale published on Patch.com Oct. 30 "correcting the misinformation" related to the project.

"Fairfield created an Affordable Housing Plan per state law that would cover 2022-2027, and committed to building 50 affordable homes during that time. This project is consistent with the Town's plan, and is the fruition of bipartisan work across multiple administrations to meet the town's affordable housing needs," Vitale wrote.

"At our Oct. 29 meeting, the Board of Selectmen voted in alignment with the Fairfield Affordable Housing Committee (2-0-1, with Vitale and Democratic Selectman Marcy Spolyar voting for and Republican Brenda Kupchick abstaining) who voted on this project in a publicly noticed meeting on Oct. 8, to approve the expenditure of \$570,000 from the developer-funded Affordable Housing Trust Fund to the non-profit, Fairfield Housing Corporation, for the development of a 100% affordable 40-unit assisted housing development at 980 High St."

During the Board of Selectmen meeting, Selectman Brenda Kupchick, a Republican, insinuated the town was not transparent about the process behind approving the transfer of the

funds to the Fairfield Housing Corp. She later unsuccessfully attempted to table the decision.

"There's a lot of questions about it not being transparent," Kupchick said. "I personally think we should table the item. The Affordable Housing Committee should have a full meeting.

It would be in the interest of the town and hold a public meeting of the Affordable Housing Committee.

There is a lot of mistrust. People from around town are whipped up."

Kupchick echoed the concern of High Street neighbors, some of who were present at the Oct. 29 Board of Selectmen meeting.

"We did receive a tremendous amount of emails and lot of people are thinking this is coming out taxpayer money," she added. "People may not understand completely that this is 100% affordable and that we are under a mandate by the State of Connecticut. There is a lot of misdirected anger. I'm angry. I tried for 10 years to change the 8-30g law."

"We do have an affordable problem in town. We have seniors that have been on lists for years and years."

One of those residents who wants more transparency is James Leask, a High Street resident.

"I am firmly on the side of Selectman Kupchick of having a meeting that is public," he said at the Oct. 29 meeting. "To gain the public's trust again, we should have a meeting where all members of the community can communicate about this. Progress is made with cooperation. There's give and take."

After Kupchick made her remarks on transparency, town Community

and Economic Development Director Mark Barnhart corrected Kupchick.

"For the record I want to note the Affordable Housing Committee did have a publicly noticed meeting where this was an item on the agenda," Barnhart said. "It was videotaped. People were able to see the video of the discussion. We had a quorum. The vote was 4 in favor, one opposed and two abstentions."

In the Vitale letter, the first selectman laid out the reasons for the board's actions:

"This project represents what Fairfield does best — coming together to create thoughtful, responsible solutions that strengthen our community," she wrote. "By supporting quality, permanently affordable housing, we are honoring our commitment to keep Fairfield a place where everyone can belong — seniors who've built their lives here, young families starting out, and residents with special needs who deserve to live with dignity and support."

"This is a plan built on collaboration, transparency, and care for our neighbors — a smart investment in Fairfield's future that reflects our shared values of inclusion, stability, and opportunity for all."

Vitale included a FAQ, of sorts, on the project in order to "set the record straight."

- **Is the \$570,000 taxpayer money?**

No, this is not taxpayer money. Developers pay fees into the trust fund when their projects don't contribute to meeting Fairfield's affordable housing needs. Funds in the Housing Trust Fund cannot be transferred to cover other line items in the town's operating budget; they must be used to promote

affordable housing in Fairfield. Before the vote, the trust fund was more than \$1 million.

- **Is this project bad for the environment?**

This project has been through many changes to address the concerns raised by the Inland Wetlands Committee. The developers worked very closely with the town in a collaborative process to make changes to the design so it would not adversely affect the parcel's wetlands.

- **Will it be an eyesore?**

The roof line of the buildings will only be 18 inches taller than any newly built houses on the street. The historic Judd homestead building will be preserved and be used as a community center for residents and office space for staff.

- **Who is developing this project?**

The Fairfield Housing Corp., a non-profit developer under the Fairfield Housing Authority.

**What impact will this project have on the Town's 8-30G (a state affordable housing statute) moratorium progress?**

We need approximately 191 more housing unit equivalent (HUE) points to achieve our next moratorium. Once completed, the High Street project would contribute 81 HUE points, nearly 42% of the remaining total that is needed. Further delaying construction of this approved project would put the town at risk of not achieving our second moratorium which would enable developers to once again bypass our local zoning regulations.

**History of 980 High St.**

The Fairfield Housing Corp purchased this property, which is 2.5 acres, in 2018. The corporation then applied for and received town Plan and Zoning Commission in February 2020 to construct the Judd Homestead at Russo Estates. They subsequently received Inland and Wetlands approval in October 2024.

The project consists of five buildings, each of which contain eight rental units. All first-floor units are barrier-free and wheelchair accessible. (They will remain affordable with restrictive covenants. They will be available to those who with income within 30% and 80% of area median), according to Barnhart.

# UI files petitions Siting Council to reconsider monopolies plan rejection

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

**United Illuminating has continued its fight to build monopolies along the Congress Street railroad transmission line between Fairfield and Bridgeport.**

On the heels of an FOIA request of internal communications involved in the Oct. 16 Connecticut Siting Council rejection of the project, the utility submitted a 15-page petition to the council asking for a reconsideration of the decision.

In its request UI asked the Siting Council to reconsider the decision not to issue a Certificate of Environmental Compatibility and Public Need in connection with the Fairfield to Congress Railroad Transmission Line 115-kV Rebuild Project.

The Siting Council has 25 days to decide whether it will reconsider its decision per this motion. If they do decide to reconsider, then they would have 90 days to issue a new decision that either affirms or denies their Oct. 16 decision.

The primary reason for UI's Motion for Reconsideration is because the Connecticut Siting Council did not provide any basis for its denial of the project, the utility stated in the petition. They claim the decision runs against Connecticut state law and leaves UI without a path forward for designing the project.

"Without any explanation as to why the Project was denied, UI is left... with no guidance as to what, if any, issues the Council had with the proposed solution to the important public need the Project sought to address," the petition reads. "And

the public is left with aging, deteriorating infrastructure that poses significant safety and reliability concerns.

"The Council acted illegally and arbitrarily in flipping its vote with absolutely no reasons provided."

According to UI, "As the Council has repeatedly found, there is a strong public need for this Project, which will replace 60-year-old, deteriorated UI transmission infrastructure, which sits atop 100-year-old, CTDOT owned railroad catenaries, with new infrastructure that conforms with modern safety and construction standards in order to more safely and reliably provide electric transmission in Fairfield County and the ISO-NE region."

The petition further states: "The Siting Council should grant this Motion, reconsider the Application and approve it based on the record and law. If it fails to do so, UI reserves all rights going forward (including but not limited to taking an appeal and seeking discovery) in order to determine why three Council members inexplicably changed their votes."

The council denied UI's application in a 5-3 vote on Oct. 16 after first denying a request by Fairfield, Bridgeport and state lawmakers to delay the decision for another six months. It was the third such vote the council took – including two straw votes – regarding the concerning the company's application to the council for a certificate of environmental compatibility and public need for the Fairfield to Congress Railroad Transmission Line 115-kV Rebuild Project.



United Illuminating's new monopolies near the Metro-North rail line. Photo by Gary Larkin

**"The Council acted illegally and arbitrarily in flipping its vote with absolutely no reasons provided."**

— UI Motion for Reconsideration

In the end, three Siting Council members switched their votes. The only member (state Department of Energy and Environmental Protection designee Brian Golembiewski) to offer any explanation for the denial said that his department supported the Hannon-Morisette Alternative. However, the HMA was defeated in court in April 2025, and Member Golembiewski had not supported it when it came up for a vote in 2024; he had abstained.

"The final vote means that three members (Golembiewski, Chance Carter and Dan Lynch) who voted in

favor of the Project at the September 4, 2025 meeting, switched their vote a little over a month later and voted to deny the Project without offering any explanation for the change," the UI petition reads.

"Two weeks later, at the Council's Feb. 15, 2024 meeting, the Council reviewed the findings of fact, opinion, decision and order and conclusions of law... Member Golembiewski did not vote in favor of the [Hannon-Morisette Alternative] as he had previously, but instead abstained."

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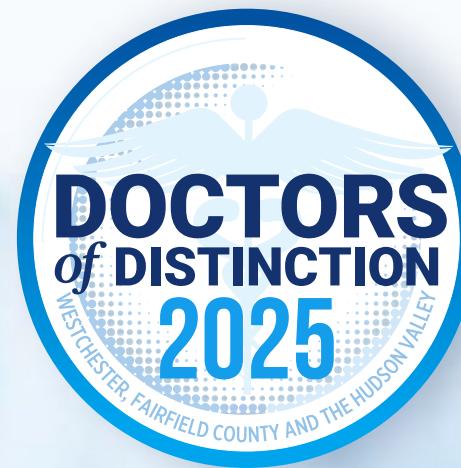


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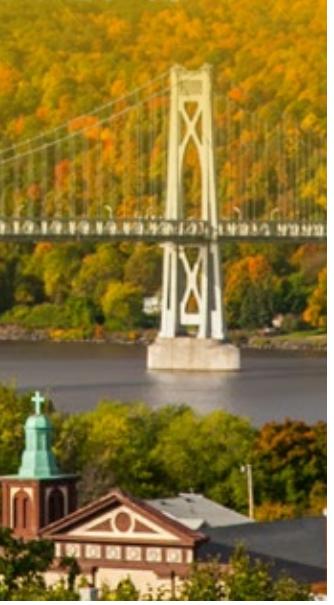


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# Pressure in Peekskill for affordable care premium subsidies

BY PETER KATZ / pkatz@westfairinc.com

**Pugsley Park in Peekskill is where advocates of extending government subsidies for Affordable Care Act (ACA) premiums gathered to add their voices to those putting pressure on Republicans in Congress and the Trump administration to prevent millions of Americans from losing health care coverage because they can no longer afford it. It's estimated that 20 million people will see their health care costs soar while 4 million lose coverage entirely when ACA premiums go up for 2026.**

Democrats on Capitol Hill have been demanding that Republicans negotiate continuation of the ACA subsidies before they will vote to end the government shutdown. Open enrollment for ACA coverage, also known as Obamacare, began this past

Saturday, and millions of Americans were beginning to learn that their health care costs will double or even triple without renewed federal support.

In New York, more than 118,000 residents on the state ACA marketplace are expected to pay an average of \$900 more annually, and 860,000 New Yorkers risk losing their insurance altogether.

"Stripping tens of thousands of New Yorkers of their health care to fund tax cuts for the wealthy isn't good governance, it's simply cruel," said State Sen. Pete Harckham. "Years of progress are being undone in just months, and it's working families and seniors who will pay the price for Trump's reckless policies."

State Assembly Member Dana Levenberg said, "It's shameful that in

a nation as wealthy as ours, working people are begging for help to pay for medical costs. In the absence of a shift to a single-payer system and guaranteed health care, the very least our federal government can do is help people pay for their health insurance premiums, which are spiking beyond control, and certainly people's ability to pay. Congress must extend the ACA tax credits now and get back to working for the people."

Dylan Wheeler, NY Congressional District 17 regional organizing director for the group Empire State Voices, told those who had gathered, "Already stretched budgets will be strained to their breaking point, while others will be unable to shoulder the burden and lose their health insurance entirely."

Angel Gray, representing the Westchester Children's Association said that the organization joins in the demands that Congress protect ACA subsidies and safeguard the stability and well-being of families who depend on them.

Rashida Tyler of the New York State Council of Churches expressed the viewpoint that health care is a moral issue as well as a policy issue.

"Our faith teaches us that caring for our neighbors is a sacred duty, yet Congress's inaction threatens to pull the rug out from under working families," Tyler said. "We cannot let bureaucracy and political games force parents, seniors, and struggling individuals to choose between their health and their financial survival."

Sparrow Tobin, president of the Hudson Valley Area Labor Federation spoke on behalf of the 115,000 union members in the federation in saying, "Health care is a human right, not a bargaining chip. The labor movement in the Hudson Valley will continue to fight for what's right. On behalf of working people in Columbia, Greene, Sullivan, Ulster, Dutchess, Orange, and Rockland Counties, we will not break."

## CONSTRUCTION

# New businesses planned for Yorktown Heights shopping center

BY PETER KATZ / pkatz@westfairinc.com

**The owner of a shopping center at 380 Downing Drive in Yorktown Heights wants to divide a space formerly occupied by the Turco's Super Ranch, which subsequently became an Uncle Giuseppe's market when Uncle Giuseppe's acquired Turco's, so that it can be used by three businesses.**

380 Downing Drive LLC plans for two of the spaces to be used by retailers and the third space to be used by a restaurant. The shopping center is on a 3.8-acres parcel.

Joseph Riina of Site Design Consultants based in Yorktown Heights presented plans for dividing the supermarket space to the Yorktown Planning Board. He said that in addition to dividing the former supermarket space

into three separate units, there would be a new loading dock, parking improvements, and an updated building façade with signage for each of the new businesses.

Riina said that all details of the plan have not been worked out but he did want to begin the approval process by bringing the proposal before the board.

"As part of this proposed renovation, the facade of those stores will be updated by removing the bowed roof section and constructing new storefronts," Riina told the Planning Board. "The rear of the building will receive a new addition which will provide a loading area for one of the new store units. This addition will require a setback variance. The parking lot will also be modified where the entrance on Veteran's Road,

closest to Downing Drive will be eliminated and relocated to be in alignment with the main driveway which traverses the front of the building."

Riina said that leases have been signed for the new businesses and one of them is Torrco, which is a plumbing, piping, HVAC and kitchen and bath supply company and also operates bath, kitchen and lighting design centers. It has nine locations in Connecticut, two in Massachusetts and outlets in Port Chester and Amenia, New York. There also would be an auto parts store and a restaurant, which he said possibly would be operating as a steakhouse.

The restaurant would occupy 7,939 square feet. Advanced Auto would occupy 7,540 square feet. Torrco Plumbing would occupy 13,334 square feet. A new 10-feet-wide concrete sidewalk with curb would be installed along the front of the building.

Riina pointed out that the shopping center already has a waiver for not having the number of required parking spaces and the new businesses should not present an extra burden because they draw people at different times and do not have the same level of foot traffic as did Turco's or Uncle Giuseppes.

Riina described the addition of a loading dock in the rear of the building to serve Torrco as creating a tight space but said that turning movements have been checked and there is enough clearance for tractor trailer trucks to maneuver. He said that the location of garbage dumpsters hasn't been determined. Members of the board offered to move ahead and schedule a required public hearing on the application.

Riina indicated that there would be additional changes requested for the shopping center in a second phase.

# Sally's Apizza coming to Danbury Fair with state's biggest restaurant in 2027

BY PAMELA BROWN

**DANBURY** – The Danbury Fair, one of Connecticut's premier shopping destinations, will be the site of the pizza capital of the state as Sally's Apizza will join the culinary selection there in two years.

The New Haven-based restaurant announced construction will begin at the mall to create the state's largest pizza restaurant. The restaurant also has numerous other locations including Fairfield, Stamford, Wethersfield and Farmington. Coming soon will be opening sites in Norwalk, South Windsor, Newington, and at Foxwoods Resort Casino in Mashantucket.

"Danbury is thrilled to welcome Sally's Apizza, an iconic Connecticut name, to our community," said Mayor Roberto Alves. "We truly appreciate our strong partnership with Danbury Fair's leadership as they continue to reimagine and invest in the future of this destination."

Construction of the new 8,500-square-foot restaurant will begin in 2026 for a tentative 2027 grand opening. The restaurant will occupy a key location between Dick's Sporting Goods, The Cheesecake Factory, and Round1 Bowling & Arcade.

"Located in a prime position at Danbury Fair, the new Sally's Apizza restaurant design brings fresh energy to the property and adds an inviting new destination for the community," said Mackenzie Fontaine, Danbury Fair general manager. Some of the features of Sally's Apizza include a full cocktail bar, unique music memorabilia adorning the walls, and classic Italian favorites made "The Sally's Way."

Sally's Apizza (pronounced "ah-beetz" as a nod to the Italian old school term and the traditional New-Haven-Style pizza) was founded in 1938 by Savatore "Sally" Consiglio in New Haven. It offers authentic handcrafted New Haven-style pizza based on original recipes made in custom-designed ovens.

The restaurant is acclaimed by customers all over the world for its distinctive tomato sauce and chewy, crispy crust with an iconic oven-kissed char. The brand has been

expanding throughout the Northeast with an elevated bar restaurant experience featuring its world-famous apizza, Italian entrees, pastas, salads, craft cocktails, and more.

"We're thrilled to see

Danbury Fair welcome Sally's Apizza. This exciting addition highlights Macerich's commitment to bringing high-quality dining and destination experiences to our region," said Maura Ruby, president and CEO, Greater Danbury Chamber of Commerce. "The development will generate multifaceted job opportunities, from construction and vendor services to restaurant staffing, and will expand Backus Avenue's entertainment and dining options. It will serve as a welcoming destination for families and visitors alike."

According to Ruby, the new restaurant will have a strong economic impact.

"As the city's No. 1 tax generator, Danbury Fair continues to be a vital economic engine, and the Greater Danbury Chamber of Commerce values our strong partnership with key economic players like Macerich as we support developments that strengthen our local economy and elevate our business community," said Ruby. "This brand gives the surrounding regional market another reason to choose Danbury as their recreation and dining destination."

Sally's Apizza joins the dynamic retail mix at Danbury Fair, which includes Coach, Pop Mart, and Perfumania, along with future openings including Offline by Aerie and Jack & Jones set for completion by the end of 2025.

"With a premier restaurant space at the forefront of Danbury Fair, our leasing team was thoughtful in selecting a partner that reflects the quality and experience we aim to offer. Sally's Apizza's approach to food, design, and hospitality aligns seamlessly with our long-term vision for the center," said Eric Bunyan, senior vice president of leasing, Macerich.

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## 1 The Westchester-Bermuda connection landscape

Bermuda's growing airline, BermudAir, which was founded in 2023 by CEO Adam Scott, looked to Westchester County Airport (airport designator HPN) as a good entry point for the New York Metro area and started nonstop service between HPN and Bermuda on August 23, 2023. As the airline expanded, adding two more aircraft to its original fleet of two, it expanded the airports it served and in October of this year announced that it would be adding service at Newark International Airport and LaGuardia. At the same time, it announced that as of Oct. 25, it would no longer serve HPN.



**"Westchester is my favorite spot on our destination map... Westchester is our most important market from our frequent flyer perspective."**

— Adam Scott,  
BermudAir CEO

It didn't take long for the airline to make a course correction and announce that it would continue the Westchester connection, creating what it called the "New York Triangle" with Westchester, LaGuardia and Newark, a play on the infamous "Bermuda Triangle."

"Westchester is my favorite spot on our destination map," Scott told Westfair's Westchester County Business Journal. "I've always been enamored of Westchester because of the ease and convenience of the airport. Westchester is our most important market from our frequent flyer perspective."

