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Health care excellence highlighted at 2025 Doctors of Distinction event

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The award winners at Westfair's 2025 Doctors of Distinction. Photo by Diana Vollaro.

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Monday
November 17

ISSUE #43

Bridgeport's South End revival continues as Windward II breaks ground

BY GARY LARKIN / glarkin@westfairinc.com

BRIDGEPORT – The remaking of the city's South End took another step forward Monday as government officials and private partners broke ground on the second phase of the Windward Apartments affordable housing complex. But unlike many of the city's developments, this one is designed to improve the safety and health of residents.

Concurrently, Resilient Bridgeport announced it is leading a pilot stormwater management project at the Windward site that will include a stormwater park suitable for use in dry weather, a storm water pump station and force main and extension and elevation of Johnson Street to serve as a means of dry egress during floods.

On Monday at the groundbreaking, such public officials as Mayor Joe Ganim, U.S. Rep. Jim Himes, state Commissioner for Housing Seila Mosquera-Bruno, state Sen. Herron Keyon Gaston, state Sen. Sujata Gadkar-Wilcox and state Rep. Christopher Rosario were joined by Park City Communities CEO Jillian Baldwin, JHM Group's Todd and John McClutchy, The Richman Group's Richard Richman and Bank of America President of Southern Connecticut Bill Tommins.

"It is exciting to see this new phase of the Windward apartments get underway as the Resilient Bridgeport project gets underway," said Todd McClutchy, JHM Group president. Residents at the Windward will benefit greatly by all of the work being done through Rebuild by Design to make the area far more flood resilient and sustainable."

JHM Group, the developers of the site, partnered with Park City Communities, which owns and manages the city's public housing, to revive the complex. The project was designed by Crosskey Architects. The cost to build the second phase is about \$30 million while the first phase was \$27 million.

The construction company tasked with building the second phase of The Windward expects residents to be able to move in by the end of 2026.

"We did phase one a few years ago," said Anthony Gaglio Jr., vice presi-

dent and safety director of Viking Construction. "We are now making our way for the next 51 units for phase two. We have four full-time staff working over here with superintendents and project managers. Our site crews are on site now pouring the foundations. "We do our underground plumbing and then the framers (carpenters) will start."

The Windward, which has 54 units located on Johnson Street that were completed in 2021, will add another 51 units once the second phase is complete by the end of 2026. Located on the site of the former Marina Village public housing complex, Windward has set aside one-third of the more than 100 units to residents who were displaced from Marina Village.

Mayor Ganim was energized by the launch of this new chapter in the city's history. He said the expansion of the Windward community and the work of Resilient Bridgeport are breathing new life into the South End, helping make it a vibrant place within the city.

"Commissioner (of Housing Mosquera-Bruno), we want you at a groundbreaking every week here in Bridgeport," Ganim said. "We have an executive order and a goal of 6,000 new units of housing. I'm sure that's consistent with goals throughout Connecticut."

Ganim pointed out how The Windward apartments fits in with all the development in the South End.

"Park Avenue is getting a \$10 million beautification," he said. "There's the Warnaco building – I don't know how many square feet of that is being demolished for a new site – and all the things that the University of Bridgeport is doing. And there's the (former PSEG Bridgeport Harbor Station) power plant – the demolition of the last coal-burning plant in Connecticut that is being transformed into beautiful waterfront housing."

Congressman Himes, who helped secure \$10 million in federal HUD funds for the project, stressed the need for affordable housing in Bridgeport as well as in the state and nation.

"This groundbreaking represents an amazing upgrade of what was once here, showing what is possible,"



Todd McClutchy, JHM Group president, addresses the crowd at the groundbreaking of the second phase of The Windward Apartments in Bridgeport. Photo by Gary Larkin

"Residents at the Windward will benefit greatly by all of the work being done through Rebuild by Design to make the area far more flood resilient and sustainable."

— Todd McClutchy, JHM Group president

said Rep. Jim Himes. "Right now, affordability is top-of-mind, especially regarding housing in Connecticut and Fairfield County. The Windward brings affordable housing to this community which will transform lives."

Stormwater management project As for the need for stormwater management in the area surrounding the Windward, Todd McClutchy reminded those at the groundbreaking of the dangers nature poses there.

"The South End has suffered substantial damage due to Superstorm Sandy dating back to 2012 and continues to experience flooding problems," he said. "This will provide the critical infrastructure that will allow the redevelopment of the property which we see amongst us."

The RBD project received \$10 million in funding from the U.S. HUD and \$10 million from the state of Connecticut Bond Commission. The Resilient Bridgeport project is bounded by South Street to the north, Iranistan Avenue to the west, Ridge Avenue to the south and by Columbia Street to the east. The Johnson Street extension will be built with a minimum elevation of 14 North American Vertical Datum (standard for height above sea level) and connect to the existing elevation east of Columbia Street.

The financing for the Windward project came from the Bank of America in the form of \$30 million in debt and equity financing.



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Rockland puts \$1M into emergency food assistance; another \$1M planned

BY PETER KATZ / pkatz@westfairinc.com

Rockland County has a plan to spend up to \$2 million on emergency food assistance by the end of November if the disruption in federal funding of SNAP (Supplemental Nutrition Assistance Program) benefits continues. So far, \$1 million has been allocated for the first phase running from Nov. 6 through 14 with another million set for a second phase if needed that would help people from Nov. 15 through 30.

The funding is being given to the Regional Food Bank, which serves Rockland and other counties. In Rockland, more than 19,000 households, comprised of 54,562 children and adults, typically receive monthly SNAP food aid.

“This is a coordinated, strategic,

and immediate response,” said County Executive Ed Day. “This plan ensures food reaches the families most affected, supports our pantries, and strengthens the entire emergency food system across Rockland.”

Rockland County Legislature Chairman Jay Hood Jr. described the funding that was approved by the Legislature last

week as a “stop-gap measure (that) will hopefully get us through the federal government shutdown.”

The first \$1 million phase includes \$700,000 allocated to 43 local pantries though the Regional Food Bank with the remaining \$300,000 to be utilized

for the Regional Food Bank to conduct distribution events countywide.

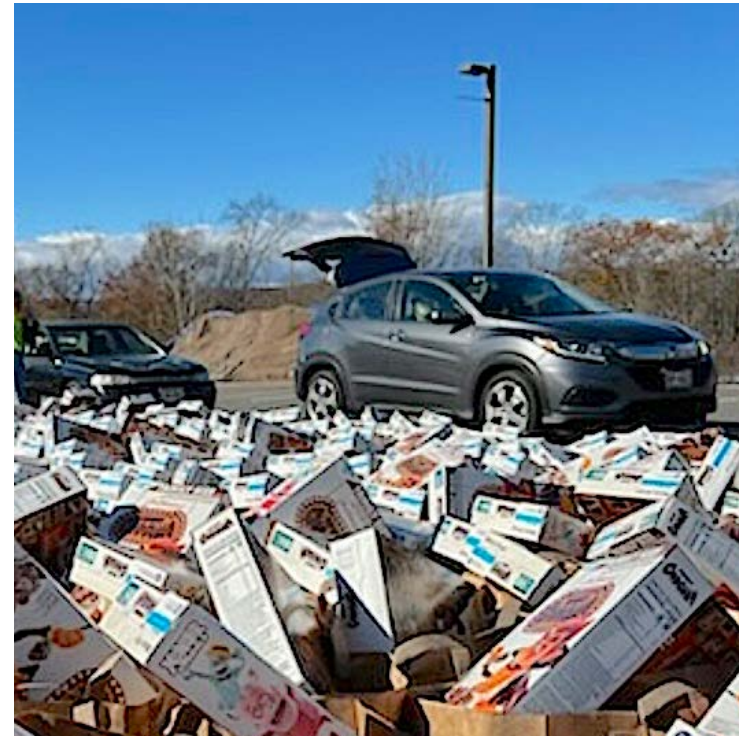
“We know how scary it can be not to know where your next meal is coming from,” said Tom Nardacci, CEO of Regional Food Bank. “We want our neighbors to know we’re here to help.

We will do our best to meet the need and are so grateful for the outpouring of support from Rockland County officials and individuals in the communities we serve for coming together to help our neighbors access the food they need at this time of unparalleled need.”

The first food distribution event during the first phase was held Nov. 6 at Clover Stadium in Pomona, where 20,000 pounds of food were given out, enough to serve approximately 375 households.

“We want our neighbors to know we’re here to help.”

— Tom Nardacci



Bags of food being distributed in Rockland.



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The drive to ensure garage safety

BY PETER KATZ / pkatz@westfairinc.com

The Oct. 16 collapse of a 1,200-square-foot section of the fifth floor onto the fourth floor of a 14-deck privately-owned parking garage at 50 Hale Ave. in White Plains put garage structural safety in the headlights for many people in Westchester, especially municipal officials who oversee such things.

Port Chester's Mayor Luis Marino, for example, told Westfair's Westchester County Business Journal, "The Village of Port Chester takes the structural integrity of parking garages extremely seriously. Earlier this year, the village adopted a local law requiring all public and privately owned parking garages to undergo periodic structural condition assessments by licensed professional engineers, with detailed reports submitted directly to our Code Enforcement Department for review and enforcement. These inspections are designed to identify and address any signs of deterioration before they pose a safety risk. Long before the recent regional incidents, including the partial garage collapse in White Plains, our team had reaffirmed compliance expectations with all local garage owners. The Village of Port Chester continues to closely monitor inspection schedules to ensure full adherence to these enhanced safety standards."

During the campaign leading up to the Nov. 4 Mayoral Election in White Plains the Republican candidate Lenny Lolis raised garage safety as an issue. The Democratic candidate, Common

Council Member Justin Brasch, who was elected to succeed Mayor Tom Roach, said that the maintenance of infrastructure would be a top priority under his administration and that would include reviewing inspection protocols to determine whether they need to be updated.

There were no injuries as a result of the Hale Avenue structural failure, but cars were crushed or otherwise damaged. Temporary metal support columns and wood structures were put in place by first responders that included not only White Plains fire and police personnel but also members of the Hartsdale, Fairview, Greenville and Scarsdale fire department as well as personnel from the City of Yonkers.

White Plains Public Safety Commissioner David Chong said that the first call to police about the incident came at about 9:08 a.m. from a person who was in the garage at the time. Chong said that many other calls followed.

"We are blessed that it wasn't something more tragic," Chong said. "If it was at 8:30 in the morning who knows what would have happened when people are coming into work. So, we're blessed. Everybody was parked and stationed when the collapse happened."

According to White Plains Commissioner of Buildings Damon Amadio, the garage owner 44 South Broadway Owner LLC had received permits over the past few years for structural repair work. Amadio explained that New York state law requires that owners



Damage inside Hale Avenue garage. Yonkers Fire Department photo.

"We are blessed that it wasn't something more tragic."

— David Chong,
White Plains
Public Safety
Commissioner

and operators of parking garages perform structural condition assessments of their facilities on a scheduled basis.

"The condition assessments must be performed by licensed professional engineers that specialize in building structural design and are to include identification of any unsafe conditions," Amadio said. "Garage owners are required to submit a copy of the assessment report describing the findings to the City of White Plains Building Department for review and record."

It turned out that the Hale Avenue garage was one of several for which the city did not have current inspection records on file. That garage has

been ordered closed with its entrances boarded up.

The White Plains Building Department staff members went to approximately 40 private parking garages in the city that did not have an assessment report on file with the Building Department, and found no significant safety issues. Those properties must still conduct engineering studies and file them with the city. Private parking garage owners who did not submit an assessment report were issued court appearance tickets and notices to submit the required assessment reports.

As far as city-owned garages are concerned, in December 2017 State

"The Village of Port Chester takes the structural integrity of parking garages extremely seriously."

— Mayor Luis Marino



50 Hale Ave. garage. Photos by Peter Katz.



Lexington-Grove West Parking Structure at closed Galleria mall.

Comptroller Thomas DiNapoli issued a report based on audits it had done to determine whether municipal parking structures in White Plains and other municipalities were regularly inspected to identify repair needs. Based on recommendations made to White Plains by DiNapoli, the city enhanced its inspections.

According to Stefania Mignone, Commissioner of Public Works, during this year's annual inspection of the Lexington-Grove West Parking Structure at the former Galleria shopping mall, the city's structural engineering consultant noticed substantial problems including damage to concrete and corroded reinforcement bars, corrosion of steel staircases and rotational movement and displacement of girders. The consultant recommended closing the garage, which was done. The East Parking Structure at the Galleria was determined to be safe and remains open.

White Plains Corporation Counsel John Callahan told Westfair's Westchester County Business Journal that this year's annual inspections of the various city garages currently still are taking place.

"Last year when we did it the Galleria West garage in particular was found in adequate condition to use," Callahan said. "This year, a year has passed and when outside engineers did the inspection they said, 'no, at this time we think the garage should not be used' and we closed it literally a matter of hours after getting that report."

Callahan said that the city was aware of various internet postings from people with photos of what appeared to be failed concrete and other problems at some city garages.

"When we see those postings we do go out and look at it," Callahan said "Somebody sent us a picture of a place in the Trans-Center Garage that showed where some concrete had been chipped away but that was actually done by us. Until you do a full repair, you chip away all loose concrete so that none falls down on somebody. While it may look like the concrete's chipped away we did that as part of our repair process. Some of the other pictures I've seen are actually repairs in progress. Water is the main enemy. We recently recoated the entire roof of the TransCenter Garage and fixed drains. Then we moved over to the Hamilton-Main Garage and have either just finished or are just about to finish the same repairs at that garage, coating the entire roof and fixing all the drains."

Callahan said that when the Common Council holds its regular meeting in December it will be asked to approve a capital project for repair work at the Chester-Maple Garage. Also on the agenda will be a major capital project to do work on the columns in the Library Garage. He said that these projects were in the works before the



Closed entrance at Lexington-Grove West Parking Structure.

Hale Avenue partial collapse.

