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Gov. Hochul and Letitia James at Nov. 6 news conference.

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Sterling House \$5M remake kicks off new era for community center

BY GARY LARKIN / glarkin@westfairinc.com



Sterling Community Center board members, executives and elected officials cut the ribbon on Sterling House's renovated building. Photo by Gary Larkin

STRATFORD – The newly named Sterling Community Center, the town's historic architectural and community gem, unveiled its \$5 million remake last week to elected officials and board members.

Sterling House at 2283 Main St., the 138-year-old home to the community center the past 90 years, underwent significant renovations that included the restoration of a slate roof, brick repair, heating and ventilation upgrades, restoration of water damaged interior structures and accessibility improvements. The renovations were primarily funded by \$1.5 million in federal money procured by U.S. Rep. Rosa DeLauro and \$2 million that came from the state's Department of Community and Economic Development.

"This really, really, really makes me happy today," Mayor Laura Hoydick told those gathered at the Oct. 30 ribbon-cutting. "Rosa (DeLauro) thank you for the grant money. There is so many things that you have been doing here at Sterling House, since I have been coming here that we couldn't do because we didn't have support. But when we get a champion

like Rosa DeLauro, we have to say thank you a zillion times. So, thank you."

DeLauro, who represents Stratford and most of New Haven County, recalled her

affinity to the many programs that Sterling has offered.

"I was here on Aug. 5, 2021," the congresswoman said. "And I got out of the car, and there were 300 kids screaming and hollering. It was beyond anything. I even went down the slide. (on the playscape)."

She was proud to have secured the \$1.5 million in Community Development Block Grant funding for the Sterling renovations.

"Let me acknowledge all of the members of Sterling House who are dedicated to serving what is the urgent needs of our community by providing high quality affordable childcare, basic services for what is needed, including our seniors as well as combatting child food insecurity," she said. "You know no bounds in everything that you do."

She went on to describe how the community center is a lot more than after-school daycare.

Congresswoman Rosa DeLauro addresses Sterling Community Center patrons and other elected officials Oct. 30 to celebrate the \$5 million in Sterling House renovations.

**ChatGPT Plus
ChatGPT "Sterling House knows no bounds in serving our community."**

– U.S. Rep. Rosa DeLauro

"It's a summer day camp. It's athletics. It's a food pantry and everything else that happens here," DeLauro said.

Amanda Meeson, the community center's executive director, told the 100 or so people gathered on the front lawn of the House about how her team not only made the renovations possible but how they persevered through the nine months of construction.

"We made a pact that we would keep our program and services fully operational the entire time," Meeson said. "And that is no small feat. (We had our operations interrupted for a full nine months.) Our food pantry team had to continue our daily service for our kids programs and our senior service – 180 deliveries to 90 seniors every month regardless of where we serving from the lobby and on sunny days from the parking lot."

In addition to funding from the U.S. Housing and Urban Development and the state DECD, project financing for the new Sterling House came from The Milford Bank through a lending program for non-profits. This project was also made possible through a partnership with Stratford's Town Hall, with guidance from VIA Visionary Interiors Architecture and general contracting by Turner Construction Company.

According to the Sterling Community Center website, in the 19th century, The Sterlings, one of Stratford's oldest and wealthiest families, built their family homestead, a grand Victorian mansion, on Main Street. The land was owned by Capt. John Sterling, a successful seafarer who plied the profitable trade routes from New York to China, and his wife Catherine Tomlinson Plant. Their son, John W. Sterling, a highly successful lawyer in New York City and co-founder of Shearman & Sterling, built the mansion in 1886 and lived here with his sisters, Catherine and Cordelia.

In 1918, John Sterling died, leaving Yale a large legacy gift of \$30 million. To his sister Cordelia, the founder of Sterling Community Center, he left the mansion and a sizable legacy. Upon her death in 1931, Cordelia donated the gift in her will, of the Sterling mansion, and its park-like grounds to the people of Stratford.

DeLauro evoked the mission of the Sterling Community Center from its beginning.

"The guiding principle was 'welcome all' by Cordelia Sterling," she said.



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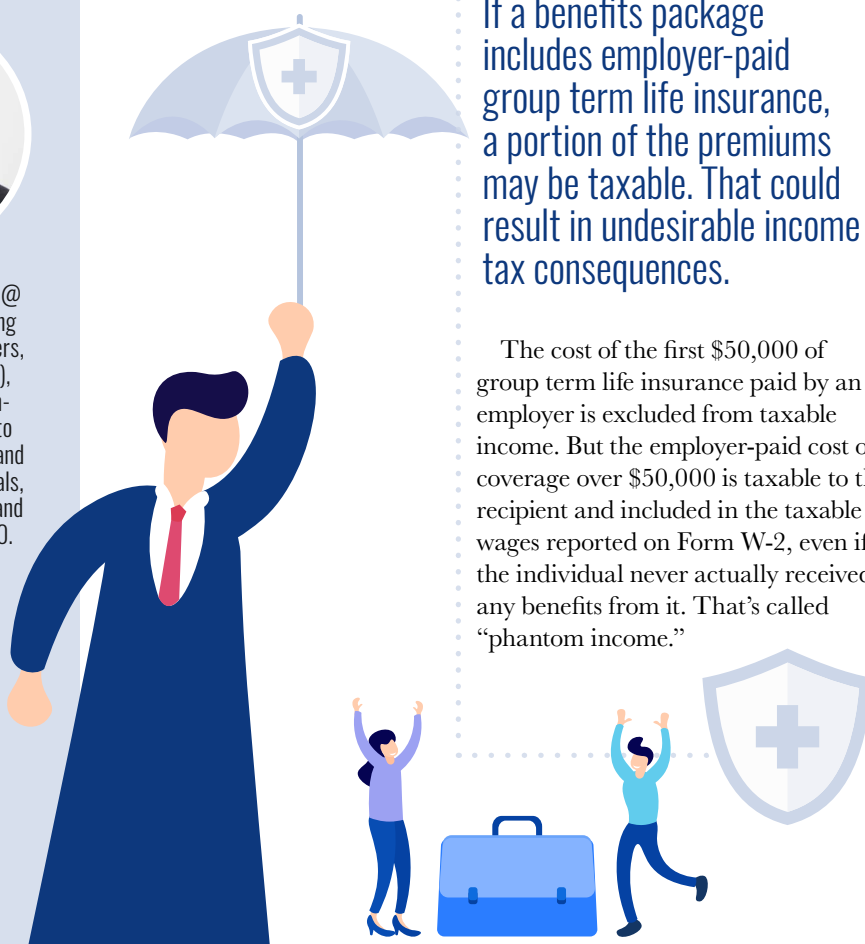
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When is employer-paid life insurance taxable?

BY NORMAN GRILL



If a benefits package includes employer-paid group term life insurance, a portion of the premiums may be taxable. That could result in undesirable income tax consequences.

The cost of the first \$50,000 of group term life insurance paid by an employer is excluded from taxable income. But the employer-paid cost of coverage over \$50,000 is taxable to the recipient and included in the taxable wages reported on Form W-2, even if the individual never actually received any benefits from it. That's called "phantom income."

REVIEWING THE W-2

If there is employer-paid group term life insurance coverage in excess of \$50,000, the employee's W-2 would show the impact on taxable wages. If there's a dollar amount in Box 12 (with code "C"), that's the amount the employer paid to provide group term life insurance over \$50,000, minus any amount that the employee paid for the

coverage. The employee is responsible for any taxes due on the amount in Box 12, including employment tax.

The amount in Box 12 is already included as part of total "Wages, tips and other compensation" in Box 1 of the W-2. It's the amount in Box 1 that's reported on a tax return.

WHAT ARE THE OPTIONS?

If the tax cost seems too high for the benefit provided, a "carve-out" plan could be worthwhile. It allows certain employees to opt out of the group coverage.

Carve-out plans vary, but one option is for an employer to continue to provide \$50,000 of group-term coverage at no cost to employees. The employer could then provide an indi-

vidual permanent policy for the balance of the coverage. Or it could pay a cash bonus representing the amount the employer would have spent for the excess coverage, and that money might to pay premiums for an individual policy. There would still be tax consequences, but the tax liability might be smaller and the coverage might better meet an employee's needs.

This column is for information only and should not be taken as advice. Tax issues are often complex. Consider getting the help of a tax professional when you have questions.



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Residents, developers worried about city infrastructure before zoning changes happen

BY GARY LARKIN / glarkin@westfairinc.com

DANBURY – Developers, business owners and residents gave the lead consultant of proposed downtown zoning updates an earful about the need for fixing the city's infrastructure before embarking on a remake of the downtown at a City Hall meeting earlier this week.

While Francisco Gomes, senior project manager at FHI Studios, presented the Department of Planning and Zoning's proposed new zoning for downtown Danbury on Monday, Nov. 4, many of those in the packed Council Chambers took the opportunity to remind him of the obstacles to development there. They brought up such problems as parking, flooding, and the sewer system.

"I find parking in downtown Danbury deplorable," one resident said. "For instance, with the library there was only parking for staff, not for patrons. It wasn't until the bank nearby went out of business and the city acquired it that the library had parking. People just want to run and run out of the library. Now, you have to go to a parking garage blocks away. What is this?"

Gomes responded that he understands the importance of having enough parking in the downtown and that with the proposed zoning amendments there would be fewer parking spaces, but he added that any developer who builds there would have a plan to include their own parking plan.

"We know that parking downtown is a real concern," he said. "We don't expect a developer is going to come in and build with no parking. We know there is market demand for parking, and have the ability to lease space, rent space to tenants to provide some parking."

Another audience member brought up the issue of flooding in the downtown area, and how it wreaks havoc with businesses and residences nearby.

"What is happening with all the areas off Main Street that are flooded all the time?" another resident who has lived in Danbury for more than 40 years asked. "How can you be thinking about going to Project B, when Project A is problematic. People are flooded. Are there anything in the plans for this. That will affect

everything you are planning."

Waleed Albakry, the city's new planning director, had an answer regarding the flooding issue.

"You are talking about flooding. Why do you think it has been going on?" Albakry said. "Because there has been no investment going on. Because there is

no development. If there is to be any development, there has to be change to infrastructure, which will help you and others."

Regarding the sewer plant issue, the problem seems to be that the pipes are not big enough to carry the sewage from the city and other nearby municipalities, according to Albakry. "Our mayor's office is working on this topic – the sewer pipe system and flooding – where you have limited capacity with the sewage system," he said.

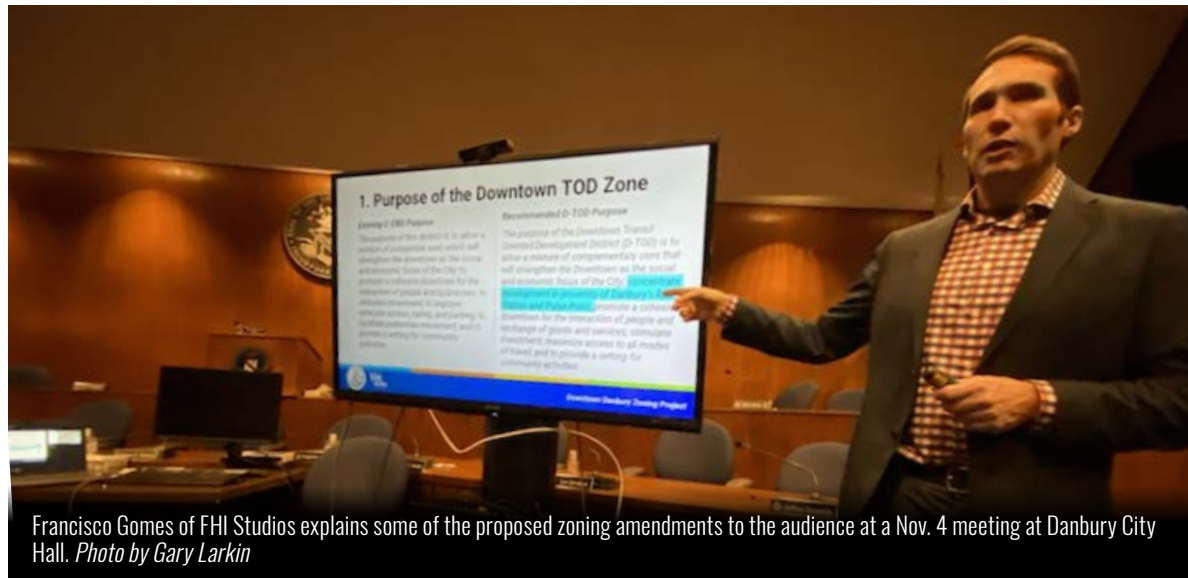
A team of officials from the Planning and Zoning Department, Mayor Roberto Alves' office, City Council, agencies and other commissions have spent the past year working with FHI Studios of Hartford on the proposed downtown zoning amendments. In total, there are 11 recommended zoning amendments. They include:

- Renaming of Downtown zoning district
- Geographic expansion of the district
- Increase in permitted building height
- Minor changes to permitted uses
- Affordable housing incentive/building height bonus
- Restrictions to street facing first floor uses on Main Street
- Reduction in parking requirements
- Access management and consolidated parcel regulations
- Site design requirements
- Building design guidelines
- Sustainable design requirements and incentives

Downtown survey

A big part of the proposed zoning amendment process was a survey of 625 residents conducted by FHI Studios for several months, Gomes said. It had questions that asked them about their vision for downtown.

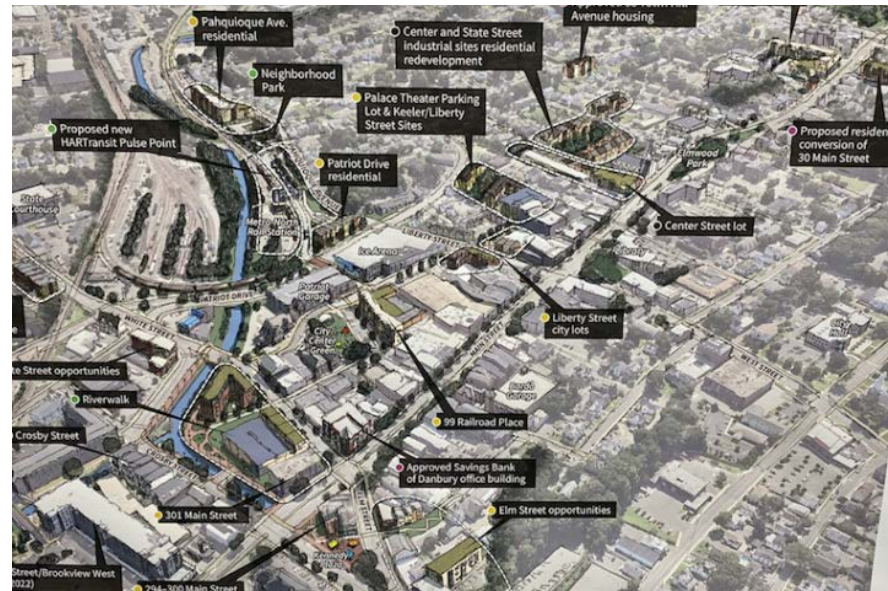
Nearly 60% of those taking the survey thought Danbury should be open to significant growth and



Francisco Gomes of FHI Studios explains some of the proposed zoning amendments to the audience at a Nov. 4 meeting at Danbury City Hall. Photo by Gary Larkin

"If there is to be any development, there has to be change to infrastructure, which will help you and others."

– Waleed Albakry



A map of the proposed downtown Danbury after zoning amendments are made. Photo courtesy of City of Danbury

change while about 20% thought the city should be able to grow and change, but only incrementally.

On a five-star scale, survey-takers only gave the city two stars compared to other comparable downtowns in the state.

As for the type of commercial development they want for the downtown, the top three responses were arts & entertainment, food service, and retail. Regarding housing, they favored apartments and large buildings with townhouses and mixed-use development.

"The project origins really come out of, first, the downtown Danbury transit-oriented plan that was completed in 2019," Gomes said. "That was followed by Danbury's comprehensive plan, which was a project my team worked on and completed in early 2023.

"Both of those plans identified

downtown Danbury as being a high priority for improvements, and a high priority for investment and redevelopment in the city because that's where the infrastructure is to support development."

He added that the project area expands beyond the existing central business district mainly because it has a very limited footprint and includes historic structures that can't be changed.

"We really need to expand into the high-density areas surrounding the central business district to create some opportunities," he said.

The next steps for the zoning amendment process is the Zoning Commission review of the amendments, finalization of the amendments for adoption, which are expected in the next month. Then, a public hearing would be scheduled in the winter of 2025, Gomes said.



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Westchester tells contractor to get off county land

BY BILL HELTZEL / bheltzel@westfairinc.com

Westchester County claims that two businesses are squatting on county-owned property in Cortlandt that is needed for a flood control project.

The county petitioned Westchester Supreme Court on Oct. 29 to evict ASF Construction & Excavation Corp. and Deco Land Holding Corp. from a parcel along U.S. Route 9 near Annsville Creek.

ASF is "storing numerous pieces of equipment, supplies, heavy machinery, metal scaffolding, trailers, assorted other vehicles, sheds, containers and debris," the petition states, "without justification or the county's permission."

ASF operates a concrete contracting business on Roa Hook Road, east of the country's property, according to the petition.

Deco was dissolved in 2010, the petition states, but has continued to operate. It owns property west of the

county's land, but the county did not describe how it is allegedly trespassing.

The county acquired the property from New York State in 1942 and the state Department of Transportation retained jurisdiction for maintenance work.

In 2023, Westchester notified ASF that it was not permitted to use the property, and if it didn't stop the county would take legal action.

Ossining attorney Robert Corke replied that ASF and Deco were establishing legal title to the parcel. He claimed that the county had abandoned the site for "highway purposes," and that the land had to be returned to the previous owner.

The allegation that the property was abandoned for highway use is false, the county says, because Route 9 cuts through it.

On May 29, the state Department of Transportation notified Corke that

Deco was using the property without its approval.

The DOT said it needed the land to stage the Annsville Circle project, a \$26.1 million flood control project on nearby Route 202. The agency also demanded that Deco plant trees and rebuild earthen berms that were allegedly removed to create access to the county property.

Westchester formally notified the businesses this past summer to vacate the property, according to the petition, but their attorney has continued to insist that the county abandoned the land.

Westchester is asking the court to award possession of the property to the county and to evict ASF and Deco.

ASF did not reply to a message asking for its side of the story. Efforts to contact Deco and attorney Corke were unsuccessful.

Westchester Supreme Court Justice Paul I. Marx has scheduled a hearing for Nov. 21.



Squatters allegedly using property along U.S. Route 9.



IT'S AN HONOR TO SERVE THOSE WHO SERVED

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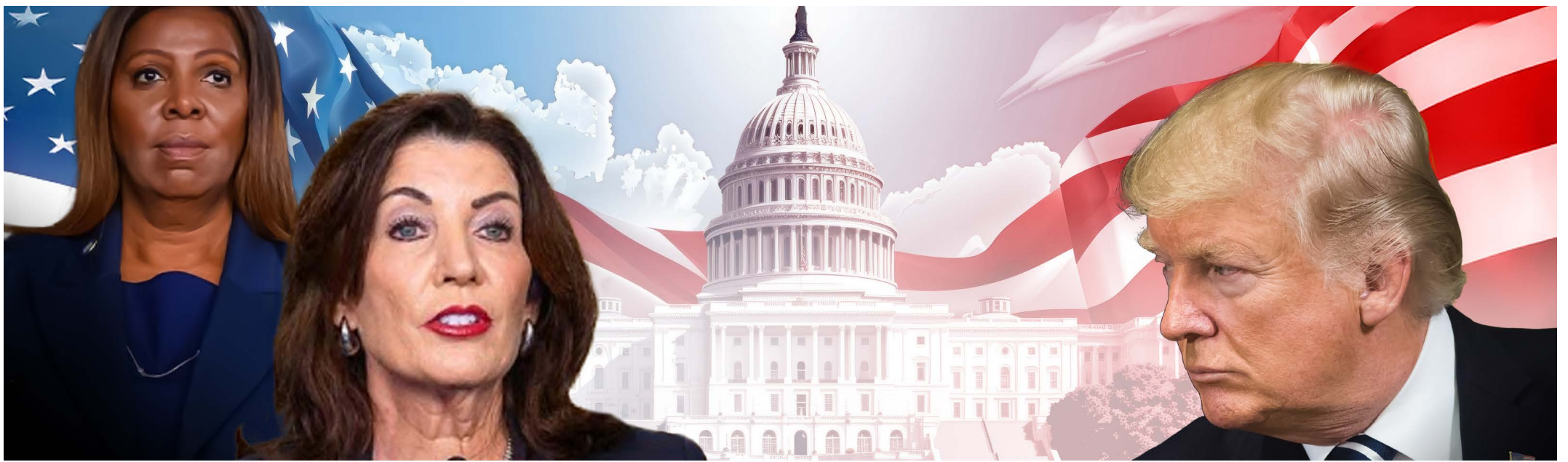
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DEMOCRATS SCORE IN WESTCHESTER AND FAIRFIELD DESPITE NATIONAL TREND; HOCHUL AND JAMES WARN TRUMP

BY PETER KATZ /
pkatz@westfairinc.com

Democrats did well with voters in Westchester and Fairfield in the Nov. 5 election, bucking the national trend that saw Republican Donald Trump elected to a second term in the White House, his running mate J. D. Vance elected vice president, the Senate flip to Republican control and control of the House unclear as of Nov. 6.

New York Gov. Kathy Hochul and Attorney General Letitia James held a Nov. 6 news conference at which they promised to defend the rights of New Yorkers no matter what a new Trump Administration brings.

"While we honor the results of this election and will work with anyone who wants to be a partner in achieving the goals of our administration in our state, that does not mean that we will accept an agenda from Washington that strips away the rights that New Yorkers have long enjoyed," Hochul said. "I need to remind everyone -- this is the birthplace of the women's rights movement, the environmental justice movement, the LGBTQ rights movement and the American labor movement."

Hochul said that New York will remain a bastion for freedom and the rule of law.

"We stand ready to respond to any threats to our democratic process," Hochul said. "If you try to harm New Yorkers or roll back their rights I'll fight you every step of the way."

James said, "As attorney general of this great state it is my job to protect and defend the rights of New Yorkers and the rule of law and I'll not shrink from that responsibility. Between 2019 and 2021 (in) the Office of the Attorney General, we took nearly 100 legal actions against the previous Trump Administration. No matter what the next administration throws at us, we're ready. We're ready to respond to their attacks to cut or eliminate any funding to the great state of New York."

Connecticut voters chose Vice President Kamala Harris over Trump, 54% to 44%. Fairfield County followed the state of Connecticut picking Harris over Trump, 57% to 43%, with all but the three municipalities of Bridgeport, Darien and Norwalk not reporting their results as of 9 a.m. on Nov. 6 according to the Secretary of the State's office

U.S. Sen. Chris Murphy was re-elected with 54% of the vote over Republican challenger Matthew Corey, who garnered 45%. The state sent all five of its Democratic representatives back to the House of Representatives for another two years. That includes Rosa DeLauro, who won 54% to 44% over Republican Michael Massey; Jim Himes, who defeated Republican Michael Goldstein 59% to 40%; and Jahana Hayes, who edged out Republican George Logan, 51% to 47%.

The state's two other U.S. representatives – John Larson and Joe Courtney – were also reelected.