Scott said that there are a number of people in Westchester and up into Connecticut who have interests in Bermuda, either business or personal, and became regular users of the airline.

"We have a number of passengers from Westchester who have flown with us 50, 60, 70 times," Scott said. "A lot of people do commute between Westchester and Bermuda. It's quicker to get sometimes from Westchester to Bermuda than to get from Westchester to JFK or LaGuardia."

Scott described a Founders Club for the airline that he said is strictly limited to 100 members.

"They're really the first group that threw their full support behind us and pre-purchased a great deal of capacity," Scott said. "More than half of those Founders members are based in Westchester County and the surrounding areas. It's an amazing bridge that we have between Westchester and Bermuda."

Scott said that in preserving the Westchester-Bermuda route they're currently operating three times a week,

on Tuesdays Thursdays and Sundays. The flights are scheduled to take two hours.

Scott described a current promotion offering free airfare between Westchester, LaGuardia and Newark for travelers who book a total vacation package through the airline.

"Part of our commitment and my personal commitment to the island is to show what a fantastic destination Bermuda is and how accessible it is," Scott said. "We curate travel packages putting together hotels and well as the flights. We also offer access to some of the golf courses. We have seven world-class golf courses and offer the ability to book packages that include golf and other activities on the island."

Scott said that he is a native of Canada who is a graduate of the London School of Economics and Political Science, worked in finance for JPMorgan and Goldman Sachs and lived in Europe and the U.S. before taking up residency in Bermuda.

"Starting a business in such a capital intensive and regulatory heavy industry can be daunting, but that being said it's also the most rewarding experience I've had," Scott said. "When we fly passengers and they see what we offer on the aircraft, the hospitality of Bermuda and her people, it's hugely rewarding. We started with only two aircraft. Now we have four aircraft. We've had zero flight cancellations in the past five months as a result of

investing heavily in our fleet."

BermudAir started with two Embraer E175 twin-jet aircraft flying three direct routes between Bermuda L.F. Wade International Airport (BDA) and Boston Logan International Airport (BOS), Fort Lauderdale-Hollywood International Airport (FLL) and Westchester County Airport (HPN). It now has added two Embraer 190AR-E1 with 96 passenger configurations. They have 2-by-2 seating with 1-by-1 seating in business class.

According to 2024 statistics, Bermuda had 743,490 visitors, 203,080 of whom arrived by air. Just under 33% of the visitors arriving by air came from New York.

"We're driven by economics, of course, and Bermuda is a fairly small island but it's a robust economy with leisure business and returning friends and family traffic but the critical thing for us is to have the right sized aircraft for the markets in which we operate and to operate at the right frequency for the market. The fact that the Embraer airplanes have two-by-two seating in economy and one-by-one in business makes the aircraft really comfortable and a better experience at so many levels."

Scott said that they have just launched AnguillAir, which will fly to Anguilla from Boston, Newark, and Baltimore. There also will be a connection to the island of St. Barts.

"We'll continue to grow our fleets," Scott said. "As we continue to grow we'll be able to offer more frequency. We'll also in a longer term look at other islands as well that we can service just as we are with Bermuda and will be with Anguilla."



Cabin crewmember shows two-by-two seating in BermudAir jet.

# In the Roman Catholic Church's Jubilee year, not everyone is jubilant

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

Every 25 years, the Roman Catholic Church proclaims an "Ordinary Jubilee" for the faithful to gather in Rome. This year's Jubilee, which is expected to draw between 30 million and 35 million people by its end on Jan. 6, is dedicated to forgiveness, social justice and debt relief for the world's most vulnerable.

To prepare for the event, Italy poured roughly \$5.8 billion into infrastructure, with most of that going to its political capital, Rome. But while the country hopes to add to its growing tourism sector, which accounts for 11% to 13% of GDP and supports more than three million jobs, not everyone is jubilant, a guide told us as we made our way from Milan, the nation's financial capital; to Venice, Florence, Assisi and Rome as part of the Church of the Sacred Heart in Hartsdale's challenging "Pilgrimage of Hope" (Oct. 21-30).

Small business owners in particular worry about getting their slice of the Jubilee pie as secular tourists stay away, yielding the field to tightly scheduled pilgrims with no time to shop or sip latte in cafés, and infrastructure projects add to crowding and traffic woes. Retail lovers that we are, we experienced this painfully at every stop on a tour that required us to walk five brisk miles every day, wait in long lines and drive for hours by bus. Our retail withdrawal was perhaps never more acute than in Venice, where storm Benjamin underscored the Adriatic city's identity as a pastel waterworld, threaded by teal canals, more than 400 bridges and cozy cobblestone streets lined with shops selling food, leather goods, carnival masks, Venetian scenes and Murano glass – all of which we had to pass by. Given that so many shops seem to sell the same goods, we wondered how they all stay afloat, no pun intended. In Italy, shops don't go out of business, our Venetian guide told us. Rather, new owners appear.

"Venice is a city lost in myth," she added. That may be true of Italy as a whole, where the marketing of its fabled culture – the religious as well as the secular – remains a great strength. If some business owners are challenged by the Jubilee, those

in communities whose lifeblood lies in a religious identity may see more financial benefit. At Assisi – the birth and resting place of the ever-popular St. Francis, founder of the Franciscan order, who has been adopted by the modern ecology movement – we witnessed not only the transition from the early to the high medieval period in

the frescoes on the life of Francis by Cimabue and his student, Giotto, but what it means for a community to have at least three saints present.

At the Church of Santa Maria Maggiore, not far from the Basilica of St. Clare, housing the remains of the Francis-inspired founder of the Poor Clares, young people flocked to the preserved body of St. Carlo Acutis, the 15-year-old computer programmer who died of leukemia in 2006 and was canonized Sept. 7 of this year. Known as "the first gamer saint," Carlo lies in a transparent case dressed in jeans and a warm-up jacket, his black hair tousled – frozen in time, framed by the past, forever young. At the back of the church, you can buy a poster (two euros) bearing his image that contains this quote from him: "While we are all born originals, many die as photocopies" – a tribute to his place as a rock-star saint for the technology age. At San Giovanni Rotondo, more of the faithful gathered on long lines to view the preserved body of St. Padre Pio (1887-1968), a Capuchin Franciscan priest whose mystical life bore striking parallels to that of St. Francis. Those parallels are explored in the angular, gilt, mosaic Padre Pio Pilgrimage Church built by Italian architect Renzo Piano. Stalls lining the church complex carry devotional objects related to the saint as well as to St. Michael the Archangel, patron of the Roman Catholic Church, who is said to have appeared twice in the area recently. Padre Pio images also grace local hotels. The saint keeps San Giovanni Rotondo thriving, a priest told us.

In Rome, where it was impossible to get to some sites because of the crowds, another guide suggested that we not discount the Pope Leo XIV factor as well. The Chicago-born Leo comes from a country whose church, patrons and foundations



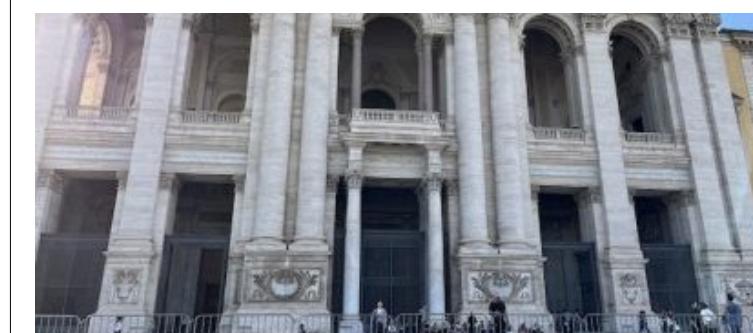
St. Peter's Basilica is the mecca for Roman Catholic pilgrims in this Jubilee year. © Calin Stan | Dreamstime.com



Venice during storm Benjamin. The city uses high-tech barriers and low-tech platforms for walking to counter the rain.



With its tony boutiques and historic architecture, the Galleria Vittorio Emanuele II is part of what makes Milan the financial capital of Italy and, according to The New York Times, possibly "the best-dressed place in the world." But pilgrims have little time for such luxuries, frustrating shops and shoppers alike. *Photographs by Georgette Gouveia unless otherwise indicated.*



The neoclassical Archbasilica of St. John Lateran is the pope's church in his role as the bishop of Rome.

# Eye on Small Business: LogicPrep

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

LogicPrep is a global college admissions consultancy that delivers a premium, full-service experience for families worldwide. Westfair's Westchester County Business Journal enjoyed a recent exchange with its inspirational founder and CEO Lindsay Tanne Howe, who told us about the consultancy, its newly opened office at HAYVN in Greenwich and what makes it stand out in an increasingly competitive and sophisticated niche market.

Here are the highlights:

**What inspired you to start your college admissions consultancy in 2008, and how has your vision for the company evolved since its founding?**

"There really wasn't a grand plan; I was just a kid helping kids. As an English major at Harvard, I loved writing and storytelling. I started helping younger students from my hometown with their essays and realized how much I enjoyed being part of this chapter in their lives — helping them tell their stories and, in doing so, discover themselves. What began as a summer job has grown into something much larger."

**Can you share some key milestones in LogicPrep's growth since its inception? How has the demand for your services changed over the years?**

"LogicPrep has evolved into a one-stop, comprehensive resource for families navigating the entire journey from middle school through college. We now begin working with students

as early as eighth or ninth grade, supporting not just the college admissions process but every academic milestone along the way — from SAT and ACT preparation to subject tutoring and essay development."

**What significant changes have you observed in the college admissions process since you founded your consultancy?**

"The college admissions landscape has become far more competitive, and the

applicant pool is more global and larger than ever — in part due to test-optional policies, which have encouraged more students to apply to more selective schools."

**How has technology influenced the college admissions process and your consultancy's services? Have you adopted any new tools or platforms to assist your clients?**

"Over 10 years ago, we began developing our own software to help students, parents, tutors, and advisors stay organized throughout the entire process. That said, we've always believed technology is only as powerful as the people behind it."

**How do you recruit and select your college counselors? What qualifications or experiences do you look for in potential team members?**

"Experience on the other side of the desk. All of our advisors are former admissions officers from top universities — including Harvard,



"There really wasn't a grand plan; I was just a kid helping kids."

— Lindsay Tanne,  
Founder and  
CEO, LogicPrep

Stanford, Columbia, Duke, MIT, and Vanderbilt. But beyond credentials...our advisors are the kind of people who put families at ease and reduce stress rather than add to it."

**What are some of the main challenges LogicPrep faces in the current college admissions landscape? How do you navigate these challenges?**

"One of the biggest challenges right now is the sheer amount of misinformation circulating about college admissions. Information has never been more accessible — or more confusing."

**Can you tell us about your recent move to HAYVN in Greenwich? What prompted the relocation, and how does it support your business goals?**

"We opened a small space in Greenwich last year to see if we could be helpful to that community and the response was incredible. While we continue to support students online around the world, it feels wonderful to have a true home base here in Greenwich."

**How do you scale your fees for different services offered? What factors influence your pricing model?**

"Our work is highly individualized. Every family's goals are unique, and we tailor our programs accordingly."

Besides college counseling, does

LogicPrep have other sources of income?

"In addition to our one-on-one programs, LogicPrep also offers group classes through our partnership with Chappaqua Continuing Education, which is especially meaningful to me since Horace Greeley (School) is my alma mater."

**Lastly, Lindsay — as a global consultancy, can you share some of the most unusual or "exotic" colleges — perhaps in faraway countries or locations — you've advised students on?**

"We're seeing a growing number of students expand their horizons and apply to universities abroad, particularly in Europe. The Common App has made it easier than ever to apply internationally to schools such as the University of St. Andrews in Scotland. In recent years, we've helped students enroll at Bocconi University in Milan and IE University in Madrid, among others. It's been exciting to watch this shift as students are increasingly drawn to the global perspective and adventure that come with studying overseas."



LogicPrep founder & CEO Lindsay Tanne Howe speaking to HAYVN grand opening attendees about the evolving college admissions landscape. *Photograph by Dino Kužnik*

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# AGs James, Tong others sue Linda McMahon and her department

BY PETER KATZ / pkatz@westfairinc.com

**New York Attorney General Letitia James, Connecticut Attorney General William Tong and 20 other attorneys general have filed a lawsuit in U.S. District Court for the District of Massachusetts against the U.S. Department of Education and Linda McMahon in her official capacity as secretary of the Department of Education. McMahon used to be CEO of World Wrestling Entertainment (WWE) in Stamford.**

The lawsuit alleges that the defendants unlawfully restricting eligibility for the Public Service Loan Forgiveness (PSLF) program, which allows government and nonprofit employees to have their federal student loans forgiven after ten years of service.

The defendants put into effect a new federal rule that would make entire state governments, hospitals, schools, and nonprofit organizations ineligible for PSLF if the government unilaterally determines they have done things

that the Trump administration doesn't like. This can include support for immigrants, gender-affirming health care, or diversity programs.

The lawsuit argues that the new rule is not only unlawful but also politically motivated. It says the rule is intended to punish states and organizations that the administration does not like. The PSLF program was established by Congress in 2007.

"Public Service Loan Forgiveness was created as a promise to teachers, nurses, firefighters, and social workers that their service to our communities would be honored," James said. "Instead, this administration has created a political loyalty test disguised as a regulation. It is unjust and unlawful to cut off loan forgiveness for hardworking Americans based on ideology. I will not let our federal government punish New York's public servants for doing their jobs or standing up for our values."

On Oct. 31, the Department of Education finalized the new rule, which

is scheduled to take effect in July of next year. James and the other attorneys general warn that entire classes of public workers such as teachers, health professionals or legal aid attorneys representing immigrants could suddenly lose PSLF eligibility through no fault of their own.

James points out that earlier this year, the U.S. Department of Justice sued New York over its "Protect Our Courts Act" – a state law ensuring that immigration enforcement does not deter people from seeking justice in state courts. Under the new PSLF rule, the attorneys general argue, the administration could claim that the "Protect Our Courts Act" constitutes a "substantial illegal purpose" and use it to deny loan forgiveness to thousands of New York public employees.

The attorneys general argue that the new rule is flatly illegal and that the law that created PSLF guarantees forgiveness for anyone who works full-time in qualifying public service. They note that the law does not grant the Department of Education to the power to make exceptions based on ideology nor the unfettered power to

"Public Service Loan Forgiveness was created as a promise to teachers, nurses, firefighters, and social workers that their service to our communities would be honored."

— Letitia James, New York State Attorney General



Linda McMahon

target specific state policies or social programs while exempting federal agencies from scrutiny.

The attorneys general are asking the federal court to declare the rule unlawful, vacate it, and bar the Department of Education from enforcing or implementing it.

In addition to James and Tong, the lawsuit was filed by the attorneys general of Arizona, California, Colorado, Delaware, Hawaii, Illinois, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New Mexico, Oregon, Rhode Island, Vermont, Washington, Wisconsin, and the District of Columbia.

## REAL ESTATE

## 83-acre estate in North Salem sells for \$7.2M

BY PETER KATZ / pkatz@westfairinc.com

**The Darlington Hall estate at 422 Hardscrabble Road in North Salem has been sold for \$7,265,000, which Berkshire Hathaway HomeServices New England Properties says is the highest price recently paid for a property in the area. It was initially had been listed at \$9.25 million. Property taxes were shown as \$137,718 a year. The buyer and seller were not disclosed.**

The property covers 83 acres and at the focal point is a 10,000-square-feet manor home that features an entry hall that has a 22-foot-high ceiling. The house features an indoor swimming pool with underground tunnel, a gym, home theater and 10 bedrooms

of various dimensions. On the property is a horse barn with 11 stalls, groom's quarters, a jumping field, a fishing pond, orchards, a carriage house with two apartments, and more.

"Darlington Hall offers a unique opportunity in both character and acreage, coupled with unparalleled architectural design," Will Stuart of Berkshire Hathaway HomeServices New England Properties told Westfair's

Westchester County Business Journal. "The buyers sought a property that offered this, along with privacy in an equestrian community within close proximity to New York City."

Stuart said he sees strength in the high-end real estate market throughout



Darlington Hall estate.

Northern Westchester.

"The high-end market is setting records in Northern Westchester as a result of a tighter market in terms of inventory," Stuart said. "While properties in this sector tend have more luxury amenities, buyers are seeking properties that are completely one-of-a-kind. My team is consistently pressed to seek off-market opportunities before they even hit the market. While cash is always favorable, strong financing isn't discouraged. Buyers need to be prepared to move quickly in a market that demands readiness and flexibility."

The previous North Salem sale that approached Darlington Hall was a property at 22 Nash Road that in June 2024 sold for \$7.25 million. In December 2024, 126 Vail Lane sold for \$5.65 million, also represented by Will Stuart.

# Mayor Alves grants \$50 k in cannabis revenue to new Danbury Boys & Girls Club facility

BY PAMELA BROWN

DANBURY – The Boys & Girls Club is officially coming to Danbury in the form of The Clubhouse as part of an expansion of the Boys & Girls Club of Ridgefield. It is due to open in January 2026.

The Clubhouse, which will be located at the former Boughton Street YMCA, serves school-aged children in grades 1- 12 with a variety of programs and services to help them learn, grow, and thrive.

The expansion is made possible through Danbury Mayor Roberto Alves' pledge of \$50,000 of cannabis tax revenue. "As a strong supporter of our youth, I believe the Danbury Clubhouse represents exactly the kind of investment our community deserves," said Mayor Alves.

The Clubhouse will occupy the former community center building owned by CIFC at 12 Boughton Street.

The full-time Clubhouse will offer more young people access to a safe, welcoming, and enriching environment. According to their website, the Boys & Girls Club of Ridgefield is a youth activity center designed to offer

programs for school-aged children after school and during vacations in five core areas: The Arts, Character & Leadership, Education, Health & Life Skills, and Sports, Fitness & Recreation.

The organization's mission is to "inspire and enable all young people to realize their full potential as productive, responsible and caring citizens." Programming will operate after-school, during school vacations, and throughout the summer.

"The opening of the Danbury Clubhouse marks the beginning of something truly special for this community. It represents a place where young people will discover their potential, build confidence, and find mentors who believe in them," said Kristin Goncalves, EVP, Boys & Girls Club of Ridgefield. "The City's support helps make that vision possible — and together, we're creating a space that will uplift youth and families for generations to come."

Since becoming mayor of Danbury in 2023, Mayor Alves has allocated cannabis tax revenue to programs that directly impact Danbury's youth, including the Harambee Center, Danbury Youth Services, Danbury



From left, Farley Santos, City of Danbury economic and community development advisor; Kristin Goncalves, associate executive director of Boys & Girls Club of Ridgefield; Mayor Roberto Alves; Mike Flynn, executive director of Boys & Girls Club of Ridgefield; and (far right) Devon Lawrence, program coordinator of Boys & Girls Club of Ridgefield. *Photo courtesy of City of Danbury*

Student and Business Connection, and the recently announced MMA Youth Program led by World Champions Glover Teixeira and Alex Pereira.