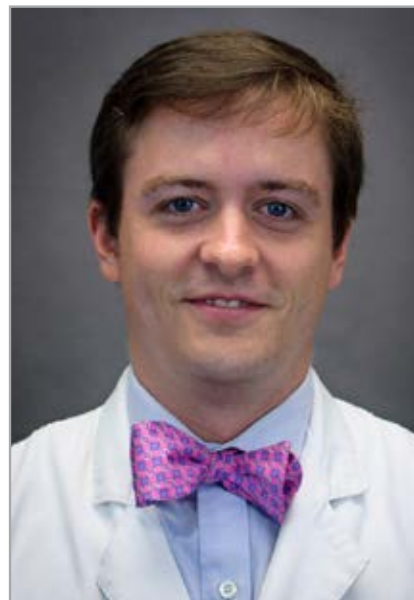
Callahan said that the East and West garages at the Galleria were constructed for use when there was a mall there, which now has closed, and that adequate parking is available at municipal garages to accommodate the motorists who had been using the West garage.

"We don't have to accommodate all of the parking that the garage at one point in time did have to accommodate," Callahan said. "I think the people who use the garages should be

assured that the city conducts regular inspections of our garages and makes repairs as necessary. We're in the middle of what will be a major multiyear repair of our garages. With respect to the private garages, we have some engineer reports that are outstanding; the owners of those garages have been brought to court but the city has walked through all of those garages and we don't see anything that causes us concern. I think people should feel safe both to park in the city garages and private garages in the city."

Greenwich Hospital congratulates James Farrelly, MD, recipient of Westchester and Fairfield Business Journal's Doctors of Distinction Lifetime Achievement Award

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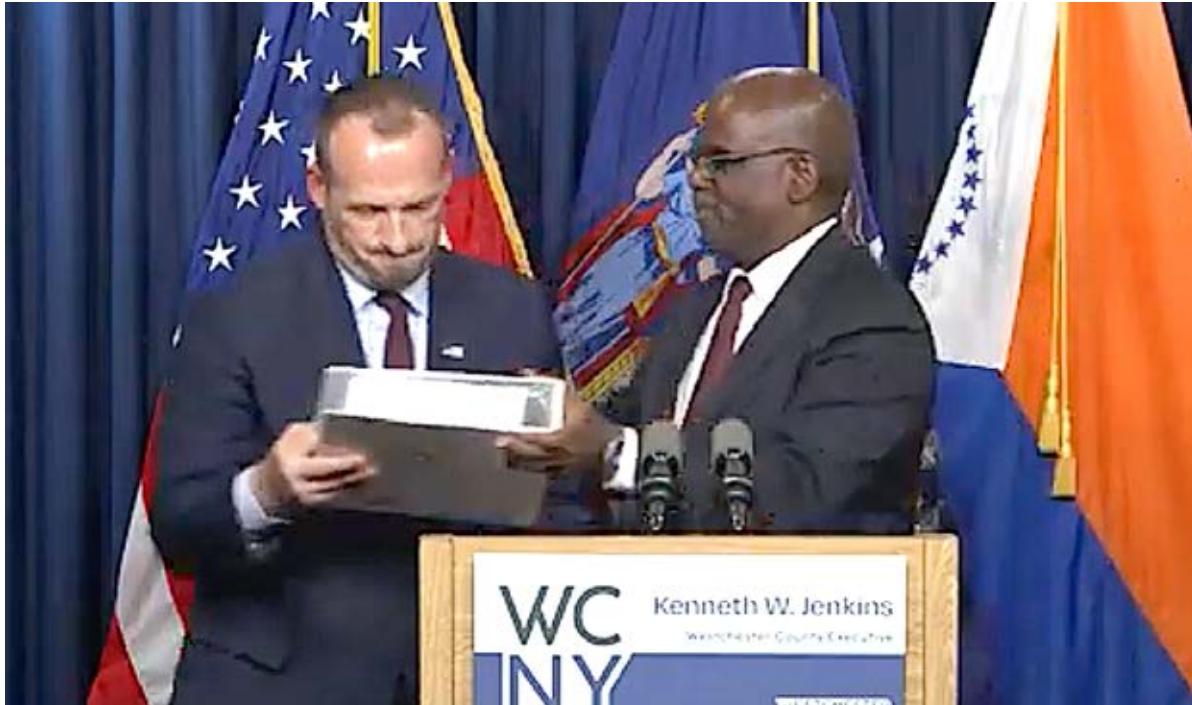


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Proposed county operating budget for 2026 includes 5.27% property tax increase

BY PETER KATZ / pkatz@westfairinc.com



Jenkins gives budget to Vedat Gashi.

Fresh on the heels of a sizable victory on election night in his campaign for a full term, Westchester County Executive Ken Jenkins late on Nov. 7 unveiled the proposed Operating Budget for the county in 2026. The operating budget totals \$2.5 billion and is in addition to the \$604 million capital budget proposed by Jenkins on Oct. 15.

The new Operating Budget includes cuts for almost all county departments of 8%, including the County Executive's Office, and eliminates 180 positions, essentially cutting the county workforce by almost 5%. It includes a 5.27% increase in county property

taxes. County property taxes vary from community to community, with each municipality getting a bill from the county equal to its share of the taxable full-value of all property in the county. The municipality then collects the taxes it has to remit to the county from its property owners. For example, when 10.46% of the county's entire property value was in Yonkers, Yonkers got a bill equal to 10.46% of the county tax levy.

After speaking about the proposed budget at his office in the County Office building in White Plains on Nov. 7, Jenkins formally presented a budget book to Vedat Gashi, chairman of the

“There’s no way to sugarcoat it — this is the reality of the moment.”

— County Executive George Latimer Jenkins

County Board of Legislators. A final budget must be adopted by the Board no later than Dec. 27.

Jenkins gives budget to Vedat Gashi.

As the budget was being prepared, it became apparent that the county would be facing projected budget gap of \$197.7 million. Instituting a hiring freeze and elimination of 180 positions is expected to produce savings of \$28 million. Another \$34.5 million is planned to be saved by reductions in contracts, as well as cutting technical services and expenses. Reducing overtime and trimming hours worked is expected to save another \$11.6 million. Savings in equipment, materials and supplies is expected to cut out \$7.1 million. Adjustments in social services account for \$5.2 million in savings.

“This has been an extraordinarily difficult year, and the budget process reflected that,” Jenkins said. “We are operating in a moment of unprecedented uncertainty driven by the Trump administration’s decisions beyond our control. Federal cuts, shifting aid formulas and tariffs have created instability in local planning in a way we have not seen in recent memory. There’s no way to sugarcoat it, this is simply the reality of this moment — and we are committed to leading through it with transparency, partnership and integrity.”

Jenkins described the new proposed budget as being “Trump turmoil.” He warned that the budget does not account for possible future reductions in aid from the federal government.

The proposed Operating Budget is affected by increasing costs of essential services as well as federal government mandates. These include:

- Rising Healthcare Costs - \$65 million

- Pension Growth - \$22 million
- Increased Social Services Relief - \$21 million
- Transportation and Utilization for Children with Special Needs - \$10 million
- An Increase in Debt Service - \$8 million

Sales tax revenues for 2026 are expected to be only 2.8% higher than the \$943.5 million expected to be collected during 2025, which itself is less than the \$969.8 million that had been projected in the 2025 budget. MGM's decision to withdraw its bid to build a full-gaming casino license in Yonkers represents an estimated \$17 million in lost annual revenue for the county.

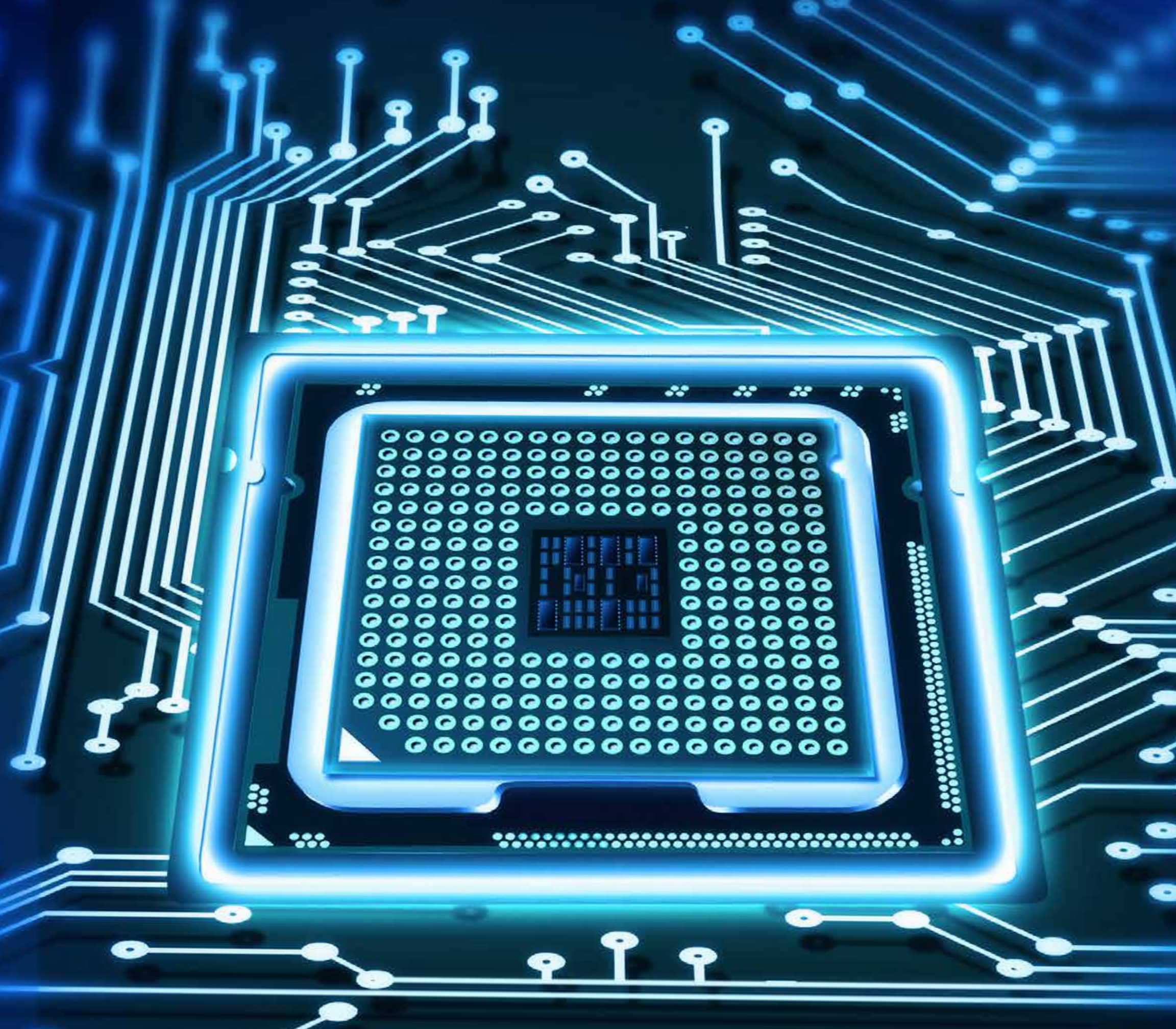
Regarding the softness in sales tax collections, Jenkins said, “People are not spending money because of the chaos and uncertainty coming out of Washington. The instability created under Trump has seeped into Westchester County and is wreaking havoc on our finances — and we are not alone. Local governments across New York state and across the nation are confronting the very same pressures.”

The proposed budget continues supporting social programs including those that ensure people who need food will have it and that victims of domestic violence have the protection and resources they need. The proposed budget maintains free vaccine clinics, recycling opportunities, and maintaining workforce development programs. Among the additional allocated funds for these types of programs are \$16.6 million for low-income child care, \$3.7 million for access to eviction prevention programs and \$1 million for federally qualified health centers.

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Mount Vernon issues short-term debt to raise needed funds

BY PETER KATZ / pkatz@westfairinc.com

The City of Mount Vernon is issuing Tax Anticipation Notes (TAN) to raise money it needs right now to meet payroll, pay vendors, and continue providing essential services without interruption, according to the city's Comptroller Darren Morton. At Morton's request, the City Council has approved issuing up to \$7,300,000 in new short-term Tax Anticipation Notes debt backed by taxes it expects to receive.

Mount Vernon currently has approximately \$3,217,895.14 in unpaid 2025 property taxes outstanding and is owed more than \$50 million in taxes from previous years that have yet to be paid. The City Council decided that if all taxes anticipated to be collected have not been received by the time

the notes mature, "the notes may be renewed as permitted by law until full repayment can be made."

In a message on the city's financial condition, Morton noted that Mount Vernon experiences what he termed "periodic cash flow challenges throughout the year." He said that this year the city faced more financial pressure than usual because it had to pay more than \$11 million for obligations made in earlier years and had to make advance payments

that will be reimbursed later.

Morton said that no money was available from a fund balance that could be used to fill the current gap. He said that the \$11 million in prior year obligations included \$3.9 million in old school taxes from 2018-2019; \$1.6 million in unpaid 2021 health

benefit costs; \$1.7 million in 2019 IRS payroll obligations; and \$3.2 million spent on capital projects that the state and federal governments have yet to reimburse.

Morton said that his office is "reviewing every aspect of city spending to identify cost savings, including workforce adjustments, shared health care costs, and other efficiency measures, while ensuring that essential services continue."

He said that the process of preparing a budget for 2026 has been slowed because of the financial squeeze.

"Developing a balanced and responsible budget under these circumstances has proven challenging," Morton said. "The initial adjustments required were substantial and not suitable for presentation as a preliminary draft. Consequently, we have been refining the figures to produce a more realistic and sustainable financial plan."

Morton said his office is doing every-



Mount Vernon Comptroller Darren Morton.

thing possible to strengthen the city's financial position, improve revenue collection, and control expenses. He identified a goal of restoring long-term fiscal stability while maintaining the services on which Mount Vernon residents depend.