Voters approved the so-called no-excuse absentee voting statewide referendum to allow all voters to vote by absentee ballot without having a reason. The measure passed 675,400 to 523,658.

Results were available for two of the three Fairfield County municipality

ballot measures. In Trumbull, voters approved \$142.4 million appropriation and bond authorization for planning, design and construction of a new Hillcrest Middle School by a vote of 6,346 to 3015. In Shelton, voters rejected two measures. A measure to revise the town charter lost, 10,898 to 7,963 and a referendum that would have allowed as many as six members of the same party to the Board of Education was defeated, 12,288 to 6,991. In Newtown, voters approved the sale of the former police headquarters at 3 Main St., 9,554 to 5,640.

The results of a vote on a measure to approve \$49 million bonding to pay for the planning, design, construction, engineering, purchase and acquisition of land, various public improvements, equipment and replacements for road paving and improvements to a fire station and the police station were not immediately available.

While Donald Trump and J. D. Vance won the presidential and vice presidential contests nationwide, they were soundly defeated in Westchester County. The unofficial tally from the Westchester County Board of Elections on Wednesday morning showed that 433,610 votes were cast for president and vice president in Westchester. The Democratic ticket of Kamala Harris and Tim Walz received 273,472 votes, or 63% of the total. Trump and Vance received 37%, or 160,138 votes.

U.S. Sen. Kirsten Gillibrand won her third full term in the Senate. In Westchester, she received 273,867 votes (65%) compared with 147,501 for Republican challenger Michael Sapriacone (35%).

Westchester County Executive George Latimer was the clear winner for the 16th District seat in Congress now held by Rep. Jamaal Bowman. Bowman was defeated in a Democratic Primary by Latimer. In the general election, Latimer trounced Republican Miriam Flisser with 186,555 votes, or 70% of the total, compared with 79,536 votes, 30%, for Flisser.

During his remarks at the Westchester County Democratic Com-

mittee election night watch party in White Plains, Latimer said, "Extreme views on both sides is all anyone hears and people are upset enough to want to do away with democracy. My mission in Washington will be to move past the extreme rhetoric and work to produce real results."

A particularly hard fought Congressional race was in the 17th District where Democrat Mondaire Jones lost to Republican incumbent Mike Lawler. In the Westchester section of the district, however, Jones received more votes than Lawler. Jones had 55% of the total, or 81,469 votes, compared with Lawler's 43% or 64,620 votes.

There were two propositions on the Westchester ballot. Proposition 1, the Equal Rights Amendment, expands specific protections of civil rights including a woman's reproductive rights. This addresses the right to birth control, IVF, and abortion. It passed statewide and the count in Westchester was 276,348 "yes" to 129,844 "no."

The second proposition was to extend the length of a Westchester County Legislator's term from two years to four years. It was defeated 219,825 "no" votes to 165,874 "yes" votes.

Democrats Andrea Stewart-Cousins, Jamaal T. Bailey, Shelley Mayer, and Peter Harckham won their races for New York State Senate.

Democrat Susan Cacace was elected Westchester District Attorney over Republican John Sarcone.

Wednesday morning, Gov. Kathy Hochul congratulated New York's newly elected and re-elected Democratic members of Congress, as well as those who prevailed in down-ballot races.

"I want to acknowledge the dedication of all the candidates, their staff, organized labor, and volunteers who worked tirelessly to build a stronger New York for all," Hochul said. "I want New Yorkers to know that as your governor, I am committed to safeguarding the rights, freedoms and values we hold dear no matter what lies ahead."



Stamford-based Lovesac has settled with the SEC over accounting violations and has agreed to pay \$1.5 million in civil penalties. Photo courtesy of Lovesac

Former CFO, controller have to pay civil penalties.

Lovesac agrees to \$1.5M settlement to resolve SEC accounting claims

BY GARY LARKIN / glarkin@westfairinc.com

The Stamford-based bean-bag retailer Lovesac Co. has agreed to settle to resolve claims made against it by the Securities and Exchange Commission. It has agreed to pay a \$1.5 million civil penalty related to accounting violations incurred shipping its furniture to customers.

The SEC announced Oct. 29 that it filed charges against the publicly traded furniture retailer, Donna Dellomo, Lovesac's former CFO; and Yoon Um, Lovesac's former controller, for accounting violations in connection with expenses Lovesac incurred shipping its furniture to customers.

Without admitting or denying the SEC's allegations, Lovesac has agreed to the entry of a final judgment ordering it to pay a \$1.5 million penalty and imposing a permanent injunction against future violations to settle the charges.

Executives at Lovesac could not be reached for comment.

The SEC's complaint, filed in the U.S. District Court for the District of Connecticut, alleges that Lovesac failed to properly record the cost of shipping finished products from the company's distribution center to its end customers.

According to the complaint, in April 2023, Lovesac's finance team found that invoices for products shipped during fiscal year 2023 were not recorded in the company's books and records until the first quarter of fiscal year 2024. The invoices totaled approximately \$2.2 million and would have significantly impacted certain of the company's financial metrics for the first quarter of fiscal year 2024.

The complaint alleges that, to avoid impacting the company's financial metrics and to avoid a costly restatement of the company's fiscal year 2023 SEC filings, Dellomo and Um fraudulently concealed the \$2.2 million shipping expenses. According to the complaint, Dellomo furthered the fraud by withholding information from Lovesac's outside audit firm and then signing a document filed with the SEC she knew was false and misleading. Moreover, the complaint alleges that Lovesac and Dellomo failed to implement sufficient internal controls that may have prevented the fraudulent accounting.

As part of the scheme, Dellomo also submitted a false and misleading management representation letter to Lovesac's outside auditor and otherwise failed to alert Lovesac's auditors to the fraudulent accounting for the \$2.2 million in

last mile shipping expenses, SEC charges. Further, Lovesac and Dellomo failed to implement sufficient internal controls over financial report-

ing — that is, processes, policies and procedures put in place by a company to provide reasonable assurances as to the accuracy, reliability, and integrity of its financial reporting — that may have prevented or detected Dellomo and Um's fraudulent accounting.

In the end, Lovesac was required to restate its financial statements for fiscal year 2023 and the first quarter of fiscal year 2024 to correct Dellomo and Um's fraud.

Dellomo, 60, is a resident of Williamsburg, Virginia, and has been

licensed as a CPA since 1991 and is currently licensed in New York. Between January 2017 and June 2023, Dellomo served as Lovesac's CFO and executive vice president. She retired from Lovesac in June 2023. After retiring, Dellomo worked as a strategic consultant for Lovesac for a year through June 2024.

Um, 41, is a resident of Athens, New York, and has been licensed as a CPA since 2009 and is currently licensed in New York. She was employed as Lovesac's controller and vice president starting in November 2022 and agreed to resign in July 2023.

In its case against Dellomo and Um, the SEC seeks permanent injunctions, civil penalties, conduct-based injunctions, and officer-and-director bars.



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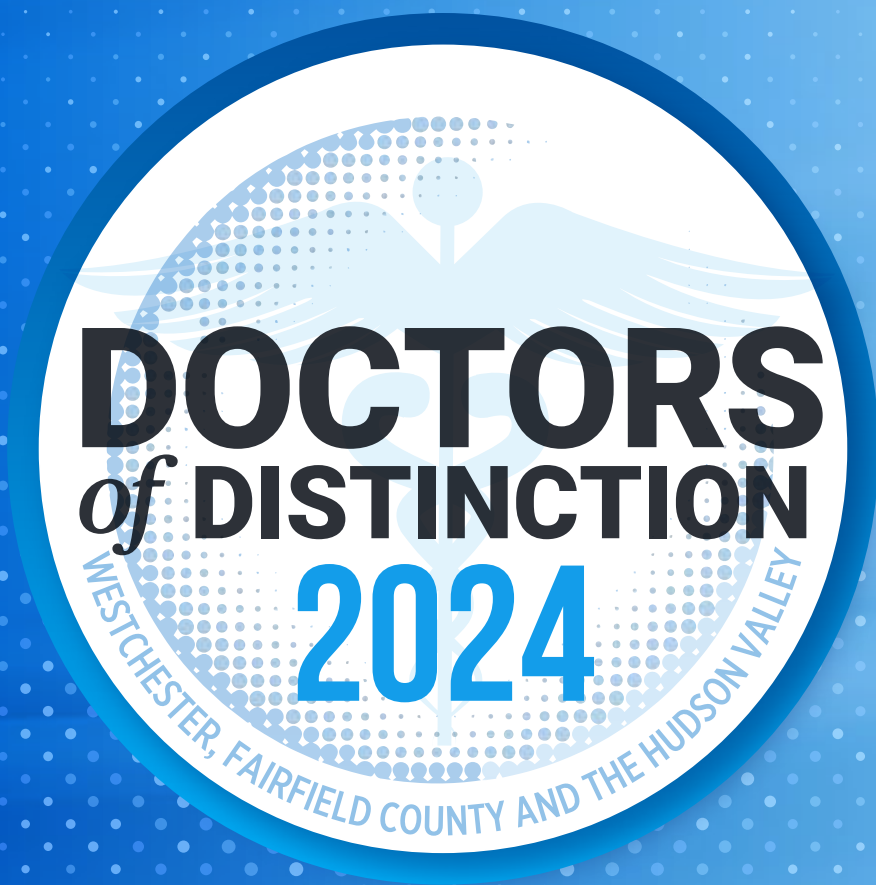
Since 2019, Bond has offered an interactive web-based training available in English and Spanish that is updated annually. Employees can take right at their computer and it is fully compliant with New York State law. The training includes the New York State sexual workplace harassment hotline, which all employers must provide to their employees.

To learn more, visit www.bsk.com/harassmenttraining.

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NY

Yonkers park is rebranded to reflect Hispanic heritage

BY PETER KATZ / pkatz@westfairinc.com



Mayor Mike Spano speaking at El Parque de la Cultura.



Unveiling bilingual sign at park.

A park in Yonkers that had been known as Daylighting III has now been rebranded with a bilingual sign as El Parque de la Cultura and dedicated to the influence of Hispanic culture in Yonkers. In English, the park is known as Culture Park. The park is on the corner of Nepperhan Avenue and New Main Street.

When it opened in 2018 it was named Daylighting III to reflect its association with the reopening to daylight of the Saw Mill River, which had been covered over in the downtown area. There were three Yonkers parks that were designed to create green space in the downtown while also opening up to daylight and protecting the river.

At a ceremony unveiling the new bilingual sign identifying the park, Mayor Mike Spano said, "It required us to take down an entire strip of stores and we had to reclaim the river underneath it. Latinos here in Yonkers account for almost half of the total population of the city. More than 20

Latin American countries are represented in our great city of Yonkers. So, this park formerly known as Daylighting III, which is not all that exciting, is now dedicated to all of you. It is the first park dedicated to Hispanic heritage. Culture Park represents the Hispanic influence here in Yonkers from business, to art, to

music, and most importantly to the beautiful culture."

According to Yonkers Parks Commissioner Steve Sansone the park covers 1.25 acres.

"This space has been a creative space for cultural programming within the Hispanic community celebrated by everybody in Yonkers," Sansone said.

State Senate Majority Leader Andrea Stewart-Cousins said, "I really am happy that I live in a city that can celebrate everyone, everywhere, every time and reflect the joy in our hearts of our cultures and of our roots but also the spaces and the places that we gather and enjoy each other."

CONSTRUCTION

Bridge named in honor of Det. Sgt. Frank Gualdino

BY PETER KATZ / pkatz@westfairinc.com

The Tuckahoe Road overpass bridge in Yonkers that carries traffic over the Sprain Brook Parkway has been named in honor of the late Yonkers Detective Sergeant Frank Gualdino.

On Dec. 1, 2022, Gualdino was killed in the line of duty in a head-on crash on Tuckahoe Road when an unlicensed 16-year-old driver who was speeding in a sports car lost control of his vehicle and ran into Gualdino's police vehicle. After a lengthy investigation, the driver was charged and arrested. The case was heard in Family Court due to the driver's age. The teenager was sentenced to two-years probation and a little under 500 hours of community service.

A bill to create the roadway dedication was signed into law by Gov.

Kathy Hochul earlier this year. The bill was primarily sponsored in the State Assembly by Assemblyman Nader Sayegh, and primarily sponsored in the State Senate by Majority Leader Andrea Stewart-Cousins

and co-sponsored by Sen. Shelley Mayer. Among those providing additional support were Westchester County Executive George Latimer, County Legislator James Nolan, Yonkers Mayor Mike Spano and the Yonkers City Council.

At a ceremony unveiling signs naming the bridge in Gualdino's honor, Spano said, "We will never stop supporting our local police officers who, like Detective Sergeant Gualdino put their uniforms on every day and protect and serve our city. This is a moment in our hearts to pause and

celebrate his life every time we drive across this bridge. He is with us in spirit and I truly believe that, I truly do. The people of Yonkers say thank you for his service to us. We will never stop fighting for what he stood for."

Yonkers Police Commissioner Christopher Sapienza said, "We want to show that his service, his legacy and his sacrifice to our community is not forgotten and will never be forgotten. We want the Gualdino family to know that they will always be part of this community, organization and this family -- the Yonkers Police Department."

Gualdino's widow Lisa said that the day was bittersweet for her and her family.

"We are truly grateful to have Frank honored in this way. Frank died on this bridge doing what he loved, serving the people of Yonkers," she said.



A Tuckahoe Road overpass bridge was dedicated to the memory of Yonkers Det. Sgt. Frank Gualdino.

The New York State Department of Transportation placed memorial signs on both the northbound and southbound lanes of the Sprain Brook Parkway at the Tuckahoe Road overpass. The Yonkers Department of Public Works installed memorial signs both eastbound and westbound on Tuckahoe Road at the overpass.

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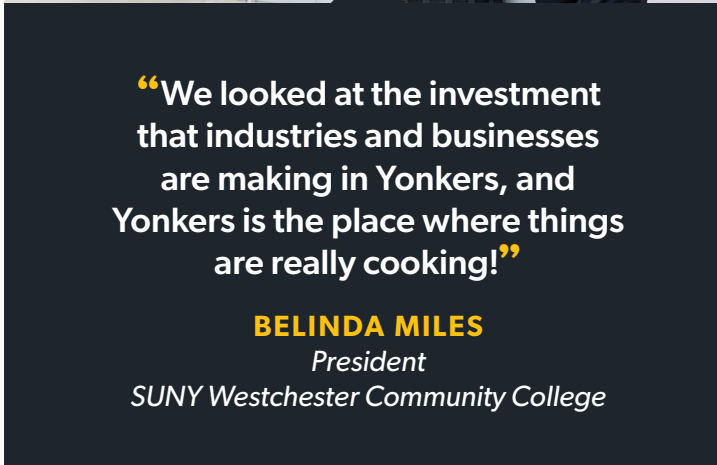
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MTA seeks developer for 300 apartments at Beacon Metro-North station

BY PETER KATZ / pkatz@westfairinc.com

The Metropolitan Transportation Authority (MTA) has issued a Request for Proposals (RFP) seeking responses from developers who would like to lease part of its land at the Metro-North train station in Beacon and build a housing project with about 300 apartments, at least 10% of which would be affordable.

Responses to the RFP are due by Dec. 18 at 5 p.m. The MTA has targeted the North Parking Lot at the Beacon train station for possible development. It covers about 4 acres and the MTA says it would provide a 99-year ground lease for the site. Back in October of 2007 the MTA sought expressions of possible interest in designing and building a transit-oriented development on 18-acres at the train station. At that time the concept for a possible project was dubbed "Be in Beacon."

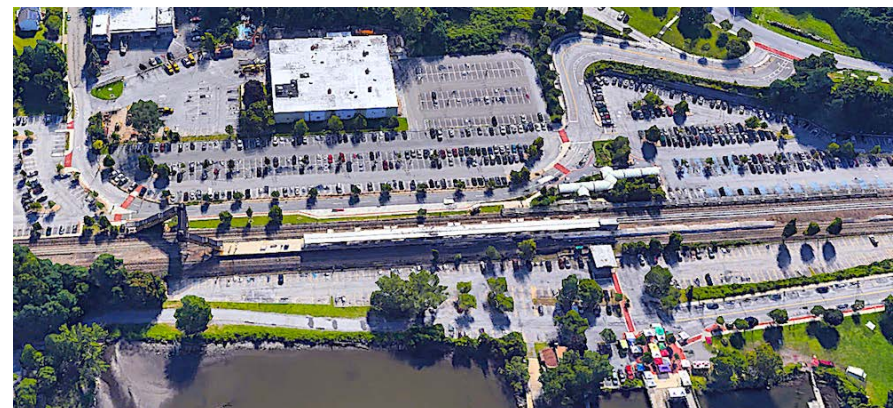
MTA Chair and CEO Janno Lieber said, "The MTA has long been a leader in the movement for transit-oriented development that creates dynamic, walkable communities. This project will not only enliven Beacon, it responds to Governor Hochul's

commitment to address the housing crisis."

The MTA said that the development site is relatively flat and currently is improved with a surface parking lot that offers 483 commuter spaces. A parking area and staging yard to the north of the development site that has 95 spaces for Metro-North Railroad

employee parking would not be part of the development site. The MTA points out that the station is improved with a pedestrian overpass that connects to the station's platform. To the immediate west of the development site, and on the other side of the railroad tracks, are the Pete and Toshi Seeger Riverfront Park, the Newburgh-Beacon Ferry Landing and Scenic Hudson's Long Dock Park,

The MTA would require the developer to replace the 483 spaces in the North Lot either within the apartment development or in a separate parking garage built elsewhere on MTA property at the train station. The MTA said that it anticipates that state money from the Redevelopment of Underutilized Sites for Housing Initiative ("RUSH") fund up to \$24,150,000



Beacon Metro-North train station. Satellite photo via Google Maps.

would be available to help offset the cost of building a replacement parking garage.

Empire State Development President, CEO and Commissioner Hope Knight said, "This transit-oriented development project at Beacon Station exemplifies smart growth that connects housing with transportation infrastructure. By leveraging state resources through Governor Hochul's RUSH initiative, we're creating new housing opportunities while strengthening the economic ties between the Hudson Valley and New York City, demonstrating how strategic develop-



Beacon MTA station platform.

ment can enhance both local communities and regional connectivity."

The MTA said that 15 trains run from Beacon to Grand Central during the morning peak travel time with a comparable number outbound from Grand Central to Beacon during the afternoon rush hour and that the average travel time between Beacon and Grand Central is 78 minutes.

CONSTRUCTION

Extra story approved for DoubleTree by Hilton hotel

BY PETER KATZ / pkatz@westfairinc.com

The Poughkeepsie Planning Board has given unanimous approval to a plan to add an 11th story to the 10-story DoubleTree by Hilton hotel at 40 Civic Center Plaza in the city's downtown. The new story would contain a rooftop bar. There would be rooftop patios for outdoor dining and enjoying libations during warm weather.

"We believe this project will bring significant benefits to the community, enhancing both the local economy and the vibrancy of the area," Jim Hutchinson, general manager of the DoubleTree By Hilton Poughkeepsie

said. "The proposed rooftop bar aims to offer a unique dining and social experience, providing stunning views of the Hudson River and the surrounding landscape. Our design incorporates modern architectural elements while ensuring the space remains in harmony with the existing structure and the local aesthetic."

DoubleTree hotel in Poughkeepsie. Satellite photo via Google Maps.

Hutchinson said that the new bar would serve as a premier destination for both hotel guests and local residents while offering a distinctive venue for

dining, socializing, and events. He said that in addition to creating jobs during the construction there would be additional jobs created through its ongoing operations.

"We plan to work closely with local businesses and organizations to ensure the rooftop bar serves as a community hub," Hutchinson said. "This includes hosting events, partnering with local vendors, and supporting community initiatives."

As conditions of its approving the project the Planning Board required that the applicant coordinate with the city's fire department to ensure that the sprinkler system meets all requirements. It also called on DoubleTree to prepare a lighting plan that it follows

suggestions by the Dutchess County Planning Department regarding controlling the spillage and glare of lighting at night to ensure the lighting is "dark sky compliant."

At 10 stories the hotel is the tallest building in Poughkeepsie's downtown. It formerly was known as the Poughkeepsie Grand Hotel. Early in 2022 the hotel was sold to Visions Hotels LLC Visions Hotels LLC, based in Corning, New York, which at the time operated 49 hotels in New York state along with properties in Pennsylvania and Connecticut. It was reported that Visions purchased the hotel for approximately \$9.5 million from Bonura and DiBrizzi Enterprises.

At the time of the sale, Visions said that it would be investing approximately \$7 million in improvements to the hotel and would be rebranding it as a Double Tree by Hilton. The 195-room hotel was built in 1987 and opened under the Radisson brand.



Tina Sadarangani, Ph.D., is a nurse practitioner whose CareMobi app puts everything caregivers need in one place. Courtesy New York University Rory Meyers School of Nursing.

HEALTH CARE

Caring for seniors — and their caregivers — with a new app

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Nurse practitioner Tina Sadarangani, Ph.D. is all about using technology to help those in need of care and their professional and personal caregivers. In her latest work, she focuses on improving communication between adult day-care centers and primary-care providers, using low-cost mobile technology.

Her CareMobi app combines expert advice, community support and essential resources, all accessible at the fingertips of caregivers. With features such as personalized care plans, reminders for medication management and a support network of fellow caregivers, CareMobi is designed to empower users to provide the best care possible while also prioritizing their well-being.

Sadarangani is a National Institutes of Health (NIH) principal Investigator as well as a board-certified primary care nurse practitioner. She is an assistant professor at the New York University Rory Meyers School of Nursing and cross-appointed as an assistant professor in the NYU School of Medicine Department of Population Health. Her program of research is underscored by a commitment to advancing the health of marginalized older adults by leveraging the strengths of community-based adult day health-care centers to target

health disparities. In the last three years, she has expanded her program of research to focus, specifically, on identifying and addressing the health-care needs of cognitively impaired older immigrants, by using the adult day health center as a platform for the delivery of culturally and linguistically appropriate

care. Her on-going collaborations with the California Association of Adult Day Services, as well as other community-based organizations, have demonstrated that integrating adult day centers into the health-care continuum contributes to reductions in avoidable health-care use.

She is the recipient of a K23 Career Development Award from the National Institute on Aging (NIA) as well as an R21 from NIA. She previously received a Career Development Award from the NIA IMPACT Collaboratory and currently serves as an adjunct professor and member of the Collaboratory's Patient and Caregiver Relevant Outcomes (PCRO) core.

Sadarangani She holds a Bachelor of Arts degree in anthropology from Georgetown University, a Masters of Science degree in nursing from the University of Pennsylvania (MSN), and a Bachelor of Science degree in nursing and a Ph.D., both from NYU Meyers.



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**Project REAP appoints
Taneshia Nash Laird as
new executive director**

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Project REAP (Real Estate Associate Program) has announced the appointment of Taneshia Nash Laird, a Westchester County native now based in Boston, as the organization's new executive director. Founded in 1998, REAP employs education, mentorships and corporate partnerships to increase inclusivity in the commercial real estate (CRE) industry from entry-level through the C-suite. Nash Laird, a distinguished graduate of the Project REAP Academy who holds management degrees from Baruch College and the University of Miami, steps into this role after a national search conducted by global executive search firm Stanton Chase.