"This Boys & Girls Club facility will give our pre-teens a safe, inspiring place to learn, grow, and connect through mentoring and meaningful activities," Alves said. "It's a place where kids can discover their potential and build confidence for the future."

The collaboration between the Boys & Girls Club and the City of Danbury was the result of a commitment from both to finding a way to serve Danbury families.

"When the Boys & Girls Club of Ridgefield first explored the opportunity to open a Clubhouse in Danbury, our first stop was City Hall to meet with Mayor Alves, State Rep. (Farley) Santos, and other local leaders. From the very beginning, we were welcomed with open arms and encouraged to bring this vision to life," said Mike Flynn, president and CEO, Boys & Girls Club of Ridgefield.

"Today, the City of Danbury's contribution to the Danbury Clubhouse is a powerful reflection of that continued support," he added. "Having the City as a partner in this endeavor is absolutely critical to its success and lays the foundation for a lasting and meaningful collaboration. This generous gift will go directly toward operations and programming — impacting the youth and families first hand and helping to ensure that the Danbury Clubhouse becomes a place of opportunity, belonging, and hope for years to come."

## BUSINESS

## Southport office building put up for sale; last assessed at \$2.6 M

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

SOUTHPORT — A three-story office building at 135 Rennell Drive that was last assessed at \$2.6 million has been put on the block by its owner KYSU LLC. Choyce Peterson has been retained as exclusive sales agent for the property.

"135 Rennell Drive offers a rare combination of sophistication, convenience, and community appeal," said Scott Peterson, vice president of capital markets at Choyce Peterson.



The office building 135 Rennell Drive in Southport has been put up for sale. *Photo courtesy of Choyce Peterson*

"Opportunities to acquire a Southport office property of this caliber within walking distance of the train, local restaurants, and the waterfront are exceptionally limited."

The 8,315-square-foot property is home to such businesses as printing business Lindemeyr Central and marketing agency Pappas MacDonnell. It offers 30 parking spaces, including eight that are covered. The building is ideal for an owner-user or investor seeking a Southport invest-

ment property with immediate rental income from an existing second-floor tenant and additional leasing potential on the third floor, according to Choyce Peterson.

The property was last assessed for \$2,593,900 in 2024 and was last sold in 1999 for \$1.4 million, according to town property records.

Located one block from I-95 and Metro-North's Southport Station, the property provides connectivity to Stamford, Norwalk, and New York City. It is surrounded by boutique retail, beaches, the Country Club of Fairfield, and the Delamar Hotel.

"We have seen increasing demand among executives and professional service firms looking to move operations closer to home without compromising image or access," Peterson said. "This property fits that trend perfectly. It is professional yet welcoming and allows companies to tap into the Fairfield County talent pool while enjoying a truly local lifestyle."

Peterson, Inc. is a full-service commercial real estate brokerage firm with 30 years of experience advising building owners, investors, landlords, and tenants throughout the Tri-State area.

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## WESTCHESTER

### U.S. Bankruptcy Court

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

### Local business cases, Oct. 29 – Nov. 4

**The National Retirement Fund, White Plains vs. Jacob Restaurant Group Inc., Plymouth, MN, et al.**, 25-cv-8994-NSR: Employee Retirement Income Security Act. Attorney: David C. Sapp Jr.

**Diamond Anderson, Bronx vs. MB NR Motors LLC, New Rochelle, et al.**, 25-cv-9016-JGLC: Truth in Lending. Attorney: Robert J. Nahoum.

**Vincent Artis, Sloatsburg, vs. Phelps Memorial Hospital Association, Sleepy Hollow, et al.**, 25-cv-9045-CS: Personal injury. Attorney: pro se.

**Erik Guillen, Rossharon, Texas vs. Fujifilm Holdings America Corp., Valhalla**, 25-cv-9056-NSR: Contract, class action. Attorney: Gary E. Mason.

**Kathleen Arechiga, et al., vs. International Business Machines, Armonk**, 25-cv-9067-JGLC: Employee Retirement Income Security Act, class action. Attorney: Melinda A. Nicholson.

**El-Hag & Associates PC, White Plains, et al. vs. Meta Platforms Inc., Menlo Park, California**, 25-cv-9168-KMK: Injunctive relief. Attorney: Jordan El-Hag.

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

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## WESTCHESTER

**T.V. Seshan M.D., PC, White Plains vs. United Healthcare Inc., Minnesota**, 25-cv-9190: U.S. Arbitration Act. Attorney: Debra A. Clifford.

**Berkley Regional Insurance Co., Polk County, Iowa vs. Main Street Asset Management LLC, Rockland County**, 25-cv-9219: Insurance. Attorney: Patrick M. Kennell.

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

**Westchester County, Oct. 29 – Nov. 4**

**Bucci, Don N. and Joann Bucci**: Port Chester, 2020 personal income, \$47,815.

**Carano, William A. and Holly J. Carano**: Cortlandt Manor, 2024 personal income, \$10,069.

**Detrick, Marc**: Mohegan Lake, 2016, 2018, 2021 – 2023 personal income, \$62,509.

**Eagle Business Machines Inc.**: Elmsford, 2023 quarterly taxes, \$206,756.

**Evans, Joni**: Pound Ridge, 2022 personal income, \$16,721.

**Fatigate, Ralph and Susana Fatigate**: Pelham, 2017, 2019 – 2020, 2022 – 2023 personal income, \$105,634.

**Hwang, Nicole**: Mohegan Lake, 2016, 2018, 2021 – 2023 personal income, \$62,509.

**I&A Renovation Inc.**: Elmsford, 2022 employer unemployment taxes, \$20,601.

**Perez, Brigitte S.**: Yorktown Heights, 2020 – 2022 personal income, \$29,450.

**Pugliese, Edward**: Yorktown Heights, 2020 – 2022 personal income, \$29,450.

**Rutty, Diron**: Yonkers, 2013 – 2015 personal income, \$47,991.

**Sanders, Eric**: Yonkers, 2012 – 2017, 2019, 2023 personal income, \$1,491,929.

**Scott, Maeve M. and David J. Scott**: Yonkers, 2024 personal income, \$13,850.

**Suarez, Freddy**: Yonkers, 2022, 2024 personal income, \$82,283.

**Willard, Steven J.**: Chappaqua, 2023 failure to collect employment taxes, \$50,650.

### DEEDS

#### Above \$1 million

**1 Polly Park Road LLC**, Katonah. Seller: Audrey Horowitz, Rye. Property: 1 Polly Park Road, Harrison. Amount: \$2.1 million. Filed Oct. 2.

**206 S. Broadway LLC**, Mount Vernon. Seller: Christopher One Corp., White Plains. Property: 206 S. Broadway, Yonkers. Amount: \$2.3 million. Filed Oct. 6.

**360 Ash LLC**, Yonkers. Seller: Fingal House LLC, Yonkers. Property: 360 Ashburton Ave., Yonkers. Amount: \$2.6 million. Filed Oct. 2.

**70 Roa Hook Realty LLC**, Holmdel, New Jersey. Seller: New Hope Ventures LLC, Tarrytown. Property: 70 Roa Hook Road, Cortlandt. Amount: \$1.3 million. Filed Oct. 1.

**Bank of New York Mellon**, Greenville, South Carolina. Seller: Anthony S. Colavita, Eastchester. Property: 70 Howard Ave., Eastchester. Amount: \$1 million. Filed Oct. 3.

**Cohen, Adam M.**, Hampton Bays. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 16 Carriage Lane, New Castle. Amount: \$1.7 million. Filed Oct. 2.

**Estate on Kensington LLC**, Fort Pierce, Florida. Seller: Shaha Ashok, New Rochelle. Property: 30 Beachfront Lane, New Rochelle. Amount: \$3.7 million. Filed Oct. 3.

**Grady Boy LLC**, Poughkeepsie. Seller: Timothy Kolkmann, Yorktown Heights. Property: 4 Brianna Lane, Somers. Amount: \$1.3 million. Filed Oct. 1.

**Huspp Quarry Place LLC**, New York. Seller: 150 Main Street LLC, Jersey City, New Jersey. Property: 150 Main St., Eastchester. Amount: \$63 million. Filed Oct. 1.

**National Residential Nominee Services Inc.**, Frisco, Texas. Seller: Ryan J. Lamontagne, Harrison. Property: 11 Indian Hill Road, Harrison. Amount: \$1.4 million. Filed Oct. 2.

**Property 14 LLC**, White Plains. Seller: 14 Ross Realty LLC, White Plains. Property: 16 Ross St., White Plains. Amount: \$2.8 million. Filed Oct. 3.

**Raami LLC**, Scarsdale. Seller: Leonard J. Rosa, Pine Bush. Property: 107 Underhill Ave., Harrison. Amount: \$1 million. Filed Oct. 2.

**Robert A. Immerman Trust**, Bar Harbour, Florida. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 2 Carriage Lane, New Castle. Amount: \$1.7 million. Filed Oct. 2.

**Ruiz-Reyes, Charlie**, Yonkers. Seller: City North LLC, Yonkers. Property: 376 Hawthorne Ave., Yonkers. Amount: \$1.3 million. Filed Oct. 1.

**Soundview Terrace LLC**, Eastchester. Seller: 5 Orchard Street Holdings LLC, Rye. Property: 5 Orchard Drive, Rye City. Amount: \$1.1 million. Filed Oct. 1.

**Tadros, Sherine**, West Harrison. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 11 Indian Hill Road, Harrison. Amount: \$1.4 million. Filed Oct. 2.

#### Below \$1 million

**29 East Main LLC**, Elmsford. Seller: 29 East Realty LLC, Elmsford. Property: 29 E. Main St., Greenburgh. Amount: \$645,000. Filed Oct. 6.

**33 S. 12th Realty LLC**, Brooklyn. Seller: Webb Albert, Mount Vernon. Property: 33 S. 12th Ave., Mount Vernon. Amount: \$370,000. Filed Oct. 1.

**47 Larkspur LLC**, Ossining. Seller: MBH Two Corp., White Plains. Property: 1222 Brook St., Peekskill. Amount: \$635,000. Filed Oct. 1.

**Gilaj, Vjollca**, Bronx. Seller: John F. Condon, Yonkers. Property: 147 Lee Ave., Yonkers. Amount: \$720,000. Filed Oct. 1.

**Mayol, Francisco**, Bronx. Seller: Tarnegol LLC, Bronx. Property: 134 Crisfield St., Yonkers. Amount: \$600,000. Filed Oct. 2.

## WESTCHESTER COUNTY & HUDSON VALLEY

**630 Mile Square LLC**, Yonkers. Seller: Michael Sollecito, Yonkers. Property: 630 Mile Square Road, Yonkers. Amount: \$520,000. Filed Oct. 1.

**651 Heritage Hills LLC**, Armonk. Seller: Patricia A. Waill, Somers. Property: 651A Heritage Hills, Somers. Amount: \$778,000. Filed Oct. 3.

**761 Heritage Hills LLC**, Bedford Hills. Seller: Mary A. Finella, Somers. Property: 761c Heritage Hills, Somers. Amount: \$660,000. Filed Oct. 6.

**Batavia A&L LLC**, Harrison. Seller: Antonietta Rigano, Harrison. Property: 65 Batavia Place, Harrison. Amount: \$800,000. Filed Oct. 1.

**Bfern Realty Corp.**, Mahopac. Seller: Barry Sporer, Peekskill. Property: 5208 Villa at the Woods, B408, Peekskill. Amount: \$200,000. Filed Oct. 1.

**Bletsas, Dimitrios A.**, White Plains. Seller: Nethermont Avenue Corp., White Plains. Property: 62 Nethermont Ave., North Castle. Amount: \$425,000. Filed Oct. 6.

**Constantine, Kim**, Pelham. Seller: Osprey Creek LLC, Bonita Springs, Florida. Property: 289a Heritage Hills A, Somers. Amount: \$535,000. Filed Oct. 2.

**Creative Scapes Management LLC**, New Rochelle. Seller: Salvatore Caltabellotta, New Rochelle. Property: 13 Eldridge St., Rye Town. Amount: \$550,000. Filed Sept. 30.

**Denton, Vaughn**, New Rochelle. Seller: Point 62 LLC, White Plains. Property: 222 Lorraine Ave., Mount Vernon. Amount: \$499,000. Filed Oct. 2.

**Esplanade 89 LLC**, Miami, Florida. Seller: Laura Fields, Rye. Property: 89 The Esplanade, New Rochelle. Amount: \$743,000. Filed Oct. 2.

**Wilmot Rd Properties LLC**, Scarsdale. Seller: Abf Wilmot Rd LLC, Scarsdale. Property: 236 Wilmot, New Rochelle. Amount: \$675,000. Filed Oct. 1.

**Mem Flipp Corp.**, Bronxville. Seller: Stefan J. Lonce, Forest Hills. Property: 35 Brook, Cortlandt. Amount: \$375,000. Filed Oct. 1.

**Meyer, George**, White Plains. Seller: Arra Brothers LLC, Yorktown Heights. Property: 1728 Summit St., Yorktown. Amount: \$720,000. Filed Oct. 2.

**MTS29 LLC**, Mahopac. Seller: Adam Labriola, White Plains. Property: 24 Somerston Road, Yorktown. Amount: \$540,000. Filed Oct. 1.

**North Castle Rock LLC**, White Plains. Seller: 22-24 Rock Cliff Place LLC, White Plains. Property: 22 Rock Cliff Place North Castle. Amount: \$200,000. Filed Oct. 1.

**Rockport Properties LLC**, White Plains. Seller: Taffera Louis R, South Salem. Property: 96 Spring St., Lewisboro. Amount: \$650,000. Filed Oct. 6.

**Shmueli, Amir**, Tarrytown. Seller: Gracemere Partners LLC, Hawthorne. Property: 25 Gracemere Ave., Greenburgh. Amount: \$900,000. Filed Oct. 1.

**Us Bank Trust Na**, New York. Seller: Cornachio Albert W., Property: 424 Willett Ave., Rye Town. Amount: \$830,000. Filed Oct. 1.

**Uzun Realty LLC**, Bronxville. Seller: Small Charles H, Pelham. Property: 530 Fourth Ave., Pelham. Amount: \$800,000. Filed Oct. 6.

**Wilmot Rd Properties LLC**, Scarsdale. Seller: Abf Wilmot Rd LLC, Scarsdale. Property: 236 Wilmot, New Rochelle. Amount: \$675,000. Filed Oct. 1.

**WORKERS' COMPENSATION BOARD**

**M&X Linden Grocery, Corp.**, Yonkers. Amount: \$21,000.

**Sanchez Ramirez Milton X**, Yonkers. Amount: \$21,000.

**Bamm Carpentry Inc.**, Yonkers. Amount: \$29,000.

**High End Up Holstery Corp.**, Montrose. Amount: \$21,000.

**Mary's J Cleaning Service Corp**, White Plains. Amount: \$21,000.

**Dsm Creative Studio LLC**, New Rochelle. Amount: \$21,000.

**Ladder Digital Usa Inc**, Sleepy Hollow. Amount: \$21,000.

**Fmd Underground Construction Inc**, Cortland Manor. Amount: \$1,500.

**Iniscott Enterprises LLC**, Port Chester. Amount: \$21,000.

**Ny Bakery Ues LLC**, Yonkers. Amount: \$8,500.

**Wee Ones Stepping Stones Of New York Inc**, Yonkers. Amount: \$21,000.

**S & B Grocery Market Inc**, Yonkers. Amount: \$21,000.

**Bellas Beauty Box Inc**, White Plains. Amount: \$21,000.

**Vmo Landscaping Corp**, New Rochelle. Amount: \$21,000.

**Danna Store Corp**, Yonkers. Amount: \$21,000.

## JUDGMENTS

**Abdulie, Shamuel P.**, Mount Vernon. \$14,009 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 16.

**Addabbo, Jonathan**, Hastings on Hudson. \$11,407 in favor of Huntington Debt Holding Llc, BUFFALO. Filed Oct. 14.

**Adeka, Muhammad Ayatullah**, Mount Vernon. \$7,307 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 16.

**Af Croton Ave Corp**, Ossining. \$126,062 in favor of Dominguez Francisco, Brewster. Filed Oct. 10.

**Auto Experts Inc**, Yonkers. \$117,341 in favor of Huntington National Bank, MINNETONKA, Minnesota. Filed Oct. 14.

**Baez, Nelson -Jr**, Yonkers. \$11,784 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

**Baez, Nelson -Jr**, Yonkers. \$5,734 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

**Bates, Carol A.**, Elmsford. \$10,815 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Becerra, Fausto R.**, Ossining. \$2,325 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Borja, Brian**, Port Chester. \$1,393 in favor of Cavalry Spv I Llc, Greenwich, Connecticut. Filed Oct. 10.

**Borrelli, Melissa**, Yonkers. \$1,938 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 10.

**Briones, Gabriella Q.**, Ossining. \$6,317 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

**Cade, Ronald D.**, Yorktown Heights. \$11,368 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

**Chavez, Henry T.**, Yonkers. \$10,018 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

**Cleofas, Louie E.**, New Rochelle. \$20,430 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

**Colindres, Josue**, Yonkers. \$4,254 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 9.

**Corona, Felipe Antonio**, White Plains. \$12,249 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 16.

**Diaz, Angie**, Harrison. \$1,766 in favor of Cavalry Spv I Llc, Greenwich, Connecticut. Filed Oct. 10.

**Feldman, Maya**, Pleasantville. \$9,569 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Parker Tristian**, Yonkers. \$2,938 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 9.

**Peralta, Edward R.**, Yonkers. \$5,015 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Peterson, Willie**, Yonkers. \$2,861 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 9.

**Francis, Lisa**, Mount Vernon. \$20,106 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 15.

**Fraser, Terriann**, Mount Vernon. \$3,973 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed Oct. 8.

**Gillberg, Lolita**, New Rochelle. \$6,449 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Givens, Monae**, Yonkers. \$1,134 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 8.

**Guerrero, Freddy**, White Plains. \$5,936 in favor of Jpmorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 16.

**Hertlein, William E.**, Bronxville. \$14,062 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Johnson, Denise M.**, Somers. \$5,342 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Kurian, Vanessa E.**, Dobbs Ferry. \$5,635 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed Oct. 8.

**Mencia, Galvany A V**, Yonkers. \$3,886 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Morgan, Alain D.**, Hartsdale. \$6,646 in favor of Cavalry Spv I Llc, Greenwich, Connecticut. Filed Oct. 10.

**Nery, Reynaldo D.**, White Plains. \$9,419 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Nisbett, Robert P.**, White Plains. \$7,776 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Parker Tristian**, Yonkers. \$2,938 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 9.

**Peralta, Edward R.**, Yonkers. \$5,015 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Peterson, Willie**, Yonkers. \$2,861 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 9.