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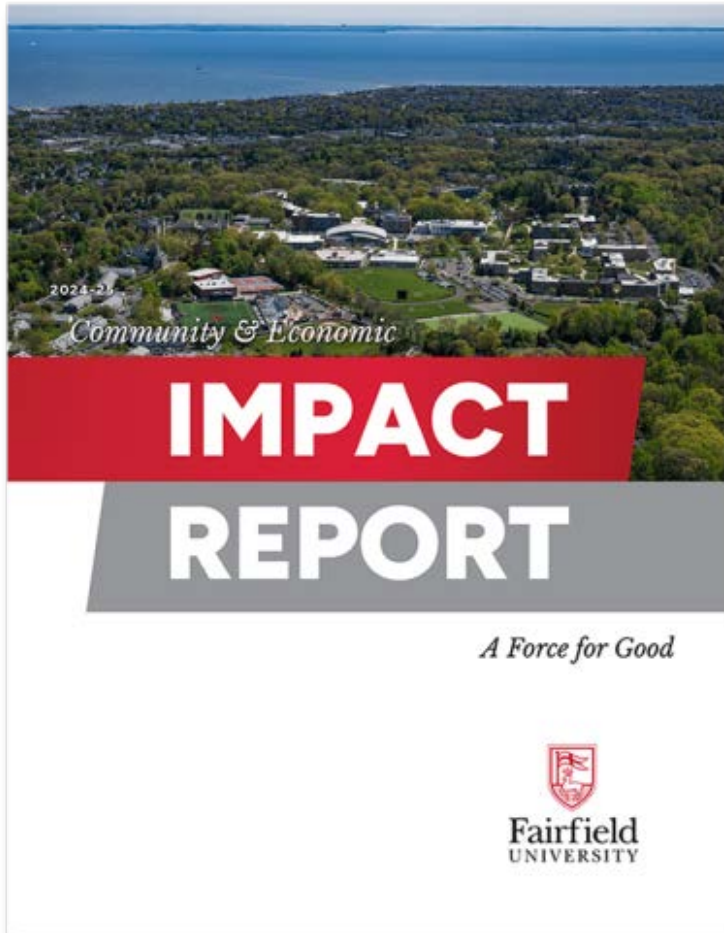
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First-ever direct economic report shows the university helped create 9,000 jobs

BY GARY LARKIN / glarkin@westfairinc.com



FAIRFIELD — Fairfield University had a direct economic impact of \$1.24 billion as it created and supported 9,000 jobs in the 2024-2025 academic year.

The Of the economic impact, \$743.6 million was in direct spending and \$500.9 million was in induced spending, according to the university's annual Community & Economic Report, which was just released. The report states Fairfield University is the largest private employer in Fairfield.

The report also shows the campus welcomed 100,000 campus visitors for arts, athletics, student events and tours. It also shows there are now 974 alumni-owned businesses in the state of Connecticut.

"This new annual report captures the many ways Fairfield University engages with purpose — broadening pathways to opportunity, strengthening our economy, and preparing students to lead meaningful, purposeful lives," said President Mark R. Nemec, PhD.

Fairfield University's impact is felt through community-engaged learning, volunteering with local non-profits, mentoring youth and supporting local small businesses.

Here are some of the highlights detailed in the report:

Fairfield hosted six career fairs connecting nearly 1,700 students with 292 companies.

Marion Peckham Egan nursing students logged 546 clinical hours and 112 lab hours, partnering with 100+ regional hospitals and clinics.

Students, faculty and staff logged more than 45,000 community service and engagement hours.

The Main Campus hosted 208 free events open to the community.

Fairfield partners with 95 local non-profits and organizations.

The Fairfield University Art Museum and Regina A. Quick Center for the Arts attracted more than 33,000 local residents and school groups.

There were a total of 56,335 visitors for college athletics.

Eighty percent of the Fairfield Bellarmine's first graduating class graduated. The new school based in Bridgeport's East End is made up of 96% of students of color representing 11 communities, 68% of which are from Bridgeport.

More than 6,000 undergraduate and graduate students from 44 states, including the District of Columbia and Puerto Rico, and 46 countries, are enrolled in the University's five schools.

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ECONOMY

Wilton Corporate Park building sells for \$25M

BY GARY LARKIN / glarkin@westfairinc.com



50 Danbury Road in Wilton Corporate Park has sold for nearly \$25 million. Photo courtesy of CBRE

WILTON — A former Perkin-Elmer building in Wilton Corporate Park has been sold for \$24.75 million in a deal arranged by CBRE.

50 Danbury Road Owner LLC recently sold the property at 50 Danbury Road to Melrose Pfeiffer Holding LLC. The CBRE team of Jeff Dunne, Steve Bardsley and Travis Langer represented the seller, and an entity managed by Taconic Capital Advisors procured the purchaser. CBRE's debt and structured finance professionals Shawn Rosenthal and Jason Gaccione secured the mortgage debt for the purchaser.

The property is a two-story office building totaling 221,070 square feet.

The 84% leased property is anchored by AIG, ASML (formerly associated with Perkin-Elmer) and Hartford Health Care.

Located on Danbury Road (Route 7), the property offers best in class amenities with a recently renovated high-end fitness center, auditorium conference center, garage parking, and access to a bucolic picnic area.

"50 Danbury Road provides a conveniently accessible, highly amenitized property for Central Fairfield County tenants," said CBRE Vice Chairman Dunne. "We expect Melrose Pfeiffer Holding to fare well in leasing the remaining space in the building."

The property was last sold in 2000

for \$26.5 million to Div Fifty LLC c/o The Davis Co. from Perkin-Elmer. It was foreclosed and quit claimed eventually to Wilton 50 Danbury Road Owner LLC in 2020.

CBRE Institutional Properties Group is marketing a number of office properties and redevelopment opportunities including: Greenwich American Center, a 623,717-square-foot office building in Greenwich; Capital District medical portfolio, a six-building medical portfolio comprising 414,075 square feet throughout the Albany, New York area; Kingsbrook (1100 King St.), a six-building 564,419 square-foot, 47.5-acre office campus in Rye Brook, New York; and the 271,851-square-foot KPMG campus in Montvale, New Jersey.

Rockland finance firm allegedly misrepresented record

BY BILL HELTZEL / bheltzel@westfairinc.com

An Iowa insurance company has sued Main Street Asset Management, of New City, for allegedly obtaining a \$1 million professional liability insurance policy under false pretenses.

Prior complaints should have been disclosed before the insurance policy was issued, Berkley Regional Insurance Co. states in a Nov. 4 lawsuit filed in U.S. District Court, White Plains.

“Had the existence of two complaints been disclosed,” Berkley says, it “would not have issued the policy.”

Main Street was established in 2016 by Erguis Mertiri, and it managed trust funds that Erguis and his former wife, Anisa, had set up to provide for their children. Erguis Mertiri, according to an arbitration complaint filed this year, made all investment decisions for the trusts.

When Main Street applied for a professional liability policy last year, Berkley says, it asserted that no professional liability complaints had been lodged against it and it was unaware of any circumstances that could provide a basis for a claim under the proposed insurance policy.

Berkley issued the policy on Feb. 3.

But trustees had complained about how funds had been handled as far back July 2024, Berkley claims, months before Main Street applied for the insurance policy.

After the policy was issued, the trustees filed an arbitration case that alleges improper trading activities dating back to 2022.

The trusts lost more than \$1 million on “incredibly speculative trading” using borrowed funds to buy highly leveraged Exchange Traded Funds, according to the arbitration case. In less than a year, Main Street traded more than \$100 million in securities in accounts that held less than \$3 million, for a turnover “far exceeding what any professional money manager should be advising or doing.”

The trustees accused Main Street of deceptive trade practices, breach of fiduciary duty, negligence and unjust enrichment.

Berkley rescinded the insurance policy on Sept. 30 and returned a \$2,926 premium check. Now it is asking federal court to declare the policy rescinded from inception, “based on material misrepresentations.”

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1 Health care excellence highlighted at 2025 Doctors of Distinction event

Outstanding professionals who help ensure that health care in Westchester, the Hudson Valley and Fairfield consistently meets the highest standards were honored Nov. 13 during Westfair Communications' Doctors of Distinction 2025 event, which was hosted by New York Medical College (NYMC) in Valhalla.

During a networking and cocktail hour, NYMC honored Yonkers artist Gino Civale who in 2023 had donated a mural to the college and recently donated several other paintings that were unveiled and now are on display in the building where the event took place. The building also is one where patients are seen at NYMC and Touro College of Dental Medicine clinics.

Vilma Bordonaro, chief-of-staff at NYMC, read a message from Dr. Ed-

ward Halperin, chancellor and CEO of NYMC. Halperin was delivering a lecture at Harvard and was unable to attend.

"We thank Mr. Civale for his gifts of artwork," Halperin said. "It is, indeed, a gift to the campus for scientists, clinicians, students, faculty, and staff to look up from their daily work and encounter the beauty of art. It is also a part of creating a welcoming environment for the dental and family medicine clinic patients who pass through these spaces."

When the awards ceremony got underway Mistress of Ceremonies Michelle Novotny, senior associate dean for administration and enrollment at NYMC's School of Health Sciences and Practice, introduced Angela Gonzalez-Perez of Montefiore and

"Leadership is built moment by moment, through resilience, humility and connection."

— Vilma Bordonaro



Vilma Bordonaro, chief-of-staff at NYMC.

Dr. Michael Palumbo, executive vice president and chief medical officer of White Plains Hospital.

In her remarks, Gonzalez-Perez paid tribute to the Castro family, recipients of Westfair's Doctors of Distinction 2025 All in the Family Award. Candice Castro, Cassandra Castro, Kelly Castro and Kayla Castro, are all long-time registered nurses at Montefiore Einstein and White Plains Hospital.

Palumbo noted that this year marks the 10th year for White Plains Hospital's association with the Montefiore Health System.

Bordonaro was the event's guest speaker and stated that leadership doesn't happen overnight, and it doesn't happen in isolation.

"It's built moment by moment, decision by decision, through resilience, humility, and connection," Bordonaro said. "Whether you're a physician, an educator, a researcher, or an administrator, your influence is multiplied

when you lift others as you climb. To all the honorees and attendees this evening: thank you for what you do every day to improve lives and strengthen our communities."

Dr. Alan Kadish, president of NYMC and professor of medicine at its School of Medicine, told the gathering, "For health care workers in 2025 it's the best of times and the worst of times. It's the best of times because what we can do for our patients with technology, with pharmaceuticals and with improvements in health systems, using electronic medical records and beginning to use artificial intelligence, we have things to offer patients that we never did before. The worst of times is the fact that for whatever reason in society there's been a skepticism about science, a skepticism about health care, and a skepticism about what we do working hard every day to make the lives of our patients in their most vulnerable moments better."

Kadish said that events such as



RECOGNIZING EXCELLENCE

Northwell applauds **Bonnie Litvack, MD** for her Doctors of Distinction 2025 nomination. As the director of women's imaging in the radiology department at Northern Westchester Hospital, she transforms health care for the better through her dedication and visionary leadership.



BONNIE LITVACK, MD



Derek Anderson
Senior Vice President, President
Northern Westchester Hospital



Kayla Castro



Dr. Lee Marcus.



Dahniel Sastow



Danielle Ruocco.



Dr. Augustine Louis Moscatello.



Dr. Jk Rasamny.



Dr. Minerva Santos.



Dr. James Farrelly..



Dr. Bonnie Litvack.



Rahim Hirani.



From the left Dr. Parantap Gupta and Dr. Supriya S. Jain.



Jessica Brighton

“We can get through the chatter and the noise and understand that health care is a tremendous calling.”

— Dr. Alan Kadish

Doctors of Distinction are important to honor those physicians and other health care providers who make a difference in patients’ lives and he thanked Westfair and publisher Dee DelBello for having created the event.

“We can get through the chatter and the noise and understand that health care is a tremendous calling,” Kadish said. “It’s an opportunity to really make a difference in the lives of other people.”

Dr. Lee Marcus, CEO and medical director of Impact Health NY received the Compassionate Concierge Doctor Award.

There were two recipients of the Cutting Edge Award. Dr. Andrea V.Barrio with the Breast Service in the Department of Surgery at Memorial Sloan Kettering Cancer Center was honored for her surgical expertise and ongoing research. Dr. Daniel Sastow of the Tisch Cancer Institute at Mount Sinai Hospital was the second Cutting Edge Award recipient. His clinical work and research is focused on the diagnosis and management of hematologic malignancies that include leukemia, lymphoma and multiple myeloma.

The Dentist Award went to Danielle Ruocco of ProHEALTH Dental, a affiliate of Northwell. Dr. Ruocco places emphasis on community service and expanding access to care.

The Doctor Without Boundaries Award was created to honor practitioners who travel overseas to care for patients who otherwise would not receive adequate medical attention.

Dr. Augustine Louis Moscatello, who is director and chair of the De-

partment of Otolaryngology-Head and Neck Surgery at Westchester Medical Center and a professor and chair of that department at NYMC was honored for his medical missions to Peru, Colombia, India, Ethiopia, Thailand and Ukraine.

“Don’t forget the people of Ukraine,” Moscatello said. “They are continuing to suffer. The injuries that we encounter on these trips are catastrophic and it doesn’t look like there’s any improvement of the situation in the near term. So, keep the pressure on our elected officials to continue to provide help for the nation and the people of Ukraine.”

Another Doctors Without Boundaries Award was presented to Dr. Jk Rasamny, ENT, otolaryngologist and head and neck surgeon at White Plains Hospital. He thanked the hospital’s leadership for supporting his efforts over the years.

Dr. Minerva Santos of NewYork-Presbyterian Hudson Valley Hospital received the Female Innovator Award and said, “It’s amazing to get an award for doing something that I love doing every day.”

There were two awards for Lifetime Achievement. One went to Dr. James Farrelly, assistant professor of trauma, general surgery and surgical critical care at Yale Medicine, Greenwich Hospital. The other Lifetime Achievement Award went to Dr. Bonnie Litvack, director of women’s imaging at Northern Westchester Hospital-Northwell Health.

Jessica Brighton, vice president of nursing at Crystal Run Healthcare, was honored with the Outstanding

Nurse Award.