For 25 years, Project REAP has helped professionals of color transition into and build successful careers in commercial real estate (CRE), an industry historically lacking diversity. With programs in nine U.S. markets – New York City, Atlanta; Chicago; Cleveland; Columbus, Ohio; Dallas, Los Angeles, Kansas City, Missouri; and Washington, D.C – and a virtual program begun in 2020, the nonprofit has graduated more than 2,000 REAP Academy fellows since its founding. A 2023 impact report found that 71% of alumni have transitioned into or advanced their careers in the CRE industry. Additionally, REAP alumni have seen significant salary increases, with a 33% rise for those earning between \$100,000 and \$200,000 and a 14% rise for executive-level roles.



Taneshia Nash Laird

"As a proud REAP Academy alumna, I have long admired the organization's work and dedication to diversifying the commercial real estate industry," said Nash Laird, who is also a graduate of White Plains High School. "I look forward to building a team and collaborating with the board of directors, our corporate partners and donors to lead REAP into a new era of impact in the \$20 trillion commercial real estate industry." She added that she is making Boston Project REAP's national headquarters and will admit a cohort of fellows from Boston.

"We are delighted to welcome Taneshia as our new executive director," said Mike Kercheval, chair of the board of directors. "Her passion, strategic vision and impressive background make her the perfect leader to advance our mission and drive our organization forward. We are confident that under

her guidance, Project REAP will continue to make a significant difference in the industry and the lives of those we serve."

Nash Laird brings a wealth of experience in community development, strategic business growth and nonprofit management

to her new role. As president and CEO of Newark Symphony Hall in Newark, New Jersey, she revitalized the nearly insolvent circa-1925 performing arts center, one of the oldest and largest in the state. She doubled its earned revenue by having it serve as a TV and film production location, raised more than \$15 million for its historic preservation and expansion and created new cultural programming and workforce development programs targeting the city's predominantly Black and Hispanic residents.

Having cemented her national reputation as a leader in culturally-driven redevelopment in communities of color, Nash Laird was recruited to Boston in 2022 as the inaugural president and CEO for the ground-up development of the \$35 million Greater Roxbury Arts & Cultural Center, which highlights Black contributions to the arts. Nash Laird previously co-founded the entertainment venue MIST Harlem in New York City and was a New Jersey municipal and state economic development official. She serves on the board of the nonprofit National Independent Venue Foundation.

Nash Laird succeeds Interim Executive Director G. Lamont Blackstone, a Mount Vernon resident who previously served as the organization's board chair. The board thanked Blackstone for his service, filling in after the departure of REAP's previous executive director, Manikka Bowman.

A 'Yoga House' for all is set for Dutchess County

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Building on the success of The Yoga House's two Ulster County locations, co-owners Amy Reed and Joyce San Pedro have announced the groundbreaking for a third, in Dutchess County. The Yoga House's Poughkeepsie locale, at South Road Crossing on Route 9, will open in the spring – anchoring a variety of businesses, including Sleep Number, Buff City Soap, Jersey Mike's Subs, uBreakiFix, Smoothie King, Home 2 Suites by Hilton and more.

In addition to a full schedule of classes of various kinds of yoga, The Yoga House's Dutchess studio will feature strength-building and conditioning – such as Pilates, barre and TRX, or total resistance exercise.

“When we say yoga for every body, we mean it,” San Pedro said. “Our classes are not one-size-fits-all, because we believe in encouraging each individual to find the practice that best suits them, at any particular moment or state of their yoga journey. If you have a shoulder injury,

we'll offer variations of poses for you. If you're beginning your journey, we'll encourage you to find your own pace and comfort level. We want people to explore their bodies, quiet their minds and, most importantly, connect to themselves. There's no one way to do that.”

As a BIPOC (Black, Indigenous, People of Color) and LGBTQIA+-owned business, The Yoga House is particularly attuned to the needs of the individual – regardless of race, ethnicity, sexual orientation, socioeconomic background or body type, the owners said. It encourages customers to “work in,” rather than work out, emphasizing the importance of mindfulness and healing from within alongside establishing strength and flexibility. By encouraging patrons to live well, The Yoga House prepares them to age well, creating pathways for practice during any stage of life. As a result, the owners said, those who live or work in Dutchess County can anticipate not only a yoga studio but a gateway to wellness.

In the arch of a forklift, Joyce San Pedro (left) and Amy Reed combine for tree pose.

“Amy's and Joyce's dedication and incredible business model, combined with the regional draw of this location, will surely make The Yoga House's third studio a resounding success,” said Kevin Langan, leasing and development partner at Cameron Group LLC.

“Joyce and I first met in Poughkeepsie, so it's serendipitous to return to our roots,” said Reed, who purchased The Yoga House with San Pedro in 2020, at a time when people were often running from entrepreneurship, not toward it. (With more than 20 years combined experience in the discipline, the pair was not making an idle move. The global yoga market size was estimated at \$107.1 billion in 2023 and is expected to grow at a compound annual growth rate (CAGR) of 9.4% through 2030, according to Grand Market Research.

“We've built such a strong community in Ulster County,” Reed continued. “People often tell us that coming to The Yoga House feels like coming home. We're both ready to thoughtfully cultivate a similar 'family' in Dutchess County.”

The approximately 1,400 square-foot space, designed by architect Jay Diesing, supports the owners' concept of “yoga for every body.” That includes commuters and others on the go, as the bathrooms will feature showers. Of course, yoga – an ancient Indian discipline whose poses, or asanas, are designed to prepare the body for seated meditation – offers a counterweight to the go-go American lifestyle.



From left, Amy Reed and Joyce San Pedro.



From left, Amy Reed and Joyce San Pedro, owners of The Yoga House, strike a half-moon pose at the groundbreaking for their new Poughkeepsie location. Site photographs courtesy Impact PR & Communications.



The Yoga House is designed for every body type, co-owner Joyce San Pedro stressed. Here the classic triangle pose. Courtesy Jessica Jameson Photo.

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Profits & Passions — Stefan Doktor's journey from luger to hotelier to vintner

BY DOUG PAULDING



Stefan Doktor, a former luger for the Slovakian national team and hotel/cruise ship administrator, is a head of Schloss Johannisberg, the world's first Riesling winery. *Photographs by schloss-johannisberg.de*



Germany's Schloss Johannisberg lies on the site of a former monastery, abbey and palace, where grapes were grown in medieval times.

"Great Rieslings can age for decades, and here was proof."

— Doug Paulding, on tasting vintage Schloss Johannisberg wines.

The wine world has no shortage of charismatic characters that arrive in the vineyard and the winery through birth, formal education or a viral interest-turned-passion. Stefan Doktor grew up in the mountains of Slovakia and enjoyed them in winter. He started sledging, then began to train on the luge until he became a world-class luger on the Slovakian national team. His college education was in hotel administration and on graduating he traveled to Germany, where he pursued work in hotels and on cruise ships. There the wine world introduced itself, and Doktor dove in, receiving separate wine diplomas from an Austrian and a British academy.

Doktor became a sommelier on a cruise ship, giving him the opportunity to taste a vast quantity of high quality wines to refine his already cultivated palate. It would lead him to a world of Rieslings that you can also find in our own Westchester and Fairfield counties.

In 2008, he became sales manager of Schloss Johannisberg and estate manager in 2016. The schloss, or palace, has an interesting, full-circle history, beginning as ninth-century vineyards before becoming a Benedictine monastery, an independent abbey, a 1716 palace and, a couple of

years later, the first winery to produce Riesling grapes and wines exclusively. With Doktor's careful, systematic approach, coupled with his creative inclinations, charm and charisma, it appears to be a brilliant fit.

I recently attended a luncheon at The Grill in midtown Manhattan to meet Doktor, hear about the estate and sample three styles of wine of three vintages each, decades apart, through a vertical tasting. All of the wines are single vineyard wines, grown, harvested, pressed, fermented, aged and bottled as from a plot -- no blending there. The estate is on a steep hill above the Rhine River. (Johannisberg,

or "John's Hill," refers to the moment in 1130 when the abbey dedicated its high altar to St. John the Baptist.) The forest at the top of the hill protects the grapes from northerly cold winds, and the river below warms the air and reflects the sun to make an optimal environment for premier grape production. Soils of marl, slate and quartzite add a brilliant minerality to the wine.

Our first grouping contained three Rotlack Kabinetts from the 2022, 2015 and 1979 vintages. Great Rieslings can age for decades and here was proof. The 2022 was pure, with fresh lime

peel, white peaches and tart lemon -- lovely. The 2015 showed a floral sweetness with pineapple and a puckery, crisp finish. The 1979 brought a sweet lemon essence and a fresh, steely finish. All of the wines we tasted had a great citrus backbone to hold them together and helped allow for young consumption or long aging.

Next we tried three Silberlack GG wines from 2022, 2020 and 2013. The GG designation stands for GroBes Gewächs ("Great Growths"). These are later harvest wines with 10% of the wine made like red wine, allowing for skin contact and maceration, which delivers more flavor and mouthfeel.

All the grapes are hand-harvested and oak-aged from trees harvested from the estate. The 2022 showed crisp lemon zest with a clean, pure mouthfeel. The 2020 was steely and fruity. At 13% alcohol, it was quite dry and a perfect accompaniment to the minted sea bass we were served. The 2013 was aromatic with tangerine flowers, stony and steely with a long, unctuous, oily finish.

Our final wines were three Grünlack Spätlese from 2022, 2017 and 2007. The 2022 showed sweet green apple with ripe apricot. The 2017 also had a green apple presence with a gripping acidity electrifying the palate. The more mature 2007 had ripe peach, oranges and marmalade with a brilliant, unctuous finish. So many wonderful flavors to mull over and discuss. All of these three were single digit alcohol by volume (ABV), measuring between 8% and 8.5%. This

is a reliable indicator there will be a considerable sweetness because not all of the natural sugars in the grapes have been fermented into alcohol. Any of these three would be perfect with a dried fruit platter and Stilton blue cheese.

Tasting German Rieslings is always a treat, especially when there is some time on them. They don't get enough attention in the United States. Give yourself a treat. Look for some Schloss Johannisberg Rieslings -- you can find them at Westchester Wine Warehouse in White Plains, Zachys Wine & Liquor in Port Chester, the International Wine Shop in Westport and Total Wine & More in Norwalk, to name a few locations -- and open a bottle with a friend or two for a wine discussion. The wines are lively and fresh, no matter what decade they're from. I will be looking for some tonight.



In his spare time, Doug -- founder and president of South Salem-based Eager Beaver Tree Service for Westchester and Fairfield counties -- is a Professional Ski Instructors of America (PSIA)-certified instructor and coaches alpine skiing at Killington, Vermont. He also reviews wines and spirits, writing for Sante magazine, a food and beverage magazine for industry professionals. He regularly takes photographs for his columns and Eager Beaver's website.

Write him at doug@doug-paulding.com.



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U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Oct. 23 - 29

Scott and Melinda Lanoff, Briarcliff Manor, re. American Success Company Inc., 24-22942-SHL: Chapter 7, assets \$543,041, liabilities \$908,872. Attorney: Daniel Alter.

U.S. District Court, White Plains

Local business cases, Oct. 23 - 29

Sheona Antonello, New York City vs. Helen Hayes Hospital Foundation Inc., West Haverstraw,

24-cv-8058-CS: Americans with Disabilities Act. Attorney: Jordan A. El-Hag.

Oguz F. Magden, Broward, Florida vs. Oxygen XL, Spring Valley, 24-cv-8065-CS: Driver's Privacy Protection Act, class action. Attorney: Adrian Gucovschi.

Mary Tighe, Enid, Oklahoma vs. Crystal Run Healthcare LLP, Newburgh, et al, 24-cv-8090-PMH: Medical malpractice. Attorney: Emmet K. Agloglia.

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

Diane Young, New Rochelle vs. Boston Children's Health Physicians, Valhalla, 24-cv-8132: Negligence, data breach, class action. Attorney: Katherine M. Aizpuru.

Stephanie Dickman, Middletown vs. Boston Children's Health Physicians, Valhalla, et al, 24-cv-8132: Negligence, data breach, class action. Attorney: Nicholas A. Migliaccio.

U.S. Securities and Exchange Commission vs. Daniel J. Mackle Sr., Pomona, 24-mc-489: Application of enforce cease-and-desist order re. Silver Edge Financial LLC. Attorney: Michael J. Roessner.

Thomas Jennings, Jamaica, Queens vs. Westhab Inc., Yonkers, 24-cv-8230-JGLC: National Labor Relations Act. Attorney: Jordan A. El-Hag.

Krystle Lopez, Bronx vs. Boston Children's Health Physicians, Valhalla, 24-cv-8234: Fair Labor Standards Act. Attorney: Abdul K. Hassan.

DEEDS

Above \$1 million

137-139 Terrace Avenue South Inc., Mount Vernon. Seller: Marie Colucci, Yonkers. Property: 20 Devonshire Drive, Mount Vernon. Amount: \$2.9 million. Filed Oct. 2.

209 FMV LLC, Brooklyn. Seller: JJN Real Estate LLC, Mount Vernon. Property: 209 Franklin Ave., Mount Vernon. Amount: \$1.1 million. Filed Oct. 4.

Ahmad, Imtiaz, Scarsdale. Seller: Ras Closing Services LLC, Glen Ellyn, Illinois. Property: 34 Bramble Brook Road, Greenburgh. Amount: \$1.1 million. Filed Oct. 1.

Elizabeth Graham Bronzo Revocable Trust, Kiawah Island, South Carolina. Seller: Wampus Mills LLC, Pleasantville. Property: 585 Main St., 1F, North Castle. Amount: \$1.3 million. Filed Oct. 7.

GM Home Design & Construction LLC, Pleasantville. Seller: Sherman Place Development LLC, Ossining. Property: 20 Banksville Road, Ossining. Amount: \$1.2 million. Filed Oct. 2.

Hudson Valley Acquisitions3 LLC, White Plains. Seller: Alexander Distante, Tarrytown. Property: 719 Linda Ave., Greenburgh. Amount: \$1 million. Filed Oct. 2.

Mucejani, Arjon, Mamaroneck. Seller: 5 Harvest Drive LLC, Scarsdale. Property: 5 Harvest Drive, Scarsdale. Amount: \$2 million. Filed Oct. 4.

Robles, Anthony, New York. Seller: Sarosca Farm Estates LLC, Bronx. Property: 12 Stone Bridge Road, Harrison. Amount: \$4.8 million. Filed Oct. 1.

Sammy Properties Inc., Mount Vernon. Seller: AJM Tuckahoe LLC, Tuckahoe. Property: 91 Lake Ave., Eastchester. Amount: \$1.2 million. Filed Oct. 3.

SYMT LLC, Newton, Massachusetts. Seller: Ross Bremner, Armonk. Property: 147 Osborn Road, North Castle. Amount: \$2.9 million. Filed Oct. 2.

Below \$1 million

1253 Ward LLC, Bronx. Seller: John M. Perone, Larchmont. Property: 423 Hinman Place, Rye Town. Amount: \$651,000. Filed Oct. 7.

1432 Lincoln LLC, Brooklyn. Seller: McKinney Family Ltd. Partnership, Beacon. Property: 1432 Lincoln Terrace, Peekskill. Amount: \$605,000. Filed Sept. 30.

19 Midchester LLC, Tuckahoe. Seller: Saul J. Rakoff, New Middletown, Ohio. Property: 19 Midchester Ave., White Plains. Amount: \$830,000. Filed Oct. 7.

1951-55 Edison Avenue LLC, Eastchester. Seller: Pleasant Place, Tuckahoe. Property: 31 Pleasant Place, Eastchester. Amount: \$925,000. Filed Oct. 3.

9N Buckhout LLC, Larchmont. Seller: Herbert C. Geiss, Irvington. Property: 9 N. Buckhout St., Greenburgh. Amount: \$905,000. Filed Oct. 7.

Becker, David, Croton-on-Hudson. Seller: A&I Marina LLC, Boca Raton, Florida. Property: Route 9 Hudson River, A-4, Cortlandt. Amount: \$26,000. Filed Oct. 7.

Blackhaven Enterprises LLC, Ardsley. Seller: John G. Molloy, Somers. Property: 9 Wellesley Ave., Yonkers. Amount: \$601,000. Filed Oct. 4.

Boateng, Fosua A., Yonkers. Seller: 178 Wyndcliff LLC, Yonkers. Property: 31 Elizabeth St., Ossining. Amount: \$655,000. Filed Oct. 2.

Cinco Estrella Building Maintenance LLC, Cornwall-on-Hudson. Seller: John McGivney, Sharon Springs. Property: Alden Road, Yorktown. Amount: \$65,000. Filed Oct. 3.

Coronado, Jerry A., Mount Vernon. Seller: 138 N. Seventh Avenue LLC, White Plains. Property: 138 N. Seventh Ave., Mount Vernon. Amount: \$450,000. Filed Oct. 3.

Dwelling Group Real Estate LLC, Brooklyn. Seller: Peter J. Mustich, New Rochelle. Property: 55 Sun Haven Drive, New Rochelle. Amount: \$652,000. Filed Oct. 1.

Federal National Mortgage Association, West Palm Beach, Florida. Seller: PHH Mortgage Corp., West Palm Beach, Florida. Property: 23 Rock Hagen Road, Mount Pleasant. Amount: \$10. Filed Oct. 1.

Flocktown Properties LLC, Rye. Seller: Suzanne E. Yarrow, Rye. Property: 84 PEK 3-3, Rye City. Amount: \$610,000. Filed Oct. 3.

Giltenan, Michael, Brooklyn. Seller: JPMorgan Chase Bank NA, Columbus, Ohio. Property: 2 Waterview Drive, Ossining. Amount: \$874,000. Filed Oct. 1.

Hudson Valley Acquisitions3 LLC, White Plains. Seller: Nelida di Stante Asset Management Trust, Tarrytown. Property: 31 Elizabeth St., Greenburgh. Amount: \$550,000. Filed Oct. 2.

Imama Ali Naqvi Syed, Bronx. Seller: MJD Contracting Corp., Carmel. Property: 3 Major Applebys Road, Greenburgh. Amount: \$851,000. Filed Oct. 1.

Katimaris II, John, Manhasset. Seller: Forgellos Renovations LLC, Stamford, Connecticut. Property: 5 Hilltop Drive, North Salem. Amount: \$535,000. Filed Oct. 2.

M Enterprises Inc., White Plains. Seller: Noralis R. Montes, White Plains. Property: 284 Battle Ave., White Plains. Amount: \$478,000. Filed Oct. 7.

Mad Real Properties LLC, Purchase. Seller: Christopher T. Bonante, White Plains. Property: 179 Woodland Ave., Yonkers. Amount: \$522,000. Filed Oct. 1.

Magnotta, Anthony J., White Plains. Seller: Supreme Homes LLC, Ossining. Property: 33 Aberdeen Road, Cortlandt. Amount: \$849,000. Filed Sept. 30.

McGill, Daniel B., Hawthorne. Seller: 719 Linda LLC, Eastchester. Property: 404 Union Ave., Mount Pleasant. Amount: \$490,000. Filed Oct. 2.

Mendez, Becky J., Cortlandt Manor. Seller: Wilmington Savings Fund Society FSB, Lansing, Michigan. Property: 57 Meadow Sweet Road, Cortlandt. Amount: \$450,000. Filed Oct. 2.

N5 Holdings LLC, Jamaica. Seller: 208 North Realty LLC, Scarsdale. Property: 208 Fifth Ave., Mount Vernon. Amount: \$500,000. Filed Oct. 1.

Pierrette, Solaine, Tarrytown. Seller: 99 Barry Street LLC, Dobbs Ferry. Property: 99 Bank St., White Plains. Amount: \$570,000. Filed Oct. 3.

Pillai, Chandrika P., Mamaroneck. Seller: 426 Chestnut Avenue LLC, Port Chester. Property: 426 Chestnut Ave., Mamaroneck. Amount: \$975,000. Filed Oct. 1.

Quaker Nest LLC, Middle Village. Seller: Michael A. Kaplan, New York. Property: 51 Quaker Ridge Road, Cortlandt. Amount: \$350,000. Filed Oct. 7.

Scaffidi, Willie, Stony Point. Seller: Zeolla Realty Corp., Somers. Property: 82 Heritage Hills, Somers. Amount: \$415,000. Filed Oct. 1.

Suburban Builders LLC, Rye. Seller: Anthony R. Hanson Sr., Mount Vernon. Property: 16 Park Ave., Mount Vernon. Amount: \$285,000. Filed Oct. 2.

US Bank NA, Coppell, Texas. Seller: Mark A. Siesel. White Plains. Property: 24 Mohawk Road, White Plains. Amount: \$640,000. Filed Oct. 2.

US Bank Trust NA, Farmers Branch, Texas. Seller: Robert Ryan, Cross River. Property: 251 E. Grand St., Mount Vernon. Amount: \$879,000. Filed Oct. 2.

Wesley, Matthew R., Miami, Florida. Seller: 147 Osborn LLC, Harrison. Property: 137 Terrace Ave., Harrison. Amount: \$725,000. Filed Oct. 2.

Westchester Grove Estates LLC, Valhalla. Seller: Grazia Paolucci, Thornwood. Property: 75 Eton Road, Mount Pleasant. Amount: \$923,000. Filed Oct. 4.

FEDERAL TAX LIENS

\$10,000 or greater,

Westchester County,
Oct. 23 - 29**Cardenas, Zoila C.:** Scarsdale, 2013, 2015 - 2018 personal income, \$43,195.**Dominguez, Luis R.:** Croton-on-Hudson, 2018 - 2021, 2023 failure to collect employment taxes, \$45,334.**Firetec Systems Inc.:** White Plains, 2013 - 2018 corporate income taxes, \$28,320.**Franco, Virgilio:** Dobbs Ferry, 2014 personal income, \$181,851.**Gargiulo, Enrico:** Eastchester, 2021, 2023 personal income, \$56,330.**Greenstein, David:** South Salem, 2021 personal income, \$602,449.**Haase, Stacy L.:** South Salem, 2021 personal income, \$602,449.**Korenblit, Avi and Ronit Korenblit:** White Plains 2014 - 2016 personal income, \$23,749.**Llewellyn, Corey:** White Plains, 2011, 2013, 2016, 2017 personal income, \$229,996.**Lopez, Angel Salinas:** Scarsdale, 2013, 2015 - 2018 personal income, \$43,195.**Lopez, Sandra:** Larchmont, 2023 personal income, \$16,745.**Miklitsch, John Jr.:** Cortlandt Manor, 2021 - 2023 failure to collect employment taxes, \$147,029.**Paolini, Samuel P.:** Rye Brook, 2018, 2020 - 2023 personal income, \$94,157.**Westchester Medical Management Corp.:** White Plains, 2019, 2023 corporate income, \$232,335.