**Pinero, Joseph**, Yonkers. \$18,421 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 15.

**Presta, Nicola**, Dobbs Ferry. \$13,479 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 10.

**Ramirez, Beatriz**, Yonkers. \$1,436 in favor of Midland Credit Management Inc, San Diego, California. Filed Oct. 9.

**Reyes, Erica**, Yonkers. \$8,864 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Reyes, Kaylene Yedimes**, Yonkers. \$4,250 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 15.

**Reyes, Kaylene Yedimes**, Yonkers. \$6,539 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 10.

**Santos, Dalia L.**, Croton on Hudson. \$3,000 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Oct. 16.

**Scuola, Catherine**, Pelham. \$3,196 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Oct. 8.

**Smith, Kemaul A.**, Bronx. \$3,066 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Soto, Jose Antonio**, Yonkers. \$3,895 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 15.

**Strasner, Damani A.**, Bronxville. \$18,155 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Vaque, Raquel Luna**, Tuckahoe. \$14,009 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Venegas, Jerry**, Mount Vernon. \$11,967 in favor of Capital One NA, Mclean, Virginia. Filed Oct. 16.

**Wallace, Kenyatha D.**, New Rochelle. \$8,647 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed Oct. 9.

**Warmund, David**, South Salem. \$17,468 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Ward, David**, South Salem. \$17,468 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 16.

**Zestar, Eric M.**, Ossining. \$24,729 in favor of Bank Of America NA, Charlotte, North Carolina. Filed Oct. 15.

**Zhu, Yi**, Flushing. \$4,501 in favor of Apple Inc, Cupertino, California. Filed Oct. 10.

## LIS PENDENS

**American Express National Bank**, as owner. Filed by Citibank N A. Action: Foreclosure of a mortgage in the principal amount of \$56,000 affecting property located at 455 Spring Drive, Yorktown. Filed Sept. 9.

**Aronoff, James**, as owner. Filed by Ridgewood Savings Bank. Action: Foreclosure of a mortgage in the principal amount of \$800,000 affecting property located at 25 Adams Farm Road, Katonah. Filed Sept. 16.

**Barreto, Milton**, as owner. Filed by Us Bank Trust N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 535 Smith St., Peekskill. Filed Sept. 12.

**Benjamin, Arlene N.**, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$66,500 affecting property located at 320 South Broadway, Unit# T6, Tarrytown. Filed Sept. 9.

**Bosshart, Karen -Esq.**, as owner. Filed by Mclp Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$235,000 affecting property located at 18 Locust Drive, Mahopac. Filed Sept. 10.

**Bostic, Monika M-Heir**, as owner. Filed by Us Bank Trust N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$349,000 affecting property located at 422 Cedar Ave., Mt Vernon. Filed Sept. 25.

**Everhome Mortgage Co**, as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$213,000 affecting property located at 8 & 10 Ravine Ave., Yonkers. Filed Sept. 9.

**International Corpor At Center LLC**, as owner. Filed by Wells Fargo N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$29,625,000 affecting property located at In Rye. Filed Sept. 8.

**Kamwela, Nicholas L-Adm**, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$244,000 affecting property located at 43 Bleakley Drive, Peekskill. Filed Sept. 8.

**Majorano, Annmarie**, as owner. Filed by Us Bank Trust N A -Tr. Action: Foreclosure of a mortgage in the principal amount of \$250,000 affecting property located at 308 Mountain Road, Jefferson Valley. Filed Sept. 9.

**Mitchell, Deloris**, as owner. Filed by Wells Fargo Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$333,000 affecting property located at 110 Grandview Ave., Mt Vernon. Filed Sept. 3.

**Natiw, Melenie**, as owner. Filed by Board of Managers of Orchid Condominium. Action: Foreclosure of a mortgage in the principal amount of \$10,000 affecting property located at 73 Spring Street, Unit 3a, Ossining. Filed Sept. 11.

**Nethercott, Katrina M**, as owner. Filed by Mid-Island Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$371,000 affecting property located at 6 Clinton St., Valhalla. Filed Sept. 11.

**Schumacher, Frederick P**, as owner. Filed by Newrez LLC Dba. Action: Foreclosure of a mortgage in the principal amount of \$295,000 affecting property located at 9 Wakefield Ave., Yonkers. Filed Sept. 25.

**Secretary of Housing & Urban Development**, as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$862,000 affecting property located at 24 Eastwind Road, Yonkers. Filed Sept. 15.

## MECHANIC'S LIENS

**Ad Chappaqua LLC**, New Castle/Be. \$414,877 in favor of Gaia Design-Build LLC, Tarrytown. Filed Oct. 2.

**Af Croton Ave Corp**, Ossining. \$24,777 in favor of Steel Systems LLC, Purchase. Filed Oct. 1.

**Back To Yonkers LLC**, Yonkers. \$43,492 in favor of Alessandro Plumbing Inc, Yorktown Heights. Filed Oct. 2.

**Bohannon Meghan**, Mamaroneck. \$8,246 in favor of American Builders & Contractors, Beloit. Filed Sept. 30.

**Mdc Coastal 1 LLC**, Mt Vernon. \$26,019 in favor of Lowcountry Unlimited. Filed Oct. 2.

**Nunes Fatima**, Yonkers. \$45,584 in favor of Attyx, Lehi, Utah. Filed Sept. 29.

**Oster Yorktown Properties LLC**, Yorktown. \$17,876 in favor of Reliable Automatic Sprinkler Co. Filed Oct. 1.

**Uno Crestwood LLC**, Yonkers. \$404,776 in favor of Kratos Drywall Systems LLC, Armonk. Filed Oct. 2.

## NEW BUSINESSES

### Sole Proprietorships

**Alba Beauty Salon**, 18 S Kensico Ave. 2c, White Plains 10601. c/o Alba Nubia Torres Quintero. Filed Oct. 2.

**Anthony M Provenzano Esq**, 370 Westchester Ave., Port Chester 10573. c/o Anthony Provenzano. Filed Sept. 25.

**Asher Gardner Photography**, 18 Baldwin Ave., Larchmont 10538. c/o Asher Gardner. Filed Oct. 6.

**Bcknholbbs**, 16 Merritt Ave., White Plains 10606. c/o Rebecca Lawrence. Filed Oct. 2.

**Benroyal**, 9 Granada Crescent, White Plains 10603. c/o Benjamin Amponsah Dodoo. Filed Oct. 6.

**Benroyalreiki**, 9 Granada Crescent, White Plains 10603. c/o Benjamin Amponsah Dodoo. Filed Sept. 26.

**Bottega Circe**, 125 Larchmont Ave., Larchmont 10538. c/o Vanessa Webb. Filed Oct. 6.

**Central**, 225 North Division S, Peekskill 10566. c/o Jamel Lamiar - Deleon Haight. Filed Oct. 2.

**Cmj Air-Heating Contracting & Repair**, 4 Harmon St., Unit 1b, White Plains 10606. c/o Sean M. Cosby. Filed Oct. 7.

**Cowans Notary Plus**, 1025 Howard St., Apt 1, Peekskill 10566. c/o Teyana Cowan. Filed Oct. 2.

**Delafield Group**, 1 Greenridge Ave., #3a, White Plains 10605. c/o. Filed Sept. 25.

**Donna Kids Pt**, 7 Ridgeland Manor, Rye 10580. c/o Donna Massari. Filed Oct. 6.

**Gdr Music**, 29 Campwoods Grounds, Ossining 10562. c/o Gabriela Claudia De Los Rios Toguchi. Filed Sept. 26.

**Inner Wild Jewelry**, 3333 Crompton Road, Yorktown 10598. c/o Leila M. Molle. Filed Sept. 25.

**Katonah Signature Care**, 292 Katonah Ave. #22, Katonah 10536. c/o Debra Ann Carpenter. Filed Oct. 2.

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

**Kif Northeast Jurisdiction**, 19 South 3rd Ave., Mt Vernon 10550. c/o Thomas Veron. Filed Sept. 25.

**Talkin Planets**, 288 Read Ave., Yonkers 10707. c/o Evan Keogh. Filed Sept. 23.

**Titan Motor Group**, 128 S 4th Ave., Apt 2, Mt Vernon 10550. c/o Ann Brame. Filed Sept. 17.

**Turismo Global Travel Agency**, 1 School St., Cortlandt Manor 10567. c/o Maria Del Carmen Parrales Carranza. Filed Sept. 24.

## HUDSON VALLEY

### BUILDING LOANS

#### Above \$1 million

**Chestnut Upstate Management LLC** as owner. Lender: Northeast Community Bank. Property: 2 Walnut Place, Spring Valley. Amount: \$2.3 million. Filed Oct. 17.

**Griff Construction LLC** as owner. Lender: FRC VTX Assets LLC. Property: in Piermont. Amount: \$1.5 million. Filed Oct. 14.

**Pennington Lots LLC, et al**, as owner. Lender: Northeast Community Bank. Property: in Spring Valley. Amount: \$3.3 million. Filed Oct. 9.

**RCD Park LandOwner LLC** as owner. Lender: FS Credit Originator LLC. Property: 625 Corporate Way, Valley Cottage. Amount: \$3.5 million. Filed Oct. 7.

**Streicher, Moshe and Gisele Streicher** as owner. Lender: TD Bank NA. Property: 4 Miriam Lane, Monsey. Amount: \$2.5 million. Filed Sept. 29.

### Below \$1 million

**600 Route 52 LLC** as owner. Lender: Loan Funder LLC Series 107246 Property: 600 Route 52, Carmel. Amount: \$100,215. Filed Aug. 14.

**Hudson Valley Credit Union**, as owner. Lender: Cabrera Sara Hernandez. Property: in Newburgh. Amount: \$275,000. Filed Oct. 10.

**Kiavi Funding Inc.**, as owner. Lender: Mast Construction LLC. Property: 320 Walnut Ave., New Windsor. Amount: \$248,000. Filed Oct. 9.

**Primelending**, as owner. Lender: Rachel Heil. Property: 76 Iron Mountain Road, Warwick. Amount: \$484,000. Filed Oct. 15.

**RBI Private Lending LLC** as owner. Lender: 15 Old Farm Lane LLC. Property: 15 Old Farm Lane, Brewster. Amount: \$127,000. Filed Sept. 18.

### DEEDS

#### Above \$1 million

**1162 US 9 Realty LLC**, Morristown, New Jersey. Seller: Paramus, New Jersey. Poughkeepsie. Property: in Wappinger. Amount: \$10 million. Filed Sept. 12.

**133 Abbie Court LLC**, Wappingers. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: Champlain Way, Fishkill. Amount: \$3.5 million. Filed Sept. 16.

**494 498 Main Street LLC**, Scarsdale. Seller: 2 South Street LLC, Beacon. Property: 494-498 Main St., city of Beacon. Amount: \$2.3 million. Filed Sept. 17.

**LI REV-TPA Armenia Ave LLC**, Scarsdale. Seller: Steinberg Warren, Rhinebeck. Property: 12 Chestnut St., Rhinebeck. Amount: \$4.2 million. Filed Sept. 17.

### Below \$1 million

**119 Thompson Street LLC**, Brooklyn. Seller: William Fennell, Poughkeepsie. Property: 119 Thompson St., city of Poughkeepsie. Amount: \$146,500. Filed Sept. 12.

**2 Princeton LLC**, Hurley. Seller: Andrew Eugene Williams III, Rhinebeck. Property: in Red Hook. Amount: \$400,000. Filed Sept. 5.

**2TMS Properties LLC**, Wappingers. Seller: Charitable Adult Rides & Services Inc., San Diego, California. Property: in town of Poughkeepsie. Amount: \$368,000. Filed Sept. 10.

**782 Old Route 22 LLC**, Carmel. Seller: Stone Resource Inc., Amenia. Property: 782 Old Route 22, Amenia. Amount: \$325,000. Filed Sept. 10.

**8 Bahret Avenue LLC**, Pleasant Valley. Seller: Michael P. Roche, Poughkeepsie. Property: 8 Bahret Ave., town of Poughkeepsie. Amount: \$136,500. Filed Sept. 15.

**Breeze Loop Trust**, Palm Springs, California. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$431,000. Filed Sept. 12.

**Douglas CPK LLC**, Poughkeepsie. Seller: Keep Hooping LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$85,000. Filed Sept. 10.

**Douro Habitat Empreendimentos Imobiliarios Sa**, Portugal. Seller: Abd Stratford LLC, Poughkeepsie. Property: 3 Kensington Lane, town of Poughkeepsie. Amount: \$550,000. Filed Sept. 5.

**Douro Habitat Empreendimentos Imobiliarios Sa**, Portugal. Seller: Abd Stratford LLC, Poughkeepsie. Property: 38 Dartmouth Drive, town of Poughkeepsie. Amount: \$900,000. Filed Sept. 5.

**Dr. Marx Trust**, Brooklyn. Seller: IFMH LLC, Kingston. Property: in Red Hook. Amount: \$300,000. Filed Sept. 10.

**Dutchess County Poughkeepsie Land Bank Corp.**, Poughkeepsie. Seller: 60 Lincoln Avenue LLC, Newburgh. Property: in city of Poughkeepsie. Amount: \$85,000. Filed Sept. 11.

**Edi376 LLC**, Wappingers. Seller: Stephanie L. DeRose Morano, Wappingers. Property: 39 Hi View Road, Wappinger. Amount: \$345,000. Filed Sept. 9.

**ESMR Capital LLC**, Fishkill. Seller: Diocesan Missionary & Church Extension Society of the Protestant Episcopal Church in the Diocese of New York. Property: in Wappinger. Amount: \$112,000. Filed Sept. 5.

**ESMR Capital LLC**, Fishkill. Seller: Gary M. Levine, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$303,000. Filed Sept. 9.

**Gemmatti Brothers Inc.**, Poughkeepsie. Seller: Briggs Station LLC, Poughkeepsie. Property: 271-273 Titusville Road, city of Poughkeepsie. Amount: \$700,000. Filed Sept. 12.

**Hall, Charles William**, Essex Junction. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$658,000. Filed Sept. 8.

**Hickman, Ramona**, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$570,000. Filed Sept. 16.

**Hughes, Cyril**, Nanuet. Seller: 36 Cottage Street LLC, Poughkeepsie. Property: in Fishkill. Amount: \$800,000. Filed Sept. 11.

**Juarez Luis**, Bronx. Seller: Morris Estates LLC, Poughquag. Property: in city of Poughkeepsie. Amount: \$355,000. Filed Sept. 15.

**Licursi Alex Joseph**, Long Island City. Seller: 129 South Beacon LLC, Beacon. Property: in city of Beacon. Amount: \$830,000. Filed Sept. 11.

**Lustig, Steven M.**, Williamsville. Seller: 25 Old Farm Road Development, LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed Sept. 11.

**Mascali, Joseph**, Sag Harbor. Seller: Den Outdoors LLC, Rhinebeck. Property: in Rhinebeck. Amount: \$625,000. Filed Sept. 17.

**Morgenstern, Harris**, Poughkeepsie. Seller: Castaldo Properties Inc., Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$374,000. Filed Sept. 11.

**Musante, Jason**, Durham, North Carolina. Seller: Dutchess Reserve LLC, Rhinebeck. Property: in Clinton. Amount: \$565,000. Filed Sept. 11.

**Next Gen Houses LLC**, Poughkeepsie. Seller: Hudson Valley House Buyers LLC, LaGrangeville. Property: 651 Vassar Road, town of Poughkeepsie. Amount: \$140,000. Filed Sept. 12.

**Northside Property Management LLC**, Rhinebeck. Seller: Susan E. Piccoli, Hyde Park. Property: in town of Poughkeepsie. Amount: \$106,000. Filed Sept. 10.

**Pelaez, Mariela Cordova**, Dover. Seller: 398 Church Street Holdings LLC, Wappingers Falls. Property: in Washington. Amount: \$390,000. Filed Sept. 5.

**Perez, Martina**, Pleasant Valley. Seller: DH & SC LLC, Poughkeepsie. Property: in Pleasant Valley. Amount: \$440,000. Filed Sept. 18.

**Roya Development LLC**, Wappingers. Seller: Graeme L. Hardy, Boiceville. Property: in Hyde Park. Amount: \$50,000. Filed Sept. 10.

**Royal Queen Estates LLC**, Brooklyn. Seller: Blanche M. Haight, Poughkeepsie. Property: 150 Franklin St., city of Poughkeepsie. Amount: \$325,000. Filed Sept. 9.

**Silver, Gregory**, New York. Seller: Upstate Modernist LLC, Rhinebeck. Property: 24 Boice Road, Milan. Amount: \$425,000. Filed Sept. 8.

**Stortini Development LLC**, Rhinebeck. Seller: Malik Piya, Los Angeles, California. Property: in Milan. Amount: \$235,000. Filed Sept. 12.

**Suen, Cynthia**, Potomac. Seller: CRE NYC Properties LLC, Mineola. Property: in city of Beacon. Amount: \$599,000. Filed Sept. 8.

**Upstate Modernist LLC**, Rhinebeck. Seller: Eleanor Celeste Aimone, Rhinebeck. Property: in Milan. Amount: \$160,000. Filed Sept. 8.

**Villareal, Roberto D.**, Poughkeepsie. Seller: ABT Stratford LLC, Poughkeepsie. Property: 51 Dartmouth Drive, town of Poughkeepsie. Amount: \$825,000. Filed Sept. 17.

**Wells Fargo Bank National Association**, Mount Laurel, New Jersey. Seller: John Orgen. Property: in East Fishkill. Amount: \$105,500. Filed Sept. 15.

## JUDGMENTS

**AKL, Raouf**, New Windsor. \$11,985 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Arnita, Shirley A.**, Middletown. \$2,724 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Boyle, Kristen C. Sebesta**, New Windsor. \$13,087 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Oct. 8.

**Brown, Clifton**, Highland Mills. \$3,671 in favor of Capital One, McLean, Virginia. Filed Oct. 17.

**Brown, Ian**, Campbell Hall. \$3,824 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Brunelle, Martha**, Port Jervis. \$6,089 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Burnett, Mercian**, Newburgh. \$3,001 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Bush, Carmen I.**, Middletown. \$3,725 in favor of Capital One, McLean, Virginia. Filed Oct. 16.

**Calvente, Ivana M.**, Pine Bush. \$1,461 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 9.

**Carter, Sudan**, Middletown. \$6,916 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Casanova, Linda**, Port Jervis. \$12,576 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 16.

**Curry, Beverly**, Monroe. \$1,490 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 17.

**Ekstein, Bracha**, Highland Mills. \$5,751 in favor of Citizens Bank, Johnston, Rhode Island. Filed Oct. 17.

**Flores, Bridgette**, Pine Bush. \$18,761 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 7.

**Gonzalez, Melanie**, Newburgh. \$2,247 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Grijalba, Jonathan**, Port Jervis. \$3,112 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Gutierrez, Matthew**, Walden. \$3,646 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Hart, Darius**, New Windsor. \$5,739 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 8.