Recipients of the Power Couple Award were of NYMC and Maria Fareri Children’s Hospital at Westchester Medical Center and Dr. Parantap Gupta, advanced endoscopic interventional gastroenterologist at Optum. Jain is a professor of pediatrics, radiology and public health at NYMC. She is director of Pediatric Advanced Cardiovascular Imaging/Cardiac MRI and Cardiovascular Inflammatory Diseases at Maria Fareri. Gupta practices with Optum in Mount Kisco and is affiliated with Northern Westchester Hospital at Northwell Health.

Rahim Hirani, an MD-PhD Candidate at NYMC received the Promise for the Future Award. Hirani reflected on coming to the U.S. from Pakistan alone at age 16 and expressed a debt of gratitude for his mentors.

The Team Award went to two doctors from the Hospital for Special Surgery, Dr. Frank A. Cordasco and Dr. Daniel W. Green.

The judges for the event were Janine Miller, executive director at the Westchester County Medical Society and the Westchester Academy of Medicine and Gary Sastow, a partner in the White Plains-based law firm Danziger & Markhoff LLP.

The presenting sponsor of Doctors of Distinction 2025 was Montefiore Einstein. Partners were New York Medical College, White Plains Hospital, and Yale New Haven Health. Supporters were Crystal Run Healthcare, Optum, ENT & Allergy Associates, New York Yankees, NewYork-Presbyterian, Northwell Health and WMCHHealth.

One of those attending the event was Anthony Davidson, dean of the School of Professional and Continuing Studies at Fordham University, which offers courses in medical subjects for those wanting a career in health care as well as Applied Health Informatics, which involves the use of data.

“We had someone a few years ago who went through our program and was accepted at 19 medical schools,” Davidson told Westfair’s Business Journals. “This was an average student but we nurtured her.”

Davidson said that he thinks health care these days needs to be divided into two different areas: the business side and the actual taking care of people.

“Those two things have gotten muddled,” Davidson said. “What we really need to focus on is how to deliver better care to more people and to do so more efficiently.”

He said that digitizing health records helps people stay in touch with their own health situations in addition to allowing laboratories and doctors to make more informed decisions. He also saw promise in the use of artificial intelligence for diagnosing health problems that until now have been difficult to diagnose.

“AI can give better diagnosis and more accurate diagnosis than can people who have tremendous experience in the field, and I’ve spoken to lab directors who’ve told me that,” Davidson said. “By being able to make better informed decisions not only are you able to give better care but you’re able to increase efficiency throughout the entire system.”



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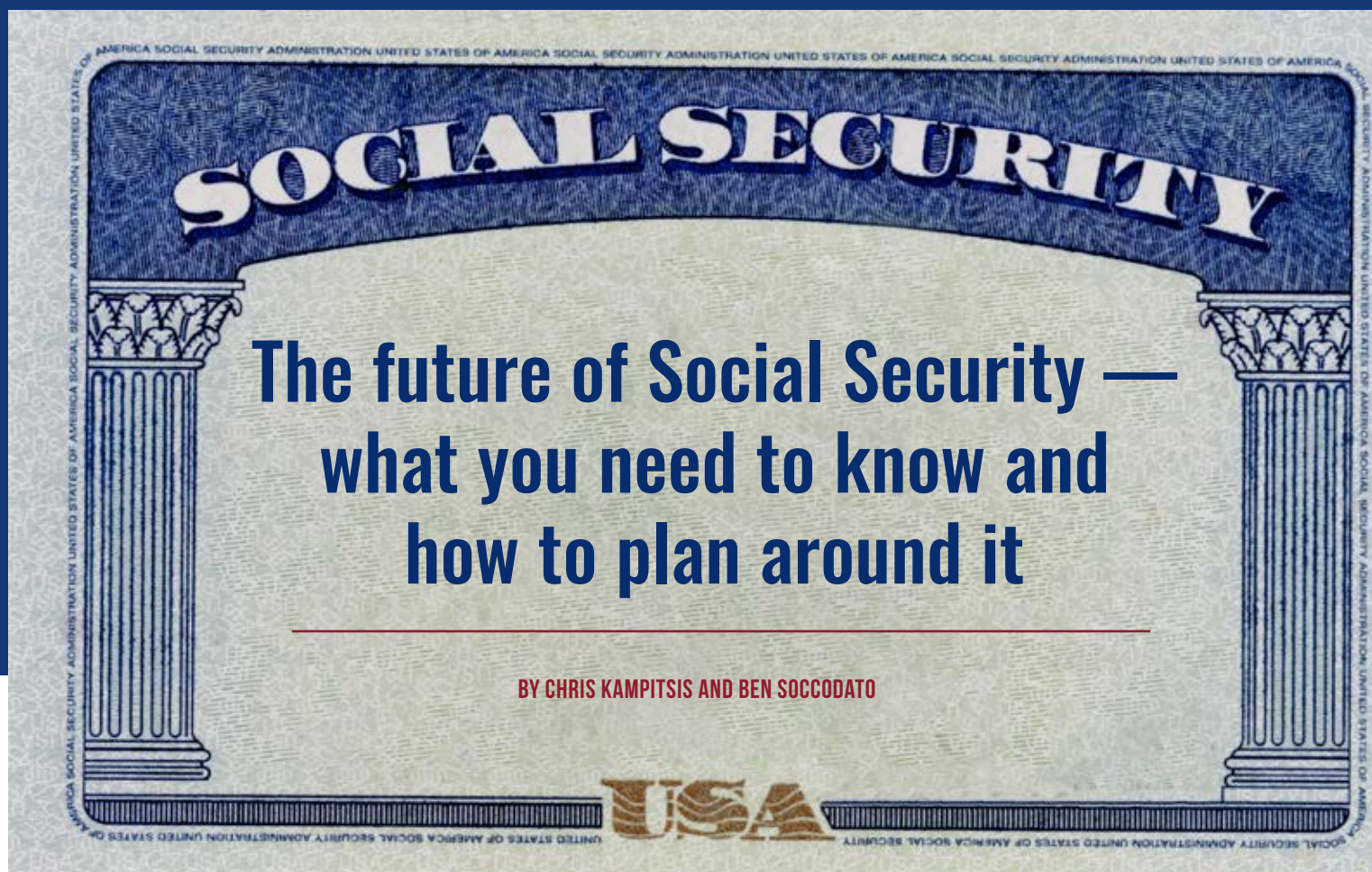


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One of the most common questions we hear from clients, especially younger generations, is whether Social Security will still be available by the time they retire. It's a valid concern. The system has evolved dramatically over the decades, and it continues to face new challenges today.

The original purpose of Social Security

Social Security was originally created in 1935, during the Great Depression, as a tax-free benefit meant to serve as a financial safety net. Its purpose was simple – to provide income for retirees, individuals with disabilities and families who had lost loved ones. It was never intended to replace your entire income in retirement. Instead, it was designed to provide a foundation of support once you stopped working or faced an unexpected life event.

Who benefits and how

Social Security provides critical support to millions of Americans each year. Retirees rely on it for monthly income, individuals with disabilities depend on it for stability and survivors, such as spouses and children, receive benefits when loved ones pass away.

It's particularly valuable for lower-income workers, who receive a higher percentage of their preretirement income compared to higher earners. In that sense, Social Security

remains one of the most important programs for promoting long-term financial security across generations.

Why people worry about its future

Concerns about Social Security's solvency are understandable. The reality is that there are fewer workers paying into the system and

more retirees drawing benefits than ever before.

Without adjustments, the trust fund that helps pay those benefits is projected to run out sometime in the mid-2030s.

That doesn't mean the program will vanish, but it does mean that, if nothing changes, future retirees could see smaller checks. Current payroll taxes would still fund most benefits, but not all of them.

The system has already changed and could again

Over time, lawmakers have made several adjustments to extend Social Security's longevity. Originally, benefits were completely tax-free. Today, depending on your retirement income, up to 85% of your benefits can be taxed, and it's not hard to imagine that number increasing in the future.

Looking ahead, several potential reforms are being discussed, including:

- Raising the full retirement age;
- Adjusting benefit formulas for higher earners;
- Increasing the amount of income

subject to payroll taxes.

None of these changes are simple, but they could help strengthen the system for future generations.

A look back – lessons from the 1980s' reforms

It's worth remembering that this isn't the first time Social Security has needed an overhaul.

In the early 1980s, the program was facing a similar financial shortfall. In response, President Ronald Reagan and a bipartisan Congress passed a series of reforms that included gradually raising the full retirement age, taxing a portion of benefits for higher earners and increasing payroll taxes.

Those changes were significant, yet their effect unfolded slowly and smoothly over decades. Indeed, no one has fully retired under those adjusted age rules yet. This stands as a good reminder that even if new changes are made in the coming years, they're unlikely to cause sudden or severe adjustments for current retirees or those nearing retirement.

Can millennials and Gen Z rely on Social Security?

While Social Security is unlikely to disappear, it may look different by the time younger generations retire. That's why it's essential to view it as one piece of your overall retirement plan, not the entire strategy.

We often describe retirement income as a three-legged stool:

1. Social Security;
2. Employer-sponsored plans like a 401(k);

“Social Security was never meant to replace your entire income in retirement.”

3. Personal savings and investments.

All three legs are important. Relying too heavily on any single one, especially Social Security, can make your plan less stable over time.

What can be done and how to prepare

Even with uncertainty around Social Security, there are ways to plan confidently. Our role as financial planners is to help clients:

- Build diversified retirement income sources;
- Strategically integrate Social Security into their broader plans;
- Plan for tax efficiency and timing around benefit claims;
- Prepare for both the strengths and the uncertainties of the system.

We also support changes that would strengthen the program such as protecting lower-income benefits, simplifying claiming rules and improving long-term funding.

The bottom line

Social Security isn't going away tomorrow. It's evolving. The best way to prepare is to stay informed, save with intention and develop a plan that adapts as the system changes.

At SKG, we help clients design retirement strategies that include Social Security without depending on it entirely. If you'd like to discuss how to build a more resilient retirement plan for your future, reach out to a member of the SKG Team today.

Chris Kampitsis and Ben Soccodato head The SKG Team at Barnum Financial in Elmsford.

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A woman whose ‘Forte’ is the skincare business

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Irene Forte, founder and CEO of Irene Forte Natura e Scienza, at the Nov. 12 launch of her skincare line at Bloomingdale's White Plains. Photographs by Georgette Gouveia.

It was perhaps inevitable that Irene Forte should become a skincare entrepreneur – one whose Irene Forte Natura e Scienza had its Bloomingdale's White Plains launch on Wednesday, Nov. 12.

In 1911, her great-grandfather emigrated from Monforte in Southern Italy to outside Fife, Scotland, and opened a café called The Savoy. It was the beginning of four generations of Fortes in the hospitality industry that includes her father's Rocco Forte Hotels, a group of five-star European hotels and villas whose latest addition, The Carlton Milan, opened Nov. 6.

The Oxford University-educated Forte began with the London-based hotel group in human resources, securing British government funding to create the “Map My Future” app and spur career development in the hospitality industry. But it was not long before she was overseeing the hotels' spas and wellness programs, eventually becoming the youngest board member of the Global Wellness Summit.

That nearly decade-long tenure at Rocco Forte Hotels inspired Forte to look for products that would unify the spas' offerings, she told the Westchester County Business Journal. Her quest

fell into place when in 2014 at only age 26 she began working with Francesca Ferri, a former pharmacologist whom Forte has described as a 40-year pioneer in the biomedical use of plant extracts to treat skin conditions. Ferri is now scientific director of Irene Forte Skincare, as the company is also known.

The results are skin and also hair products that use ingredients from the company's organic farm in Sicily, which are then processed in a lab in the northern part of Italy, making the products “100% Italian,” Forte said. The four main ingredients are Myoxinol, a neuropeptide derived from the seeds of the hibiscus plant that smooths the skin in the manner of Botox; hyaluronic acid to hydrate and plump the skin; green pea polypeptides to encourage collagen and elasticity; and a Tetra-Ceramide complex to reduce dryness, irritation and wrinkles.

The products – which include a prickly pear face cream, a hibiscus night cream, a pomegranate hand cream and pistachio and rose face and body oils -- are vegan, certified for sensitive skin and sustainably packaged in green, which is something of a signature color for Forte. On the day we

met, she was dressed in a tennis-ball green corduroy pantsuit and sported green nail polish.

On the Irene Forte Skincare website, Ferri talked about their mutual commitment to the environment: “...Our passion to respect mother earth, to respect animals and to respect human beings with clean, healthy and efficient cosmetics, made for the perfect partnership. We have developed a strong bond and friendship over the years, and I'm excited to see how we develop Irene Forte Skincare together.”

For her part, Forte beamed as she discussed her six-year-old company's growth to embrace Irene Forte Spas and product placement in department stores like Bloomingdale's and luxe cosmetic boutiques like Blue Mercury, owned by Bloomingdale's parent company, Macy's. (Irene Forte Spas have also partnered with The Amethyst Trust, a Standards Authority for Touch in Cancer Care (SATCC), to provide therapies for those living with and recovering from cancer.)

Life is good for the Londoner, who also spends her days running after her two toddlers.

They keep you young and slim, no? we asked.

“Well, they keep me slim,” she corrected with a smile.

NONPROFITS

‘Meet the Media’ panel offers tips on promoting small businesses and nonprofits

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“AI is best suited as a research and data tool — a reporter's critical thinking should always drive the story.”

— PRSA W/F panelists

On Monday, Nov. 10, some 30 publicists, small business owners and nonprofit leaders gathered to explore how they could better connect with the print and broadcast media.

The panel discussion/luncheon – in which Westfair Communications Inc. took part with Cristiana Caruso, editor-in-chief of 914INC. and senior editor of Westchester Magazine; Richard Giacovas, reporter/anchor of WNYW-TV (Fox 5 NY News); and Tara Rosenblum, reporter/anchor of the News 12 Network – was presented by the Public Relations Society of America's Westchester/Fairfield chap-

ter (PRSA W/F) at Sam's of Gedney Way in White Plains. Christina Rae – vice president of PRSA W/F and president of Valhalla-based Buzz Creators Inc., celebrating its 16th anniversary – served as moderator.

The discussion – which ranged from the use of artificial intelligence (AI) in the media to deadlines – came at a moment when the media is at an inflection point, assailed for its accuracy by the right and the left and losing ground to social media, resulting in an erosion of subscription bases, sales revenue and local news.