JUDGMENTS

Abreu, Karla, Yonkers. \$6,304 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 25.**Akers, Shonnie,** Mount Vernon. \$995 in favor of Caremount Medical PC, Chappaqua. Filed Sept. 16.**Alexis, Melanie,** Harrison. \$16,512 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 25.**Amoh, Stephen,** White Plains. \$10,272 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 17.**Barnett, Lamont B.,** Yonkers. \$18,006 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 16.**Bocourt, Jennifer R.,** Cortlandt Manor. \$12,829 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Sept. 23.**Cabrera, Cintya R.,** Mamaroneck. \$2,611 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 25.**Campbell, Lester,** Mount Vernon. \$3,275 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 24.**Casanova, Kayla,** New Rochelle. \$19,542 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 17.**Castro, Jordan,** Yorktown Heights. \$12,780 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 25.**Celaj, Elisa,** Cortlandt Manor. \$2,883 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 25.**Coghiel, Janice,** Mount Vernon. \$22,178 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Sept. 18.**Constanza, Nestor,** Port Chester. \$5,037 in favor of Capital One NA, McLean, Virginia. Filed Sept. 23.**Cortez, Josefina,** Yonkers. \$7,790 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 25.**Delluomo, Leann O.,** Mamaroneck. \$5,024 in favor of Capital One NA, Richmond, Virginia. Filed Sept. 25.**Dobrayel, Michele,** Shrub Oak. \$2,047 in favor of Cavalry SPV 1 LLC-assignee, Greenwich, Connecticut. Filed Sept. 25.**Duvot, Mulan,** Elmsford. \$2,967 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 16.**Flores, Nicole,** Port Chester. \$2,506 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 23.**Garcia, Alfredo,** Port Chester. \$2,706 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 16.**Guerrero, Alexa,** Yonkers. \$1,641 in favor of CKS Prime Investments LLC, Chesapeake, Virginia. Filed Sept. 16.**Hache, Carlos A.,** Tarrytown. \$5,893 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 23.**Healthcare For All Women Ob/Gyn PLLC,** Old Westbury. \$1,043,174 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 19.**Hickson, Lorraine,** Larchmont. \$3,436 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 25.**James, Nicola S.,** Yonkers. \$2,025 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 16.**Klein, Hershy,** Brooklyn. \$105,261 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 23.**Lane, Henry J.,** Yorktown Heights. \$1,468 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 16.**Lopez, Steven,** Mohegan Lake. \$2,980 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 23.**Marin, Julia,** Yonkers. \$10,376 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Sept. 25.**Mason, Michael,** Briarcliff Manor. \$6,820 in favor of Clicklease LLC, West Valley City, Utah. Filed Sept. 23.**Mayi, Deyanira M.,** Tarrytown. \$13,752 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 23.**McCogg, Clayton R.,** White Plains. \$8,716 in favor of Capital One NA, Richmond, Virginia. Filed Sept. 25.**Morales, Alexis,** Peekskill. \$4,551 in favor of Capital One NA, Richmond, Virginia. Filed Sept. 25.**Morao, Renato K.,** Mount Vernon. \$3,772 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 25.**Oddo, Steven M.,** Yonkers. \$4,024 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 24.**Parker, Elizabeth W.,** Pound Ridge. \$39,383 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 25.**Paulin, Kenneth,** Yonkers. \$7,337 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 25.**Petrucchio, Theresa,** Larchmont. \$5,577 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 23.**Pichardo, Isveny,** Yonkers. \$5,963 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 24.**Pierry, Jocelyn,** White Plains. \$8,307 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Sept. 17.**Quizhpi, Lauro,** Ossining. \$3,329 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Sept. 17.**Ramirez, Victor,** Port Chester. \$12,050 in favor of Cavalry SPV I LLC, Greenwich, Connecticut. Filed Sept. 25.**Raytix Inc.,** Brooklyn. \$105,261 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Sept. 23.**Reyes, Pedro A.,** White Plains. \$4,768 in favor of Capital One NA, McLean, Virginia. Filed Sept. 23.**Rivera, Edward,** Yonkers. \$4,532 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Sept. 17.**Ron, Manuel,** Somers. \$11,935 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 25.**Rosadosandoval Diana,** Bronxville. \$4,135 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 16.**Seon, Jeanpierre A.,** Shrub Oak. \$10,371 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 16.**Sotomayor, Elliot,** Tarrytown. \$5,464 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed Sept. 25.**Taylor, Sharon L.,** Mount Vernon. \$4,291 in favor of Capital One NA, Glen Allen, Virginia. Filed Sept. 25.**Tenenzapf, Julia E.,** Katonah. \$10,528 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 23.

LIS PENDENS

The following filings indicate a legal action has been initiated, the outcome of which may affect the title to the property listed.

Builders Irvington, as owner. Filed by Citibank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$800,000 affecting property located at 11 Hudson Place, Tarrytown. Filed Sept. 27.**Burrell, Joan E.,** as owner. Filed by Third Birch LLC. Action: Foreclosure of a mortgage in the principal amount of \$98,000 affecting property located at 417 Union Ave., Mount Vernon. Filed Sept. 23.**Clarewood Club Condominiums Homeowners Association Board of Managers,** as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$190,000 affecting property located at 100 Clarewood Drive, No. 4G, Hastings-on-Hudson. Filed Sept. 23.**Countrywide Home Loans Inc.,** as owner. Filed by The Bank of New York Mellon Trust. Action: Foreclosure of a mortgage in the principal amount of \$548,000 affecting property located at 70 Howard Ave., Eastchester. Filed Sept. 27.**Davis, Bryan L.** estate, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$276,000 affecting property located at 21 Madison Place, White Plains. Filed Oct. 2.**DiGiovanni, Christine,** heir, as owner. Filed by The Bank of New York Mellon Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 14 Raymond St., Cortlandt. Filed Oct. 2.**Jeanty, Ernst,** as owner. Filed by Midfirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$442,000 affecting property located at 501 E. Fifth St., Mount Vernon. Filed Sept. 20.**Mesa, Gissell,** as owner. Filed by Cross Country Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$618,000 affecting property located at 2022 Van Cortlandt Circle, Yorktown. Filed Sept. 18.**Negron, Nicoleta A.,** as owner. Filed by Westgate Park Condominium Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$12,434 affecting property located in Yonkers. Filed Sept. 24.**Nunnery, Latisha,** as owner. Filed by Deutsche Bank Trust Co Americas. Action: Foreclosure of a mortgage in the principal amount of \$405,000 affecting property located at 321 N. Seventh Ave., Mount Vernon. Filed Sept. 23.**Persico, Giovanni,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$396,000 affecting property located at 81 and 83 Alta Ave., Yonkers. Filed Sept. 19.**Samuels, Odette A.,** as owner. Filed by Servbank SB. Action: Foreclosure of a mortgage in the principal amount of \$848,000 affecting property located at 33 Sycamore Ave., Mount Vernon. Filed Sept. 23.**Thomas, Barbara,** estate, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$239,000 affecting property located at 360 Nuber Ave., Mount Vernon. Filed Sept. 24.**Thomas, Lillian N.,** as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$385,000 affecting property located at 40 Belknap Ave., Yonkers. Filed Sept. 19.**Williams, Vernetta,** as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$559,000 affecting property located at 404 Homestead Ave., Mount Vernon. Filed Sept. 19.

MECHANIC'S LIENS

1060 Nepperhan Avenue LLC, Yonkers. \$79,547 in favor of White Cap LP, Orlando, Florida. Filed Oct. 10.**440 Hamilton Developer LLC,** White Plains. \$742,371 in favor of Anthony G. Ferry Inc., Bronx. Filed Oct. 15.**440 Hamilton Developer LLC,** White Plains. \$461,180 in favor of Regent Cabinets LLC, Lakewood, New Jersey. Filed Oct. 15.

Attar, Joseph, trust, Rye. \$5,525 in favor of All Makes Heating & Air Conditioning, Eastchester. Filed Oct. 17.

Belander, Linda, Yorktown Heights. \$18,721 in favor of Greentech Renewables, Danbury, Connecticut. Filed Oct. 10.

Bronx Westchester Community Church, Mount Vernon. \$4,560 in favor of TK Elevator Corp., Atlanta, Georgia. Filed Oct. 11.

Hamilton David, North Castle. \$2,801 in favor of Northeast Construction Association Inc., Stratford. Filed Oct. 11.

Herlew LLC, North Castle. \$9,712 in favor of P&H Painting Inc., Harrison. Filed Oct. 15.

Massaregli, Frank, New Rochelle. \$527 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Oct. 15.

MCS Investment Locations LLC, Mamaroneck. \$62,480 in favor of Innovative Environmental Service, Valhalla. Filed Oct. 15.

Silfa, Steven, New Rochelle. \$23,623 in favor of Innovative Environmental Service, Valhalla. Filed Oct. 15.

NEW BUSINESSES

This newspaper is not responsible for typographical errors contained in the original filings.
Sole Proprietorships

Arepas La Abuela, 32 Coligni Ave. No. 2-17, New Rochelle 10801. c/o. Filed Oct. 1.

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

Aubrey C. Phillibert Asset Management, 315 Heathcote Road, Scarsdale 10583. c/o. Filed Oct. 4.

Cacsire Mechanic, 136 Smith St., Port Chester 10573. c/o. Filed Oct. 10.

Concierge Health Care Staffing, P.O. Box 8019, White Plains 10601. c/o. Filed Oct. 8.

Copywriter VR, 100 DeHaven Drive, No. 510, Yonkers 10703. c/o. Filed Oct. 9.

Cyber K9 Services, 145 Bannon Ave., Buchanan 10511. c/o. Filed Oct. 1.

Education Hub Store, 33 Runyon Ave., Yonkers 10710. c/o. Filed Oct. 2.

Modern Geek Gaming, 27 Lynton Place, White Plains 10606. c/o John Monaco Jr. Filed Sept. 23.

Papis Barber Shop, 40 Grace Church St., Port Chester 10573. c/o. Filed Sept. 30.

Pop Time, 155 Croton Ave. First floor, Ossining 10562. c/o Derek McGrath. Filed Sept. 13.

Priscilla Fried Interior Design, 1133 Midland Ave., 3F, Bronxville 10708. c/o Priscilla Fried. Filed Sept. 17.

RR Consulting Co., 121 Westmoreland Ave., White Plains 10606. c/o Richard Russo. Filed Sept. 23.

Rhett A Marks-Paymate, 222 Purchase St., No. 110, Rye 10580. c/o Rhett Marks. Filed Sept. 27.

Royalty HVAC, 82 Weyman Ave., New Rochelle 10805. c/o Jacques Kelly. Filed Sept. 26.

S. Pantoja Medical Pathology Consultant, 36 Huber Place, 10704 Yonkers 10704. c/o Sarah G. Pantoja. Filed Sept. 18.

Szabo Chamber Music Society, 20 Park Hill Place, Yonkers 10705. c/o Sandor Szabo. Filed Sept. 13.

Tainas Cleaning Service, 70 Hawthorne Ave., Yonkers 10701. c/o Ana Taina Eusebio Rodriguez. Filed Sept. 27.

Testsure Diagnostics, 275 E. Sandford Boulevard, Mount Vernon 10550. c/o Chad Chrsitian, Lauren Spruill and Karen Smith. Filed Oct. 2.

Tomasas, 173 Aqueduct Road, White Plains 10606. c/o Floricelda Tomas Mazariegos. Filed Sept. 24.

Trish Consulting, 177 White Plains Road, Tarrytown 10591. c/o Patricia Dooley. Filed Sept. 23.

HUDSON VALLEY

BUILDING LOANS Above \$1 million

Northeast Community Bank, as owner. Lender: Prestige Suites LLC. Property: 12 Beer Shava, Monroe. Amount: \$22.5 million. Filed Sept. 26.

Orange Bank & Trust Co., as owner. Lender: OCWB Properties LLC. Property: in Goshen. Amount: \$2.9 million. Filed Sept. 23.

Shinev Estates LLC, as owner. Lender: Northeast Community Bank. Property: 1 Daj Blvd., Monroe. Amount: \$12.9 million. Filed Sept. 23.

Below \$1 million

EH Capital LLC, as owner. Lender: Equity Homes New York II Inc. and EH Capital LLC Grantee. Property: in Wallkill. Amount: \$93,214. Filed Sept. 27.

Homestead Funding Corp., as owner. Lender: Karen and David Tooker. Property: in Montgomery. Amount: \$376,373. Filed Oct. 1.

Jeff Bank, as owner. Lender: Joseph and Barbara Byrne. Property: in Greenville. Amount: \$80,000. Filed Oct. 2.

Kiavi Funding Inc., as owner. Lender: E&J Renovations LLC. Property: 17 Stony Run Road, Newburgh. Amount: \$283500. Filed Oct. 7.

Lendingone LLC, as owner. Lender: Dovoung248386 LLC. Property: 44 Stewart Ave., Newburgh. Amount: \$273,550. Filed Sept. 20.

Primelending, as owner. Lender: Ahmad and Mecfen Abdelhadi Contracting Corp. Property: in Goshen. Amount: \$461,000. Filed Oct. 1.

TEG Federal Credit Union, as owner. Lender: Nicole C. and Omar Green Jr. Property: in Mount Hope. Amount: \$525,000. Filed Sept. 23.

ZJGB LLC, as owner. Lender: Kiavi Funding Inc. Property: 13 Farries Ave., Florida. Amount: \$331,100. Filed Sept. 13.

DEEDS

Above \$1 million

Auto L&A LLC, Spring Valley. Seller: Richard and Sandra Jamieson, Spring Valley. Property: 59 W. Church St., Spring Valley. Amount: \$2.9 million. Filed Sept. 20.

Bull Moose Ranch LLC, Placida, Florida. Seller: American Homes Upstate LLC, Scottsdale, Arizona. Property: in Amenia. Amount: \$18.3 million. Filed Oct. 2.

Casella Waste Management of New York Inc., Rutland, Vermont. Seller: Millbrook Properties LLC, Poughkeepsie. Property: 5275 Route 44, Amenia. Amount: \$2 million. Filed Oct. 2.

Deskfrog.com LLC, Suffern. Seller: Steven Stone and Lisa Stone, Suffern. Property: 106 Viola Road, Montebello. Amount: \$1.2 million. Filed Sept. 17.

Goldberger, Moses and Gitty Goldberger, Brooklyn. Seller: Lanzut Estates LLC, Monroe. Property: 6 Lanzut Court, Monsey. Amount: \$1.1 million. Filed Sept. 16.

Gross, Malka, Brooklyn. Seller: Emuna Estates LLC, Suffern. Property: 6 Divot Place, Montebello. Amount: \$1.8 million. Filed Sept. 19.

Halpern, Sima, Airmont. Seller: 44 Saddle River LLC, Monsey. Property: 44 Saddle River Road, Monsey. Amount: \$1.4 million. Filed Sept. 17.

Mezritch Equities LLC, Spring Valley. Seller: 61 Mezritch LLC, Spring Valley. Property: 61 Mezritch Road, Spring Valley. Amount: \$1.9 million. Filed Sept. 18.

Veci 745 948 LLC, West Nyack. Seller: 745 W. Nyack Road LLC, West Nyack. Property: 745 W. Nyack Road, West Nyack. Amount: \$1 million. Filed Sept. 20.

Below \$1 million

20 Charnwood LLC, Brooklyn. Seller: Sonoc Hutchinson 2023 Revocable Trust and Kenneth Hutchinson Trust, Suffern. Property: 20 Charnwood Drive, Suffern. Amount: \$850,000. Filed Sept. 23.

21 Hickory LLC, Brooklyn. Seller: Alda Grant, Hillburn. Property: 21 Hickory Ave., Hillburn. Amount: \$438,000. Filed Sept. 17.

221 Orange LLC, Sloatsburg. Seller: P and P Polypore LLC, Nyack. Property: 221 Orange Turnpike, Sloatsburg. Amount: \$600,000. Filed Sept. 24.

3 Flint Drive LLC, Spring Valley. Seller: Joyce and Wingfield Garcia, Spring Valley. Property: 3 Flint Drive, Spring Valley. Amount: \$780,000. Filed Sept. 17.

4 Dorothy LLC, Spring Valley. Seller: Velocity House Buyers LLC, Monroe. Property: 4 Dorothy Drive, Spring Valley. Amount: \$625,000. Filed Sept. 20.

4 Summit Drive LLC, New City. Seller: 2020 Dorothy Leville Revocable Trust, et al, New City. Property: 4 Summit Drive, New City. Amount: \$795,000. Filed Sept. 24.

7 Wilshire Drive LLC, Monsey. Seller: Mordechai and Leah Zoffer, Nanuet. Property: 7 Wilsher Drive, Monsey. Amount: \$800,000. Filed Sept. 19.

Appleton 3699 LLC, Leonardo, New Jersey. Seller: Christopher Siley, Pomona. Property: 5 Brevoort Drive, Pomona. Amount: \$150,000. Filed Sept. 16.

Bellucci, Carol, Wappinger Falls. Seller: Fast Easy House Buyers Inc., Hopewell Junction. Property: 49 Middlebush Road, Wappingers Falls. Amount: \$320,000. Filed Oct. 2.

Best Treats LLC, Monroe. Seller: RC Home & Office Solutions Inc., Patterson. Property: 149 N. Hamilton St., city of Poughkeepsie. Amount: \$495,000. Filed Oct. 1.

Burke, Meghan and James Burke, Valley Cottage. Seller: 10FXWD LLC, West Nyack. Property: 1 Ravenswood Court, West Nyack. Amount: \$915,000. Filed Sept. 20.

Buxbaum, Chaim and Chana Buxbaum, Monsey. Seller: Lanzut Estates LLC, Monroe. Property: 5 Lanzut Court, Monsey. Amount: \$999,000. Filed Sept. 19.

Commercial Holdings of Poughkeepsie LLC, Pleasant Valley. Seller: Redl Real Estate LLC, Poughkeepsie. Property: in Poughkeepsie. Amount: \$650,000. Filed Oct. 2.

Drezdner, Abraham and Tziviv Goldberger, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 51 Meron Road, Monsey. Amount: \$860,000. Filed Sept. 19.

Ellen Jane Bloom Trust, Lake Katrine. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: in Red Hook. Amount: \$85,000. Filed Oct. 2.

Fairview Terrace LLC, Brooklyn. Seller: Daniel P. and Hillary M., Chadwick, Hill Clifton Park. Property: 17 Farview Terrace, Airmont. Amount: \$805,000. Filed Sept. 24.

Front Porch Properties LLC, Wappinger Falls. Seller: Joann Rohrsen, Poughkeepsie. Property: 81 Fulton Ave., city of Poughkeepsie. Amount: \$290,000. Filed Oct. 4.

Jamal, Anam, Yorktown. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 105 Placid Circle, Fishkill. Amount: \$725,000. Filed Oct. 2.

James 19 LLC, Monsey. Seller: Edward S. Zizmor and Joyce L. Casscles, Hackensack, New Jersey. Property: 19 James St., Stony Point. Amount: \$308,000. Filed Sept. 19.

Khal Torath Chaim Inc., Monsey. Seller: Eliazer Klein, Brooklyn. Property: 4 Hayes Lane, Monsey. Amount: \$774,000. Filed Sept. 24.

Larch LLC, Brooklyn. Seller: Rachel F. Mathieu Revocable Trust, et al, Airmont. Property: 9 Augur Road, Airmont. Amount: \$706,000. Filed Sept. 18.

LHB Enterprise LLC, Nanuet. Seller: Estate of Rose M. Nappo and Mary A. Masi executor, Mahwah, New Jersey. Property: 21 Oakdale Manor, Suffern. Amount: \$450,000. Filed Sept. 23.

OKP Properties LLC, West Nyack. Seller: Pixel Realty LLC, Bardonia. Property: 741 W. Nyack Road, West Nyack. Amount: \$720,000. Filed Sept. 24.

Quaker Lane Pond LLC, Hyde Park. Seller: George M. Sinon, Poughkeepsie. Property: in Hyde Park. Amount: \$325,000. Filed Oct. 4.

R&M Remodeling LLC, Peekskill. Seller: Laura Leigh Oakley, New York. Property: in East Fishkill. Amount: \$276,500. Filed Oct. 2.

RAS Closing Services LLC, Glen Ellyn, Illinois. Seller: Justin and Mary Manning, New City. Property: 27 Ardsley Drive, New City. Amount: \$875,000. Filed Sept. 20.

Salinas, Ellyce, Pleasant Valley. Seller: US Bank Trust NA, Dallas, Texas. Property: 23 Grissom Place, Salt Point. Amount: \$341,500. Filed Oct. 2.

US Bank National Association, Coppell, Texas. Seller: Raymond A. Cote, Carmel. Property: in Hyde Park. Amount: \$263,000. Filed Oct. 2.

Velocity House Buyers LLC, Windsor. Seller: Estate of David B. Kagan, et al, Spring Valley. Property: 4 Dorothy Drive, Spring Valley. Amount: \$520,000. Filed Sept. 20.

Weiss, Mendel and Devorah Weiss, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 6 Hayes Lane, Monsey. Amount: \$794,000. Filed Sept. 23.

Woo, Ming Sum, Beacon. Seller: TNM Properties I LLC, Poughkeepsie. Property: 75 Mead Ave., city of Beacon. Amount: \$525,000. Filed Oct. 3.

JUDGMENTS

Alexandre, Cynthia E., Middletown. \$23,867 in favor of Highrose Ridge Homes Inc., Wallkill. Filed Sept. 25.

Arnold, Dawn, Middletown. \$8,406 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 23.

Arnold, Dawn, Middletown. \$8,406 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 24.

Beams, James, Monroe. \$3,909 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 23.

Bender, Erika A., Newburgh. \$3,787 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 25.

Bender, Erika A., Newburgh. \$3,724 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 26.

Bon, Pan LLC, et al, Elizabeth, New Jersey. \$31,029 in favor of Simply Funding LLC, Chester. Filed Sept. 25.

Brinsfield, Erika J., Middletown. \$2,613 in favor of Capital One, McLean, Virginia. Filed Sept. 25.

Certified Bar & Grill LLC, et al, Spring, Texas. \$16,776 in favor of Simply Funding LLC, Chester. Filed Sept. 25.

Chapman Jr., William E. Marlboro. \$6,397 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 25.

Chick, Elizabeth, Newburgh. \$1,139 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

Classic Windows and Doors Inc., Monroe. \$61,286 in favor of Cathay Bank, Flushing. Filed Sept. 26.

Corcoran, Kaitlin M., Monroe. \$2,440 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 26.

Cross, Samantha, Middletown. \$3,532 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

Davis, Melvin, Newburgh. \$4,438 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 26.

Dullaghan, Frances, Otisville. \$15,154 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

Echeverri, Maribel, Middletown. \$1,342 in favor of TD Bank USA., Brooklyn Park, Minnesota. Filed Sept. 27.

Feder, Shlomo, Monroe. \$4,462 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 25.

Fournier, Elba J., Bronx. \$24,510 in favor of A&A Financial Corp., St James. Filed Sept. 27.

Garcia, Guadalupe, Newburgh. \$3,245 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 26.

Grant, Kyle, New Windsor. \$484 in favor of Skeeter Solutions Inc., Pine Bush. Filed Sept. 25.

Haakmeester, Paul A., Middletown. \$5,253 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 26.

Hardoon, Michelle, Middletown. \$2,892 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 26.

Hayes, Irina S., New Windsor. \$5,916 in favor of Capital One, Glen Allen, Virginia. Filed Sept. 25.

Hill, Sylvia, Wallkill. \$6,978 in favor of Discover Bank, New Albany, Ohio. Filed Sept. 27.

Keels, Anthony J., Middletown. \$2,527 in favor of Capital One, McLean, Virginia. Filed Sept. 27.

Keller, Matthew, Washingtonville. \$9,968 in favor of New City Funding Corp., Stony Point. Filed Sept. 25.

LDS Services Solutions LLC, et al, Clermont, Florida. \$42,441 in favor of Simply Funding LLC, Chester. Filed Sept. 23.

Lewis, John, Pine Bush. \$12,950 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

Ljuljic, Louis, Walden. \$10,141 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed Sept. 25.

Machrus Inc., Cornwall-on-Hudson. \$235,076 in favor of Federal Express Corp., Memphis, Tennessee. Filed Sept. 26.