**Hickey, Theresa**, Montgomery. \$8,564 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Holtzer, Surie**, Monroe. \$11,981 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Jackson, Kendreya**, Harriman. \$1,914 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Oct. 8.

**Johnson, Kareem C.**, Newburgh. \$6,773 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 14.

**Kane, Andrew M III**, New Windsor. \$18,599 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 10.

**Kelly, Linda A.**, Pine Bush. \$5,477 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Knight, Thomas**, Middletown. \$8,312 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Lasebny, Zachary**, Middletown. \$3,433 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 6.

**Leal, Cesar**, Middletown. \$5,564 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Mann, Dolores M.**, Port Jervis. \$3,185 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 6.

**Masloski, Jill M.**, Newburgh. \$1,800 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 15.

**McGrath, Denise E.**, Newburgh. \$3,772 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Mejia, Jonathan**, Newburgh. \$1,246 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 9.

**Mejia, Rene**, Newburgh. \$3,739 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 6.

**Ngon, Martin**, New Windsor. \$11,110 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Perez, Billy**, Middletown. \$2,736 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Polycarpe, Genie A.**, Newburgh. \$3,984 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Porgesz, Mordechai**, Monroe. \$22,138 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 7.

**Ramirez, Jorge E.**, Newburgh. \$2,813 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Rezac, Errol**, Middletown. \$13,336 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Riggs, Ralph**, Unionville. \$3,700 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Oct. 9.

**Rios, Joseph Nava**, Newburgh. \$2,834 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 6.

**Scanzano, Anthony J.**, Newburgh. \$3,992 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Sepulveda, Manuel**, Middletown. \$5,191 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Soriano, Erika**, Middletown. \$2,102 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Toom, Nikki**, Middletown. \$4,812 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Vanamburgh, Penny L.**, Newburgh. \$3,805 in favor of Capital One, McLean, Virginia. Filed Oct. 14.

**Vivanco, Micelina Z.**, Newburgh. \$7,486 in favor of Citibank, Sioux Falls, South Dakota. Filed Oct. 15.

**Weiss, Zisha**, Monroe. \$4,131 in favor of Capital One, McLean, Virginia. Filed Oct. 8.

**Wilson, Mariah V.**, Middletown. \$5,072 in favor of Capital One, McLean, Virginia. Filed Oct. 15.

**Zambrano, Ariana**, Newburgh. \$1,199 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

**Zorrilla, Enrique**, Maybrook. \$6,832 in favor of Capital One, McLean, Virginia. Filed Oct. 17.

## MECHANIC'S LIENS

**79 Duelk LLC**, as owner. \$21,288 in favor of Scott Perri Landscaping Inc. Property: 79 Duelk Ave., Blooming Grove South. Filed Oct. 2.

**Barajas, Fidencio**, as owner. \$4,011 in favor of Tam Enterprises Inc. Property: in Goshen. Filed Sept. 24.

**Budget Newburgh LLC**, as owner. \$180,253 in favor of JL Construction Enterprises Inc. Property: 1420 Route 300, Newburgh. Filed Oct. 3.

**Communities at New Windsor LLC**, as owner. \$2,964 in favor of Mike Fumarola Plumbing & Heating LLC. Property: 1101 Cornwall Court, New Windsor. Filed Sept. 30.

**IIP NY 1 LLC**, as owner. \$682,555 in favor of MDS HCV R Inc. Property: in Hamptonburgh. Filed Sept. 25.

**IIP NY 1 LLC**, as owner. \$29,285 in favor of R. Brewer Landscaping LLC. Property: 14 Hudson Crossing Drive, Hamptonburgh. Filed Sept. 25.

**Its Holdings BG LLC**, as owner. \$59,263 in favor of Salomone Redi Mix of NY LLC. Property: 700 NY-208, Monroe. Filed Oct. 3.

**IYH Estates LLC**, as owner. \$27,000 in favor of Supermarket Maven of NY LLC. Property: 5 Mangin Road, Blooming Grove. Filed Sept. 25.

**Smith, Donald M.**, as owner. \$75,650 in favor of Louise Rabasco. Property: in Newburgh. Filed Oct. 6.

**YB Estate Holding LLC**, as owner. \$12,485 in favor of Frame Up NY. Property: 10 Glen Lane, Newburgh. Filed Oct. 2.

**Plants With Artisanal Style**, 388 Washington St., Newburgh 12550. c/o Marcela Liliana Aveiro. Filed Oct. 2.

**Sos Facility Group**, 31 Fowler Ave., Newburgh 12550. c/o Simon Court Ojulo. Filed Oct. 7.

**Sos Tech**, 45 North St., Newburgh 12550. c/o Simon Court Ojulo. Filed Oct. 7.

**Warwick Flight School**, 49 Arbor Road, Campbell Hall 10916. c/o Matthew J. Rudzinski. Filed Oct. 2.

**Wonderway Chronicles**, 604 Kayla Court, Newburgh 12550. c/o Steven Albert Colon. Filed Oct. 2.

**Ami Reiners**, 39 Everett Road, Hamptonburgh 109116. c/o Alea M. Lasaponara. Filed Oct. 14.

**Behind The Bridal**, 43 Denton Lane, Warwick 10990. c/o Kaelyn Louise Score. Filed Oct. 17.

**Broccins Badges**, 15 Harmony Drive, Salisbury Mills 12577. c/o Jeffrey Robert Morton. Filed Oct. 23.

**Business Logo Rugs**, 40 Lawrence Ave., New Windsor 12553. c/o Diaz Jose Omar Rios. Filed Oct. 15.

**Cibo E. Vino II Fiume**, 50 Front St., Newburgh 12550. c/o Kastrati Mentor. Filed Oct. 16.

## BUILDING PERMITS

### Commercial

**Action Installation and Maintenance Inc.**, Norwalk, contractor for MG 650 Main LLC. Perform replacement alterations at 650 Main Ave., Norwalk. Estimated cost: \$425,030. Filed Sept. 8.

**Antonelli, John E.**, Norwalk, contractor for Briarwood Condo. Replace asphalt shingle roofing, building No.3 at 65 Wolftpit Ave., Norwalk. Estimated cost: \$78,343. Filed Aug. 29.

**Antonelli, John E.**, Norwalk, contractor for Briarwood Condo. Replace asphalt shingle roofing, Building No.4 at 65 Wolftpit Ave., Norwalk. Estimated cost: \$53,860. Filed Aug. 29.

**Antonelli, John E.**, Norwalk, contractor for Briarwood Condo. Replace asphalt shingle roofing, building No.5 at 65 Wolftpit Ave., Norwalk. Estimated cost: \$48,965. Filed Aug. 29.

**Bailiwick Roofing and Siding Inc.**, Norwalk, contractor for Fram Properties LLC. Remove existing roof and reroof 246 Main Ave., Norwalk. Estimated cost: \$18,975. Filed Sept. 5.

**CJT Development LLC**, Norwalk, contractor for Realty Group LLC. Perform replacement alterations at 345 Main Ave., Norwalk. Estimated cost: \$280,000. Filed Sept. 4.

**Eli, Alexander**, Norwalk, contractor for Joseph P. and Denise Renee Deyulio. Replace asphalt shingle roof at 37 Weed Ave., Norwalk. Estimated cost: \$6,800. Filed Aug. 29.

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

**Heritage Contracting LLC**, Norwalk, contractor for Anthony Nikas. Renovate existing apartment at 1 Leonard St., Norwalk. Estimated cost: \$3,283. Filed Sept. 5.

**Leading Edge Construction LLC**, Norwalk, contractor for 19 Williard Road LLC. Perform replacement alterations at 19 Williard Road, Norwalk. Estimated cost: \$484,228. Filed Sept. 8.

**Rojas Campos, Julio C.**, Norwalk, contractor for Hope Harrison and Maria Riabtchenko. Renovate single-family residence at 1 Drum Road, Norwalk. Estimated cost: \$30,000. Filed Sept. 10.

**Sakhar, Theodore**, Norwalk, contractor for city of Norwalk. Remove Coast Guard facility at Calf Pasture Beach Road, Norwalk. Estimated cost: \$712,500. Filed Aug. 29.

**Stanley Construction LLC**, Norwalk, contractor for city of Norwalk. Replace all windows of Buildings 1, 2, 3, 4, 5, 6 and 7, at 57 Ward St., Norwalk. Estimated cost: \$330,000. Filed Sept. 9.

### Residential

**Antonelli, John E.**, Norwalk, contractor for Briarwood Condo. Replace asphalt shingle roofing, Building No.1 at 65 Wolftpit Ave., Norwalk. Estimated cost: \$53,860. Filed Aug. 29.

**Florczyk, Tomasz R.**, Norwalk, contractor for Tomasz R. Florczyk. Construct foundation only for rear addition at 11 Jean Ave., Norwalk. Estimated cost: \$15,000. Filed Aug. 29.

**Ortega, Kevin**, Stamford, contractor for Victoria Linnartz. Reconfigure space to add a small bathroom at 113 Dannell Drive, Stamford. Estimated cost: \$25,000. Filed Sept. 24.

**Panteleimon Hatzivasiadis LLC**, Stamford, contractor for Panteleimon Hatzivasiadis. Remove old siding and replace with new vinyl siding at 20 Lancaster Place, Stamford. Estimated cost: \$14,000. Filed Sept. 4.

**Panteleimon Hatzivasiadis LLC**, Stamford, contractor for Panteleimon Hatzivasiadis. Replace roof at 20 Lancaster Place, Stamford. Estimated cost: \$8,500. Filed Sept. 15.

**Pavarini North East Construction Co LLC**, Stamford, contractor for Richard Lyons. Update interior office suite with a cosmetic fit out, install glass and glazing partitions, and reposition walls all within Suite 201 for client at 151 Greenwich Ave., Stamford. Estimated cost: \$30,000. Filed Sept. 10.

**Payuk Associates LLC**, Brookfield, contractor for Chris Raffaelli. Prepare for the demolition of the previous tenant's build-out at 565 Newfield Ave., Stamford. Estimated cost: \$100,000. Filed Aug. 4.

**Pellini, Gary T.**, Stamford, contractor for Alex Pazmino. Construct a single room addition over the existing attached two vehicle garage at 219 Eden Road, Stamford. Estimated Cost: \$199,000. Filed Sept. 25.

**Pesantez Roofing LLC**, Naugatuck, contractor for Edgar Pesantez. Remove 23 squares of existing shingles and add a new product. Install 6 feet of ice water and apply the same tape to the plywood openings. Add underlayment at 167 Shadow Ridge Road, Stamford. Estimated cost: \$16,583. Filed Aug. 26.

**Premier Building Associates LLC**, North Branford, contractor for Jessica Ames. Remove the existing roofing system and then install a new fully adhered EPDM (ethylene propylene diene monomer) roofing system at 1515 Summer St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**Restoration Real Estate LLC**, Stamford, contractor for Sylvan Pomerantz. Renovate the interior on the first floor, including the kitchen, bathroom, laundry room and living room. Replace the HVAC system on the first floor at 34 Forest Lawn Ave., Stamford. Estimated cost: \$85,000. Filed Aug. 4.

**Rex Roofing Company of Stamford Inc.**, Stamford, contractor for John Houle. Install vinyl siding and leveling board over existing wood siding at 41 Berrian Road, Stamford. Estimated cost: \$17,998. Filed Sept. 10.

**Rhino Back Roofing LLC**, Norwalk, contractor for Maryann and Alfred Peruso. Remove existing roof and re-roof at 19 Three Seasons Lane, Norwalk. Estimated cost: \$12,931. Filed Aug. 29.

**Riga Home Pro LLC**, Norwalk, contractor for Yuriy Los. Remove old roofing shingles, full ice shield, new architectural roofing shingles by Gaf at 9 Ridgecrest Road, Stamford. Estimated cost: \$32,000. Filed Sept. 2.

**Ripley, Robert M.**, Norwalk, contractor for Kris O'Brien. Replace existing 24kWh generator and switch with new 48kWh generator and 200 amp switch at 369 Briar Brae Road, Stamford. Estimated cost: \$30,000. Filed Sept. 18.

**Rms Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a new building comprising a mixture of townhouses and duplex, totaling 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$706,500. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$942,000. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$7,000. Filed Sept. 1.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a new mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Comprises a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a new building comprising a mixture of townhouses and duplexes, totaling 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$706,500. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a mixture of townhouses and duplexes, comprising a total of 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$942,000. Filed Sept. 11.

**RMS Construction LLC**, Stamford, contractor for Kyle Salvatore. Construct a new building comprising a mixture of townhouses and duplexes, totaling 26 condominiums at 91 Hope St., Stamford. Estimated cost: \$657,400. Filed Sept. 11.

**RP Fencing & Home Improvement LLC**, Jefferson Valley, New York, contractor for Raul Perez. Fabricate and install one set of stairs going down from elevated deck at 62 Mill Brook Road, Stamford. Estimated cost: \$7,000. Filed Sept. 1.

**RZ Design & Build LLC**, Hamden, contractor for Diego Rodriguez. Construct new exterior staircase with covered porch. Relocate staircase on first floor, demo interior walls, and new kitchen layout, convert the rear porch to dining room. The second-floor addition includes two new bedrooms, bathroom, master bedroom and laundry at 27 Judy Lane, Stamford. Estimated cost: \$175,000. Filed Sept. 7.

**Signature Pools Inc.**, Norwalk, contractor for Steven and Patricia Kerschner. Install in-ground pool at 267 Willow St., Norwalk. Estimated cost: \$1,000. Filed Aug. 29.

### COURT CASES

#### Bridgeport Superior Court

**City of Bridgeport, et al.**, Bridgeport. Filed by Samantha Cohen, Orange. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully on the subject premises controlled and maintained by the defendants, when walking on the sidewalk, she was caused to trip and fall due to a large crack. As a result, she suffered injuries. Case no. FBT-CV-25-6151421-S. Filed Aug. 25.

**Jimenez, Amanda**, Bridgeport. Filed by Jodi Gotto, Bridgeport. Plaintiff's attorney: Rodie & Rodie PC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151518-S. Filed Sept. 29.

**Martins, Xavier Yago,** Torrington. Filed by Robert Roj, Bridgeport. Plaintiff's attorney: Jonathan Eamon Spodnick, Trumbull. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151619-S. Filed Oct. 1.

**Noble and Greenough School, et al.** Hartford. Filed by Justice Greene, Bridgeport. Plaintiff's attorney: Skiber Michael E. Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants employee and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151237-S. Filed Sept. 23.

## Danbury Superior Court

**Avila, Estuardo Efren, et al.** Danbury. Filed by Joann Brown, Danbury. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: The plaintiff was allegedly attacked and bitten by the defendants' dog causing the plaintiff injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055761-S. Filed Aug. 19.

**Guazha, Mosquera, et al.** Danbury. Filed by Carol Wilson Figueroa, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055723-S. Filed Aug. 18.

**Volvo Cars Danbury,** Danbury. Filed by Mark Love, Naugatuck. Plaintiff's attorney: Self. Action: the plaintiff suffered mechanical malpractice from defendant. Plaintiff's car engine started rattling and brought his car to the defendant. The defendant failed to exercise a reasonable level of care, which lead to internal damage to the engine. The plaintiff seeks monetary damages is less than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. DBD-CV-25-6055329-S. Filed July 16.

## Stamford Superior Court

**Ahava Quality Foods LLC et al.** Elmwood Park, New Jersey. Filed by Amerifi Capital, LLC, Stamford. Plaintiff's attorney: Gene Rosen's Law Firm - A Professional C, Garden City. Action: the plaintiff and defendant entered into an agreement whereby defendant sold Plaintiff defendant's accounts, contract rights, and other obligations arising from or relating to the payment of monies from defendants.

The defendant breached the contract by defaulting on their representations and warranties to Plaintiff under the contract and by preventing Plaintiff from collecting the Purchased amount. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6075674-S. Filed Sept. 3.

**Inspirica Incorporation et al.** Bridgeport. Filed by Cynthia A Chapman, Stamford. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, Bridgeport. Action: the plaintiff rented a unit from defendant. The unit was infested by bed bugs and the Plaintiff received numerous bed bug bites in and about the head, body and limbs. The Plaintiff made numerous requests to be relocated, and the Defendant failed and refused to relocate her to another unit and/or failed to professionally treat the unit. As a result, thereof, the Plaintiff has experienced discomfort. The unit had at that time prior thereto, a bed bug infestation and was, defective, dangerous and uninhabitable and a health risk. The Defendant had, or should have had, notice and knowledge of the condition of said area but neglected to remedy dangerous and defective condition. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6075674-S. Filed Sept. 3.

**Johnson, Michele,** Weston. Filed by American Express National Bank, Sandy, Utah. Plaintiff's attorney: Zwicker and Associates P, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages is less than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FST-CV-25-6075816-S. Filed Sept. 9.

## DEEDS

### Commercial

**18 WK Trust,** Las Vegas, Nevada. Seller: Shylene Nunez, Greenwich. Property: 18 Windy Knolls, Greenwich. Amount: \$0. Filed Oct. 8.

**188 Round Hill Road LLC,** Greenwich. Seller: Atlas Properties LLC-Series E, Greenwich. Property: 188 Round Hill Road, Greenwich. Amount: \$10. Filed Oct. 10.

**332 Szost Dr LLC,** Bridgeport. Seller: Fairfield Realty Investments LLC, Bridgeport. Property: 332 Szost Drive, Fairfield. Amount: \$1. Filed Oct. 9.

**Agathosune LLC,** San Francisco, California. Seller: Belle Hill Limited Partnership, Greenwich. Property: Lots 7 and 8, Map 3606, Greenwich. Amount: \$0. Filed Oct. 6.

**Dhariver LLC,** New York, New York. Seller: Dharbor Corp., Old Greenwich. Property: 15 Dawn Harbor Lane, Riverside. Amount: \$2,400,000. Filed Oct. 8.

**Mathew, Noel and Christine Mathew,** Greenwich. Seller: The Greenwich Council, Greenwich. Property: Lot 2, Map 7952, Byram. Amount: \$10. Filed Oct. 7.

**MD Shakiul Islam,** Elmhurst, New York. Seller: Casey Brown, Stamford. Property: 255 Fairfield Ave., Stamford. Amount: \$965,000. Filed Sept. 30.

**Meliora Management LLC,** Harrison, New York. Seller: Kiran J. Singh and Anthony J. Carino, Greenwich. Property: Unit B, Bishop Landing Condominium, Greenwich. Amount: \$10. Filed Oct. 7.

**Rino Holdings LLC,** Greenwich. Seller: Tamio Group LLC, Westport. Property: 45 Cedar St., Units 4, 5 and 6, Stamford. Amount: \$950,000. Filed Sept. 30.

**Sekse, Per Arild,** Darien. Seller: US Bank Trust National Association, Wilmington, Delaware. Property: 99 Woodbury Road, Stamford. Amount: \$514,513. Filed Oct. 1.