The panelists, including this author, were a hard “no” on the use of AI

to write stories. The panel described AI as better positioned to be a quick research tool and data driver – with the reporter's critical thinking skills, however, always employed in those applications.

All were also in agreement on the importance of a business owner, nonprofit leader and publicist knowing the media outlet they were pitching. A restaurant in Rockland County, for instance, shouldn't be looking for press for an event tomorrow night from a Fairfield-based magazine already working on a winter issue.

Knowing the publication or network – its content and its deadlines – also means cultivating professional relationships with the press, includ-

ing spelling the reporter's name correctly in a pitch, which most on the panel said should be brief – a paragraph or two explaining why you are seeking publicity for your organization or event. A photograph with the identifications of the subjects from left to right and a photo credit also helps make a pitch more attractive to the press.

The event was a reminder that journalism – the only profession mentioned in the Constitution – remains the backbone of a free, democratic society. In the current sobering cultural climate, publicist and journalist alike should both be in the business of providing real, factual information in real time.

Dress up your holiday gatherings with a few succulents

BY MELINDA MYERS

Add a bit of life to your holiday gatherings with the help of succulents. You and your guests will enjoy the easy-care beauty of succulents. Their subtle colors and dramatic form make them great gifts and decorations now and throughout the year.

Small-scale succulents provide a multitude of opportunities for incorporating them into your holiday celebrations. Just select containers that complement but don't overpower their charm.

Create a succulent garden to use as a centerpiece for the table. A shallow container filled with a variety of succulents with different shapes and colors is sure to capture everyone's attention. Set the container on a saucer to protect the table and add a complementary table runner for even greater effect.

Consider using succulents as party favors for guests to take home and enjoy for years to come. But first, use them to decorate the table by making them into place cards for your guests. Simply add a name to the decorative pot.

Or display them all together in a tray, terra-cotta saucer or other shallow container to use as a centerpiece throughout the evening. When the party is over, guests can pick their own plants to take home.

Add a unique flair to the table by placing cocktail glasses filled with succulents next to each guest's place setting. This makes a unique table decoration and party favor for guests

to take home as a reminder of your fun gathering. Use a few planted cocktail glasses to decorate the beverage table or bar.

Grow these plants in a cacti and succulent potting mix. These fast-draining mixes help reduce the risk of overwatering. Further reduce this risk by using

containers with drainage holes that are only slightly larger than the succulents' root system. Growing them in too large of a container for the plant size will retain moisture longer that can lead to root rot, decline and even the death of your plants.

After the party continue to provide proper care so your centerpiece will be ready for your next event. Move the succulent planter to a cool, draft-free location near an unobstructed south-, west- or east-facing window. If light is limited, consider adding artificial lights.

Water thoroughly but only when the top few inches of soil are dry and just often enough to keep the plants from shriveling. These winter-growing conditions often encourage a spring display of colorful and unique flowers.

Share these directions with your guest and, if possible, the name of the succulent. This helps your guest keep the plants alive to enjoy for years to come.

With a trip to your favorite garden center and your imagination, you can create fun holiday décor and party favors. You and your guests will enjoy their beauty throughout the holidays and beyond.

“Succulents double as décor and party favors your guests can enjoy for years.”

— Melinda Myers



Create a succulent garden centerpiece with different shapes and colors this holiday season. Courtesy MelindaMyers.com.

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



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MTA unveils special locomotive at North White Plains yard

BY PETER KATZ / pkatz@westfairinc.com

At its train yard in North White Plains on Nov. 10, the Metropolitan Transportation Authority's (MTA) Metro-North Railroad unveiled a rebranded locomotive designed to honor U.S. military veterans. In anticipation of Veterans Day on Nov. 11, Locomotive Number 216 received a wrap with patriotic colors and designs that was created with direct input from military veterans on Metro-North's workforce.

reflect the very same values that drive our railroad every day.”

The display on Locomotive Number 216 to honor veterans is part of what the MTA has branded the Heritage Series. It is the eighth locomotive to be decorated in the series that has seen other locomotives receiving decorative wraps that commemorate such subjects as the New Haven Railroad, New York Central Railroad, Conrail, and Metro-North

employees.

The process of creating the wrap for Locomotive Number 216 began with a system-wide survey of all military veterans working for the railroad. Then, a 12-member committee of veterans selected the final concept.

The design pays tribute to every branch of the U.S. Armed Forces and features military uniform patches. All decals on the locomotive, including

“Metro-North is proud to recognize and honor the men and women who have served our country,” Metro-North Railroad President Justin Vonashek said during an event to introduce the rebranded locomotive. “This locomotive represents our gratitude to the veterans who are part of our Metro-North family and to all who have worn the uniform. Their dedication, teamwork, and service



Metro-North locomotive decorated to honor veterans on display at North White Plains train yard on Nov. 10.

the MTA and Metro-North logos, the locomotive numbers, and the Heritage Fleet emblem, have been designed to look like embroidered uniform patches. The plastic wrap on the front of the locomotive is made to look like it's fabric and resembles an American flag with stars. The side displays include silhouettes of military equipment such as the Navy's transport dock ship USS New York, a Coast Guard Cutter and an Army Blackhawk helicopter.

After being shown off at North White Plains, the locomotive traveled to Grand Central Terminal where it was to be on public display on Veterans Day, Nov. 11 through Wednesday Nov. 12. It will then tour Metro-North's employee facilities before entering revenue service at the end of the month.

All of the previous Heritage Series locomotives are in service on Metro-North's Hudson, Harlem and New Haven Lines. The locomotives are used on runs that require diesel power as well as power from the third-rail.

ENERGY

Sustainable Westchester pulling the plug on Westchester Power

BY PETER KATZ / pkatz@westfairinc.com

Sustainable Westchester, the organization that brought together more than two dozen municipalities and some of their residents and businesses in its Westchester Power program is ending the program.

The electric users, customers of Con Edison or New York State Electric and Gas (NYSEG), were switched to Westchester Power as their electric supplier, although the Con Ed and NYSEG distribution networks still were used to deliver the electricity to customers. The aggregation program specialized in providing clean energy from renewable sources at steady long-term rates to tens of thousands of residents and businesses. Sustainable Westchester says the program is due

to shut down at the end of November, at which time Westchester Power customers will become Con Edison or NYSEG customers unless they have already signed up with another electric generation provider.

Sustainable Westchester said that the decision is due to New York state implementing new rules that govern community energy programs statewide, which impact all community Choice Aggregation administrators and their energy suppliers. Sustainable Westchester said it determined that continuing the program under the state's regulatory framework is not feasible.

Sustainable is assuring its residential customers and small businesses within the 26 municipalities that have been served by Westchester Power that there

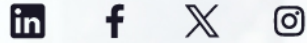
will be no disruption to their electric service. It says customers will be returned to either Con Ed or NYSEG as their electric generating supplier, whichever they had before, in the first billing period after Nov. 30 unless they already have arrangements with another electric generating company.

Sustainable calculates that the Westchester Power program has reduced greenhouse gas emissions by more than 1.5 million metric tons, the equivalent of removing 35,000 gasoline-powered cars from the road.

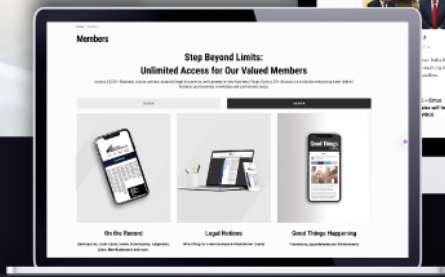
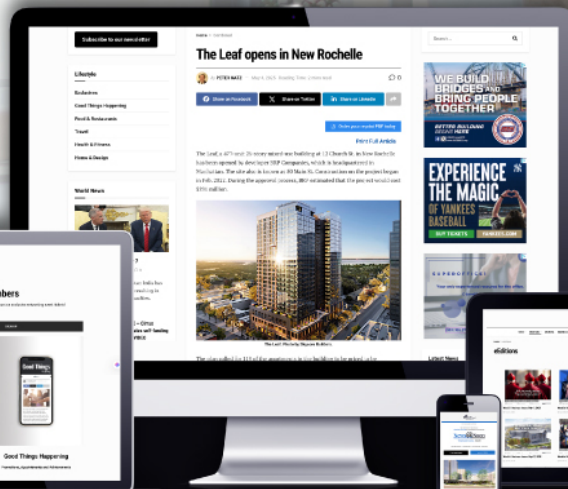
Sustainable Westchester says that it will continue to work closely with member municipalities to expand participation in other clean energy programs that include GridRewards, Solarize, EnergySmart HOMES, Community Solar, and MOVE. It says it also will be exploring other ways to bring more use of clean energy to the region.



Electric meter.



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HHC pitches state's high-quality healthcare to Gov. Lamont

BY GARY LARKIN / glarkin@westfairinc.com

NORWALK – Jeff Flaks is so impressed with the signs Gov. Ned Lamont had installed on state border highways proclaiming Connecticut the “Pizza and Basketball capitals of the world” that he is suggesting one more.

Flaks, president and CEO of Hartford HealthCare (HHC) made his pitch to the governor in person Nov. 7 at the grand opening of HHC's new Norwalk HealthCenter in the former Lillian August furniture showroom at 32 Knight St. He held up a blue sign emblazoned with the words, “Welcome to CONNECTICUT. Home of the Health Care Capital of the U.S.”

“When the governor went out to change the signs celebrating our pizza, celebrating our basketball, and manufacturing, I said I want to come into the state and see the sign” that honors the state's high quality healthcare system, Flaks said.

The \$50 million health center includes 47,000 square feet of advanced care space – including Connecticut's first urgent cardiac care evaluation center outside of an emergency room. There will be nine primary care physicians and 20+ cardiologists working at the center, Flaks said.

“We are blessed with worldclass healthcare; we truly are,” Flaks added. “And a center like this, this type of investment, we continue to see across the state from all the health centers tremendous focus on quality and safety, access and affordability.”

The governor surely acted like he was all in for installing that healthcare quality-related sign as he sang the praises of HHC's new Norwalk facility.

“Man, if you're chest hurts and you want to go the emergency room, you want to come here,” Lamont boasted. “This place is amazing. You guys got the Leapfrog award – the best of the best.”

Bart Mroz of Norwalk is one person who can attest to the level of care at the new health center. In August he came in for a regular checkup and wound up going home in the same day with four new stents. He wound up being the Norwalk center's third-ever patient.

“I went into One Medical in

Westport for just a check-up,” Mroz said. “I had an appointment with Dr. (Robert) Wilson (One Medical Primary Care physician). I told him my heart was bugging me and giving me some issues. And that there was tightness for a few months. He emailed

Dr. (David) Lorenz (a cardiologist) here. And they sent me here and they said, ‘Yup, you're going straight to St. Vincent's (Hospital).

“When I did the stress test, I couldn't get it to go fast enough and I wasn't feeling great. They said let's go in and see what's in there. They put me on the table for about two hours. They go through the arteries and put in a dye to see where the blockages were. I had four stents put in.”

The Norwalk HealthCenter is a cooperative effort of HHC, Soundview Medical Associates and Cardiology Associates of Fairfield County where patients have access to local experts in primary care, physical and occupational rehabilitation, nephrology and endocrinology as well as cardiac care.

Prior to being home to Lillian August, 32 Knight St. was the headquarters of C.R. Gibson printing company headquarters in 1940. The recent redevelopment was led by Seligson Properties and HHC, who renovated a portion of the original structure while preserving and relocating the historic facade to a new garden terrace.

FIRESIDE CHAT

In a different twist on a grand opening ceremony, Flaks held a “fireside chat” with the governor at the Norwalk facility. In a standing-room-only event, Flaks and Lamont talked about everything from the healthcare system and Covid to federal SNAP benefits, ICE and affordable housing.

“Remember early on, there was a tense relationship between the state and the hospitals,” Lamont said. “Covid brought us together. It came up through Kennedy Airport International, New York, then Yonkers, then lower Fairfield County. Hartford HealthCare brought in the troops to help out down in the southern part of the state.”

He spoke about how his administration with the help of the hospitals



Hartford HealthCare President and CEO Jeff Flaks presents Gov. Ned Lamont with a sign he would like to be put up on Connecticut highways touting the state's healthcare system. Photos by Gary Larkin



Bart Mroz of Norwalk, one of the first patients at the Norwalk HealthCenter. He received four stents to clear artery blockages.

in the state helped residents get through that pandemic.

“I had to make sure you were tested, you were tested, you were vaccinated, no questions asked,” the governor said. “If you were not safe, it wasn't safe for the whole community.”

The theme of safety was overarching as Flaks asked Lamont about how the state is addressing the issues regarding ICE (U.S. Immigration and Customs Enforcement).

“ICE NY is a lot tougher than ICE in the northern part of New England,” Lamont said. “So, they're really coming after us in the southern part of the state, less so elsewhere. You probably heard about Stamford, New Haven.

“I want our courts to make sure they (immigrants) can go there safely. If they are witness to a crime, I don't want them scared away. Schools. I want to make sure our kids feel safe going there. Now, if ICE knocks on the door, which they haven't really done yet, they are greeted by someone who says we don't ask for people's documentation status.”

Thanks to cannabis tax revenue, MMA is coming to Danbury

BY PAMELA BROWN

From left, Mayor Roberto Alves, former UFC Light Heavyweight champion Glover Teixeira of Danbury and UFC Light Heavyweight Champion Alex Pereira tour the Danbury War Memorial where Mixed Martial Arts program will start. Photo courtesy of City of Danbury

DANBURY – Mixed Martial Arts (MMA) is coming to the city as an after-school program at the Danbury War Memorial.

Mayor Roberto Alves recently announced the City of Danbury and the Danbury War Memorial in Rogers Park, along with Glover Teixeira – a former UFC Light Heavyweight Champion and longtime Danbury resident, and Alex “Poatan” Pereira – UFC Light Heavyweight Champion – are partnering on the program.

“Programs like this are what make Danbury such a special community,” said Mayor Alves. “They give our kids a safe and positive space to learn, grow, and believe in themselves. When local champions like Glover and Alex step up to mentor our youth, it sends a powerful message that success starts with discipline, respect, and community.”