Mannix, Laura A., Pine Bush. \$2,219 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Sept. 25.

MBEH, Faustine G., Highland Falls. \$11,526 in favor of Capital One, McLean, Virginia. Filed Sept. 27.

McRae, Craig, New Windsor. \$3,180 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 25.

Miranda, Tatyana, Middletown. \$4,312 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 25.

Morales, Stephanie, Middletown. \$8,440 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

Nieto Sr., Paul R., Circleville. \$3,510 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

Noble Pies LLC, Warwick. \$44,857 in favor of Pawnee Leasing Corp., Fort Collins, Colorado. Filed Sept. 26.

Ponce, Carlos, Middletown. \$3,740 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 23.

Pulphus, Nicole, Middletown. \$12,487 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Sept. 25.

Pulphus, Nicole, Middletown. \$6,545 in favor of Bank of America, Charlotte, North Carolina. Filed Sept. 25.

Santiago, Harold, Middletown. \$2,607 in favor of Citibank, Sioux Falls, South Dakota. Filed Sept. 26.

Scalise, Joe, Montgomery. \$14,352 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Sept. 25.

Simms, Shakiyah, Newburgh. \$16,974 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Sept. 26.

Solis, Javier, Newburgh. \$6,035 in favor of Capital One, McLean, Virginia. Filed Sept. 27.

Southern Class LLC, et al, De Soto, Montana. \$12,073 in favor of Simply Funding LLC, Chester. Filed Sept. 23.

Tiger, Randal L., Goshen. \$4,902 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 25.

Towle, Michelle K., Sparrowbush. \$5,846 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Sept. 25.

Tremberger, Kim, Pine Bush. \$3,307 in favor of Synchrony Bank, Draper, Utah. Filed Sept. 25.

Vance, Tracy, Middletown. \$1,381 in favor of CKS Prime Investments LLC, Chesapeake, Virginia. Filed Sept. 26.

MECHANIC'S LIENS

IYH Estates LLC, as owner. \$15,100 in favor of Builders Choice of New York Inc. Property: 5 Mangin Road, Blooming Grove. Filed Oct. 18.

Mincey, Lance, as owner. \$3,700 in favor of CR Wolfe Heating Corp. Property: 7 Wayne Place, Middletown. Filed Oct. 17.

Newburgh Acquisition LLC, as owner. \$124,803 in favor of All Phase Electric of New York Inc. Property: 59 N. Plank Road, Newburgh. Filed Oct. 18.

Noam Estates R LLC, as owner. \$2,240 in favor of Obstacle Systems Inc. Property: 26 Pullman Route, Woodbury. Filed Oct. 15.

Sturges, Sheryl D. and Jonathan S. Deull, as owner. \$21,346 in favor of Greentech Renewables Property: 85 Mine Hill Road, Cornwall. Filed Oct. 15.

Zelik, Osher, as owner. \$16,835 in favor of Z&A Services Inc. and Upper-Class Flooring. Property: 64 Sapphire Road, Monroe. Filed Oct. 18.

Zheng, Huiwen, as owner. 5000 in favor of Li Cong. Property: 25 Independence Ave., Monroe. Filed Oct. 17.

NEW BUSINESSES

This paper is not responsible for typographical errors contained in the original filings.

Sole Proprietorships

Believers Fashions Com., 218 Boyd St., Montgomery 12549. c/o Albert L. Cromwell. Filed Oct. 11.

Dan Ds Kitchen, 246 Route 17k, Newburgh 12550. c/o Daniel DiMarco. Filed Oct. 16.

Fresh Start, 148 Clinton St., Apt. 2, Montgomery 12549. c/o Lydia Chavdarova Truglio. Filed Oct. 11.

Indianas Island Delicacies, 510 Broadway, Newburgh 12550. c/o Indiana Delmarie Black. Filed Oct. 17.

Lifeline Logistics, 50 Jordan Lane, Middletown 10940. c/o Erica O. Jordan. Filed Oct. 18.

Luv In Your Home Pet Sitting, 11 Dale Ave., Highland Falls 10928. c/o Lynae Sue Mesaris. Filed Oct. 17.

MIM Cleaning Services, 267 Burlingham Road, Pine Bush 12566. c/o Melinda Lee McCabe. Filed Oct. 17.

Planted Seed Literacy Center, 33 Revere Road, Newburgh 12550. c/o Arianne Lake. Filed Oct. 17.

Spano Enterprises, 651 Lakes Road, Monroe 10950. c/o Ronald Spano. Filed Oct. 18.

BUILDING PERMITS

Commercial

AP Construction Company Frank Fazekas, Norwalk, contractor for the city of Norwalk. Construct superstructure for Phase 6 at 707 Summer St., Norwalk. Estimated cost: \$3,224,000. Filed Sept. 17.

BW Waypointe LLC, Norwalk, contractor for BW Waypointe LLC. Perform replacement alterations at 515 West Ave., Norwalk. Estimated cost: \$1,000. Filed Sept. 16.

DJ Petrucci LLC, Norwalk, contractor for 25 and 27 Bouton LLC. Demolish two-family house at 25 Bouton St. Norwalk. Estimated cost: \$20,000. Filed Sept. 17.

F&G Construction, Norwalk, contractor for John and Angelina DeFlorio. Demolish detached garage at 109 Lexington Ave., Norwalk. Estimated cost: \$3,000. Filed Sept. 17.

Skilled Line Construction LLC, Norwalk, contractor for Al Madany Islamic Center. Renovate single-family residence at 1 Union Park, Norwalk. Estimated cost: \$12,000. Filed Sept. 17.

St. Johns Episcopal Church, Stamford, contractor for St. Johns Episcopal Church. Remove and reconstruct wall at 42 Franklin St., Stamford. Estimated cost: \$140,000. Filed Sept. 13.

Stamford FID Realty Company Inc., Stamford, contractor for Stamford FID Realty Company Inc. Replace wall-mounted signage for Bank of America branch at 14 High Ridge Road, Stamford. Estimated cost: \$36,793. Filed Sept. 10.

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

Stamford Hospital, Stamford, contractor for Stamford Hospital. Install temporary tents and flooring. Tents will be walled, heated and have lighting. Also jersey barriers will be installed to block entrances from the street at 32 Strawberry Hill Court, Stamford. Estimated cost: \$40,000. Filed Sept. 17.

Stamford Realty Partners LLC, Stamford, contractor for Stamford Realty Partners LLC. Install illuminated logo and nonilluminated molded letters at 909 E. Main St., Stamford. Estimated cost: \$15,091. Filed Sept. 30.

United Rentals (North America) Inc., Stamford, contractor for Ryan Criscuolo. Erect a sidewalk shed for building maintenance purposes at 25 Jefferson St., Stamford. Estimated cost: \$20,515. Filed Sept. 13.

Vault Owner LLC, Stamford, contractor for Vault Owner LLC. Install chargers inside of resident parking garage, wall-mounted to include bollards for equipment protection at 120 Towne St., Stamford. Estimated cost: \$6,500. Filed Sept. 13.

Viking Construction Inc., Bridgeport, contractor for Housing Authority City of Stamford. Construct a 3-story 26-unit multifamily building at 300 Ursula Place, Stamford. Estimated cost: \$9,617,488. Filed Sept. 30.

Vimini Real Estate Services LLC, Bridgeport, contractor for Commerce Plaza LLC. Perform replacement alterations at 15 Commerce Road, Stamford. Estimated cost: \$1,100,000. Filed Sept. 19.

William A. Kelly & Company Inc., Katonah, New York, contractor for Regency Centers. Perform replacement alterations at 2215 Summer St., Stamford. Estimated cost: \$300,000. Filed Sept. 12.

Young Israel of Stamford Inc., Stamford, contractor for Young Israel of Stamford Inc. Install temporary tent in the parking lot at 69 Oaklawn Ave., Stamford. Estimated cost: \$9,045. Filed Sept. 16.

Residential

Burr Roofing Siding & Windows Inc., Norwalk, contractor for Kathleen A. Perman and Carl R. Perman. Replace exterior siding with new siding at 173 Highland Ave., Norwalk. Estimated cost: \$73,000. Filed Sept. 13.

Calderon Brothers Drywall LLC, Norwalk, contractor for Alba P. Medina. Renovate single-family residence at 2 Rolling Lane, Norwalk. Estimated cost: \$12,900. Filed Sept. 12.

Garrett, Kathleen and Christopher Sanders, Norwalk, contractor for Kathleen Garrett and Christopher Sanders. Construct roof over existing front steps at 2 Anchor Lane, Norwalk. Estimated cost: \$13,000. Filed Sept. 12.

Gunner LLC, Norwalk, contractor for Masudur M. Rahman. Remove existing roof and reroof 4 Charles St., Norwalk. Estimated cost: \$10,637. Filed Sept. 12.

LDG Lococo Development Group LLC, Norwalk, contractor for Antonio and Virginia Marina. Remove existing roof and reroof 253 New Canaan Ave., Norwalk. Estimated cost: \$9,000. Filed Sept. 12.

Madera, Armando and Marjorie M. Rodrigues, Norwalk, contractor for Armando Madera and Marjorie M. Rodrigues. Renovate single-family residence at 7 Norvel Road, Norwalk. Estimated cost: \$30,000. Filed Sept. 13.

MK Best Remodeling LLC, Roosevelt, New York, contractor for Stephen A. Mock and Beth A. Marsh. Replace old roof shingles at 933 Westover Road, Stamford. Estimated cost: \$62,050. Filed Sept. 17.

Mockus, Jason P., Worcester, Massachusetts, contractor for Calixto Medina and Zojhailinj T. Ferreras. Perform solar installation of 18 modules at 16 Avon Lane, Stamford. Estimated cost: \$37,538. Filed Sept. 17.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Maria Leonor S. and Jaime M. Cruz. Install rooftop railed solar pv modules at 76 Oakdale Road, Stamford. Estimated cost: \$38,909. Filed Sept. 6.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Ann-Marie and Kristina Goodrich. Install rooftop railed solar pv modules at 36 Jessup St., Stamford. Estimated cost: \$28,126. Filed Sept. 12.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Jean P. Wolfe. Install rooftop railed solar pv modules at 140 Ridgecrest Road, Stamford. Estimated cost: \$52,275. Filed Sept. 17.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Ann-Marie and Kristina Goodrich. Remove and dispose of old roofing material and install new Owens Corning duration shingle full-roof replacement at 36 Jessup St., Stamford. Estimated cost: \$15,844. Filed Sept. 17.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for John Vlad and Zina Lemesh. Install rooftop railed solar pv modules at 117 Butternut Lane, Stamford. Estimated cost: \$49,593. Filed Sept. 25.

Montaleza, Nancy D., Stamford, contractor for Nancy D. Montaleza. Remove old roof asphalt shingles and replace with new asphalt shingles at 84 West Ave., Stamford. Estimated cost: \$5,000. Filed Sept. 19.

Palette Pro Painting & Renovation Inc., Norwalk, contractor for Rachel Ferber. Renovate single-family residence at 24 Cavray Road, Norwalk. Estimated cost: \$70,000. Filed Sept. 12.

Panteleimon Hatzivasiliadis LLC, Stamford, contractor for Presnel and Marie R. Alabre. Replace existing roof at 195 Strawberry Hill Ave., Stamford. Estimated cost: \$11,500. Filed Sept. 9.

Panteleimon Hatzivasiliadis LLC, Stamford, contractor for Joseph J. and Jeanne Pompee. Replace existing 1 layer roof at 34 Culloden Road, Stamford. Estimated cost: \$10,200. Filed Sept. 22.

Perry Verrone LLC, Pleasantville, New York, contractor for Andrew and Anna Janedis Joint Revocable Trust. Roof removal and replacement at 8 W. Rock Trail, Stamford. Estimated cost: \$20,900. Filed Sept. 23.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Fernando G. Paez and Ana I. Benalcazar-Paez. Perform solar panel roof mounted installation at 42 Terrace Ave., Stamford. Estimated cost: \$24,200. Filed Sept. 27.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Marissa Riano and Guilherme De Oliveira. Remove and replace roof at 14 Swan Lane, Stamford. Estimated cost: \$17,277. Filed Sept. 10.

Precision Building Solutions Limited Liability Company, Norwalk, contractor for Express Home Buyers LLC. Renovate single-family residence at 37 Stanton Road, Norwalk. Estimated cost: \$50,000. Filed Sept. 13.

Pucci, Richard A., Stamford, contractor for Estate of Virginia Passaro. Install a Generac 10kw generator on left side of house at 133 Joffre Ave., Stamford. Estimated cost: \$13,460. Filed Sept. 20.

Quindico LLC, Old Greenwich, contractor for Studio 503 LLC. Construct a new 16'x30' shed at 503 Wire Mill Road, Stamford. Estimated cost: \$20,000. Filed Sept. 25.

Restoration Real Estate LLC, Stamford, contractor for Benhur and Nahoko Mesfin. Renovate the interior of the home as defined in the building plans; remove and replace the existing rear deck, add a small addition to the kitchen as part of the kitchen renovation, add a bathroom on the first floor and replace the HVAC system at 32 Urban St., Stamford. Estimated cost: \$320,000. Filed Sept. 12.

Rhino Back Roofing LLC, Simsbury, contractor for Jonathan M. Grzywacz and Erika J. Low. Remove existing roof shingles and replace with new architectural asphalt shingles following code and manufacturers recommendations at 38 Big Oak Circle, Stamford. Estimated cost: \$37,999. Filed Sept. 9.

Rhino Back Roofing LLC, Simsbury, contractor for Cathy S. Swan and Maura J. McAward. Remove existing roof shingles and replace with architectural asphalt shingles following code and manufacturers recommendations. Install ice and water shield as required by code and apply polymer membrane tape on deck seams as necessary at 320 Ingleside Drive, Stamford. Estimated cost: \$5,774. Filed Sept. 16.

Riga LLC, Norwalk, contractor for Robert B. Barati. Install vinyl siding at 17 Chipping Lane, Norwalk. Estimated cost: \$30,420. Filed Sept. 13.

RJM Bros LLC, Stamford, contractor for Giuseppe Altamura. Remove siding, replace windows and roof at 150 Wildwood Road, Stamford. Estimated cost: \$65,000. Filed Sept. 26.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Grant D. and Judith C. Kallen. Replace asphalt roof and front-entry door at 62 Bel Aire Drive, Stamford. Estimated cost: \$23,945. Filed Sept. 5.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Ian Etra and Mazia Qaiser. Replace asphalt roof at 1576 Long Ridge Road, Stamford. Estimated cost: \$23,962. Filed Sept. 20.

Roofix Technologies LLC, Windsor, contractor for Calixto Medina and Zojhailinj T. Ferreras. Remove and replace modified bitumen at 16 Avon Lane, Stamford. Estimated cost: \$7,660. Filed Sept. 13.

Santino Construction Corp., Harrison, New York, contractor for Aldo and Michele Genovese. Perform first-floor additions of master bedroom and bathroom and addition in rear of house at 95 Old Logging Road, Stamford. Estimated cost: \$65,000. Filed Sept. 20.

Sergio's Masonry LLC, Stamford, contractor for Gerardo Gonzalez. Replace windows at 22 McLean Ave., Stamford. Estimated cost: \$90,000. Filed Sept. 25.

Signature Exteriors LLC, Stamford, contractor for Eileen Varian. Remove existing shingles and install new asphalt shingles with all required accessories and underlayments at 84 Meadowpark Avenue North, Stamford. Estimated cost: \$19,240. Filed Sept. 4.

Signature Exteriors LLC, Stamford, contractor for Rene and Magali Filippi. Replace asphalt shingles on roof with all required under layments and accessories at 49 Eighth St., Stamford. Estimated cost: \$21,320. Filed Sept. 6.

Signature Exteriors LLC, Stamford, contractor for Eileen Varian. Install vinyl siding to entire house with applicable accessories and underlayments at 84 Meadowpark Avenue North, Stamford. Estimated cost: \$21,200. Filed Sept. 10.

Signature Exteriors LLC, Stamford, contractor for Shuji Nakamura and Reginald Edward Higgins. Remove existing wood shake shingles and install vinyl siding with all applicable accessories and underlayments at 54 London Lane, Stamford. Estimated cost: \$36,375. Filed Sept. 10.

Signature Exteriors LLC, Stamford, contractor for Ann Floreno. Remove existing shingles and install new asphalt shingles with all required accessories and underlayments at 96 Ledge Lane, Stamford. Estimated cost: \$12,000. Filed Sept. 23.

Signature Exteriors LLC, Stamford, contractor for John P. and Rosemarie A. Prendergast. Remove existing shingles and install new asphalt shingles with all required accessories and underlayments at 21 Ayres Drive, Stamford. Estimated cost: \$24,500. Filed Sept. 23.

Signature Exteriors LLC, Stamford, contractor for Steven A. Janofsky. Replace asphalt shingles on roof with all required accessories and underlayments at 52 Meadowpark Avenue North, Stamford. Estimated cost: \$12,737. Filed Sept. 30.

COURT CASES

Bridgeport Superior Court

Davis, Michael Allen, et al, Brooklyn. Filed by Armando Marquez-tapia, Bridgeport. Plaintiff's attorney: Zayas Law Firm, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6137822-S. Filed Sept. 3.

Linask, Vello, et al, Stamford. Filed by Deris Ciliberto-Gonzalez Fairfield. Plaintiff's attorney: Bradley Law Group LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6137690-S. Filed Aug. 28.

Melissano, Vincent, et al, Seymour. Filed by Charles Keeley, Stratford. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: the plaintiff was a patron in a restaurant known as Spotted Horse Tavern. At the same time and place, the defendants were also patrons. When the plaintiff was walking toward the front door of the premises, the defendants began to strike the plaintiff. As a direct and proximate result of the defendants' assault, the plaintiff suffered injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6137829-S. Filed Sept. 3.

Taylor, Calie D., Bridgeport. Filed by Capital One, N.A, McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: the plaintiff is a banking association, which issued a credit account to the defendant who agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6137605-S. Filed Aug. 27.

Zuniga, Felix Natick, Massachusetts. Filed by John M. Raymond, Yonkers. Plaintiff's attorney: Minnella & Tramuta, Middlebury. 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-24-6137825-S. Filed Aug. 14.

Danbury Superior Court

Fierro, Roque, et al, New Haven. Filed by Robert Almonte Bethel. Plaintiff's attorney: Millman & Millman, Westport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051106-S. Filed July 31.

Hall, Ryan, Danbury. Filed by Michael Wahl, Fort Meyers, Florida. Plaintiff's attorney: Christopher Gerard Winans, Danbury. Action: the plaintiff allegedly loaned money to the defendant for purposes of paying the defendant's student loan in full. The plaintiff also loaned the defendant money for a down payment on a home. The defendant agreed to pay the plaintiff's 3% simple interest on the amount loaned. The defendant neglected to pay the plaintiff any payments toward the balance due for the monies loaned. 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-24-6051701-S. Filed Sept. 18.

Thrillz LLC, Weston. Filed by Shereen Rawlins, p.p.a. Lauren Rawlins, Ridgefield. Plaintiff's attorney: Polito & Harrington LLC, Waterford. Action: the plaintiff was a business invitee on the premises controlled by the defendant. The defendant, its servants, agents and/or employees invited the public to enter and patronize Thrillz. Upon further information and belief, an unidentified minor was also a patron and business invitee of Thrillz. The unidentified minor allegedly violently attacked the plaintiff by repeatedly punching the plaintiff in the head, causing her to sustain serious and substantial 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-24-6051645-S. Filed Sept. 16.

Stamford Superior Court

Aliapoulos, Julie, New Canaan. Filed by Coastal Luxury Homes, LLC, Westport. Plaintiff's attorney: Cummings & Lockwood LLC, Stamford. Action: the plaintiff allegedly demanded defendant to remove a filed lis pendens on the New Canaan land records purporting to affect the property, although the lis pendens incorrectly recites "the pendency of a civil action" and states said action is brought, "inter alia, to recover monies paid to plaintiff." The undersigned counsel emailed defendant's counsel and advised him that the lis pendens is invalid, as the PJR application does not affect an interest in real estate and demanded that defendant remove the lis pendens immediately. Despite plaintiff's demand, defendant did not remove the lis pendens. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068866-S. Filed Aug. 27.

Danbury Hospital, et al, East Hartford. Filed by Robert Wickey, Westport. Plaintiff's attorney: Zeldes Needle & Cooper, Bridgeport. Action: the plaintiff suffered medical malpractice for a wound on his right foot with signs of cellulitis with redness and swelling to toes and redness traveling up the foot. The defendants performed a procedure on his right foot. Plaintiff was discharged and was not instructed to avoid ambulation or weight bearing on the right foot and was not kept on a PICC line for antibiotics until the infection was resolved. As a result, the plaintiff was hospitalized multiple times thereafter for unresolved infection, which led to multiple surgeries and amputation. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068697-S. Filed Aug. 16.

Lamana, Francis P., et al, Milford. Filed by Jennifer Ganino, Stamford. Plaintiff's attorney: Vincent L. Noce Jr., Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other d further relief the court deems appropriate. Case no. FST-CV-24-6068898-S. Filed Aug. 28.

Lopez, Otoniel, et al, Stamford. Filed by Fednel Desir, Stamford. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6068699-S. Filed Aug. 16.

DEEDS

Commercial

21 Vista Drive LLC, Greenwich. Seller: Robert M. Steinberg and Suzanne Steinberg, Delray Beach, Florida. Property: 21 Vista Drive, Greenwich. Amount: \$10. Filed Oct. 10.

27 Centerbrook PL LLC, Stamford. Seller: Michael R. Paul and Ellen M. Pitoniak, Fairfield. Property: 27 Centerbrook Place, Fairfield. Amount: \$575,000. Filed Oct. 10.

59 Maple Holdings LLC, Stamford. Seller: Matthew C. Harrison and Judith C. Harrison, Greenwich. Property: Lot 2, Map 6346, Greenwich. Amount: \$1. Filed Oct. 2.

Big Burn LLC, Greenwich. Seller: Sally Falcone, Greenwich. Property: Unit 81, Old Greenwich Gables, Greenwich. Amount: \$750,000. Filed Oct. 7.

CJ 89 River Road Holdings LLC, Madison, New Jersey. Seller: Boat Dock Unit LLC, Greenwich. Property: 89 River Road, Unit 6, Cos Cob. Amount: \$0. Filed Oct. 3.

Conn, Richard, Fairfield. Seller: 1001 South Pine Creek LLC, Monroe. Property: 1003 S. Pine Creek Road, Fairfield. Amount: \$1,645,000. Filed Oct. 9.

Falkowski, Susan and David Falkowski, Fairfield. Seller: 1001 South Pine Creek LLC, Monroe. Property: 1001 S. Pine Creek Road, Fairfield. Amount: \$1,679,000. Filed Oct. 7.

Gigi Marie LLC, Greenwich. Seller: Robert A. Wulff and Monica L. Bruning, Greenwich. Property: 11 Lighthouse Lane, Old Greenwich. Amount: \$1. Filed Oct. 1.

Risler, Franck and Anna Magdalena Polomska-Risler, Riverside. Seller: 17 Bramble Lane LLC, Greenwich. Property: 17 Bramble Lane, Riverside. Amount: \$10. Filed Oct. 11.

Salim, Joaquin Alberto and Maria Corina Nevett, Cos Cob. Seller: Flippin' CT LLC, Greenwich. Property: 14 Sinaway Road, Cos Cob. Amount: \$1,560,000. Filed Oct. 10.