**Southport Village Properties LLC,** Southport. Seller: Wishbone Properties LLC, Southport. Property: 327 and 329 Pequot Ave., Southport. Amount: \$0. Filed Oct. 6.

**Staub, Kristin,** Greenwich. Seller: Darien Partners LLC, Windsor Locks. Property: Unit 26B, Homestead Commons, Greenwich. Amount: \$1,200,000. Filed Oct. 6.

**Stevens, Hope Pearce and Michael Grant Stevens,** Stamford. Seller: Roxbury Residential Investments LLC, Stamford. Property: 138 Ocean Drive West, Stamford. Amount: \$1,850,000. Filed Sept. 30.

**Waves End LLC,** Potomac, Maryland. Seller: Theodore Harding Leveroni, Fairfield. Property: 2230 Fairfield Beach Road, Fairfield. Amount: \$0. Filed Oct. 7.

**Wonsos EA LLC,** Stamford. Seller: Jose Enrique Sarceno Ramos, Stamford. Property: 102 Euclid Ave., Stamford. Amount: \$1,150,000. Filed Sept. 29.

**Bardelli Jr, Charles,** Derby. Seller: Allison Vizzo, Stamford. Property: 279 Bridge St., #279-2, Stamford. Amount: \$325,000. Filed Oct. 3.

**Bedell, Gregory and Jennifer Bedell,** Greenwich. Seller: Sally Ann Forman, Greenwich. Property: 24 Guilford Lane, Greenwich. Amount: \$1,240,000. Filed Oct. 7.

**Brady, Brendan,** Stamford. Seller: Thomas A. Patierno and Benjamin Ziomba, Stamford. Property: 887 Westover Road, Stamford. Amount: \$790,000. Filed Oct. 3.

**Brouwers, Charles A.,** Fairfield. Seller: Gregory Bottaro, Greenwich. Property: 125 Brett Lane, Fairfield. Amount: \$2,337,000. Filed Oct. 10.

**Brown, Louis,** Stamford. Seller: Eiko Ogaki, Stamford. Property: 61 Clinton Ave., #6, Stamford. Amount: \$242,505. Filed Sept. 29.

**Clark, Joanne and Christopher J. Clark,** Ridgefield. Seller: John Koch, Greenwich. Property: 40 West Elm St., Unit 1M, Greenwich. Amount: \$530,000. Filed Oct. 10.

**Coassin Jr., Lawrence and M. Jennifer Coassin,** Fairfield. Seller: Claus Aarestrup Friis and Pia Aarestrup Friis, Fairfield. Property: 1241 Hulls Highway, Fairfield. Amount: \$3,800,000. Filed Oct. 7.

**Costello, Allison Vizzo and Thomas Costello,** Stamford. Seller: Lingxiao Li, Stamford. Property: 73 Riverside Ave., Unit 3-B, Stamford. Amount: \$0. Filed Sept. 2.

**Cruz, Angel,** Stamford. Seller: Jacqueline Cameron and Earl Edie Jackson, Stamford. Property: 37 Greenwich Ave., Unit 1-2, Stamford. Amount: \$325,000. Filed Oct. 2.

**Curcio, Ryan M.,** Fairfield. Seller: Wyatt DePuy and Sage Silverstein, Westport. Property: 558 Riverside Drive, Fairfield. Amount: \$975,000. Filed Oct. 9.

**Czapla, Bruce,** Fairfield. Seller: Ellen Thomas, Fairfield. Property: 46 Linwood Ave., Fairfield. Amount: \$1,000,000. Filed Oct. 9.

**Dogali, Frank Dominic and Erica Shakira Martinez,** Bridgeport. Seller: Adam Messina, Stamford. Property: 100 Willowbrook Ave., Unit 5, Stamford. Amount: \$500,000. Filed Oct. 2.

**Martinez, Anthony L.,** Stamford. Seller: Dora Donis, Stamford. Property: 51 West Washington Ave., Unit 3, Stamford. Amount: \$470,000. Filed Oct. 1.

**Martins Sardinha, Marie-Christine Besson and Victor Martins Sardinha,** Stamford. Seller: Ernst H. Buggisch and Brenda A. Buggisch, Stamford. Property: 277 Dundee Road, Stamford. Amount: \$1,155,000. Filed Sept. 30.

**Olencki, James and Jennifer Olencki,** Stamford. Seller: Daniel Mota and Kim Mota, Stamford. Property: 43 River Hill Drive, Stamford. Amount: \$950,000. Filed Oct. 2.

**Pecylack, Colleen and Stephen Pecylack,** Stamford. Seller: Kevin Leong and Rajiah Williams Leong, Stamford. Property: 1 Broad St., Unit 11D, Stamford. Amount: \$693,000. Filed Sept. 29.

**Karl, Mitchell V. and Nancy C. Karl,** Rio Verde, Arizona. Seller: Borislav G. Genov, Eastchester, New York. Property: 25 Forest St., Unit 6K, Stamford. Amount: \$645,000. Filed Sept. 29.

**Li, Ling and Yanguo Gong,** Greenwich. Seller: Sonia A. Lemus, Stamford. Property: 1014 Cove Road, Stamford. Amount: \$1,000,000. Filed Oct. 1.

**Lieberman, Gerald and Eileen Lieberman,** Harrison, New York. Seller: Louise B. Andren, Stamford. Property: 32 River Oaks Drive, Unit 46, Stamford. Amount: \$0. Filed Sept. 30.

**Linstrom, George M. and Beverly M. Linstrom,** Greenwich. Seller: George M. Linstrom and Beverly M. Linstrom, Greenwich. Property: Lot 32, High St., Greenwich. Amount: \$1. Filed Oct. 8.

**Lucas, Hannah and Robert Lucas,** New York, New York. Seller: Amanda Marji and Stephen H. Marji, Stamford. Property: 87 Coachlamb Lane, Stamford. Amount: \$1,030,000. Filed Sept. 30.

**Maltese, Liza,** Stamford. Seller: Charl Van Der Merwe, Ridgefield. Property: 249 Hamilton Ave., Unit 17, Stamford. Amount: \$475,000. Filed Oct. 2.

**Martinez, Anthony L.,** Stamford. Seller: Dora Donis, Stamford. Property: 51 West Washington Ave., Unit 3, Stamford. Amount: \$470,000. Filed Oct. 1.

**Martins Sardinha, Marie-Christine Besson and Victor Martins Sardinha,** Stamford. Seller: Ernst H. Buggisch and Brenda A. Buggisch, Stamford. Property: 277 Dundee Road, Stamford. Amount: \$1,155,000. Filed Sept. 30.

**Raspe, Adele M. R.** and **Clifford Mack Jr.**, Greenwich. Seller: Herman Raspe, Greenwich. Property: 40 W. Elm St., Units 3D and 3E, Greenwich. Amount: \$0. Filed Oct. 10.

**Ratliff II, Preston K.** and **Lisa O. Shah**, West Harrison, New York. Seller: Kathryn C. Coleman and George W. Coleman, Fairfield. Property: 195 Fairfield Beach Road, Fairfield. Amount: \$7,200,000. Filed Oct. 10.

**Saines, Emily Gerson**, New York, New York. Seller: Laura M. Goodall and Michael J. Goodall, Stamford. Property: 3090 High Ridge Road, Stamford. Amount: \$2,450,000. Filed Oct. 1.

**Sanchez, Stephen**, Bronx, New York. Seller: Anthony J. DeSalvo, Stamford. Property: 85 Camp Ave., Unit 18D, Stamford. Amount: \$620,000. Filed Oct. 2.

**Sirignano II, William Paul** and **Ivy Islam Sirignano**, New York, New York. Seller: Sunil Reddy and Uma Reddy, Greenwich. Property: 0 North St., Greenwich. Amount: \$10. Filed Oct. 6.

**Swanson, Kimberly R.** and **Brian L. Swanson**, Fairfield. Seller: Patricia A. Swanson, Fairfield. Property: 85 Tuckahoe Lane, Fairfield. Amount: \$496,000. Filed Oct. 6.

**Taylor, Katharine**, Fairfield. Seller: Barbara J. Doherty, Fairfield. Property: 16 Exchange Place, Fairfield. Amount: \$460,000. Filed Oct. 8.

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

**Truglia III, Anthony D.**, **Stamford**. Seller: Anthony D. Truglia Jr., Stamford. Property: 70 Strawberry Hill Ave., Unit 3-3B, Stamford. Amount: \$0. Filed Oct. 1.

**Vasquez-Nunura, Willian**, Stamford. Seller: Xiaodong Chen, West Harrison, New York. Property: 697 Cove Road, Unit 2C, Stamford. Amount: \$300,000. Filed Oct. 2.

**Zatochna, Kateryna** and **Sergiy Zatochnyy**, Stamford. Seller: Kateryna Zatochna, Stamford. Property: 24 Center Terrace, Stamford. Amount: \$1. Filed Sept. 30.

## MORTGAGES

**16 Orchard Place LLC**, Greenwich, by David P. Lasnick. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 16 Orchard Place, Greenwich. Amount: \$2,000,000. Filed Sept. 23.

**194 Eastlawn ST. LLC**, Shelton, by Michael A. Carbone. Lender: Secure Capital Group LLC, 611 Access Road, 1st Floor, Stratford. Property: 101 Forest Ave., Fairfield. Amount: \$1,300,000. Filed Sept. 11.

**Adams, John J. and Pamela J. Adams**, Fairfield, by

Terriann Walker. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 60 Short Hill Lane, Fairfield. Amount: \$200,000. Filed Sept. 11.

**Ahmed, Mustak**, Stamford, by Robert E. Colapietro. Lender: HomeBridge Financial Services Inc, PO Box 2026, Flint, Michigan. Property: 87 Orchard St., Stamford. Amount: \$195,792. Filed Sept. 9.

**Altschuler, David** and **Jessica Bone**, Greenwich, by Gillian V. Graham. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 47 Grey Rock Drive, Greenwich. Amount: \$1,895,950. Filed Sept. 22.

**Alvarez, Nicolle S.** and **John McDonnell**, Old Greenwich, by Lisa Goffre Baird. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 51 Forest Ave., 31, Old Greenwich. Amount: \$470,000. Filed Sept. 23.

**Antonik, Dale Ellen**, Greenwich, by James Kavanagh. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 37 Henry St., Greenwich. Amount: \$374,714. Filed Sept. 22.

**Behrang, Rasta** and **Shirin Safa Esfahani**, Greenwich, by Carlos A. Gonzalez. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 27 Shady Lane, Greenwich. Amount: \$500,000. Filed Sept. 24.

**Berni, Shirley** and **Stuart M. Berni**, Greenwich, by Robert E. Colapietro. Lender: Bank of America NA, 101 South Tryon St., Charlotte, North Carolina. Property: 77 Sherwood Ave., #24, Greenwich. Amount: \$1,000,000. Filed Sept. 23.

**Birsin, Kenan**, Morristown, New Jersey, by Ryan E. Schlotterback. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 25 Adams Ave., Unit 108, Stamford. Amount: \$459,000. Filed Sept. 10.

**Bixler, Peter** and **Claire Bixler**, Greenwich, by Maria C. Miller. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 13 Hoover Road, Riverside. Amount: \$150,000. Filed Sept. 24.

**Bosco, Thomas** and **Katherine Bosco**, Fairfield, by Marisa Dooney. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Rowland Road, Fairfield. Amount: \$1,223,000. Filed Sept. 12.

**Callahan, Nicola** and **David Callahan**, Fairfield, by Jeffrey Mishley. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 237 Nepas Road, Fairfield. Amount: \$300,000. Filed Sept. 8.

**Clark, Mitchell** and **Craig Sauer**, Fairfield, by Robert E. Colapietro. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 545 Bronson Road, Southport. Amount: \$200,000. Filed Sept. 10.

**Frederick, Christine E.**, Fairfield, by Robert C. Hauck. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 483 Westport Turnpike, Fairfield. Amount: \$100,000. Filed Sept. 9.

**Galluzzo, Domenick J.** and **Joann M. Galluzzo**, Mesquite, Nevada, by Robert T. Rosati. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 60 Walbin Court, Fairfield. Amount: \$1,085,000. Filed Sept. 12.

**Cohen, Paul J.** and **Nhu T. Ngo**, Woodbridge, by Susannah Vining. Lender: Peoples Bank, 330 Whitney Ave., Holyoke, Massachusetts. Property: 47 Chestnut Hill Road, Stamford. Amount: \$1,288,000. Filed Sept. 11.

**Colt, Justin** and **Sarah Colt**, Fairfield, by Thomas Moore. Lender: SoFi Bank NA, 2750 East Cottonwood Pkwy, Suite 300, Cottonwood Heights, Utah. Property: 109 Massachusetts Ave., Fairfield. Amount: \$60,000. Filed Sept. 11.

**Damiani, Christopher** and **Jennifer Damiani**, Flint, Michigan, by Carolyn Elizabeth Smith Brown. Lender: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, Texas. Property: 412 Woodridge Ave., Fairfield. Amount: \$325,000. Filed Sept. 8.

**Deck, Kristen Casey** and **Justin Thomas Scully**, Stamford, by Jonathan T. Hoffman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1701 Jennings Road, Fairfield. Amount: \$710,000. Filed Sept. 9.

**Dunne, Sarah** and **Kyle Dunne**, Fairfield, by Antonio Faretta. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 151 Riverview Circle, Fairfield. Amount: \$61,367. Filed Sept. 12.

**Fletcher, Jeffrey K.** and **Lindsey Coughlin**, Greenwich, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 17 1/2 Mead Ave., Cos Cob. Amount: \$100,000. Filed Sept. 24.

**Frederick, Christine E.**, Fairfield, by Robert C. Hauck. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 483 Westport Turnpike, Fairfield. Amount: \$504,000. Filed Sept. 8.

**Hollis, Anthony** and **Kathryn M. Hollis**, Fairfield, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 219 Toilsome Hill Road, Fairfield. Amount: \$200,000. Filed Sept. 10.

**Genovese, Mariah K.** and **Peter C. Genovese**, Greenwich, by Gelucia Salamone. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 11 Mallard Drive, Greenwich. Amount: \$450,000. Filed Sept. 23.

**Geraci, Shannon** and **Charles Geraci**, Rye, New York, by Joel M. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 10 Walker Court, Greenwich. Amount: \$925,000. Filed Sept. 26.

**Giles, Walter**, Fairfield, by John M. Eichholz. Lender: Independence Home Loans LLC, 4343 North Scottsdale Road, Suite 100, Scottsdale, Arizona. Property: 123 Vermont Ave., Fairfield. Amount: \$325,000. Filed Sept. 11.

**Kochman, Larry S.** and **Norci P. Kochman**, Fairfield, by unreadable. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 40 Samp Mortar Drive, Fairfield. Amount: \$200,000. Filed Sept. 11.

**Madan, Robin**, Stamford, by Philip J. Toohey. Lender: Wells Fargo Bank NA, 101 North Phillips Ave., Sioux Falls, South Dakota. Property: 28 Rock Spring Road, Stamford. Amount: \$450,000. Filed Sept. 9.

**Martin, Gail Ann** and **Emily P. Martin**, Riverside, by John L. Vecchiolla. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 10 prospect St. W., Greenwich. Amount: \$110,995. Filed Sept. 22.

**Mikhitarian, Mark** and **Erica Helsel**, Stamford, by Matthew L. Corrente. Lender: Ives Bank, 220 Main St., Danbury. Property: 10 Jama Lane, Stamford. Amount: \$1,383,200. Filed Sept. 8.

**Moore, Justina**, Fairfield, by Karen Lee Miller. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 498 Judd St., Fairfield. Amount: \$579,500. Filed Sept. 9.

**Morgan, Alexandra R. and Frank D. Utz**, Merritt Island, Florida, by Ricardo Vargas. Lender: HomeBridge Financial Services Inc, PO Box 2026, Flint, Michigan. Property: 77 Meadowbrook Road, Fairfield. Amount: \$100,000. Filed Sept. 9.

**Noble, Veronica and Marco A. Moscoso Alvarez**, Greenwich, by David P. Lasnick. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 22 Columbus Ave., Greenwich. Amount: \$990,000. Filed Sept. 23.

**O'Connor, Matthew and Emma K. Freatman**, Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 41 Country Road, Fairfield. Amount: \$100,000. Filed Sept. 10.

**O'Neill, Michael and Brooke O'Neill**, Cos Cob, by Michele M. Grull. Lender: Ives Bank, 220 Main St., Danbury. Property: 115 River Road, #9, Cos Cob. Amount: \$200,000. Filed Sept. 25.

**Osterberg, Annika**, Greenwich, by Nasrin Begum. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 25 Windermere Lane, Stamford. Amount: \$370,000. Filed Sept. 11.

**Peck, Daniel J. and Emily J. Peck**, Fairfield, by Carolyn Lynch. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite #00, Cincinnati, Ohio. Property: 311 Valley Road, Fairfield. Amount: \$511,000. Filed Sept. 8.

**Pellini, Thomas**, Stamford, by Kumud Dedhia. Lender: M&T Bank, 1 Fountain Plaza, 6th Floor, Buffalo, New York. Property: 74 Horton St., Stamford. Amount: \$200,000. Filed Sept. 12.

**Phan, Daniel V. and Lauren M. Phan**, Riverside, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 41 Terrace Ave., Riverside. Amount: \$329,900. Filed Sept. 22.

**Rutledge, Mark and Christine Han-Rutledge**, Greenwich, by Jeremy E. Kaye. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 44 W Brother Drive, Greenwich. Amount: \$5,906,250. Filed Sept. 22.

**Sangston, Timothy R. and Wendy M. Sangston**, Riverside, by Cynthia M. Salemme-Riccio. Lender: Fourleaf Federal Credit Union, 899 South Oyster Bay Road, Bethpage, New York. Property: 15 Susan Lane, Riverside. Amount: \$400,000. Filed Sept. 23.

**Severo, Rachel and Michael Severo**, Hoboken, New Jersey, by David E. Hoyle. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 6 Coachlamp Lane, Greenwich. Amount: \$3,456,800. Filed Sept. 26.

**Shanahan, Joseph W. and Nicole Shanahan**, Stamford, by Robert E. Colapietro. Lender: Navy Federal Credit Union, 820 Follin Lane SE, Vienna, Virginia. Property: 41 Benstone St., Stamford. Amount: \$300,000. Filed Sept. 12.

**Silvermetz, Barry and Carole Silvermetz**, Silver Spring, Maryland, by Regina Volinsky. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 320 Strawberry Hill Ave., Unit 29, Stamford. Amount: \$612,000. Filed Sept. 9.

**Sisca, Francis J. and Elizabeth J. Sisca**, Riverside, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 301 Riversville Road, Greenwich. Amount: \$1,520,000. Filed Sept. 23.

**Smith, Sandra E. and Shawn O. Smith**, Mount Vernon, New York, by Ana Plaza. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 421 Glenbrook Road, Unit 8, Stamford. Amount: \$470,000. Filed Sept. 8.