The program is slated to start in 2026 in its own dedicated space at the Danbury War Memorial that is currently undergoing renovations to offer a safe, structured environment. Classes will be offered for different age groups and experience levels, fostering both physical and personal growth. More

information on the program, including registration information and class schedules, will soon be announced.

The initiative will be funded through the 3% cannabis sales tax revenue the City of Danbury receives, ensuring that these funds are reinvested into programs that benefit Danbury’s youth and strengthen the community.

Teixeira is grateful to have the opportunity to give back to his community and offer valuable skills to local youth.

“Danbury has given me so much throughout my career, and this is my way of giving back,” said Teixeira. “Martial arts changed my life; it taught me hard work, respect, and perseverance. This partnership with Mayor Roberto Alves is especially gratifying because it shows how much he respects our skills and how determined he is to

“Local champions mentoring our youth shows that success starts with discipline, respect, and community.”

— Mayor Roberto Alves



From left, Mayor Roberto Alves, former UFC Light Heavyweight champion Glover Teixeira of Danbury and UFC Light Heavyweight Champion Alex Pereira tour the Danbury War Memorial where Mixed Martial Arts program will start. Photo courtesy of City of Danbury

support our youth.

“One of these kids could grow up to be a UFC Champion someday, and I hope to be part of programs that incentivize their success.”

According to Abraham Kayal, president of the Danbury War Memorial Board of Directors, the initiative continues the War Memorial’s tradition of fostering strength, discipline, and

unity within the community.

“Our goal is to provide Danbury’s youth with access to top-tier MMA training, mentorship, and personal growth opportunities,” Kayal said. “The Danbury War Memorial is proud to partner with Mayor Alves, and our hometown champions Glover Teixeira and Alex Pereira on this transformative program.”

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WESTCHESTER COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Nov. 5 - 11

Israel Laufer, Monroe, re. Albion Place Inc., Monroe, et al, 25-36155-KYP: Chapter 7, assets \$0 - \$50,000, liabilities \$100,000 - \$500,000. Attorney: Joshua R. Bronstein.

Hudson Valley Lyo Mac Inc., Hudson, Thomas Fink, president, 25-36156-KYP: Chapter 11, assets \$1 million - \$10 million, liabilities \$100,000 - \$500,000. Attorney: Anne J. Penachio.

Eihsum Inc., New City, Robin L. Ham, president, 25-23069-KYP: Chapter 11, assets \$300,000, liabilities \$800,000. Attorney: pro se.

Life Dome Adult Services, Yonkers, Patricia Kissi, executive director, 25-cv-23070-SHL: Chapter 7, assets \$355, liabilities \$1,247,168. Attorney: Raymond Ragues.

Roger and Shelley Gray, New Windsor, codebt-or RockRidge Farm, et al, 25-36166-KYP: assets \$910,138, liabilities \$2,108,557. Attorney: Michelle L. Trier.

Duchess Farm Equestrian Community LLC, High Falls, sole member Michael Warren, 25-36179: Chapter 11, assets \$2,804,360, liabilities \$88,000. Attorney: Raymond Ragues.

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

Questions and comments regarding this section should be directed to:

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Mount Kisco, NY 10549
Phone: 914-694-3600

U.S. District Court, White Plains

Local business cases, Nov. 5 - 11

Local 806 Structural Steel and Bridge Painters, White Plains vs. Limnes Corp., Nassau County, 25-cv-3358-NSR: Employee Retirement Income Security Act. Attorney: Dana L. Henke.

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

Mackenzie Beehler, Astoria, Queens vs. Giacomo's Pizza Cafe, Poughkeepsie, et al, 25-cv-9191-PMH: Job discrimination. Attorney: Scott W. Clark for plaintiff, Brooke D. Youngwirth for defendant.

Partner1 LLC, Pleasantville vs. Mimecast Services Ltd., Lexington, Massachusetts, 25-cv-9202-JGLC: Trademark infringement. Attorney: Christine M. Rodriguez.

Berkley Regional Insurance Co., Iowa vs. Main Street Asset Management LLC, New City, 25-cv-9219-NSR: Insurance. Attorney: Patrick M. Kennel.

RJL Industries Inc., Blauvelt vs. Kapsch TrafficCom USA Inc., Duluth, Georgia, et al, 25-cv-9277-PMH: Contract. Attorney: Andrea Farah.

Bondex Insurance Co., Florham Park, New Jersey vs. Hudson Valley Services LLC, Garnerville, et al, 25-cv-9287-PMH: Contract. Attorney: Paul Mandal.

Epilepsy & Neurophysiology Medical Consulting PC, West Harrison vs. Elevance Health Inc., 25-cv-9293-NSR: U.S. Arbitration Act. Attorney: Rachael E. Banks.

Jacqueline Hamilton, New York City vs. Ezras Choilim Health Center Inc., Monroe, 25-cv-9295-NSR: Job discrimination. Attorney: Dorina Cela.

Epilepsy & Neurophysiology Medical Consulting PC, West Harrison vs. Anthem Blue Cross Blue Shield, 25-cv-9306-NSR: U.S. Arbitration Act. Attorney: Rachael E. Banks.

Image Professionals GMBH, Munich, Germany vs. Coppola's Italian American Bistro, Hyde Park, 25-cv-9308-JGLC: Copyright infringement. Attorney: Daniel Desouza.

August Image LLC, New York City vs. Townsquare Media Inc., Purchase, et al, 25-cv-9341-PMH: Copyright infringement. Attorney: Daniel Desouza.

James Farner, Palm Beach Gardens, Florida vs. Westchester County Medical Center, Valhalla, et al, 25-cv-9383: Medical malpractice. Attorney: Todd J. Krouner.

Thomas T. Roldan vs. Manny's SB Construction Inc., Goshen, et al, 25-cv-9396: Fair Labor Standards Act. Attorney: Gennadiy Naydenskiy.

DEEDS

Below \$1 million

15 Stone Bridge Road LLC, Port Chester. Seller: Stone Bridge Road Development LLC, Purchase. Property: 15 Stone Bridge Road, Harrison. Amount: \$1.5 million. Filed Oct. 9.

155 Route 202 LLC, Eastchester. Seller: Lincolnale Hill LLC, White Plains. Property: 155 Route 202, Somers. Amount: \$3.7 million. Filed Oct. 8.

A&S Katonah LLC, New York. Seller: Christopher M. Santomero, West Harrison. Property: 23-25 Park Way, Bedford. Amount: \$1.6 million. Filed Oct. 7.

Albieri, Guilherme, Larchmont. Seller: Frohara Properties LLC, Mamaroneck. Property: 2 Forest Place, Mamaroneck. Amount: \$1 million. Filed Oct. 8.

C. T. Russell Trust, New York. Seller: Lake House Associates LLC, South Salem. Property: 80 Twin Lakes Road, Lewisboro. Amount: \$1.2 million. Filed Oct. 10.

DeGennaro, David, West Harrison. Seller: Coolen Homes Inc., Pleasantville. Property: 763 Linda Ave., Mount Pleasant. Amount: \$1.1 million. Filed Oct. 10.

Elizabeth Seton Pediatric Center, Yonkers. Seller: North Street Community LLC, New York. Property: 315 North St., White Plains. Amount: \$5 million. Filed Oct. 7.

Jacobson, Michael, Stamford, Connecticut. Seller: Trillionaire Bound LLC, White Plains. Property: 65 Stonewall Circle, Harrison. Amount: \$2.6 million. Filed Oct. 8.

Lustig-Elgrably, Alexandra, Brooklyn. Seller: Littleton LLC, Pound Ridge. Property: 41 Old Mill River Road, Pound Ridge. Amount: \$1.9 million. Filed Oct. 9.

Mamogion LLC, Rye. Seller: Cathy Cilento, Mamaroneck. Property: 615 Guion Drive, Rye Town. Amount: \$1.7 million. Filed Oct. 14.

Richman, Emma, New York. Seller: CHP Partners LP, Tarrytown. Property: 112 Wilson Park Drive, Greenburgh. Amount: \$2.6 million. Filed Oct. 9.

Viakeshore LLC, Sleepy Hollow. Seller: Evelyn Tennenbaum, Sleepy Hollow. Property: 5 Lake Shore Close, Mount Pleasant. Amount: \$1.5 million. Filed Oct. 10.

Yazen Realty LLC, Yonkers. Seller: 115 Morningside Avenue LLC, Toms River, New Jersey. Property: 115a Morningside Ave., Yonkers. Amount: \$1.1 million. Filed Oct. 14.

161 Gainsborg Avenue LLC, Mahopac. Seller: Christopher T. Gisi, West Harrison. Property: 161 Gainsborg Ave., Harrison. Amount: \$825,000. Filed Oct. 7.

24 Valdale LLC, Brewster. Seller: Detra Williams, Yonkers. Property: 24 Valdale Ave., Yonkers. Amount: \$615,000. Filed Oct. 9.

275 Wyndcliff LLC, Boynton Beach, Florida. Seller: Phyllis Richards. Property: 260 Falmouth Road, Yonkers. Amount: \$808,000. Filed Oct. 9.

34 MacQuesten LLC, Mount Vernon. Seller: OTR Properties, Scarsdale. Property: MacQuesten Parkway South, Mount Vernon. Amount: \$500,000. Filed Oct. 9.

40 Davis Avenue LLC, Dobbs Ferry. Seller: Raymond Stewart, Croton-on-Hudson. Property: 12 Mount Airy Road East, Cortlandt. Amount: \$435,000. Filed Oct. 9.

5 Rutherford LLC, White Plains. Seller: 128 DER LLC, White Plains. Property: 5 Rutherford Ave., White Plains. Amount: \$675,000. Filed Oct. 7.

73 Melrose LLC, Croton-on-Hudson. Seller: Freedom 24 LLC, Croton-on-Hudson. Property: 73 Melrose Ave., Cortlandt. Amount: \$390,000. Filed Oct. 9.

78 Briggs LLC, Brooklyn. Seller: Janama Realty LLC, Yonkers. Property: 78 Briggs Ave., Yonkers. Amount: \$965,000. Filed Oct. 10.

78 BSY LLC, Brooklyn. Seller: Robert Leffler, Hartsdale. Property: 76 Bruce Ave., Yonkers. Amount: \$840,000. Filed Oct. 14.

83 Bleloch Avenue Realty LLC, Peekskill. Seller: 83 Bleloch Avenue LLC, Peekskill. Property: 83 Bleloch Ave., Peekskill. Amount: \$360,000. Filed Oct. 6.

Alongi, Thomas, Somers. Seller: Mancini Building Corp., Katonah. Property: 11 Adson Way, Somers. Amount: \$625,000. Filed Oct. 10.

Barbara J. Petrocelli Revocable Trust, Tarrytown. Seller: HHS Management LLC, Somers. Property: 295b Heritage Hills B, Somers. Amount: \$572,000. Filed Oct. 14.

Camaj, Elizabeth, Elmsford. Seller: NDG Association Inc., New City. Property: 16 Knolltop Road, Greenburgh. Amount: \$765,000. Filed Oct. 8.

Casarella, Eric, Hawthorne. Seller: MJD Contracting Corp., Carmel. Property: 208 Harris Road Aa3, Bedford. Amount: \$470,000. Filed Oct. 7.

Luppino, Angelo J. III, Armonk. Seller: US Bank Trust NA, Salt Lake City, Utah. Property: 736 Croton Lake Road, Bedford. Amount: \$912,000. Filed Oct. 7.

Marley, Renice, Mount Vernon. Seller: Sharpe Home Designs LLC, Mount Vernon. Property: 109 First Ave., Mount Vernon. Amount: \$963,000. Filed Oct. 14.

Mestrich, Agnes M., Bellport. Seller: JSR Holding Group LLC, Yonkers. Property: 68 Lamartine Ave., Yonkers. Amount: \$729,000. Filed Oct. 10.

Mulliqi, Betim, Brooklyn. Seller: MEM Flipp Corp., Bronxville. Property: 4 Westbrook Drive, Cortlandt. Amount: \$590,000. Filed Oct. 8.

Naula, Maria G., Elmsford. Seller: US Bank NA, Salt Lake City, Utah. Property: 54 S. Stone Ave., Greenburgh. Amount: \$425,000. Filed Oct. 14.

Provezano, Santo, Croton-on-Hudson. Seller: Heaven on Hudson LLC, Croton-on-Hudson. Property: E-10 Half Moon Bay Marina, Cortlandt. Amount: \$35,000. Filed Oct. 8.

Ritchie, Scott, New York. Seller: 27 Locust 4N LLC, Bronx. Property: 27 Locust Ave., 4N, New Rochelle. Amount: \$496,000. Filed Oct. 7.

Santomero, Christopher M., West Harrison. Seller: 25 Parkway Katonah LLC, West Harrison. Property: 23-25 Park Way, Bedford. Amount: \$10. Filed Oct. 7.

Schraiber, Or, Hastings-on-Hudson. Seller: Kingsland Buyer LLC, White Plains. Property: 4 Cedar St., Greenburgh. Amount: \$710,000. Filed Oct. 10.

Skashabanc Realty Holdings LLC, Scarsdale. Seller: Vairo Construction LLC, New Rochelle. Property: 122 Pershing Ave., New Rochelle. Amount: \$300,000. Filed Oct. 8.

Skashabanc Realty Holdings LLC, Scarsdale. Seller: Frank P. Vairo. Property: 118 Pershing Ave., New Rochelle. Amount: \$675,000. Filed Oct. 14.

UNO Training Corp., Yonkers. Seller: Carol A. Kubilus, Yonkers. Property: 53 Prior Place, Yonkers. Amount: \$764,000. Filed Oct. 10.

US Help Inc., Chappaqua. Seller: St. Matthews Methodist Episcopal Church, Ossining. Property: 50 N. Malcolm St., Ossining. Amount: \$700,000. Filed Oct. 10.

WORKERS' COMPENSATION BOARD

Christian S. Maza Peralta d.b.a. **CM Contracting**, Port Chester. Amount: \$4,500.

Expert Renovations LLC, Bedford Hills. Amount: \$10,000.