The Joseph P. Granitto Revocable Trust, Yonkers, New York. Seller: Averardo P. Pascarella, Greenwich. Property: Oneida Drive, Greenwich. Amount: \$1,000,000. Filed Oct. 1.

Ye, Bichai, Fairfield. Seller: TJ Investments LLC, Fairfield. Property: 1304-1306 Stratfield Road, Fairfield. Amount: \$725,000. Filed Oct. 8.

Zhu, Xufei and Yuanjia Zhu, Scarsdale, New York. Seller: Citizens Bank NA, Glen Allen, Virginia. Property: 637 Cove Road, C13, Stamford. Amount: \$195,000. Filed Oct. 2.

Residential

Alamgir, Mohammed and Rubi Akther, Stamford. Seller: Timothy Gelling, Landing, New Jersey. Property: 458 Fairfield Ave., Stamford. Amount: \$852,000. Filed Oct. 2.

Anderson, Roberta J., Stamford. Seller: James A. Schembari Jr. and Lorie Christine Negroni, Portland, Oregon. Property: 16 Willowbrook Ave., Unit 4, Stamford. Amount: \$350,000. Filed Sept. 30.

Argueta, Ricardo, Trumbull. Seller: Theresa J. Feer, Stamford. Property: 592 Hunting Ridge Road, Stamford. Amount: \$775,000. Filed Oct. 1.

Ben-Simon, Albert and **Julie Ben-Simon**, Greenwich. Seller: Warren J. Brandt and Barbara J. Brandt, Stamford. Property: 143 Hoyt St., Apt. 3L, Stamford. Amount: \$669,000. Filed Oct. 2.

Berwind III, C. Graham, Fort Lauderdale, Florida. Seller: Jack Withiam Jr. and Lynda Withiam, Greenwich. Property: 13 Old Mill Road, Greenwich. Amount: \$6,500,000. Filed Oct. 1.

Brown, Travis M. and **Alvin Tran**, Stamford. Seller: Thomas M. Brennan and Katharine Y. Brennan, Stamford. Property: 1579 Shippan Ave., Stamford. Amount: \$1,505,000. Filed Oct. 2.

Caruso, Nicholas and **Chante Caruso**, Stamford. Seller: Emily S. Caney and Harvey A. Caney, Stamford. Property: 27 Hackett Circle North, Stamford. Amount: \$701,000. Filed Sept. 30.

Cavino, Kevin and **Samantha Pekas**, Jersey City, New Jersey. Seller: Maria G. Martinez-Arcila, Stamford. Property: 23 Knollwood Ave., Stamford. Amount: \$1,179,000. Filed Oct. 1.

Cho, Hobyung, Greenwich. Seller: Yongae Cho, Greenwich. Property: 69 Riverdale Ave., No. 401, Greenwich. Amount: \$10. Filed Oct. 11.

DeSalvo, Matthew and **Theresa DeSalvo**, Greenwich. Seller: Steven Fox and Lynda Fox, Greenwich. Property: 18 Perryridge Road, Greenwich. Amount: \$1. 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

Dianis, Thomas W., Cos Cob. Seller: Maureen Dianis, Cos Cob. Property: 96 Valleywood Road, Greenwich. Amount: \$10. Filed Oct. 1.

Dye, Denise and **Robert Dye**, Cos Cob. Seller: Matthew Maguire and Ariel Pariser Maguire, Cos Cob. Property: 78 River Road, Unit 9, Cos Cob. Amount: \$1. Filed Oct. 10.

Epperson Jr., George Lanny, Stamford. Seller: Martin Mushkin, Greenwich. Property: 0 Stanwich Road, Greenwich. Amount: \$1,540,000. Filed Oct. 2.

Esser, Glen R. and **Kathryn A. Esser**, Greenwich. Seller: Marvin B. Berenblum and Susan Ann Berenblum, Greenwich. Property: 64 Londonderry Drive, Greenwich. Amount: \$2,460,000. Filed Oct. 1.

Gaffney, Tyler and **Megan Gaffney**, Greenwich. Seller: Daniel C. Schreck and Anne M. Schreck, Greenwich. Property: 732 Lake Ave., Greenwich. Amount: \$10. Filed Oct. 10.

Gonzalez, Juan C., Stamford. Seller: Andrea L. Cancellieri and Enzo Cancellieri, Stamford. Property: 35 W. Broad St., No. 105, Stamford. Amount: \$520,000. Filed Oct. 2.

Hawthorne, David and **Alessandra Hawthorne**, Stamford. Seller: Gerald Simon and Eleanor Simon, Stamford. Property: 118 Dogwood Court, Stamford. Amount: \$1,400,000. Filed Oct. 1.

Hutchinson, Christine J. and **Harold A. Sinclair**, Port Chester, New York. Seller: Hechuan Lin and Luoshen Wang, Stamford. Property: 58 Lantern Circle, Stamford. Amount: \$845,000. Filed Oct. 2.

Jennings, Sally P., Guilford. Seller: Pamela McCoun, Fairfield. Property: 200 Southport Woods Drive, Unit 8-E-1, Fairfield. Amount: \$595,000. Filed Oct. 7.

Martinez-Arcila, Maria G., Stamford. Seller: Angeli Gulati, Stamford. Property: 255 Strawberry Hill Ave. Unit E-2, Stamford. Amount: \$410,000. Filed Oct. 2.

McCarthy, Margaret Carroll, Westport. Seller: Randall Young and Catherine Groener, Southport. Property: 70 Juniper Lane, Southport. Amount: \$980,000. Filed Oct. 9.

McHugh, John R. and **Shirley N. McHugh**, Greenwich. Seller: John R. McHugh and Shirley N. McHugh, Greenwich. Property: 67 Wildwood Drive, Greenwich. Amount: SN/A. Filed Oct. 7.

Merino Torrealba, Angel, New Rochelle, New York. Seller: Anwar Baptiste and Tineke Baptiste, Stamford. Property: 14 Wood Ridge Drive, Stamford. Amount: \$750,000. Filed Oct. 2.

Moffa, Carmelena and **Paul Brunner**, Darien. Seller: Siglinde Koppersmith, Stamford. Property: 121 Parry Road, Stamford. Amount: \$1,100,000. Filed Oct. 2.

Mughal, Julie and **Imran Mughal**, Fairfield. Seller: Ji Yoon Kim and Tae Jung Kim, Fairfield. Property: 1863 Jennings Road, Fairfield. Amount: \$740,000. Filed Oct. 8.

Napolini, Bruna and **Daniel Henry Senkler**, Greenwich. Seller: Gennaro F. Scarpelli and Carmela S. Gangi, Greenwich. Property: 37 Harold Ave., Greenwich. Amount: \$670,000. Filed Oct. 10.

Natelli, Anthony and **Solange Escobar**, Rye, New York. Seller: Darrin Wigglesworth, Stamford. Property: 103 Houston Terrace, Stamford. Amount: \$1. Filed Oct. 1.

Notarile Scrivan, Maria, Greenwich. Seller: Marie Lucy Notarile and Ciro A. Notarile, Cos Cob. Property: 3 Locust Road, Greenwich. Amount: SN/A. Filed Oct. 3.

Overcashier, Lee and **Jorge Vazquez Costa**, Brooklyn, New York. Seller: Ali L. Dashti and Steckley L. Lee, Stamford. Property: 427 Courtland Ave., Stamford. Amount: \$855,000. Filed Sept. 30.

Ozimek, Alexa and **Frank DeLeo**, Stamford. Seller: John F. Magoun and Lisa S. Magoun, Stamford. Property: 26 Tupper Drive, Stamford. Amount: \$763,000. Filed Oct. 1.

Phung, Dinh Vu and **Thi Anh Vu**, Cos Cob. Seller: Norman J. Bryn, Cos Cob. Property: 17 Palmer St., Unit 3, Cos Cob. Amount: \$625,000. Filed Oct. 1.

Poirier, Renee, Plainville, Massachusetts. Seller: Samantha H. Langdon and Sofia Anita Sanchez, Stamford. Property: 141 Grove St., Unit I, Stamford. Amount: \$495,000. Filed Oct. 2.

Ramos, Eduardo and **Angela Ramos**, Stamford. Seller: William Carmichael and Sharon Carmichael, Norwalk. Property: 1 Cedar Tree Lane, Stamford. Amount: \$725,000. Filed Oct. 2.

Rath, Lisbeth M. and **Niles Rath**, Fairfield. Seller: Michael J. Pollack, Fairfield. Property: 128 Pell Meadow Drive, Fairfield. Amount: \$700,000. Filed Oct. 8.

Rattigan, Thomas F., Fairfield. Seller: Mary Louise Tarasovic, Fairfield. Property: 2468 Congress St., Fairfield. Amount: \$702,500. Filed Oct. 10.

Rosenblum, Scott S., Fairfield. Seller: Keerthi Deconda and Nanda Kishore Madhavaram, Fairfield. Property: 154 Warsaw St., Fairfield. Amount: \$799,000. Filed Oct. 7.

Ryu, Alice, Stamford. Seller: Alessandro Melchionne and Richard Melchionne, Stamford. Property: 13 Hazelwood Lane, Stamford. Amount: \$725,000. Filed Oct. 1.

Setterburg, Adam and **Melissa Shear**, Stamford. Seller: Kaisa M. Newhams and Jeffrey D. Newhams, Greenwich. Property: 500 Valley Road, Greenwich. Amount: \$3,345,000. Filed Oct. 11.

Shanhogue, Chitra, Houston, Texas. Seller: Vasant Shanhogue, Greenwich. Property: Hendrie Avenue, Greenwich. Amount: SN/A. Filed Oct. 4.

Shapiro, Zachary and **Breana Tutuska**, Fairfield. Seller: Michael Evanko and Jennifer L. Evanko, Fairfield. Property: Lot 5, Margemere Drive, Fairfield. Amount: \$1,627,100. Filed Oct. 11.

Voytek, Eric, Stamford. Seller: Joseph Ditullio and Molly Anne Gottshall Ditullio, Stamford. Property: 2023 Summer St., Unit 4, Stamford. Amount: \$615,000. Filed Oct. 1.

Wexler, David S., Stamford. Seller: Jonathan A. Danenberg, Stamford. Property: 127 Greyrock Place, Unit 1110, Stamford. Amount: \$374,000. Filed Oct. 2.

Zhang, Liaofan and **Hong Huang**, New York, New York. Seller: Ruth Sreenan, Greenwich. Property: 14 Patricia Lane, Greenwich. Amount: \$2,650,000. Filed Oct. 3.

Zilberman, Nelly and **Gerch Zilberman**, Stamford. Seller: Lindsay Bohnsack Sherman, Trumbull. Property: 249 Hamilton Ave., Unit 21, Stamford. Amount: \$405,000. Filed Oct. 2.

Zulkoski, Robert J., Ferrisburg, Vermont. Seller: Glen-John Hoffman, Greenwich. Property: 71 Orchard Place, Unit 1, Greenwich. Amount: \$10. Filed Oct. 10.

MORTGAGE

Barresi, Max and **Leigha Krize**, Greenwich, by Joseph F. Ross. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 35 Greenway Drive, Greenwich. Amount: \$658,000. Filed Sept. 10.

Campbell, James, Old Greenwich, by Gillian V. Ingraham. Lender: Stifel Bank & Trust, 12655 Olive Blvd., Suite 250, St. Louis, Missouri. Property: 100 Strickland Road, Apt. 10, Cos Cob. Amount: \$780,000. Filed Sept. 13.

Dallta, Pavli and **Olta Hafizi**, Greenwich, by Monica Ellis. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 17 Talbot Lane, Greenwich. Amount: \$356,600. Filed Sept. 10.

DeGiorgio, Michelle and **Christopher Canzone**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 38 Tall Oaks Court, Stamford. Amount: \$85,000. Filed Sept. 12.

Duffany, Cassidy and **Michael Roller**, Norwalk, by Jonathan T. Hoffman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 147 Westford Drive, Southport. Amount: \$375,000. Filed Sept. 10.

Dwyer, Craig and **Taylor Capuano**, Fairfield, by Lea C. Rubin. Lender: Loandepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 84 Laurelbrook Lane, Fairfield. Amount: \$2,000,000. Filed Sept. 9.

Earley, Craig T. and **Sandra L. Earley**, Fairfield, by Kurt Wehmann. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 1074 Sturges Highway, Fairfield. Amount: \$300,000. Filed Sept. 10.

Eaton-Koch, Timothy Edward, Riverside, by John J. Bove. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 110 Woodside Green, No. 1A, Stamford. Amount: \$185,000. Filed Sept. 10.

Emmons, Jeffrey Douglas and **Elizabeth Ann Gineo**, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 75 Long Meadow Road, Riverside. Amount: \$70,000. Filed Sept. 11.

Evans, Eric Robert and **Faezeh Evans**, Stamford, by Ann Brown. Lender: Discover Bank, 502 E. Market Street, Greenwood, Delaware. Property: 127 Greyrock Place, Apt. 1612, Stamford. Amount: \$80,000. Filed Sept. 11.

Fisch, Stephen and **Amy Fisch**, Greenwich, by Steven L. Reich. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 200 Byram Shore Road, Greenwich. Amount: \$2,000,000. Filed Sept. 9.

Fisk Management LLC, Yonkers, New York, by Virgen Velazquez. Lender: PSB Crosby Street LLC, 531 Central Park Ave., Suite 301, Scarsdale, New York. Property: 63 Church St., Units A and B, Greenwich. Amount: \$2,350,000. Filed Sept. 12.

Friedman, David and **Jana Friedman**, Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 20 Alpine Road, Greenwich. Amount: \$2,380,000. Filed Sept. 11.

Goldberg, Andrew and **Donna Goldberg**, Cos Cob, by Daniel Pagana. Lender: Bank of America NA, 101 South Tryon St., Charlotte, North Carolina. Property: 40 White Birch Lane, Cos Cob. Amount: \$1,007,400. Filed Sept. 11.

Gratt, Linda and **Stanley Gratt**, Stamford, by Shambu Rao. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1 Strawberry Hill Ave., Apt. 9E, Stamford. Amount: \$150,000. Filed Sept. 13.

Gray, Stephen H. and **Ashley G. Pressler**, Fairfield, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 240 Fair Oak Drive, Fairfield. Amount: \$150,000. Filed Sept. 12.

Hoyle, Lindsay E., Greenwich, by Andrew S. Gale. Lender: Logan Finance Corp., 1393 Veterans Memorial Highway, Suite 308N, Hauppauge, New York. Property: 5 Greenwich Cove Drive, Old Greenwich. Amount: \$2,695,000. Filed Sept. 9.

Huang, Misa Lin and **Sun-Yi Huang**, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 106 New England Drive, Stamford. Amount: \$600,000. Filed Sept. 13.

Imamagic, Ermina, Fairfield, by Amber Rae Gates. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 123 Warren Ave., Fairfield. Amount: \$284,000. Filed Sept. 13.

Jain, Pooja Ashokkumar and **Sanket Bhimrao Sonawane**, Cos Cob, by N/A. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 225 Valley Road, Cos Cob. Amount: \$900,000. Filed Sept. 10.

Janof, Zachary A. and **Alyssa S. Janof**, Stamford, by N/A. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 21 Revonah Ave., Stamford. Amount: \$729,000. Filed Sept. 12.

Jenks, Jacqueline L., Fairfield, by Mylena V. Teixeira. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 430 Aran Hill Road, Fairfield. Amount: \$135,000. Filed Sept. 11.

Jordan, Lawrie and **Emily Osman**, Riverside, by Benjamin Connor. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 35 Bonwit Road, Riverside. Amount: \$1,870,000. Filed Sept. 10.

Kadiyala, Sirinivas Prasad and **Padmaja Kadiyala**, Riverside, by Robert E. Colapietro. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 34 Miltiades Ave., Riverside. Amount: \$400,000. Filed Sept. 11.

Kemp, Steven and **Lindsey Kemp**, Mamaroneck, New York, by Jonathan T. Hoffman. Lender: Navy Federal Credit Union, 820 Follin Lane South East, Vienna, Virginia. Property: 34 Glendale Road, Stamford. Amount: \$684,348. Filed Sept. 10.

Lim, Christopher F. and **Salina Ho**, Fairfield, by Andrew L. Wallach. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 186 Longview Ave., Fairfield. Amount: \$349,000. Filed Sept. 9.

Lukes, Timothy and **Monica Lukes**, Greenwich, by Fany Siranaua. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 16 Wyngate Road, Greenwich. Amount: \$400,000. Filed Sept. 10.

Lyons, Ian, Stamford, by Albert T. Strazza. Lender: Liberty Bank, 315 Main St., Middletown. Property: 63 North Lake Drive, Stamford. Amount: \$766,500. Filed Sept. 12.

MacKenna, Jason and **Kristen MacKenna**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Loandepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 104 Florence Lane, Fairfield. Amount: \$84,085. Filed Sept. 12.

Maloney, Jennifer W. and **Robert Maloney**, Fairfield, by Sharon M. Jones. Lender: Financial Resources Federal Credit Union, 520 Route 22 East, First floor, Bridgewater, New Jersey. Property: 72 Judd St., Fairfield. Amount: \$568,000. Filed Sept. 12.

Markham, Glen and **Alana J. Markham**, Stamford, by Marshall Goldberg. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 5 W. Hill Lane, Stamford. Amount: \$555,000. Filed Sept. 13.

McDonnell Catino, Isabelle and **Paul Edward Catino**, Old Greenwich, by Erin Spiess Chang. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 279 Westwood Road, Stamford. Amount: \$630,000. Filed Sept. 11.

McGraw, Juli Griek and **James Palmer McGraw**, Fairfield, by Maria Bravo. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 374 Lockwood Road, Fairfield. Amount: \$70,000. Filed Sept. 12.

Monteiro, Antonio and **Anna Monteiro**, Riverside, by Jeffrey Weiner. Lender: Third Federal Savings, 7007 Broadway Ave., Cleveland, Ohio. Property: 11 Linwood Ave., Riverside. Amount: \$200,000. Filed Sept. 12.

Muller, Christopher and **Caitilin Muller**, Birmingham, Alabama, by Adam J. Hirsch. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 115 Charter Oak Road, Fairfield. Amount: \$768,000. Filed Sept. 12.

Nazarovets, Oleg, Stamford, by Seth J. Arnowitz. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 71 Strawberry Hill Ave., Unit 1111, Stamford. Amount: \$192,000. Filed Sept. 9.

Nickerson, Alice and **Taylor Nickerson**, Fairfield, by Cheryl A. Carolan. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 560 Stillson Road, Fairfield. Amount: \$540,000. Filed Sept. 13.

Nolletti, Jeffrey R. and **Amy M. Nolletti**, Greenwich, by L. Jamie Royals. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 351 Pemberwick Road, Unit 505, Greenwich. Amount: \$238,000. Filed Sept. 11.

Nudelman, Alexander and **Inessa Ostrova**, Stamford, by N/A. Lender: Radius Financial Group Inc., 600 Longwater Drive, Suite 107, Norwell, Massachusetts. Property: 320 Strawberry Hill Ave., No. 50, Stamford. Amount: \$320,000. Filed Sept. 9.

Nunes, Rachel, Fairfield, by Ana I. Eady. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Horace Court, Fairfield. Amount: \$130,000. Filed Sept. 10.

Obara, Christopher and **Amy Albero**, Stamford, by Tracey Ann Plummer. Lender: Guaranteed Rate Affinity LLC, 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 151 Rolling Wood Drive, Stamford. Amount: \$182,441. Filed Sept. 13.

Parker IV, Frank R. and **Katherine N. Parker**, Stamford, by Antonio Faretta. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 83 E. Middle Patent Road, Stamford. Amount: \$270,000. Filed Sept. 12.

Pino III, Rudolph V. and **Karalee Camille Pino**, Fairfield, by Zionamarquize Q. Bohannon. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 214 Taintor Drive, Southport. Amount: \$150,000. Filed Sept. 9.

Preuss, Eva, Stamford, by Tracey Ann Plummer. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 51 Hillcrest Ave., Stamford. Amount: \$91,941. Filed Sept. 9.

Redhead-Celestine, Susan, Fairfield, by Robert E. Colapietro. Lender: Better Mortgage Corporation, 175 Greenwich St., 57th floor, New York, New York. Property: 213 Lynnbrook Road, Fairfield. Amount: \$77,000. Filed Sept. 9.

Rehder, Denise and **David Rehder**, Fairfield, by Patricia E. Connelly. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 14 Bailey Road, Fairfield. Amount: \$100,000. Filed Sept. 10.

Romaniello, Michele A. and **Amanda M. Dernison**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1610 Melville Ave., Fairfield. Amount: \$125,000. Filed Sept. 13.

Shull, Thomas C. and **Dorothy J. Carroll**, Riverside, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Willowmere Ave., Riverside. Amount: \$200,000. Filed Sept. 11.

Siegel, Erik and **Kelly Ferraro**, Stamford, by Cheryl A. Carolan. Lender: Liberty Bank, 315 Main St., Middletown. Property: 369 Parkwood Road, Fairfield. Amount: \$1,149,600. Filed Sept. 13.

Subramaniam, Rama and **Toni Subramaniam**, Greenwich, by Maggie Yang. Lender: TD Bank NA, 2036 Limestone Road, Wilmington, Delaware. Property: 56 Old Church Road, Greenwich. Amount: \$1,396,245. Filed Sept. 12.

Teplitzky, Avi and **Renana Teplitzky**, Stamford, by Seth J. Arnowitz. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 122 White Oak Lane, Stamford. Amount: \$700,000. Filed Sept. 9.

Toiriyon, Olim, Stamford, by Marissa L. Florio. Lender: United Nations Federal Credit, 2 United Nations Plaza, Room 309, New York, New York. Property: 500 Pepper Ridge Road, Stamford. Amount: \$744,000. Filed Sept. 10.

Turner, William and **Maria Turner**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Navy Federal Credit Union, 820 Follin Lane South East, Vienna, Virginia. Property: 33 Henry St., Fairfield. Amount: \$50,000. Filed Sept. 11.

Vartuli, Frank and **Judith Vartuli**, Stamford, by Jo-Ann Lambert. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 68 Rippowam Road, Stamford. Amount: \$249,000. Filed Sept. 11.

Vetti, Anthony T. and **Jenna L. Vetti**, Stamford, by Nordia M. Brown. Lender: Savings Bank of Danbury, 220 Main St., Danbury. Property: 44 Nottingham Drive, Stamford. Amount: \$250,000. Filed Sept. 10.

Vitale, Jason and **Elizabeth Ngo**, Greenwich, by David E. Hoyle. Lender: Goldman Sachs Bank USA, 200 West St., New York, New York. Property: 12 MacKenzie Glen, Greenwich. Amount: \$2,730,000. Filed Sept. 12.

Voehl, Eric and **Jamie D. Voehl**, Greenwich, by Benjamin McEachin. Lender: Guaranteed Rate Inc, 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 10 Edward Place, Old Greenwich. Amount: \$500,000. Filed Sept. 13.

Wade, Erin, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1 Stonehedge Drive South, Greenwich. Amount: \$600,000. Filed Sept. 13.

Xiong, Jingwei, Stamford, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 287 Hamilton Ave., Apt. 1H, Stamford. Amount: \$256,000. Filed Sept. 11.

Xiong, Mai Kong, Westport, by Jack S. Lipson. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 236 Random Road, Fairfield. Amount: \$731,500. Filed Sept. 11.