**Spano Jr., Frank B. and Ruth Ann Spano**, Riverside, by Joe H. Lawson II. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 22 Amherst Road, Riverside. Amount: \$864,875. Filed Sept. 24.

**Vilardi, Lisa**, Greenwich, by Charles P. Abate. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 59 Liberty St., Apt. 42, Stamford. Amount: \$452,000. Filed Sept. 11.

**Warner, Susan S. and James D. Warner**, Greenwich, by Monica Ellis. Lender: Bank of America NA, 100 North Tryon St., Charlotte, North Carolina. Property: 22 Split Timber Place, Riverside. Amount: \$150,000. Filed Sept. 24.

**Wenig, Kevin and Noreen Wenig**, Easton, by Christian W. Bujdud. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 345 Reef Road, Unit B4, Fairfield. Amount: \$675,000. Filed Sept. 10.

**Wright, Nitzel and Timothy Wright**, Stamford, by Elvira Sanchez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 26 Baxter Ave., Stamford. Amount: \$150,000. Filed Sept. 8.

**Yoon, Young H. and Linda Yoon**, Stamford, by Robert E. Colapietro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 75 Huckleberry Hollow, Stamford. Amount: \$200,000. Filed Sept. 9.

**Young, Walter M. and Alice S. Knapp**, Stamford, by Camilo Duque Jr. Lender: First County Bank, 117 Prospect St., Stamford. Property: 61 Fifth St., Stamford. Amount: \$150,000. Filed Sept. 8.

**Dmarxx Design**, 4 Marion Ave., Norwalk 06855, c/o Devan Markiewicz. Filed Sept. 26.

**DoGood**, 180 Mountain Wood Road, Stamford 06903, c/o Fencers DoGood Inc. Filed Oct. 1.

**El Quetzalito Restaurant**, 61 William St., Stamford 06902, c/o El Quetzalito Restaurant. Filed Sept. 29.

**Environmental Irrigation**, 1 Douglas Drive, Norwalk 06850, c/o Franco Somma. Filed Sept. 26.

**Esther's Hair Studio**, 7 Broad St., Stamford 06901, c/o Esther Ortiz. Filed Sept. 26.

**Freshco Café**, 22 Belltown Road, Stamford 06905, c/o Clarice Saw. Filed Sept. 26.

**Guatemala Express**, 1069 E Main St., 1, Stamford 06902, c/o Edgar Muralles Oliva. Filed Sept. 30.

**Kacrylics**, 7 Broad St., 112, Stamford 06901, c/o K.acrylics LLC. Filed Sept. 25.

**Katy Nails**, 7 Broad St., Stamford 06901, c/o Katerine Reyes Guerrero. Filed Sept. 30.

**On The Avenue Salon**, 456 Main Ave., Norwalk 06851, c/o Matthew Fowler. Filed Sept. 15.

**Reepovich Home Details**, 44 Juhasz Road, Norwalk 06854, c/o Axel Treppovich. Filed Sept. 15.

**Ruth's Nails Studio**, 7 Broad St., Stamford 06901, c/o Ruth Janneth Pilatuna Mullo. Filed Sept. 26.

**Springdale Dental Group**, 1081 Hope St., Stamford 06907, c/o Michael B. Stein, DMD, PC. Filed Sept. 25.

**SWC Pharmacy**, 34 Maple St., Norwalk 06850, c/o Peter Cordeau. Filed Sept. 26.

**Triple Income Publishing**, 44 John St., 721, Stamford 06902, c/o GreenRisk Underwriters LLC. Filed Sept. 25.

**Uranian Markets**, 9 West Broad St., Stamford 06902, c/o SSY Uranium Markets Inc. Filed Oct. 1.



## HOW WESTCHESTER & FAIRFIELD WORK

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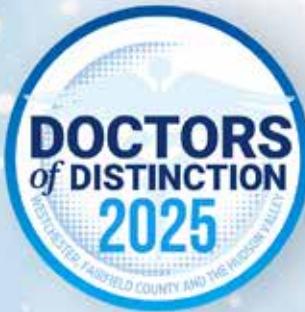
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# Legal Notices

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 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 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 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	NY Interventional Management LLC. Arts. of Org. filed with the SSNY on 7/22/24. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 4482 Boston Post Rd Pelham, NY 10803. Purpose: Any lawful purpose. #63909	Notice of Formation of MR M'S TRUCKING LLC Art. Of Org. filed with SSNY on 10/03/25. 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, 8 Washington Ave, Apt 15,Hastings on Hudson, NY 10706 2213. Purpose: any lawful purpose. #63912
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 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 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 LIMITED LIABILITY COMPANY (LLC). NAME: EMPIRE STATE SEO LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/28/2025. 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 the process to: The LLC, 120 N Pearl Street, Suite 207, Port Chester, NY 10573, principal business location of the LLC. Purpose: Law practice. #63911		
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 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 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 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	Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, December 04, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids. Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list. NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124. Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs. The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award. Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 02: New York State Department of Transportation 207 Genesee Street, Utica, NY, 13501 D265628, PIN SRRC25, Albany, Allegany, Broome, Cattaraugus, Cayuga, Chautauqua, Chemung, Chenango, Clinton, Columbia, Cortland, Delaware, Dutchess, Erie, Essex, Franklin, Fulton, Genesee, Greene, Hamilton, Herkimer, Jefferson, Lewis, Livingston, Madison, Monroe, Montgomery, Nassau, Niagara, Oneida, Onondaga, Ontario, Orange, Orleans, Oswego, Otsego, Putnam, Rensselaer, Rockland, Saratoga, Schenectady, Schoharie, Schuyler, Seneca, St. Lawrence, Steuben, Sullivan, Tioga, Tompkins, Ulster, Warren, Washington, Wayne, Westchester, Wyoming, Yates Cos., STATEWIDE RAILROAD STANDBY WHERE AND WHEN., Bid Deposit: 5% of Bid (< \$200,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%	
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 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 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 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					



**November 13**



**Westfair  
Business Journal**

[events.westfaironline.com/DOCTORS-OF-DISTINCTION](http://events.westfaironline.com/DOCTORS-OF-DISTINCTION)



# WELCOME

Congratulations to this year's Doctors of Distinction. This recognition honors not only your professional excellence but also the compassion, dedication and leadership you bring to the health care community.

Westfair Business Journal is proud to celebrate your achievements and provide a forum where medical professionals can connect, share knowledge and inspire one another. Your work makes a lasting impact on patients, colleagues and the broader field of medicine, and we are honored to recognize your contributions.

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## PROGRAM

**5 - 5:30 p.m.** Paintings Unveiling  
Artist Gino Civale

**5:30 - 6:30 p.m.:** Cocktail hour  
Beer & Wine • Passed Hors-d'Oeuvres • Networking  
Vendor tables

**6:30 - 8 p.m.:** Awards ceremony  
**Opening Remarks**

**Natalie Holland, Event Director,  
Westfair Business Journal**

**Guest Speaker**

**Vilma E. Bordonaro, M.B.A., Chief of Staff,  
New York Medical College**

**Mistress of Ceremonies**

**Michelle Novotny, EdD, Senior Associate Dean  
for Administration & Enrollment  
School of Health Sciences and Practice -  
New York Medical College**



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# EVERYONE LOVES A COME BACK

Paul Rivera got a  
*new lung and a new life.*

Paul was one of those hardworking citizens who keep our fair city going. But then he got struck with pulmonary fibrosis, probably as a result of chemical exposure on the job. It was untreatable; his only hope was a lung transplant. And only one hospital, Montefiore Einstein, showed up to help. They got Paul a new lung, and they gave him a new life.



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**VILMA E. BORDONARO, M.B.A.**

*Chief of Staff*  
**New York Medical College**

Under the direction of the chancellor, Vilma E. Bordonaro, MBA, serves as chief advisor to the chancellor and liaison for internal and external stakeholders and leaders. She coordinates actions with administrative and academic teams, collaborates with the chancellor's direct reports and executive management, and oversees day-to-day operations, including budget, staffing and operating procedures. Bordonaro acts as a key advisor and thought partner to the chancellor, helping translate institutional goals and vision into actionable plans. At the chancellor's direction, she manages high-impact and high-visibility projects and assists in overseeing the daily activities and needs of the Office of the Chancellor and the Board of Trustees. She ensures timely and effective responses to critical incidents and events while aligning initiatives with the mission and objectives of the college and the board. Bordonaro also oversees operations related to food services, housing, expenditures, travel and catering policies, as well as approvals for technology, listservs and contracts.



New York Medical College  
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2025 Doctors of Distinction  
and congratulates

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**Rahim Hirani, M.D.-Ph.D. Candidate**  
**Promise for the Future**

**Supriya S. Jain, M.D.**  
Professor of Pediatrics and Radiology and  
Adjunct Professor of Public Health  
and  
**Parantap Gupta, M.D.**  
**Power Couple**

**Augustine Moscatello, M.D.**  
Professor and Chair  
of the Department of Otolaryngology  
**Doctor without Boundaries**

**and all the honorees**



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**MICHELLE NOVOTNY, Ed.D.**

*Senior Associate Dean for Administration & Enrollment*  
**School of Health Sciences and Practice –**  
**New York Medical College**

Michelle Novotny is an accomplished higher education administrator with more than 25 years of experience in enrollment management, academic operations, and institutional leadership. As Senior Associate Dean for Administration and Enrollment at New York Medical College's School of Health Sciences and Practice, she oversees strategic initiatives in recruitment, enrollment analytics, and policy development that advance the school's mission and enhance student success. Before joining NYMC, Dr. Novotny held senior leadership roles at The College of New Rochelle, the City University of New York, and Manhattan College, where she led systemwide enrollment, marketing, and operational transformations that improved efficiency and expanded access. Her expertise spans strategic planning, accreditation, financial aid management, and organizational effectiveness. A collaborative leader recognized for her innovative process design and data-driven approach, Dr. Novotny serves on multiple NYMC committees, including the Dean's Leadership Council, Strategic Planning Committee, and Middle States Accreditation Steering Committee. She holds a Doctor of Education in Educational Administration and Leadership from Touro University Nevada, and both a Master of Arts and Bachelor of Science from Manhattan College.

Greenwich Hospital congratulates  
James Farrelly, MD, recipient of  
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**James Farrelly, MD**  
General Surgery, Trauma and  
Surgical Critical Care  
Greenwich Hospital

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Hospital**

## ALL IN THE FAMILY



**Candice Castro, Cassandra Castro,  
Kelly Castro and Kayla Castro**  
Registered Nurses  
Montefiore Einstein and White Plains Hospital

The Castro family embodies a legacy of care, compassion and community service within Montefiore Health System. At the center is Candice Castro, who has worked nearly 40 years as a nurse at Montefiore's Jack D. Weiler Hospital in the Bronx. Her steady hands, calm reassurance and empathy have supported thousands of families during their most vulnerable moments. Her dedication extended beyond her shifts. She raised three daughters who witnessed her devotion to patients and pride in the profession. Inspired by her example, Cassandra, Kelly and Kayla Castro each became nurses. Today, they serve at Montefiore's Weiler Campus and White Plains Hospital, forming an extraordinary intergenerational team. Together, the Castros bring both wisdom and fresh energy to the bedside. They support one another through the challenges of nursing, from processing difficult cases to celebrating patient recoveries, while staying grounded in their purpose. The Castro family is a testament to how family values can shape a community. Their story shows that nursing is more than a career — it is a calling, and in their case, a shared legacy carried forward with pride and love.

## COMPASSIONATE CONCIERGE DOCTOR



**Lee Marcus, M.D.**  
CEO and Medical Director  
Impact Health NY

Dr. Lee S. Marcus is a board-certified cardiologist and the CEO and founder of Impact Health and concierge medical practice that is transforming health care by shifting the focus from reactive treatments to proactive, preventive medicine. While Marcus manages the full spectrum of cardiovascular conditions, his expertise lies in early detection and disease prevention. As president of Preventive Cardiology of New York, which he established in 2015, he integrated cutting-edge diagnostics and risk assessment tools to identify cardiovascular disease at its earliest stages. His advanced training at Columbia University and Yale University equips him with the specialized expertise to deliver an unparalleled level of cardiovascular care. He is a Fellow of the American College of Cardiology and The American Society for Preventive Cardiology.

## 2025 Doctors of Distinction Awards

Crystal Run Healthcare proudly congratulates

# Jessica Brighton, MSN, RN

Chief Nursing Officer for Optum NY & NJ



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## CUTTING EDGE



**Andrea V. Barrio**  
*Attending, Breast Service, Department of Surgery*  
**Memorial Sloan Kettering Cancer Center**

Dr. Andrea V. Barrio, MD, FACS is an attending with the Breast Service in the Department of Surgery at Memorial Sloan Kettering Cancer Center and an associate professor of surgery at Weill Cornell Medical College. She earned a bachelor's degree and a medical degree from the University of California, Los Angeles, where she was elected to the Alpha Omega Alpha Honor Medical Society. She completed her surgical residency at NewYork-Presbyterian/Weill Cornell Medical Center, followed by a breast surgical oncology fellowship at Memorial Sloan Kettering. Barrio specializes in the surgical treatment of breast cancer. Her research focuses on reducing the morbidity of breast cancer treatment, particularly lymphedema, a complication of extensive axillary surgery. She has led and co-led several studies examining the incidence and risk factors for lymphedema, including the role of inflammation in its development, and has studied the use of neoadjuvant chemotherapy in node-positive patients to reduce the need for axillary lymph node dissection. She is principal investigator on a lymphedema screening study of women undergoing breast cancer treatment to prospectively determine the incidence of upper-extremity lymphedema after axillary lymph node dissection and to evaluate the role of inflammatory biomarkers, along with traditional patient and treatment factors, in its pathogenesis. She is also principal investigator on a multi-institutional prospective study evaluating the accuracy of sentinel lymph node biopsy after neoadjuvant chemotherapy in patients with locally advanced breast cancer.

## CUTTING EDGE



**Dahniel Sastow**  
*Hematology, Oncology fellow*  
**The Tisch Cancer Institute at Mount Sinai Hospital**

Dr. Dahniel Sastow grew up in New Rochelle, N.Y., and earned his medical degree from the Icahn School of Medicine at Mount Sinai. He completed his internship and residency in internal medicine at Mount Sinai and is now a second-year hematology/oncology fellow at the Tisch Cancer Institute. His clinical and research interests focus on the diagnosis and management of hematologic malignancies, including leukemia, lymphoma and multiple myeloma. He has published on venetoclax dosing strategies in acute myeloid leukemia and on therapeutic approaches for patients with myelofibrosis complicated by anemia and thrombocytopenia. Sastow hopes to begin his post-fellowship career in the Westchester/Fairfield area, where he and his family live. In his free time, he enjoys playing pickleball and basketball and attending concerts.

Congratulations to Dr. Augustine Moscatello for being named as a “Doctor without Boundaries” in the 2025 Doctors of Distinction



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 COLUMBIA

**DENTIST**

**Danielle A. Ruocco, DDS**  
*General Dentist*  
**ProHEALTH Dental, affiliate of Northwell**

Dr. Danielle A. Ruocco is a patient-focused general dentist with more than 20 years of experience. She earned a bachelor's degree in biology from Fordham University and her Doctor of Dental Surgery from Creighton University School of Dentistry in 2002, followed by a residency in general dentistry at NewYork-Presbyterian Hospital. Ruocco worked as an associate dentist in several New York practices before joining ProHealth Dental. She is passionate about community service and expanding access to care, and she is committed to lifelong learning to provide high-quality treatment. She enjoys all aspects of dentistry and takes a collaborative approach to ensure individualized care plans for each patient.

**DOCTOR WITHOUT BOUNDARIES**

**Augustine Louis Moscatello**  
*Director and Chair, Department of  
Otolaryngology–Head and Neck Surgery  
Westchester Medical Center,  
New York Medical College*

Dr. Augustine Moscatello is a board-certified otolaryngologist with more than 40 years of experience. A graduate of the Icahn School of Medicine at Mount Sinai in 1982, he serves as director of the Department of Otolaryngology–Head and Neck Surgery at Westchester Medical Center and professor and chair of the department at New York Medical College. He is also affiliated with Maria Fareri Children's Hospital. Recognized since 1994 as one of America's, New York's and Westchester's Top Doctors, Moscatello is widely known for his expertise in treating conditions of the ear, nose and throat and has authored numerous publications in the field. For nearly two decades, Moscatello has led international medical missions to Peru, Colombia, India, Ethiopia, Thailand and Ukraine, providing advanced surgical care to children with cleft lips and palates and, more recently, to victims of blast trauma. In spring 2025, he completed his fifth mission to Ukraine, where he and his team performed complex facial reconstructive surgeries for soldiers and civilians with devastating war injuries. Moscatello exemplifies the spirit of global humanitarian medicine through his lifelong commitment to restoring health, dignity and hope to patients worldwide.

Optum proudly congratulates  
Supriya S. Jain, MD, and  
Parantap Gupta, MD



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*2025 Doctors of Distinction Awards*

Thank you for your unwavering  
commitment to excellence and patient care.



## DOCTOR WITHOUT BOUNDARIES



**Jk Rasamny**  
ENT, Otolaryngologist and Head and Neck Surgeon  
White Plains Hospital

Dr. J.K. Rasamny earned his medical degree from the University of Virginia, where he was elected to the Alpha Omega Alpha Medical Honor Society. He completed his residency in otolaryngology-head and neck surgery at UVA, receiving the Mulholland Society Teaching Award for his work with medical students. He then completed a fellowship in head and neck oncology at the University of Pennsylvania, where he also served as a clinical instructor in the division of head and neck oncology. At Penn, Rasamny trained under Dr. Gregory Weinstein and Dr. Bert O'Malley Jr., pioneers of transoral robotic surgery (TORS). He developed specific expertise in applying TORS for the minimally invasive treatment of tumors of the tongue base, tonsil, pharynx and parapharyngeal space. His practice focuses on pediatric and adult patients with malignant and benign tumors of the head and neck, including cancers of the oral cavity, pharynx and larynx; tumors of the paranasal sinuses; endocrine tumors of the thyroid and parathyroid glands; salivary gland tumors; and cutaneous malignancies such as melanoma. He is trained in both open and endoscopic approaches for skull base and sinus tumors, as well as complex reconstruction of head and neck defects.

## FEMALE INNOVATOR



**Minerva Santos**  
Physician  
NewYork-Presbyterian Hudson Valley Hospital

Dr. Minerva Santos is a board-certified internist who has practiced in Westchester since 1992. She earned her medical degree from the Mount Sinai School of Medicine, completed a residency in internal medicine and a fellowship in pulmonary diseases at Lenox Hill Hospital, and went on to establish her own practice in 1992. Her practice blends traditional, alternative and preventive medicine to help reduce disease risk. She believes wellness encompasses the whole person – mind, body and spirit – and follows the motto “looking good and feeling good from the inside out.” Central to her approach is listening to each patient’s story and providing care that goes beyond symptoms. Dr. Santos completed a fellowship in integrative medicine at the University of Arizona College of Medicine under Dr. Andrew Weil. She served as an associate professor at New York Medical College for 15 years, providing hands-on teaching for first- and second-year medical students, and was medical director of the Health and Wellness Department at Northern Westchester Hospital, where she helped introduce alternative therapies to the Cancer Center. From 1996 to 2014, she hosted the local cable program *Your Health Today*. She remains passionate and committed to delivering top-quality medical care and believes patients need trusted physicians more than ever in today’s changing times.