Friedman & Company LLC, Mamaroneck. Amount: \$44,500.

Highbridge Advisory Council Inc. d.b.a. **Day Care Senior Citizens & Family Support Services**, Yonkers. Amount: \$86,000.

JQ Events LLC, Peekskill. Amount: \$21,000.

Lacey Lane Enterprises Inc., New Rochelle. Amount: \$21,500.

LKG Tile Corp., Sleepy Hollow. Amount: \$500.

Monday Deli Grocery Inc., Yonkers. Amount: \$21,500.

Nubes NY Inc., Yonkers. Amount: \$11,000.

PDQ Mail Plus Inc., Larchmont. Amount: \$16,000.

Rise & Shine Child Care Group Inc., Valhalla. Amount: \$15,500.

Rosemary O'Boyle, South Salem. Amount: \$4,500.

Sweet Delights Inc. d.b.a. **Le Macaron French Pastries**, Yonkers. Amount: \$6,000.

Zepeda Brother's Corp., New Rochelle. Amount: \$1,500.

JUDGMENTS

16 Cedar and 47 Cliff LLC, Brooklyn. \$11,300 in favor of Sprague Operating Resources LLC, Harrison. Filed Oct. 16.

25-42 Cliff Street LLC, Brooklyn. \$10,736 in favor of Sprague Operating Resources LLC, Harrison. Filed Oct. 16.

89 Ash Street LLC, Brooklyn. \$11,300 in favor of Sprague Operating Resources LLC, Harrison. Filed Oct. 16.

Andrade, Joel V., Yonkers. \$1,843 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 22.

Anello, Stefano J., Bronx. \$1,891 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Apicella, Louis, Mamaroneck. \$5,519 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 24.

Arroyo, Wilson E. C. Sr., Yonkers. \$3,067 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 23.

Ayeva, Khaled, Yonkers. \$4,568 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 10.

Barrett, Olleighb, Mount Vernon. \$5,059 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 23.

Beers, John D., Yorktown Heights. \$13,437 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 23.

Boaten, Ernest D., Yonkers. \$12,644 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 24.

Brown, Charles, Mount Vernon. \$6,878 in favor of Capital One NA, Columbus, Ohio. Filed Oct. 23.

Bryce, Omar, Bronx. \$2,128 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Burriss, Andre, Dobbs Ferry. \$1,553 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 15.

Curwen, Densen, White Plains. \$13,446 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 24.

Damico, Kerry, Ossining. \$3,592 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 16.

Echevarria, Palmiro O., Bronx. \$4,572 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Eichie, Peter R. Jr., New Rochelle. \$5,483 in favor of Bank of America NA, Charlotte, North Carolina. Filed Oct. 23.

Foster, Xavier M., Bronx. \$1,582 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Fret, Jose, Cortlandt Manor. \$3,601 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 16.

Garcia, Jokasta, Yonkers. \$4,045 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 24.

Gomez, Lance K. Jr., Bronx. \$1,559 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Goodstein, Steven, Bronxville. \$2,420 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 16.

Hernandez, Elizabeth, Yonkers. \$5,605 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

Kocan, Naila, Mamaroneck. \$18,848 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 16.

Kumimensah, Andrews, Mohegan Lake. \$3,138 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 16.

Kurihara, Nozomi, Dobbs Ferry. \$8,374 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 16.

Laurence, Marc, Peekskill. \$15,401 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 16.

Leonardo, Michael, Park Ridge, New Jersey. \$1,060 in favor of Real Term US Inc., New York. Filed Oct. 10.

Lucombe, Portia, Ossining. \$2,806 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 16.

Marrero, Damitrice, White Plains. \$13,636 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 24.

Martinez, Melissa, Yonkers. \$10,906 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

McLachlan, Shaniqua J., Bronx. \$3,042 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Morris, Richard A., New Rochelle. \$1,500 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Oct. 23.

Nkansah, Genevieve, Yonkers. \$10,604 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Pacheco, Nicholas P., Peekskill. \$9,642 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

Paige, James Elliott, Bronx. \$5,927 in favor of Kommer Bave & Ciccone LLP, White Plains. Filed Oct. 15.

Patrick, Shawnette, Yonkers. \$3,843 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 16.

Quintessential Mortgage Group LLC, White Plains. \$43,838 in favor of Birchwood Credit Services Inc. Filed Oct. 22.

Renzi, Susan A., Croton-on-Hudson. \$16,865 in favor of Wells Fargo Bank NA, Des Moines, Iowa. Filed Oct. 16.

Rivero, Manuela Beatriz, West Harrison. \$995 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Rondinelli, Michelle, New Rochelle. \$2,405 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 15.

Singh, Gabriel F., Bronx. \$1,373 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Spencer, Kathleen, Peekskill. \$18,190 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 16.

Travis, Brian A., Larchmont. \$2,617 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

Vargas, Josue, Yonkers. \$6,251 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 16.

Watson, Eric F., Mount Kisco. \$1,513 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 10.

Williams, Shanaya S., Bronx. \$1,318 in favor of Westchester Community College, Valhalla. Filed Oct. 14.

Wright, Molly L., Yorktown Heights. \$10,874 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Oct. 10.

Yonkers Estates LLC, Brooklyn. \$20,043 in favor of Sprague Operating Resources LLC, Harrison. Filed Oct. 16.

LIS PENDENS

1051 Corp., as owner. Filed by Crosby Lending 2 LLC. Action: Foreclosure of a mortgage in the principal amount of \$700,000 affecting property located at 165 Summit Ave., Mount Vernon. Filed Sept. 22.

Briguglio, Maria - heir, as owner. Filed by CrossCountry Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$796,000 affecting property located at 609 Sawmill River Road, Ardsley. Filed Sept. 15.

Buckmire-Wyllie, Audra T., as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 58 Cedar St., Yonkers. Filed Sept. 18.

Capital One Bank USA N A, as owner. Filed by Computershare Delaware Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$135,000 affecting property located at 97 Amherst Drive, Yonkers. Filed Sept. 12.

Con Edison Company of New York Inc., as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$111,000 affecting property located at 252 Franklin Ave., Mount Vernon. Filed Sept. 23.

Cox, Gerald W, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$327,000 affecting property located at 30 Lake Street Apartment 4B, White Plains. Filed Sept. 15.

Cuomo, Christopher R., as owner. Filed by EverBank N A. Action: Foreclosure of a mortgage in the principal amount of \$392,000 affecting property located at 416 Dunham Ave., Mount Vernon. Filed Sept. 19.

Divi, Julie, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$169,000 affecting property located at 14 Barton Road, Yonkers. Filed Sept. 18.

Forstmann, Allison, as owner. Filed by Citizens Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$740,000 affecting property located at 35 Landing Drive, Dobbs Ferry. Filed Sept. 19.

Frederick J. Stingel Revocable Trust, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$390,000 affecting property located at 82 Smith Ridge Road, South Salem. Filed Sept. 15.

Hunter, Ann M., as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$527,000 affecting property located at 100 Daisy Farms Drive, New Rochelle. Filed Sept. 17.

Keybank NA, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$372,000 affecting property located at 14 Valerio Court, Bedford. Filed Sept. 23.

Lawrence, Marlene, as owner. Filed by Town Point Mortgage Trust 2019-4-US Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$396,000 affecting property located at 20 Adams St., Mount Vernon. Filed Sept. 19.

Speight, Eloise, as owner. Filed by Citizens Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$75,000 affecting property located at 108 Winthrop Ave., New Rochelle. Filed Sept. 19.

Young, Gary, as owner. Filed by the Board of Managers of The Seasons Condominium. Action: Foreclosure of a mortgage in the principal amount of \$6,905 affecting property located at 4 Martine Ave., Unit 411, White Plains. Filed Sept. 17.

MECHANIC'S LIENS

136 E. Third Street Holding Corp., Mount Vernon. \$2,257 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed Oct. 3.

Cedar Plaza Associates LLC, New Rochelle. \$71,731 in favor of Belway Electrical Contracting, Elmsford. Filed Oct. 9.

Chepurny, Andrew J., Pound Ridge. \$105,073 in favor of Lascon Inc., Tuckahoe. Filed Oct. 6.

HPIII Westchester County LLC, Mount Kisco. \$480,200 in favor of C&C Service LLC, Stamford, Connecticut. Filed Oct. 7.

International Business Machines Corp., North Castle. \$34,877 in favor of Demar Plumbing Corp., New York. Filed Oct. 8.

Kovar Hill Associates LLC, Mount Vernon. \$64,650 in favor of F1 Mechanical Inc., Bronx. Filed Oct. 6.

Kovar Hill Associates LLC, Mount Vernon. \$146,671 in favor of Trittech Electrical & Data Inc., Bronx. Filed Oct. 6.

Minto, Michelle, Mount Vernon. \$12,750 in favor of HBJ Construction Inc., Mount Vernon. Filed Oct. 9.

Nordstrom Inc., White Plains. \$36,272 in favor of Sunbelt Rentals Inc., Columbus. Filed Oct. 9.

SHP VI Mount Pleasant Spe LLC, Mount Pleasant. \$73,799 in favor of Michaels Electrical Supply Corp., Lynbrook. Filed Oct. 9.

St. Clair Owners LLC, Yonkers. \$213,247 in favor of ASF Construction & Excavation Co., Cortlandt Manor. Filed Oct. 8.

Thornwood Realty LLC, Mount Pleasant. \$73,799 in favor of Michaels Electrical Supply Corp., Lynbrook. Filed Oct. 6.

UNO Crestwood LLC, Yonkers. \$30,185 in favor of Billed Exchange LLC. Filed Oct. 3.

Valenti Communications Corp., Rye Brook. \$102,097 in favor of Belway Electrical Contracting, Elmsford. Filed Oct. 9.

NEW BUSINESSES

Sole Proprietorships

Kind Root, 1940 Palmer Ave., Larchmont 10538. c/o Chad Christian. Filed Oct. 7.

Leora Collection, 140 Rosehill Ave., New Rochelle 10804. c/o Leora Israel. Filed Oct. 3.

Makers Print & Embroidery, 76 Mamaroneck Ave., No. 5, White Plains 10601. c/o Jermain Smith. Filed Oct. 1.

Mazalloon Encanto Decor, 129 Prospect Ave., No. 2, Mamaroneck 10543. c/o Eileen Gabriela Mazariegos. Filed Oct. 3.

Mickeys Pizzeria & Restaurant, 136 Lake Ave., Yonkers 10703. c/o Jorge Vazquez Baltazar. Filed Oct. 1.

Nathan Nokes Voiceovers, 1 Larkin Plaza, No. 204, Yonkers 10701. c/o Nathan Nokes. Filed Oct. 2.

Native Plant ID, 4 Ogden Ave., White Plains 10605. c/o Michael Scafidi. Filed Oct. 1.

Nest Tech Future, 19 Court St., White Plains 10601. c/o Momoh Jackson. Filed Oct. 2.

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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

Nicole Duke, 243 Rosedale Road, Yonkers 10710. c/o Nicole Duke. Filed Sept. 29.

Online Witch, 16 Minerva Place, Apt. 3E, White Plains 10601. c/o Vincent Parco. Filed Oct. 3.

Paul J. Alimena D.D.S. and **Judith M. Burnheimer D.D.S.**, 5 Blind Brook Lane, Rye 10580. c/o Paul J. Alimena. Filed Sept. 30.

Porter Music Co., 66 Mount Vernon Ave., Mount Vernon 10550. c/o Timothy R. Porte. Filed Oct. 6.

Reel Legacy, 58 Pinecrest Drive, Hastings-on-Hudson 10706. c/o Samuel Simmons. Filed Oct. 7.

Room By Room Paint Solutions, 2034 Quaker Ridge Road, Croton-on-Hudson 10523. c/o Mark Labella. Filed Oct. 1.

Shaktivitta Yoga, 26 Park Ave. Apt. 5, West Harrison 10604. c/o Andrea Judith Vitores. Filed Oct. 6.

Theoretik, 36 Hudson Watch Drive, Ossining 10562. c/o Predrag Krstic. Filed Oct. 3.

Westchester Concierge, 101 King St., Chappaqua 10514. c/o Michele Bell. Filed Sept. 17.

HUDSON VALLEY

BUILDING LOANS

Below \$1 million

14 Memorial LLC, as owner. Lender: Conventus LLC. Property: in Spring Valley. Amount: \$2.7 million. Filed Oct. 20.

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

Eh Capital LLC, as owner. Lender: Monopoly Holdings LLC. Property: in Port Jervis. Amount: \$1 million. Filed Oct. 21.

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

Rhinebeck Bank, as owner. Lender: Super Sunny LLC. Property: 123 Lake Drive, Putnam Valley. Amount: \$70.9 million. Filed Sept. 24.

Shops At Woodbury LLC, as owner. Lender: Dime Community Bank. Property: 6 Locey Lane, Harrison. Amount: \$19.4 million. Filed Oct. 22.

Walden Savings Bank, as owner. Lender: Unity3 LLC. Property: 857 Union Ave., New Windsor. Amount: \$9.8 million. Filed Oct. 21.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Orange. Amount: \$100,000. Filed Oct. 20.

Eh Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Orange. Amount: \$100,000. Filed Oct. 22.

Walden Savings Bank, as owner. Lender: Auto Mechanix Inc. Property: 10 County Highway 78, Middletown. Amount: \$250,000. Filed Oct. 23.

DEEDS

Below \$1 million

77 Old Post Road LLC, Rhinebeck. Seller: Huber Peter Douglas, Rhinebeck. Property: in Rhinebeck. Amount: \$6.8 million. Filed Sept. 29.

Marist, University, Poughkeepsie. Seller: 74 West Cedar LLC, Irvington. Property: 76 W. Cedar St., town of Poughkeepsie. Amount: \$2.5 million. Filed Sept. 30.

Megan Oblock Trust. Seller: Been There Before LLC. Property: 20 Snowy Owl Court, Amenia. Amount: \$18.5 million. Filed Sept. 26.

Rusk, James, Brooklyn. Seller: Daydream Real Estate LLC, Rhinebeck. Property: 2693 Highway 9G, Rhinebeck. Amount: \$3.8 million. Filed Sept. 22.