NEW BUSINESSES

A Construction, 19 Radio Place, Stamford 06907, c/o Vitkovsky Vitaly. Filed Oct. 1.

Ania's Hair Studio LLC, 894 Hope St., Stamford 06907, c/o Anna Fazio. Filed Oct. 8.

Bin Butler, 82 Highview Ave., Unit 1, Stamford 06907, c/o Arcangelo Faugno. Filed Oct. 29.

Buttered Up Organic, 291 Hope St., Apt. B1, Stamford 06906, c/o Sofia Alexandra Georgoulakis. Filed Oct. 18.

Crunch Fitness, 770 Connecticut Ave., Norwalk 06854, c/o Gregory Steven Dinatale. Filed Sept. 25.

Curtains and Creations, 28 Charles St., Norwalk 06855, c/o Jennifer Astrid Perez Gil. Filed Sept. 27.

Dominion Financial Wholesale, 32 South St., Baltimore, Maryland 21202, c/o Dominion Financial Services LLC. Filed Oct. 10.

Dunhill Marketing & Insurances Service, 111 Corporate Drive, No. 200, Ladera Ranch, California 92694, c/o Aikeme Insurance Services Inc. Filed Oct. 31.

Earthe Avenue Foundation, 1127 High Ridge Road, 318, Stamford 06905, c/o The Teachings 40 Generations Late Inc. Filed Oct. 16.

Enid's Beauty Black Collection, 19 Merritt Place, Norwalk 06854, c/o Kathy Enid Ramos. Filed Sept. 19.

Fabricant & Fabricant Insurance Services, 780 W. Granada Blvd., Ormond Beach, Florida 32174, c/o Foundation Risk Partners Corp. Filed Oct. 17.

Face Foundrie, 111 High Ridge Road, Stamford 06905, c/o Epc Brands FF1 LLC. Filed Oct. 4.

First Light Home Care of Fairfield County, 1 Stamford Plaza, Stamford 06901, c/o W&J Home Care LLC. Filed Oct. 18.

Genji Sushi, 110 High Ridge Road, Stamford 06805, c/o Hana Group Ops LLC. Filed Oct. 16.

James M. Desmond Commercial Realty, 25 Perry Ave., Norwalk 06850, c/o James M. Desmond. Filed Sept. 26.

Pure and Natural Pet, 101 Merritt 7, Suite 300, Norwalk 06851, c/o Beth Sommers. Filed Sept. 19.

Vargas Handyman, 21 C Richdale Drive, Wilton 06897, c/o Juan Erinaldo Vargas Mena. Filed Sept. 26.

Legal Notices

Notice of Formation of Kaah Services, LLC. Of Org. filed with SSNY on 9/4/24. Office. Loc: Westchester County. SSNY designate as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 5 High Meadow trl, Peekskill., NY 10566. Purpose: any lawful purpose. #63693

Notice of Formation of THE LAW OFFICES OF KAREN L. BERNSTEIN, PLLC. Articles of Organization filed with SSNY on 07/11/2024. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Karen L. Bernstein, Esq., 80 Church Street, Unit 5B, Tarrytown, NY 10591. Purpose: any lawful purpose. #63695

Notice of Application for Authority to do business in New York of GOLD COAST FINE PAINTING LLC (LLC). Application for Authority filed with the Secretary of State (SSNY) on 9/25/24. LLC formed in Connecticut (CT) on June 17, 2024. Office location is Westchester County. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of such process to the LLC c/o Zen Business, Inc., 90 State Street, Ste. 700, Office 400, Albany, NY 12207. Office address in CT is c/o Registered Agents, Inc., 2389 Main Street, Ste. 100, Glastonbury, CT 06033. Copies of Certificate of Organization of LLC are on file and may be obtained from the Secretary of State of CT, 30 Trinity Street, Hartford, CT 06106. Purpose of business of LLC is any lawful act or activity. #63696

Notice of formation of Limited Liability Company. Name: Blue Mountain Valley Road LLC (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) on September 30, 2024. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to Blue Mountain Valley Road LLC, 425 Cherry Street, Bedford Hills, NY 10507. Purpose/character of LLC is to engage in any lawful act or activity. #63697

Notice of Formation of ONE LITTLE PRINT, LLC. Articles of Organization filed with SSNY on 09/17/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Katelyn Pittelli, 242 Fremont Street, 4s, Harrison, NY 10528. Purpose: any lawful purpose. #63699

Notice of Formation of Curveball Calculations LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 08/29/2024. Office Location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Curveball Calculations, LLC, 2849 Holly Drive, Yorktown Heights, NY 10598. Purpose: Any lawful purpose. #63701

Notice of Formation of GETTING IT WRITE, LLC Art. Of Org. filed with SSNY on 10/03/2024. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 773 Pelham Road, 5A, New Rochelle, NY 10805. Purpose: any lawful purpose. #63702

Notice of Formation of AMENDOLA HOLDINGS, LLC. Articles of Organization filed with SSNY on 09/27/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Nicola Amendola, 131 Beacon Hill Drive, F16, Dobbs Ferry, NY 10522. Purpose: any lawful purpose. #63703

Notice of Formation of OHHO BEVERAGE LLC. Arts. of Org. filed with SSNY on 6/14/24. Office location: 34 Village Green, Bedford, NY 10506, Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to US Corporation Agents, Inc., 7014 13th Avenue, Ste 202, Brooklyn, NY 11228 Purpose: any lawful act or activity. #63704

Notice of Formation of PWB2022 LLC. Arts. of Org. filed with SSNY on 7/11/22. Office location: 34 Village Green, Bedford, NY 10506, Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to United States Corporation Agents, Inc., 7014 13th Avenue, Suite 202, Brooklyn, NY 11228 Purpose: any lawful act or activity. #63705

Notice of formation of Amy Della Rocca NP in Psychiatry PLLC. Arts. of Org. filed with the Secy. of State of NY (SSNY) on 8/26/24. Office location: Westchester County. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail copy of process to Amy Della Rocca, 615 Broadway, Hastings on Hudson, New York, 10706. Purpose: any lawful activities. #63716

Notice of formation of a Domestic LLC: Name Nighthawk Aviation LLC. Date of filing Articles of Organization with the Secretary of State of NY (SSNY) on 10/21/2024. The LLC is located in Westchester County. The SSNY is designated as agent of LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against it served, is to the principal business location of the LLC at c/o PO Box 244, Mount Kisco, NY 10549. Purpose: any lawful activity. #63717

Notice of Formation of MEMORABLE DISPLAYS, LLC. Articles of Organization filed with SSNY on 10/21/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Tracey Lipton, 50 Buckout Road, West Harrison, New York 10604. Purpose: any lawful purpose. #63718

NOTICE OF FORMATION of BlackAngel X LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 06/28/24. Location: Westchester. SSNY designated as agent for service of process on LLC. SSNY shall mail a copy of process to: LLC c/o Republic Registered Agent Services Inc, 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any lawful purpose. #63719

NOTICE OF FORMATION of X Signature Concierge LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 07/01/24. Location: Westchester. SSNY designated as agent for service of process on LLC. SSNY shall mail a copy of process to: LLC c/o Republic Registered Agent Services Inc, 54 State Street, Ste 804, Albany, NY 12207. Purpose: Any lawful purpose. #63720

Notice is hereby given that an On Premises Restaurant Liquor License, Serial#112317 has been applied for by Eagle Thai Mclean Limited d/b/a Eagle Thai Cuisine to sell beer, wine, cider and liquor at retail in an on premises Restaurant Liquor establishment. For on premise consumption under the ABC law at 629 Mclean Avenue Yonkers NY 10705. #63722

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2023 report for the year ending December 31, 2023 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. #63723

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2023 report for the year ending December 31, 2023 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. #63724



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Thank you for the dedication, compassion and commitment you provide to your patients and team members, each and every day.

Team – Greenwich Hospital



Karen Santucci, MD
Senior Vice President and
Chief Medical Officer,
Greenwich Hospital



Felice Zwas, MD
Gastroenterology,
Greenwich Hospital



Stacey Green
Director of Volunteer Services,
Yale New Haven Health

Doctors Without Boundaries



Michael Dewar, MD
Cardiac Surgery,
Bridgeport Hospital





WELCOME

Doctors of Distinction is designed for medical professionals to connect, exchange knowledge, and foster collaborations within the healthcare industry, bringing together doctors from various specialties, healthcare administrators, researchers, and other stakeholders in the medical field.

PROGRAM:

5:30 – 6:15 p.m.: Cocktail hour

Cocktails • Buffet style food • Networking • Vendor tables

6:20 – 7:30 p.m.: Awards ceremony

Formal awards ceremony. Auditorium-style seating

SPONSOR SPEAKER

Marc Kosak, Executive Vice President & Chief Operating Officer, Greenwich Hospital Senior Vice President, YNHHS.

KEYNOTE SPEAKER

Marina K. Holz, Ph.D., M.P.H., Dean, Graduate School of Biomedical Sciences Professor, Cell Biology and Anatomy Interim Chair, Biochemistry and Molecular Biology - New York Medical College.

7:30 – 8 p.m.: Closing

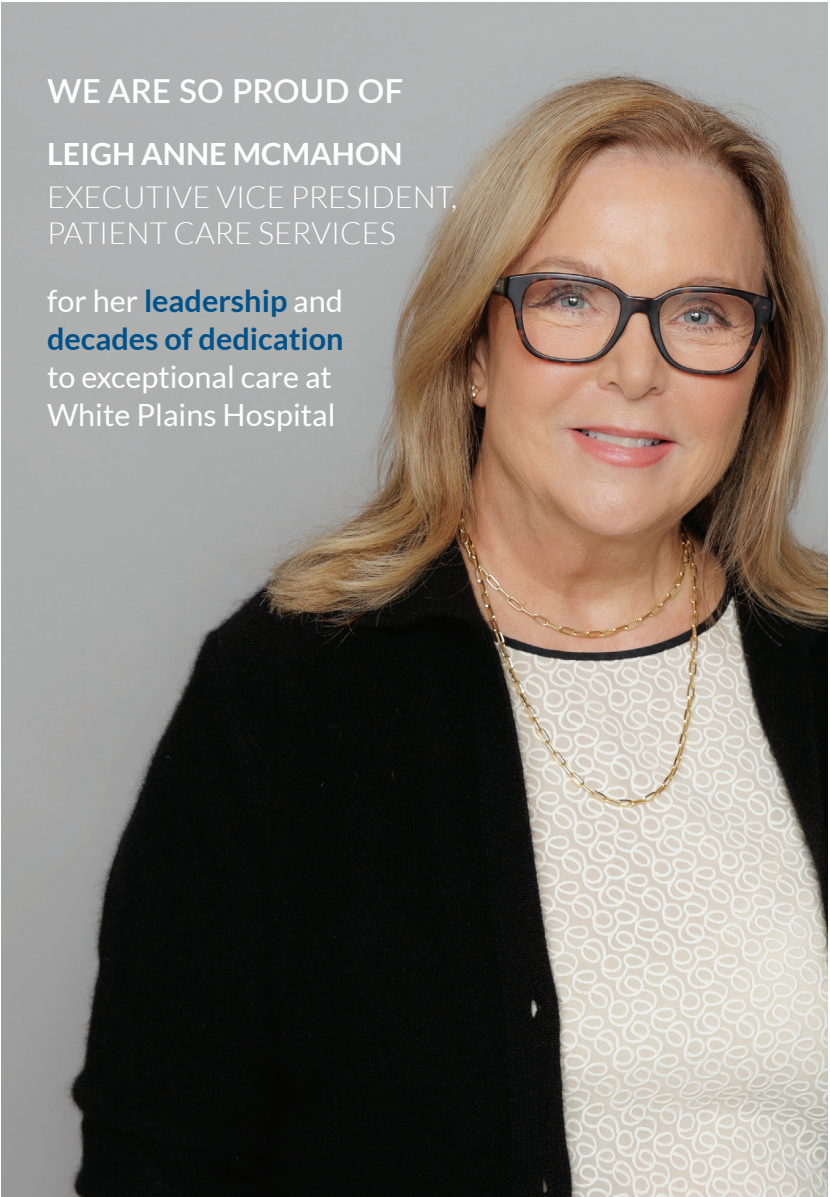
Closing program remarks, dessert, coffee and tea

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EXECUTIVE VICE PRESIDENT,
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Celebrate our award-winning providers

We are proud to announce that **Dr. Vivek Patil** and **Dr. Amy Amin-Patil** have been honored with the Doctors of Distinction Award in the All in the Family category.

Plus, **Dr. Robert Wolfson** has received the prestigious Lifetime Achievement Award.

Join us in celebrating their dedication and the compassionate care they provide to our communities!



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KEYNOTE SPEAKER



MARINA K. HOLZ, PH.D., M.P.H.

Dean, Graduate School of Biomedical Sciences Professor, Cell Biology and Anatomy Interim Chair, Biochemistry and Molecular Biology

NEW YORK MEDICAL COLLEGE

Marina K. Holz leads an extramurally funded laboratory studying the mechanisms of signaling by hormones and growth factors in breast cancer and lymphangioleiomyomatosis (LAM) — a rare lung disease. Her work spans basic science and clinical applications and has been published in leading journals. The Holz Lab has been previously funded by grants from the National Institutes of Health (NIH), American Cancer Society (ACS), LAM Foundation, Cayman Biomedical Research Institute, Wendy Will Case Cancer Fund, American Association for Cancer Research (AACR), Mindlin Foundation, National Cancer Center, and the Department of Defense (DoD). Dr. Holz is a dedicated mentor to students and laboratory scientists, with many of her trainees going on to successful health professional and biomedical research careers. She is a member of and has served as a mentor and coach in several diversity initiatives organized by the American Society for Biochemistry and Molecular Biology (ASBMB), the National Research Mentoring Network, and the American Society for Cell Biology. She was named a 2024 ASBMB 2024 fellow.



NEW YORK MEDICAL COLLEGE

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Doctors of Distinction

CUTTING EDGE AWARD

Mitchell S. Cairo, M.D.

Professor of Pediatrics, Cell Biology and Anatomy, Medicine, and of Pathology, Microbiology, and Immunology, and Vice Chair of Pediatrics

FEMALE INNOVATOR AWARD

Sonia A. Velez

Clinical Assistant Professor of Family and Community Medicine

PROMISE FOR THE FUTURE AWARD

David Zuckerman

School of Medicine Class of 2025

POWER COUPLE AWARDS

Fawaz Al-Mufti, M.D.

Associate Professor of Neurology, Neurosurgery and of Radiology

Rolla Nuoman, M.D.

Assistant Professor of Pediatrics

and

David Jerome, D.O.

Clinical Assistant Professor of Family and Community Medicine

Maritza Jerome, D.O.

DOCTORS WITHOUT BOUNDARIES AWARD

Padmini Murthy, M.D., M.P.H., M.S., FAMWA, FRSPH

Professor of Public Health and Director of Global Health

DENTIST AWARD

Terence Jackson, D.M.D.

Assistant Director of Implantology and Clinical Assistant Professor of Dental Medicine, Touro College of Dental Medicine



ALL IN THE FAMILY



AMY AMIN PATIL, M.D.
Pediatrician

OPTUM

Amy Amin Patil is a pediatrician who completed her residency at Yale-New Haven Children's Hospital in 2013. During training she served as a provider in the Yale Pediatric Refugee Clinic, where she addressed cross-cultural medicine issues and treated longstanding chronic diseases. She graduated with honors and magna cum laude distinction from the integrated BS/MD Program at the University of Connecticut. She is board-certified in pediatrics and a Fellow of the American Academy of Pediatrics.



DR. VIVEK PATIL
Radiologist

OPTUM

Vivek Patil is a diagnostic radiologist with subspecialty training in vascular and interventional radiology, board certified in diagnostic and interventional radiology by the American Board of Radiology and completed his residency and fellowship training at Mount Sinai Hospital in New York. He is passionate about using the latest technology to perform minimally invasive image-guided procedures for both diagnosis and treatment of disease and has authored many peer-reviewed publications and book chapters in the field of vascular and interventional radiology.

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COMPASSIONATE CONCIERGE DOCTOR



DR. SETH PEARL

Pediatric Chiropractor and Cranio Sacral Therapist

OPTIMAL HEALTH CHIROPRACTIC

Seth Pearl is an award-winning chiropractor in Westchester County, a cranio-sacral therapist and a certified clinical nutritionist. He has been committed to promoting the health and well-being of his patients for over 25 years. With his expertise in the field of special needs and how the nervous system affects behavior, he has lectured for many prominent groups in the special-needs world. He utilizes state-of-the-art, painless treatments for many common and not so common issues for babies, children and adults.

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CRITICAL CARE



BUSHRA MINA, M.D.,

Chair of medicine and chief of pulmonary critical care and sleep medicine

NORTHERN WESTCHESTER HOSPITAL

With more than 50 million Americans reporting chronic sleep disorders and more than 34 million Americans living with chronic lung disease, Dr. Mina's specialties lie at a critical intersection for the country. Sleep apnea – one of the most common sleep disorders, in which breathing stops and starts – can lead to pulmonary hypertension, in which blood pressure increases in the lungs, Mina said, along with other conditions like heart disease and type 2 diabetes. Fortunately, with increased concern about lung and sleep challenges comes increased awareness of the risks and advancements in treatment, he said. In the case of pulmonary problems, there's a greater instance of people seeking help post-pandemic and more effective approaches. With COPD, or chronic obstructive pulmonary disease, the protocol now is to train primary-care physicians in this screening so patients no longer have to wait to see a pulmonologist. With sleep apnea, CPAP, or continuous positive airway pressure, masks are being designed for greater comfort while sleeping, although Mina added that they're like a pair of new shoes that feel tight at first and take some getting used to. While approaches to lung and sleep disorders are ever new, underlying causes are not. Smoking, secondhand smoke and environmental pollutants play a role in lung

disease, while obesity, smoking, drinking, heart disease and diabetes can play roles in sleep apnea. As for cannabis use, Mina said that "everything is done with good intentions." The legalization of marijuana is important for the pain management of terminal cancer. But, he added, smoking cannabis recreationally can lead to lung problems, such as fungal infections. A fourth-generation physician, Mina didn't always want to be a doctor, let alone a pulmonologist and sleep specialist. He grew up in Alexandria, Egypt, a multicultural crossroads since its founding in 331 B.C. by Alexander the Great. For a while, Mina thought he would follow in the footsteps of an uncle who was a pharmacist. His mother, an obstetrician and gynecologist, was so dedicated to her patients that the family sometimes wouldn't see her for days. But, Mina remembered, "she helped people, generation after generation." Mina received his education, including his medical education, at the University of Alexandria. He came to the U.S. in 1983, completing residencies first at Muhlenberg Regional Medical Center, a former acute-care hospital in Plainfield, New Jersey, and then at Lenox Hill Hospital in Manhattan; and did fellowships at Memorial Sloan Kettering Cancer Center and the former St. Vincent's Catholic Medical Center, both in Manhattan.

HONORING BUSHRA MINA, MD

Northwell applauds **Bushra Mina, MD** for his Doctors of Distinction 2024 nomination. As the chairman of medicine and chief of pulmonary critical care at Northern Westchester Hospital, he is transforming health care for the better through his dedication and visionary leadership.



Derek Anderson
SVP, President
Northern Westchester Hospital





CUTTING EDGE



MITCHELL S. CAIRO, M.D.

Professor of Pediatrics, Cell Biology and Anatomy, Medicine, and of Pathology, Microbiology and Immunology, and Vice Chair of Pediatrics

NEW YORK MEDICAL COLLEGE

Mitchell S. Cairo is currently the vice chairman and professor (with tenure) in the Department of Pediatrics at New York Medical College (NYMC). His additional current leadership positions include being the chief of the Division of Pediatric Hematology, Oncology and Stem Cell Transplantation, director of the Childhood and Adolescent Cancer and Blood Disease Center, medical and scientific director of the Cellular and Tissue Engineering Laboratory at Westchester Medical Center (WMC); medical director of the WMC Hematotherapy Program; and director of the WMC Cancer Center. Dr. Cairo's additional academic appointments include being a professor of pediatrics, medicine, pathology, microbiology and immunology and cell biology and anatomy and public health at NYMC. Dr. Cairo's education includes his undergraduate studies at the University of Wisconsin, Madison, graduating in 1972 with a Bachelor of Arts degree and election to Phi Beta Kappa. He received his medical school training at the University of California, San Francisco (USCF) graduating in 1976. Dr. Cairo completed a pediatric hematology-oncology fellowship as an American Cancer Society Fellow at Indiana University from 1979-1981. He joined the faculty of Children's Hospital of Orange County (CHOC) in 1982 and

established the BMT/Stem Cell Transplant program there in 1985 as director of Blood and Marrow Transplantation. In 1997, Dr. Cairo was recruited to Georgetown University where he became a professor of pediatrics, medicine and pathology and chief of the division of stem cell transplantation, cellular and gene therapy and director of the adult bone marrow transplantation program at the Lombardi Cancer Center and Medical Director of the NHLBI Cord Blood Collection Center. In 2000, Dr. Cairo was recruited to Columbia University followed by membership in the executive steering committee of the Morgan Stanley Children's Hospital of NewYork-Presbyterian Hospital. In 2011, he was recruited to NYMC and WMC. Dr. Cairo is an international leader in the biology and treatment of childhood and adolescent lymphomas and leukemias, stem cell transplantation, developmental therapeutics, experimental hematopoiesis and immunology and stem cell biology and regenerative therapy. He is a pioneer in the use of cord blood stem cells for treating pediatric malignant and nonmalignant disease, the use of cord blood stem cells for potential regenerative therapy and stem cell transplantation for sickle cell disease.

WE ARE PROUD TO SUPPORT
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2024**

Congratulations to

FEMALE INNOVATOR

Dr. Sonia A. Velez, JD
Saint Joseph's Medical Center

POWER COUPLE

Dr. Maritza Jerome, DO
ProHealth Physicians
Family Medical Associates

Dr. David Jerome, DO
Saint Joseph's Family Health Center



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Congratulations Honorees!

Dr. Mitchell Cairo
Dr. Rolla Nuoman & Dr. Fawaz Al-Mufti





DENTIST



TERRY S. JACKSON D.M.D.

Periodontist/Assistant Director of Implant Dentistry

TOURO COLLEGE OF DENTAL MEDICINE

Terry S. Jackson is from Newton, Massachusetts. He received his Doctor of Medicine in Dentistry as well as his Certificate in Periodontology from Tufts University School of Dental Medicine. Dr. Jackson is a Diplomate of the American Board of Periodontology and is also the recipient of the Kaufman Fellowship Award, which enabled him to study the effects of periodontal disease on the concentration of adhesion molecules in tissue. Prior to entering the field of dentistry, Dr. Jackson devoted four years to cardiovascular research at Boston University School of Medicine, where he earned a master's degree in biological science. He also holds a Bachelor of Science degree in business administration. Dr. Jackson has been trained in all aspects of periodontics, including immediate and delayed implant placement, ridge and sinus augmentation, distraction osteogenesis, as well as more traditional surgeries such as resective, regenerative and periodontal plastic surgery. Dr. Jackson currently spends his time working in his private practice in Stamford, Connecticut, and is also the assistant director of implant surgery at Touro School of Dental Medicine. He enjoys lecturing to dental students and providing instruction in the clinic.