# RECOGNIZING EXCELLENCE

Northwell applauds **Bonnie Litvack, MD** for her Doctors of Distinction 2025 nomination. As the director of women's imaging in the radiology department at Northern Westchester Hospital, she transforms health care for the better through her dedication and visionary leadership.



**BONNIE LITVACK, MD**

Derek Anderson  
Senior Vice President, President  
Northern Westchester Hospital



## LIFETIME ACHIEVEMENT



**James Farrelly**  
Assistant Professor of Trauma, General Surgery  
and Surgical Critical Care  
Yale Medicine, Greenwich Hospital

Dr. James S. Farrelly is an assistant professor of surgery at Yale School of Medicine who specializes in general surgery, trauma and surgical critical care. He performs a wide range of procedures, from minor skin surgeries to complex abdominal operations, and is particularly skilled in using the Da Vinci robotic system for hernia repair. In addition to his clinical work, Farrelly is an educator and researcher at Yale, advancing surgical innovation and knowledge sharing. His research spans prostate cancer therapies, bioengineered intrauterine fetal gene therapy, and strategies for cost-containment and process management in perioperative care. He has authored numerous publications and presented at national and international conferences. Farrelly earned his medical degree from SUNY Downstate Medical Center, completed his residency at Yale School of Medicine, and a fellowship in surgical critical care at Yale New Haven Hospital. He also holds a master's degree in health sciences from Yale University.

## LIFETIME ACHIEVEMENT



**Bonnie Litvack, MD FACP**  
Director, Women's Imaging  
Northern Westchester Hospital-Northwell Health

Dr. Bonnie Litvack is director of Women's Imaging at Northern Westchester Hospital-Northwell Health. She is a past president of the Medical Society of the State of New York (MSSNY) and a current member of its Board of Trustees, having served as president during the height of the COVID-19 pandemic. A cum laude graduate of Rensselaer Polytechnic Institute, Litvack earned her medical degree from Albany Medical College. She completed an internship in internal medicine and a residency in diagnostic radiology at Stony Brook University, followed by a fellowship in magnetic resonance and body imaging at New York-Presbyterian/Weill Cornell Medical Center. She is board-certified in diagnostic radiology by the American Board of Radiology. Throughout her career, Litvack has received numerous awards and honors and has been deeply active in organized medicine. Within MSSNY, she has served as president, president-elect, vice president, assistant secretary, assistant commissioner of public health, commissioner of membership and Ninth District councilor. She is also a past president of the Westchester County Medical Society, the Westchester Academy of Medicine and the New York State Radiological Society. Litvack is founder and chair of the Women Physicians Leadership Academy and currently chairs the American College of Radiology's Governmental Affairs Committee. She also serves as a New York delegate to the American Medical Association and as a councilor to the American College of Radiology.



## OUTSTANDING NURSE



### Jessica Brighton, MSN RN

Vice President of Nursing  
Crystal Run Healthcare

Jessica Brighton is vice president of nursing at Crystal Run Healthcare, where she has led patient-centered and operational improvements for nearly two decades. In her 19 years with the organization, including eight in her current role, she helped secure Joint Commission accreditation and embed Lean principles to enhance efficiency and care quality. She oversaw development of Lean pilot sites and directed the systemwide rollout of a new electronic health record

to strengthen clinical integration. During the COVID-19 pandemic, she guided nursing teams with resilience and focus, ensuring staff had the resources to deliver safe, high-quality care. Brighton also champions mentorship programs to reduce burnout and build future nursing leaders. She serves on the executive board of the Greater Hudson Valley Council of Scouting America and was recently honored as a Woman in Leadership for her contributions to healthcare and community service.



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## POWER COUPLE



**Supriya S. Jain  
M.D., FSCMR, FACC, FAAP**

*Professor of Pediatrics, Radiology and Public Health;  
Director of Pediatric Advanced Cardiovascular  
Imaging/Cardiac MRI, Cardiovascular Inflammatory  
Diseases, and Transition to Fourth Year and Transition  
to Residency; Clinical Education Liaison for NYMC-SOM  
New York Medical College – Maria Fareri Children's  
Hospital at Westchester Medical Center*

Dr. Supriya S. Jain is a physician-leader specializing in pediatric cardiology, medical education and research innovation. She is a professor of pediatrics, radiology and public health at New York Medical College and director of Pediatric Advanced Cardiovascular Imaging/ Cardiac MRI and Cardiovascular Inflammatory Diseases at Maria Fareri Children's Hospital. Her research focuses on COVID-19, myocarditis, MIS-C, vaccine-associated myocarditis and Kawasaki disease. Jain leads national and international collaborations, serves as principal investigator of an FDA-funded multicenter study, and contributes to several professional societies and guideline committees. She also advances public health through advocacy for sudden cardiac death prevention with the American Heart Association, Project Adam and HeartStart Generation, a nonprofit founded by her children. Her work has earned honors including the 2023 New York State Woman of Distinction Award and the 2021 Dean's Faculty Award.



**Parantap Gupta, M.D.**  
*Advanced Endoscopic Interventional  
Gastroenterologist  
Optum*

Dr. Gupta is a board-certified gastroenterologist with more than 20 years of clinical experience. He completed a gastroenterology fellowship at Stony Brook University Hospital and an advanced endoscopy fellowship at Montefiore Medical Center. He practices with Optum in Mount Kisco and is affiliated with Northern Westchester Hospital at Northwell Health. Gupta specializes in the diagnosis and treatment of pancreatic and biliary diseases and in the endoscopic management of precancerous and cancerous lesions of the gastrointestinal tract. His expertise includes advanced diagnostic and therapeutic procedures such as natural orifice transendoscopic resection, endoscopic retrograde cholangiopancreatography (ERCP), endoscopic ultrasound (EUS)-guided interventions, endoscopic mucosal resection (EMR), stent placement, radiofrequency ablation, cryotherapy, small bowel enteroscopy, complex polypectomy, endoluminal suturing and pancreatic cyst management. His practice philosophy centers on comprehensive, patient-centered care that combines clinical excellence with the latest diagnostic and therapeutic techniques. Recognized consistently as a Top Doctor, Gupta is widely regarded as a trusted gastroenterologist serving Westchester and the Hudson Valley.

# WHITE PLAINS HOSPITAL

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## Jk Rasamny, MD

ENT/Otolaryngologist and  
Head & Neck Surgeon  
*White Plains Hospital*  
**Doctors of Distinction 2025**  
**Doctor without Boundaries Honoree**



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## PROMISE FOR THE FUTURE



**Rahim Hirani**  
MD-PhD Candidate  
New York Medical College

Rahim Hirani is an MD/PhD candidate at New York Medical College whose path reflects resilience, innovation and a commitment to health equity. Born in Pakistan and the first in his family to pursue higher education, he studied molecular biology and international relations in Massachusetts before earning a master's degree in biochemistry and molecular biology at Georgetown University, where his thesis on 3D skin grafting earned the Exceptional Master's Student Award. He later conducted translational research at Memorial Sloan Kettering Cancer Center, solidifying his goal of becoming a physician-scientist. As a medical student, he was selected for fellowships at MSK, Harvard Medical School and the American Pakistan

Foundation, where he led a national study on reproductive health access for Afghan refugees. He has been recognized as a Harvard Hope Scholar and a finalist for the Paul & Daisy Soros Fellowship for New Americans. Hirani's doctoral research focuses on IL-1 signaling in wound healing and cancer progression. Beyond the lab, he co-founded the Pre-Health Enrichment Program at NYMC, securing a \$100,000 grant to expand opportunities for underrepresented students, and leads the NYMC Center for Human Rights, a pro bono clinic for asylum seekers and survivors of trafficking. He has contributed to more than 90 peer-reviewed publications and presented at over 30 national and international conferences.

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## TEAM

**Frank A. Cordasco, MD, MS**

*Professor of Orthopedic Surgery, Weill Cornell Medical College, Cornell University; Attending Orthopedic Surgeon, Sports Medicine Institute; Senior Research Scientist, Research Division, Hospital for Special Surgery; chair, Board of Trustees, Journal of Shoulder and Elbow Surgery Family of Journals; and 35th president, American Shoulder and Elbow Surgeons (2018-19)*

[\*\*Hospital for Special Surgery\*\*](#)

Dr. Frank A. Cordasco is an attending orthopedic surgeon at the Sports Medicine Institute and senior scientist at the Hospital for Special Surgery. He is also a professor of orthopedic surgery at Weill Cornell Medical College. A former 35th president of the American Shoulder and Elbow Surgeons, he now chairs the Board of Trustees for the Journal of Shoulder and Elbow Surgery and serves on the advisory board for the 2026 International Congress of Shoulder and Elbow Surgery. An accomplished researcher and educator, Cordasco has authored more than 125 peer-reviewed papers and several textbooks, including Rockwood & Matsen's The Shoulder, 7th Edition. His clinical focus includes sports-related knee and shoulder instability and tendon injuries, supported by extensive research and education in these areas.

**Daniel W. Green, MD, MS, FACS**

*Pediatric Orthopedic and Sports Medicine Surgeon  
Hospital for Special Surgery*

Daniel W. Green, M.D., MS, FACS, is chief of the Pediatric Orthopedic Service at HSS. A pediatric orthopedic surgeon specializing in knee surgery for children and adolescents, Green is honored to represent such a talented group of pediatric orthopedic surgeon leaders dedicated to taking care of children.

Green sees patients from across the country and around the world for conditions, including patella dislocation, osteochondritis dissecans, discoid meniscus, tibial spine fractures and pediatric ACL tears. Through research and teaching. A holder of the Mary Kathryn and Alexander Navab Chair for Pediatric Orthopedic Research at HSS, Green has written more than 200 peer-reviewed research articles and book chapters focused on pediatric and adolescent knee surgery. Outside of HSS, Green has served as a board examiner for the American Board of Orthopedic Surgery, past president of the New York County Medical Society, a Board of Counselor for the American Academy of Orthopedic Surgeons, charter member of the Pediatric Research in Sports Medicine Society (PRISM), a board member of the PatelloFemoral Foundation, and serves on the executive committee of the International Patella Study Group.

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**JANINE MILLER** joined the Westchester County Medical Society (WCMS) and the Westchester Academy of Medicine as the Executive Director in March 2015. Prior to her role with WCMS and WAM, Miller held positions at Columbia University and the Bronx County Medical Society. In her role with WCMS Miller is in charge of overseeing the day-to-day operations and functions of its administrative office and of more than 1,000 members. Her roles encompass the whole of the society's functions, including administrative, legislative, meeting organization and overseeing CME accrediting body through the Academy of Medicine. Miller works very closely with the WCMS physician Board of Directors and Executive Committee to achieve the goals of the Society and Academy as put forth by the mission of each organization. In doing this, she has built relationships with community leaders and organizations to further the interests and priorities of the WCMS, its members and New York state physicians as a whole. One of the top priorities of the WCMS is advancing State Medical Society legislative priorities by building relationships with state and county legislators and members of Congress who represent portions of Westchester County. Miller also works closely with the Medical Society of the State of New York (MSSNY), New York - based county medical societies, New York specialty societies and business partners in all advocacy efforts to strengthen organized medicine and enhance the value of membership.

**GARY SASTOW** is a partner at the law firm of Danziger & Markhoff LLP and has over 30 years of experience in the practice of law. While maintaining a broad scope of practice, Sastow focuses on representing health care professionals in all aspects of their business, professional and personal lives. Having been raised in a family of physicians, he possesses a unique understanding and insight into the business of practicing a health care profession. Combined with his years of practice in what has become a more complex and highly regulated industry, Sastow's clients see him as a trusted advisor, confidant and advocate. On an ongoing basis, he works with clients on transactional matters, regulatory compliance issues and problem solving, including providing representation to clients under professional investigation before OPMC, OPD or the Justice Center. He is a prolific speaker and author of professional articles in various publications. He has also served as an adjunct professor at Pace University teaching Health Law and Policy and Not-for-Profit Organizations, and he is a recommended legal services provider for the New York State Dental Association.



# Montefiore Einstein

Thank you to MONTEFIORE EINSTEIN – which is the largest health network and employer in Westchester, Hudson Valley and Bronx, NY. Montefiore Einstein is one of the top-ranked research institutions in the country, with hundreds of millions of dollars of innovative research and over 800 active clinical trials. They are training the next generation of medical experts at the Albert Einstein College of Medicine.



Founded in 1860, New York Medical College (NYMC) is one of the oldest and largest health sciences colleges in the United States. The college has nearly 2,000 students, 475 residents and clinical fellows, more than 2,100 faculty members, and 26,280 living alumni. Located in Westchester County, New York, NYMC joined Touro University in 2011. It offers degree programs through the School of Medicine, the Graduate School of Biomedical Sciences, the School of Health Sciences and Practice, the Touro College of Dental Medicine at NYMC, and the Touro College School of Health Sciences' nursing program at NYMC. NYMC provides a wide range of clinical training opportunities for students, residents and practitioners. For more information, visit [nymc.edu](http://nymc.edu).



White Plains Hospital is a 292-bed, not-for-profit health care organization and a member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley. Its mission is to provide exceptional acute, preventive and specialty services to the people who live in, work in and visit Westchester County and beyond. With more than 30 locations across Westchester—including multispecialty practices in Armonk, Hawthorne, Larchmont, New Rochelle, Rye Brook, Scarsdale, Somers and Yorktown Heights—White Plains Hospital and its physician network, White Plains Hospital Physician Associates, bring advanced care close to home for communities throughout the region. Nationally recognized for quality and safety, the hospital has earned a five-star rating from the Centers for Medicare and Medicaid Services for four consecutive years, Magnet designation from the American Nurses Credentialing Center and 13 straight "A" Safety Grades from The Leapfrog Group. Construction is underway on a 10-story, 500,000-square-foot expansion scheduled to open in 2028, featuring 240 private rooms, new operating suites and an expanded emergency department designed to enhance the patient and family experience.



## YaleNewHavenHealth

Yale New Haven Health is one of the largest and most comprehensive health care systems in Connecticut, committed to excellence in patient care and community service. Its network includes five hospitals, multispecialty centers and outpatient locations extending from Westchester County, New York, to southern Rhode Island. Through its affiliation with Yale School of Medicine, patients benefit from access to the latest medical treatments, research and innovation. Bridgeport Hospital, with campuses in Bridgeport and Milford, offers Connecticut's only burn center and advanced surgical specialties, including cardiac surgery. Greenwich Hospital serves lower Fairfield County, Connecticut, and Westchester County, New York, providing comprehensive medical, surgical and wellness services, including pediatric emergency and neonatal intensive care through Yale New Haven Children's Hospital. Smilow Cancer Hospital locations in Fairfield, Greenwich, Stamford and Trumbull, along with pediatric specialty centers in Bridgeport, Greenwich, Norwalk and Trumbull, bring leading-edge care to families across the region. For more information, call 833-FIND-MDS (833-346-3637).

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NewYork-Presbyterian is one of the nation's most comprehensive, integrated academic health care systems, encompassing 10 hospitals across the greater New York area, nearly 200 primary and specialty care clinics and medical groups, and a wide range of telemedicine services. A leader in medical education, NewYork-Presbyterian Hospital is affiliated with Weill Cornell Medicine and Columbia University Vagelos College of Physicians and Surgeons, giving patients access to the nation's top physicians, leading medical specialties, and groundbreaking research and innovation. Founded 250 years ago, the hospital has a legacy of medical breakthroughs, including the invention of the Pap test and the pioneering of the transcatheter aortic valve replacement (TAVR) procedure. Today, more than 50,000 employees and affiliated physicians are dedicated to providing the highest quality and most compassionate care to patients from New York, across the country, and around the world. For more information, visit [nyp.org](http://nyp.org) or follow NewYork-Presbyterian on Facebook, Instagram, YouTube, LinkedIn and Pinterest.



Northwell Health's Westchester Region, encompassing Phelps Hospital and Northern Westchester Hospital and the surrounding Hudson Valley, is dedicated to providing exceptional healthcare services. Phelps Hospital, with 238 beds, serves Westchester, Rockland, and Putnam County residents with advanced inpatient and outpatient services, including cancer care, stroke care, and cardiovascular diagnostics. It is recognized as a Magnet facility for nursing excellence. Northern Westchester Hospital is a 5-star CMS rated site, with 245 beds, offers state-of-the-art technology and world-class patient care, specializing in bariatric surgery, cancer treatment, and robotic surgery, among others. It also provides free cancer screenings for uninsured and underinsured residents. The region is further supported by over 70 ambulatory practices with more than 240 physicians across various specialties, ensuring comprehensive healthcare for the community.

The Westchester Medical Center Health Network (WMCH Health) is the leading provider of integrated health care in New York's Hudson Valley, serving nearly 2.5 million residents across more than 6,000 square miles. Headquartered in Valhalla, the 1,700-bed system includes nine hospitals on seven campuses and 60 ambulatory care sites. WMCH Health is home to the region's only Level I adult and pediatric trauma center and the only academic medical center between New York City and Albany. The network employs more than 13,000 people and nearly 3,000 attending physicians, caring for about 300,000 patients each year. WMCH Health is also the state's largest Medicaid provider north of New York City, serving one in three Medicaid patients in the region. Its facilities include Level II and Level III trauma centers, a nationally recognized children's hospital with the region's only Level IV neonatal intensive care unit, an organ transplant center, stroke and burn centers, and one of New York's largest mental health systems. For more information, visit [wmchhealth.org](http://wmchhealth.org) or follow @WMCHHealth on Facebook and Instagram.



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# Westfair Business Journal

A privately held company based in Mount Kisco, New York, Westfair Communications Inc. is the home of the Westfair Business Journal, which you can find online and which now integrate content from former publication WAG magazine, providing readers with a greater variety of business news and features. Westfair also publishes the popular News @ Noon e-newsletters, for late-breaking developments, as well as industry-specific newsletters. For more than 60 years, the Business Journals have been the only weekly countywide business publications. They were founded by former Westchester resident David Moore, a grandson of influential New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with their founders' principles, the publications focus on the business community in Fairfield, Westchester and the rest of the Hudson Valley with breaking news, trends, tips and behind-the-scenes profiles among the papers' specialties. (The new content takes you beyond the business world to explore, food, travel, health/wellness and the home, while the entertainment-flavored calendar suggests where you should be and when.) The papers and newsletters have gained credibility and respect in the region for their honest, timely insights. Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions and debates. For more, visit [westfaironline.com](http://westfaironline.com) or call 914-694-3600.

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