DOCTOR WITHOUT BOUNDARIES



PADMINI MURTHY MD, MPH, MS, FAMWA, FRSPH
Professor Global/ Health Director

NEW YORK MEDICAL COLLEGE

Padmini (Mini) Murthy is a globally recognized health professional in her roles as a physician and public health expert. Her research interests focus on women's health, human rights and global health diplomacy and AI in femtech. She is currently professor and global health director at New York Medical College School and NYMC School of Health Sciences and Practice USA and currently serves as chair of Inter Sectional Council of APHA and past chair of the International Health Section of American Public Health Association and is the Global Health lead for the American Medical Women's Association and the NGO representative to the United Nations. She has worked as a consultant with United Nations Population Fund and has been appointed as co-focal point for United Nations SDG 3 Hub at NYMCSHSP. Dr. Murthy has been working with UN ambassadors, first ladies and UN missions to promote women's health globally with local efforts in Bahamas, Grenada, India, Liberia Malawi, Nepal and the Republic of Suriname. During the Covid crisis in 2020/2021 Murthy spearheaded efforts working with other NGOs to provide relief to India, Italy, and the Navajo nation. She has been interviewed by yahoo, CNN, sky news and other media channels. Dr. Murthy has made over 300 presentations nationally and internationally and has been asked to speak at high-level events at various international venues such

as the United Nations, World Health Organization and the COP 28 at Dubai where she organized a panel with two first ladies on gender and health. She is widely published and is the author and editor of Women's Global Health and Human Rights, Technology and Global Public Health. Her other books include Mini's Musings and Glorious Global Ganesh. She is currently working on her fifth book on women achievers. Dr. Murthy has been the recipient of numerous national and international awards, including First Indian born American in over 77 years to receive the Elizabeth Blackwell for her work in promoting women's health globally; recipient of the Sojourner Truth Pin given to those women who excel in community service; recipient of Jerusha Jirad Oration recognizing her work to promote women's health; recipient of the inaugural award as an outstanding Physician Leader for Work from Chung Gung Foundation Taiwan; honored at the Consulate Generate of India (CGI) to New York by FIA and CGI on occasion of International Women's Day, March 2023; and in March 2024 Murthy was named Global Health Care Leader of the Decade by IOATP and among all the subsequent awards in the USA, Japan and India, Murthy received a special Appreciation Award from her peers at Siddhartha Medical College North America Alumni Association for being a role model in September 2024.



DOCTOR WITHOUT BOUNDARIES



MICHAEL DEWAR, M.D.
Cardiac Surgeon

BRIDGEPORT HOSPITAL

Michael Dewar is a recently retired cardiac surgeon who specialized in aortic valve surgery, minimally invasive coronary artery bypass surgery and mitral valve repair surgery. He was the director of international cardiac surgical outreach at the Yale New Haven Hospital Heart & Vascular Center; and president of the Almazov Foundation of North America. In these roles, he helped coordinate and participated in an exchange program aimed at training cardiac specialists in northwest Russia. Under the program, about five Russian doctors come to Yale New Haven Hospital each year for training fellowships. Then cardiologists from the United States travel to Russia to work with the same physicians in their hospitals, performing complex surgeries. The goal on both continents is to educate Russian specialists so that they can provide much-needed services that people in their country might not have access to otherwise. Northwest Russia, with a population of 14 million, has the same number of cardiac surgeons as New Haven County, which has a population of about 800,000.



FEMALE INNOVATOR



SONIA A. VELEZ, M.D., J.D.
Residency Program Director

SAINT JOSEPH'S MEDICAL CENTER

After graduating from Fordham University with a bachelor's degree in biology, Sonia A.Velez enrolled in the American University of the Caribbean for her medical studies. She then attended and graduated from Boston University School of Law after which she decided to return to her first passion – medicine. She completed her residency in Family Medicine at St. Joseph's Medical Center in Yonkers, New York, where she served as a chief resident and continued at the residency program as a core faculty member and then appointed program director for the Family Medicine Residency Program. In 2016, Dr. Velez was appointed interim chair of the Department of Family and Community Medicine at New York Medical College where she is also a member of the Advisory Committee on Graduate Medical Education since 2006 as well as a member of the Committee on Diversity and Inclusion since 2014. Dr. Velez has become an integral part of the community in Yonkers where she serves as a member of the Mayor's Health Advisory Board for the city of Yonkers. She was the recipient of the "Service to the Community Award" jointly presented by the Yonkers Hispanic Chamber of Commerce and the Mexican American Chamber of Commerce in 2012. Dr. Velez currently serves as past president of the Medical Board at St. Joseph's Medical Center and was honored to be named "A Top Latino Leader" at the fifth annual National Latino leadership Conference in Los Angeles in 2019.



LIFETIME ACHIEVEMENT



ROBERT ALLEN WOLFSON, M.D.
Internal Medicine (Primary Care)

OPTUM

Robert Allen Wolfson was born and raised in the Bronx, New York. He attended the Bronx High School of Science, followed by undergraduate studies at New York University. He went to SUNY Downstate in Brooklyn for his M.D. and then did a residency and chief residency at Kings County/Downstate. Upon completion in 1981, Dr. Wolfson joined a faculty practice at the Albert Einstein College of Medicine back in the Bronx where he was very involved in teaching and served on several committees, including the Medical School Admissions Committee and he also was head of the Quality Assurance Committee. After 14 years, Dr. Wolfson left to join the then small Mount Kisco Medical Group, where he is in his 30th year at what is now Optum. Dr. Wolfson was motivated to enter the medical field by his late brother, Philip, who was a renowned pediatric surgeon, as well as by his father, an immigrant who worked his way through pharmacy school and his mother, a teacher who strongly valued education. Outside of being a physician, Dr. Wolfson is an avid bicyclist, gardener and fitness enthusiast. He spends much time with his wife Donna, children and children-in-law and three beloved grandchildren.



LIFETIME ACHIEVEMENT IN NURSING



LEIGH ANNE MCMAHON, DNP, MHA, RN, NEA-BC
*Executive Vice President, Patient Care Services
and Chief Nursing Officer*

WHITE PLAINS HOSPITAL

Leigh Anne McMahon is the executive vice president for Patient Care Services and the chief nursing officer of White Plains Hospital where she oversees all patient care services at the hospital, including nursing, respiratory therapy, the infection prevention department, care management and physical therapy. She is also responsible for all patient experience initiatives and performance on the Hospital Consumer Assessment of Healthcare Providers and Systems (HCAHPS) and Press Ganey surveys.

McMahon began her career at White Plains Hospital in 1984 as a staff nurse. Following positions in various units she was promoted to nurse manager of the PACU and ambulatory surgery departments and was named director of critical care. McMahon was subsequently promoted to vice president/chief nursing officer and led the nursing division through a successful journey to Magnet Recognition.

In 2013, McMahon was named senior vice president of patient care services and again promoted to executive vice president in 2021. She is a graduate of the Cochran School of Nursing, and holds a Bachelor of Health Science degree from Mercy College (now university), a Master of Health Care Administration from Bellevue University, a Master of Nursing from St. Joseph's College and a Doctor of Nursing Practice from Chamberlain College of Nursing.



POWER COUPLES



DR. MARITZA JEROME
Physician

**PROHEALTH PHYSICIANS
FAMILY MEDICAL ASSOCIATES**



DR. DAVID JEROME
Physician and Medical Director

**SAINT JOSEPH'S FAMILY
HEALTH CENTER**

Maritza Jerome is a dedicated family physician currently practicing at Pro Health Physicians in Ridgefield, Connecticut. He has a strong commitment to advancing her expertise in obesity medicine. Currently pursuing a fellowship, Dr. Jerome is passionate about addressing the complexities of obesity and metabolic health, striving to improve patient outcomes through evidence-based treatments. His goal is to contribute meaningfully to the field of obesity medicine and empower patients to achieve lasting health improvements.

Dr. Jerome is a highly respected family physician and the current medical director at Saint Joseph's Family Health Center in Yonkers. In addition to his leadership role, Dr. Jerome serves as faculty for the Family Medicine Residency Program, where he is deeply committed to mentoring the next generation of physicians. His clinical expertise and dedication to patient care make him a key figure in both the hospital and the academic community.



POWER COUPLES



DR. FAWAZ AL-MUFTI

*Associate Dean for Research and Innovation /
Director of Neuroendovascular Surgery Fellowship*

**WESTCHESTER MEDICAL CENTER
AND NEW YORK MEDICAL COLLEGE**

Fawaz Al-Mufti is one of the few triple-trained, board-certified neurologists, neurointensivists and neuroendovascular surgeons in the country. He joined Westchester Medical Center in 2018 from Rutgers University, where he directed neuroendovascular surgery. He completed fellowships in neuroendovascular surgery at Rutgers and Neurocritical Care at Columbia and Weill Cornell after his neurology residency at SUNY Stony Brook. As associate dean for research and innovation, vice-chair of neurology for research at New York Medical College, and an associate professor, he has over 200 peer-reviewed publications and oversees research in the Brain and Spine Institute. He also directs the CNS Neuroendovascular Surgery Fellowship and has mentored over 100 trainees. Dr. Al-Mufti serves on committees of the American Academy of Neurology, Society of Vascular and Interventional Neurology, and Neurocritical Care Society. He is chair of the Interventional Neurology Section of the AAN and serves as treasurer and board member of SVIN, as well as global chair of Mission Thrombectomy.



DR. ROLLA NUOMAN

*Child Neurology
and Sleep Medicine Specialist*

**MARIA FARERI BOSTON
CHILDREN'S HEALTH PHYSICIANS**

Rolla Nuoman is a compassionate and dedicated board-certified child neurologist and sleep medicine specialist. She earned her medical degree from Baghdad University College of Medicine in Iraq, after which she completed her pediatric residency at New York University-Woodhull in Brooklyn. Dr. Nuoman further honed her expertise with a fellowship in child neurology at Rutgers University and a subspecialty fellowship in pediatric sleep medicine at the State University of New York at Stony Brook. She joined the child neurology team-Boston Children's Health Physicians in April 2019. Fluent in Arabic, English and Spanish, she connects with patients from diverse backgrounds, enhancing her ability to provide high-quality care. Dr. Nuoman has been married to Dr. Fawaz Al-Mufti, an interventional neurologist and neurointensivist at Westchester Medical Center and New York Medical College, for 17 years. Together, they share a profound commitment to medicine and patient care. While her career is remarkable, Dr. Nuoman's greatest pride lies in her family. As a devoted mother of four, she skillfully balances her demanding professional life with a deep love and dedication to her children, always finding time to nurture and support them. Her passion for both her patients and her family defines her as a physician and a person, embodying a unique blend of professionalism and warmth that touches the lives of all who know her.



PROMISE FOR THE FUTURE



DAVID ZUCKERMAN
Medical Student

NEW YORK MEDICAL COLLEGE

David Zuckerman is a fourth-year medical student at New York Medical College, with a distinguished academic background that includes a bachelor's degree in neuroscience from Yale College and a master's degree in bioethics from Harvard Medical School. During his time in medical school, Zuckerman has emerged as a leader in health policy. He served as chair of the Medical Society of the State of New York's Medical Student Section and contributed as a member of the Committee on Bioethics. His work includes authoring impactful resolutions on critical issues such as the use of artificial intelligence in medical reimbursements and expanding protections in end-of-life care. In recognition of his leadership and commitment to advocacy, Zuckerman was awarded the American Medical Association's Physicians of Tomorrow Scholarship and the Nassau County Medical Society's Pride in the Profession Scholarship. He has extensive research experience and has collaborated with neurologists and neurosurgeons at Westchester Medical Center on projects aimed at advancing both patient care and the ethical dimensions of medical practice. These hands-on experiences, along with his strong foundation in neuroscience, have solidified his passion for pursuing a career in neurology, where he seeks to integrate cutting-edge research with compassionate, ethically driven care.



TEAMS



KAREN A. SANTUCCI, M.D. FAAP
Chief Medical Officer

GREENWICH HOSPITAL

Karen Santucci went to medical school at the State University of New York, Downstate. She did her residency and chief residency in pediatrics at Downstate and Kings County Hospital in Brooklyn, New York. After one year working as a pediatric emergency medicine provider in New York earned her Pediatric Emergency Medicine fellowship at Brown University in Rhode Island. She stayed on as an attending at Hasbro Children's for three years and from there went to Yale New Haven Children's Hospital as an assistant professor. She developed the Pediatric Emergency Medicine Fellowship Training Program in 2000 and was the director for the first 7 years becoming medical director of the children's emergency department at Yale and then section chief of Pediatric Emergency Medicine at Yale-New Haven Children's Hospital. She later served in various roles at Yale and then helped develop the Pediatric Emergency Medicine Program at Greenwich Hospital. Santucci

was at Yale New Haven Children's Hospital for the 21 years – 1999-2020. She is professor of pediatrics and emergency medicine at Yale University School of Medicine and has been actively involved in medical student education and loves bedside teaching. She is regularly out in the community interacting with and teaching school nurses, and meeting with community emergency medicine and family medicine providers discussing pediatric specific issues. Dr. Santucci is board certified in pediatrics and pediatric emergency medicine and is a Fellow of the American Academy of Pediatrics (AAP). She was appointed senior vice president and chief medical officer at Yale New Haven Health/Greenwich Hospital on Sept. 1, 2020 and now serves in that role full time. In October 2021, she received the Michael Shannon Humanitarian Award from the AAP, Section of Emergency Medicine. In November 2022 she received a Women Who Inspire Award.



TEAMS



STACEY GREEN , MS, CAVS
System Director, Volunteer Services

GREENWICH HOSPITAL

Stacey Green is a dedicated professional with more than 17 years of experience in health-care volunteer service management. Currently serving as the system director for Yale-New Haven Health, she specializes in managing and coordinating volunteer programs that support patient care, hospital operations and community-based programs for Greenwich Hospital and throughout the health system. In partnership with the health-care team, Green works to recruit, place, train and manage volunteers to prepare them for their role within the health-care setting. As a certified administrator in volunteer services (CAVS) with a master's degree in management, Green has successfully developed volunteer initiatives that enhance the patient experience and foster the culture of Greenwich Hospital and Yale-New Haven Health. She is passionate about building meaningful volunteer programs that align the organization's mission, vision and values. During her tenure at Greenwich Hospital, she has implemented programs such as Lend an Ear -Patient Experience Rounding, Fidget Kits for Alzheimer's Patients, and in partnership with Abilis, kicked off the first ProjectSEARCH site in Fairfield County, providing internships for young adults with disabilities in health care. Green has presented on these impactful volunteer and community-based programs at the local, regional and national level.



DR. FELICE ZWAS
Physician

GREENWICH HOSPITAL

Felice Zwas was born in Brooklyn in 1955 and is a product of the New York City public school system. Spalding pinky ball in hand, she went on to receive a Bachelor of Arts degree from Barnard College, graduating magnum cum laude and Phi Beta Kappa. She received her medical doctor degree at Columbia University Physicians and Surgeons School of Medicine and was honored with the medical school's highest academic distinction, Alpha Omega Alpha. She completed her internship and residency at Columbia Presbyterian Hospital and her Gastroenterology Fellowship at Beth Israel Hospital at Harvard University. For over 36 years, Dr. Zwas has practiced gastroenterology in Connecticut and has been a member of the Greenwich Hospital medical staff. Early in her career she worked closely with medical house staff, earning the Osler Award for excellence in teaching. She presented her clinical research at many scientific meetings and is well published in peer review journals. Her major research interests have included scanning electron microscopy in the diagnosis of dysplasia in Barrett's esophagus, gastrointestinal problems in women and gastrointestinal issues in AIDS patients. Throughout her medical career, Dr. Zwas has served on numerous medical and hospital committees. She lives in Stamford with her wife, Sarah Gallen, and their dogs, Alex and Nikki. She loves traveling, playing her guitar, hiking and birding.



TEAMS



Dr. Robert E. Michler



Dr. Steven H. Borenstein



Dr. Diego R. Camacho



Dr. William A. Jakobleff, Jr.



Dr. Dominique M. Jan



Dr. Evan C. Lipsitz



Dr. Maureen P. McEvoy



Dr. W. Scott Melvin



Dr. Anibal O. Puente



Dr. Oren M. Tepper

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VETERINARIAN



MICHAEL DATTNER, DVM

Doctor of Veterinary Medicine

BROOKFIELD ANIMAL HOSPITAL

Michael Dattner was born and raised in Queens, New York, and always wanted to be a veterinarian. He earned his Doctor of Veterinary Medicine at Cornell University in 1994 where he met his wife Dr. Silke Bogart. After practicing on Long Island, he and his wife purchased Brookfield Animal Hospital, then known as Animal Medical Clinic, in 1999.

Dr. Dattner enjoys all aspects of veterinary medicine, especially surgery and dermatology. He is a member of the American Veterinary Medical Association, the Connecticut Veterinary Medical Association, the American Animal Hospital Association, and the American Association of Feline Practitioners. In his spare time he enjoys downhill skiing, strength training and water sports. Drs. Dattner and Bogart have two children, Alexa and Kyle, their cats Mickey Mouse and Minnie Mouse, their shepherd mix Kita, and their Labrador mix Jack.

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JUDGES



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. She is married to her husband of 15 years, Rich Miller, and has two children, Maeve (12) and Patrick (9).



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.

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Yale New Haven Health, one of the largest and most comprehensive healthcare systems in Connecticut, is committed to innovation and excellence in patient care, teaching, research and service to our communities. Our nonprofit health system includes five acute-care hospitals, multispecialty centers, and outpatient locations stretching from Westchester County, New York, to Southern Rhode Island. Through our affiliation with the renowned Yale School of Medicine, our patients benefit from access to the latest medical treatments, research and innovation.

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- **Bridgeport Hospital** includes campuses in Bridgeport and Milford, Connecticut, plus outpatient sites across upper Fairfield County. Bridgeport Hospital is home to the only burn center in Connecticut and the second inpatient campus of Yale New Haven Children's Hospital. Bridgeport Hospital has 501 beds, represents all medical specialties, and offers advanced surgical specialties, including cardiac surgery. The Joint Commission's Advanced Certification for Total Hip and Knee Replacement demonstrates our commitment to the highest level of care and safety for our patients. BridgeportHospital.org
- **Greenwich Hospital** serves patients from lower Fairfield County, Connecticut, and Westchester County, New York. This 206-bed progressive medical center offers a wide range of medical, surgical, diagnostic and wellness programs. Greenwich Hospital is recognized as a leader in service and patient satisfaction as evidenced by Press Ganey's Pinnacle of Excellence Award and the prestigious Magnet designation from the American Nurses Credentialing Center, the nation's highest honor of nursing excellence. GreenwichHospital.org
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*Connecticut Magazine, May 2024



White Plains Hospital is a proud member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley. The Hospital is a 292-bed not-for-profit health care organization with the primary mission of providing exceptional acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. White Plains Hospital has outpatient medical facilities across Westchester, including multispecialty practices in Armonk, Larchmont, New Rochelle, Rye Brook, Somers and Yorktown Heights; and Scarsdale Medical Group locations in Harrison and Scarsdale. The Hospital is fully accredited by the Joint Commission and in 2023, White Plains Hospital received another 5-star rating from the Centers for Medicare and Medicaid Services (CMS) — the highest distinction offered by that federal agency for the second consecutive year. In addition, the Hospital received its third Magnet® designation from the American Nurses Credentialing Center (ANCC), a distinction held by only two percent of hospitals in the country. White Plains Hospital has consistently received the Outstanding Patient Experience Award from Healthgrades®, and in 2022 became the only Hospital in Westchester to be awarded with an A Safety Grade from the Leapfrog Group for the 9th time.



Saint Joseph's Medical Center, established in 1888, is a leading healthcare provider serving Westchester County and New York City. The organization delivers exceptional inpatient and outpatient healthcare. From specialized surgeries including orthopedic surgery (traditional and robotic-arm assisted), and vascular surgery, cardiac care, wound care, hyperbaric medicine, a state-of-the-art imaging suite, and comprehensive behavioral health services, the health system is dedicated to providing high-quality care. Its renowned St. Vincent's Hospital Westchester offers an extensive array of inpatient and outpatient behavioral health services and is a leader in behavioral health and substance use treatment. St. Vincent's Hospital offers inpatient and outpatient mental health and addiction treatment services at its campus in Harrison and at off-site locations in White Plains, Tuckahoe and Port Chester. St. Vincent's also provides mobile crisis services for Westchester County and is the 988 call center for Westchester, manages residential services for more than 1,400 individuals in Westchester County and New York City and operates three opioid treatment centers in New York City. Additionally, the organization's Saint Joseph's Medical Practice, PC, operates multiple locations throughout Westchester and the Bronx, providing primary care and specialty care services. Saint Joseph's also places a strong emphasis on education, as evidenced by its various residency programs and the esteemed Saint Joseph's School of Nursing at the University of Mount Saint Vincent, which prepares the next generation of nurses. To learn more visit saintjosephs.org.



Whether you're looking for a new pediatrician or a pediatric specialist, count on Boston Children's Health Physicians (BCHP). The largest pediatric multispecialty group in lower New York State and Southeastern Connecticut, our more than 300 skilled clinicians provide care in nearly 60 locations. And with more than 20 areas of medical expertise, we can manage all of your child's needs. BCHP provides all the care your children need right in your neighborhood. BCHP's skilled clinicians offer an extensive range of integrated, comprehensive inpatient and outpatient care to children from birth through young adulthood, with a broad range of medical conditions. We're affiliated with the Maria Fareri Children's Hospital at Westchester Medical Center and proud to belong to the community of care of Boston Children's Hospital. BCHP is continually recognized for exceptional care and significant accomplishments in clinical care, medical education, and research. Many BCHP practices have received recognition under the National Center for Quality Assurance Patient-Centered Medical Home and Patient-Centered Specialty Practice programs for having the tools, systems, and resources necessary to provide the right care, at the right time. BCHP also has the largest number of pediatric Castle Connolly Top Doctors in the region. Visit bchphysicians.org for more information.



CCLEAN COMMERCIAL CLEANING provides environmental services and labor support in our region's leading hospitals and outpatient healthcare settings, educational institutions, and corporate spaces. EVS and facilities directors trust CClean's highly-trained professionals to seamlessly integrate and consistently exceed expectations for regular cleaning, compliance programs, joint commission surveys, and more. Family-owned and operated for 40 years, CClean is proud to remain the reliable, responsive first choice in places where quality matters.

LUCID

Lucid is a Silicon Valley-based technology company focused on creating the most advanced EVs in the world. The flagship vehicle, Lucid Air, delivers best-in-class performance and efficiency. Lucid is preparing its state-of-the-art, vertically integrated factory in Arizona to begin production of the Lucid Gravity SUV. The company's goal is to accelerate humanity's transition to sustainable transportation and energy.



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.



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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 integrates content from its former publication WAG magazine, providing readers with a greater variety of business news and features. Westfair also publishes the popular News @ Noon and the new Wake Up With Westfair e-newsletters, for late-breaking developments, as well as industry-specific newsletters. For more than 60 years, Westfair has been the only weekly countywide business newspaper founded by former Westchester resident David Moore, a grandson of New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with the founders' principles, the Journal focuses on the business community in Fairfield, Westchester and the rest of the Hudson Valley with breaking news, trends, tips and behind-the-scenes profiles. The content also takes you beyond the business world to explore, food, travel, health and wellness and the home, while the entertainment-flavored calendar suggests where you should be and when. The Journal and its newsletters have gained credibility and respect in the region for honesty and 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 or call 914-694-3600.

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