Touchstone 836 LLC, New York. Seller: Hudson Toby Maitland, Millbrook. Property: in Stanford. Amount: \$14 million. Filed Oct. 1.

112 Creamery Road LLC, Armonk. Seller: SCOTT Kibrick, Hopewell Junction. Property: in East Fishkill. Amount: \$644,000. Filed Sept. 25.

2430 Route 55 LLC, Dover Plains. Seller: Golden & Golden Building Company Inc., Hyde Park. Property: 28 Main St., Hyde Park. Amount: \$150,000. Filed Oct. 1.

252 Rokeby Road LLC, Red Hook. Seller: Daniel J. Peterson, Saugerties. Property: in Red Hook. Amount: \$427,500. Filed Sept. 25.

340 E. Pound LLC, Monroe. Seller: Andrew Nandlall Khemnauth, Hopewell Junction. Property: 88 Smith St., city of Poughkeepsie. Amount: \$372,000. Filed Sept. 24.

37 Fiddlers Bridge Road LLC, Staatsburg. Seller: Laura A. Navor, Burnham, Maine. Property: 37 Fiddlers Bridge Road, Staatsburg. Amount: \$215,000. Filed Sept. 19.

39 Delafield Street LLC, Peekskill. Seller: Glenwood Real Estate Holdings LLC, Hopewell Junction. Property: in city of Poughkeepsie. Amount: \$450,000. Filed Sept. 29.

404 Maple Street Holding LLC, Hopewell Junction. Seller: Highway Displays Inc., Poughkeepsie. Property: 404 Maple St., city of Poughkeepsie. Amount: \$400,000. Filed Sept. 24.

5884 S. Elm LLC, Wappingers. Seller: Louis A. Simmons, Millerton. Property: in Millerton. Amount: \$310,000. Filed Sept. 24.

Bentley Property Holdings LLC, Clinton Corners. Seller: Doreen R. Brown, Stanfordville. Property: 6093 Route 82, Stanford. Amount: \$370,000. Filed Sept. 24.

Bologna, Michael, Beacon. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$680,000. Filed Sept. 19.

BW Perfect Casa LLC, Hyde Park. Seller: Jennifer Vignogna, Poughquag. Property: 18 Crumwold Place, Hyde Park. Amount: \$285,000. Filed Sept. 19.

Canis Centauri LLC, Miami, Florida. Seller: Bertrand Deata, Dover Plains. Property: 703 Butts Hollow Road, Dover Plains. Amount: \$165,000. Filed Sept. 22.

EM Building LLC, Poughkeepsie. Seller: Matthew Paul Schell, White Plains. Property: in Pine Plains. Amount: \$209,000. Filed Sept. 25.

Farkas, Timothy K., Poughkeepsie. Seller: Cag National Fund III LLC, Coppel, Texas. Property: in LaGrange. Amount: \$200,000. Filed Sept. 19.

G3 Property Group LLC, Suffern. Seller: Gerald Drive LLC, Tarrytown. Property: 27 Gerald Drive, Unit C2, city of Poughkeepsie. Amount: \$150,000. Filed Sept. 22.

G3 Property Group LLC, Suffern. Seller: Gerald Drive LLC, Tarrytown. Property: 1 Gerald Drive, Unit A3, city of Poughkeepsie. Amount: \$150,000. Filed Sept. 23.

G3 Property Group LLC, Suffern. Seller: Gerald Drive LLC, Tarrytown. Property: 19 Gerald Drive, Unit B2, city of Poughkeepsie. Amount: \$156,500. Filed Sept. 22.

G3 Property Group LLC, Suffern. Seller: Gerald Drive LLC, Tarrytown. Property: 68 Gerald Drive, Unit D6, city of Poughkeepsie. Amount: \$157,000. Filed Sept. 26.

Ginin, Jose Fermin Pasato, Ossining. Seller: US Bank Trust NA, Dallas, Texas. Property: 30 Birch Drive, Beacon. Amount: \$340,000. Filed Sept. 19.

Highway Displays Inc., Poughkeepsie. Seller: Loopy Mango LLC, Hyde Park. Property: 799 Violet Ave., Hyde Park. Amount: \$875,000. Filed Sept. 30.

Kat & Ker Properties Inc., Wappingers Falls. Seller: Eleanor Coppola Trust, Wappingers Falls. Property: in Wappinger. Amount: \$251,000. Filed Sept. 25.

Keeper II Fishkill LLC, Portland, Maine. Seller: 8 Route 9 LLC, Hopewell Junction. Property: in Fishkill. Amount: \$683,000. Filed Sept. 29.

Knowlton, Elizabeth, Yonkers. Seller: C.Meade LLC, Miami beach, Florida. Property: in Beekman. Amount: \$420,000. Filed Sept. 24.

Lasalle Palace Holdings LLC, Bronx. Seller: Moonlight Eyes Corp., Staatsburg. Property: in Hyde Park. Amount: \$685,000. Filed Sept. 24.

Leonardi, Clare, Lititz, Pennsylvania. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$700,000. Filed Sept. 19.

MCL Partners LLC, Thornwood. Seller: US Bank Trust Co., West Palm Beach, Florida. Property: 7 Cornwell St., Poughquag. Amount: \$334,500. Filed Sept. 30.

MHME Second LLC, Hopewell Junction. Seller: Florence Graff, Wappingers Falls. Property: 52 All Angels Hill Road, Wappinger. Amount: \$293,000. Filed Sept. 18.

Nesheiwat, Tayel, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$458,000. Filed Sept. 29.

Owens, Alfred L III, Rhinebeck. Seller: Saddle Rock RE LLC, Great Neck. Property: in Clinton. Amount: \$163,500. Filed Sept. 23.

Project M4LLC, Islip. Seller: National Equity Inc. Trust, Omaha, Nebraska. Property: in Union Vale. Amount: \$520,000. Filed Sept. 25.

Roya Development LLC, Wappingers Falls. Seller: Dimarco Properties LLC, Oldsmar, Florida. Property: in town of Poughkeepsie. Amount: \$142,000. Filed Sept. 30.

Schindler, Vincent E., Hopewell Junction. Seller: Potter Ranch LLC, Poughquag. Property: 239 Hynes Road, Poughquag. Amount: \$635,000. Filed Sept. 29.

Sea Rock LLC, Floral Park. Seller: Chu Leung Ping, Wappingers Falls. Property: 1668 Route 9, Unit 13E, Wappinger. Amount: \$230,000. Filed Sept. 25.

Shaik, Shama, Poughkeepsie. Seller: Suben LLC, Poughkeepsie. Property: 9 Widmer Road, Wappinger. Amount: \$640,000. Filed Sept. 29.

Velocity House Buyers LLC, New Windsor. Seller: Lizotte Andrew, Beacon. Property: in city of Beacon. Amount: \$350,000. Filed Sept. 19.

JUDGMENTS

95 St. Mini Mart Corp., New York. \$105,691 in favor of Simply Funding LLC, Chester. Filed Oct. 6.

Alzate, Humberto J., Walden. \$2,132 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 10.

Anderson, Davontae, Middletown. \$6,063 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 17.

Astudillo, Quiroz Sonia, Newburgh. \$3,088 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Oct. 14.

Bagley, Michael, Middletown. \$4,251 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

Burden, Gwendolyn, Newburgh. \$3,416 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

Conklin, Lynnann, Port Jervis. \$944 in favor of Jefferson Capital Systems LLC, St. Cloud, Minnesota. Filed Oct. 10.

Conley, Robin, New Windsor. \$6,364 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Cruban, Joyce, New Windsor. \$7,963 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed Oct. 10.

Dejesus, Janet, Middletown. \$2,077 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 17.

Diva Trading Inc., New Windsor. \$43,163 in favor of KeyBank National Association, Buffalo. Filed Oct. 8.

Dixon, Adrian, Middletown. \$2,430 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 15.

Era Nail Salon Inc., New Windsor. \$86,912 in favor of KeyBank National Association, Buffalo. Filed Oct. 8.

Fairweather, Peta Gay, Middletown. \$2,816 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 6.

Faithful Friends Inc., Bradenton, Florida. \$23,568 in favor of Simply Funding LLC, Chester. Filed Oct. 17.

Feil, Joey L., Walden. \$3,186 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 8.

Fernandez, Christina, Monroe. \$5,537 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 10.

Garner, Tara M., Newburgh. \$1,930 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

Hernandez, Jonathan, Newburgh. \$10,107 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

Hunt, Harry F., Monroe. \$5,845 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 10.

July, Denise, Middletown. \$4,463 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 15.

Kaufman, David, Monroe. \$7,506 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Kimble, Angela, Port Jervis. \$1,251 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

King, Ouida, Middletown. \$1,766 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 15.

Kraus, Simon, Monroe. \$32,455 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Oct. 6.

Lafontant, Bianca, Middletown. \$6,582 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Lewis, Marlon R., Goshen. \$5,994 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 14.

Lopez, Paul, New Hampton. \$2,807 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 16.

Lopez, Uriel, Westtown. \$3,758 in favor of Slomins Inc., Hicksville. Filed Oct. 9.

Moore, Shameiqua, Middletown. \$1,355 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Navarrete, Gaspar Cardoso, New Windsor. \$4,001 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 14.

NW Umpqua Roofing & Waterproofing Inc., Brush Prairie, Washington. \$169,902 in favor of Simply Funding LLC, Chester. Filed Oct. 6.

Pelle, Khamare E., Newburgh. \$1,854 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Pho Viet LLC, Manhattan, Kansas. \$94,366 in favor of Simply Funding LLC, Chester. Filed Oct. 17.

Ponessa, Carl, New Windsor. \$5,000 in favor of Newburgh City, Newburgh. Filed Oct. 14.

Puma, Anthony, Sparrow Bush. \$3,985 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 9.

Rachel Sofer LLC, Monroe. \$169,447 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Oct. 14.

Ross, Judy, Port Jervis. \$12,373 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

Sanchez, Gonzalo, Newburgh. \$5,119 in favor of Synchrony Bank, Draper, Utah. Filed Oct. 15.

Smith, John R., Port Jervis. \$4,054 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Solorzano, Alfonso, Warwick. \$4,819 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 9.

Stewart, Melissa, Middletown. \$1,336 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Stewart, Michele J., Salisbury Mills. \$10,116 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Oct. 16.

Tic Toc Convenience Corp., Bronx. \$91,195 in favor of Simply Funding LLC, Chester. Filed Oct. 10.

Veach, Savon, Temple, Texas. \$11,216 in favor of Simply Funding LLC, Chester. Filed Oct. 10.

Villanueva, Diana, Monroe. \$3,298 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 10.

Virgil, James, Middletown. \$3,929 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

West, Leticia, Newburgh. \$1,283 in favor of Midland Credit Management Inc., San Diego, California. Filed Oct. 15.

Wilson, Pareece, Newburgh. \$6,250 in favor of Discover Bank, Columbus, Ohio. Filed Oct. 15.

Yee C Trading Inc., New Windsor. \$49,078 in favor of KeyBank National Association, Buffalo. Filed Oct. 15.

MECHANIC'S LIENS

Aguilar, Judith Darlena Medina, as owner. \$47,623 in favor of Cedar Construction Company Inc. Property: in Newburgh. Filed Oct. 7.

DeAngelo, Michael J. Jr., as owner. \$1,265 in favor of Osorio Tree Service LLC. Property: 39 Devito Drive, Newburgh. Filed Oct. 17.

Fata, Kendra, as owner. \$7,000 in favor of Infinity Construction 1 Inc. Property: 61 Alder Drive, New Windsor. Filed Oct. 7.

Four Friends LLC, as owner. \$7,237 in favor of Boiler King Inc. Property: in Warwick. Filed Oct. 10.

Maley, Susan L., as owner. \$2,000 in favor of Infinity Construction 1 Inc. Property: in New Windsor. Filed Oct. 9.

North Drury Lane Holdings LLC, as owner. \$28,000 in favor of Solid Steel Buildings Inc. Property: 113 N. Drury Lane, Montgomery. Filed Oct. 9.

Reynoso, Glenis C., as owner. \$13,615 in favor of Pearl & Wally Enterprises Inc. d.b.a. Property: in Monroe. Filed Oct. 9.

SBS Walden LLC, as owner. \$41,000 in favor of Solid Steel Buildings Inc. Property: 735 St. Toue 52, Montgomery. Filed Oct. 9.

Sheri Torah Inc., as owner. \$399,903 in favor of Five Star Interiors Inc. Property: 3-5 YD Goldberger Drive, Monroe. Filed Oct. 8.

Smith, Aisha, as owner. \$4,000 in favor of Green Island Group Corporation Inc. Property: 193 Shaw Road, Walkkill. Filed Oct. 14.

NEW BUSINESSES

Sole Proprietorships

Bobcat Farms, 10 Finnerty Place, Putnam Valley 10579. c/o Geraldine Palminteri. Filed Sept. 9.

Comparza De Chinelos Preciosa Sangre De Cristo, 392 Pulaski Hwy., Apt. 1, Goshen 10924. c/o Heledora Calixto Chavez. Filed Oct. 24.

Jose Santos Drywall, 95 Beattie Ave., Middletown 10940. c/o Yelsen Arias Calderon. Filed Oct. 21.

K. Rivera Artistry, 75 N. Church St., Unit A, Goshen 10924. c/o Kristen Rivera. Filed Oct. 15.

Kastins Care Daycare, 103 Dosen Road, Middletown 10940. c/o Kastin Andrea Lynn. Filed Oct. 21.

Leska Farms Rental Property, 2135 Route 9w, Cornwall-on-Hudson 12518. c/o Jonathan Edward Leska. Filed Oct. 21.

Lets Engrave It of Orange County, 90 North St., Middletown 10940. c/o Porfirio Rodriguez. Filed Oct. 23.

Loving Moon Vibes, 69 Linden Ave., Greenwood Lake 10925. c/o Ashley Owen. Filed Oct. 15.

Luxe Beauty Studio, 388 Blooming Tpke., Suite 400, New Windsor 12553. c/o Hazel Ileana Bonet. Filed Oct. 22.

Mel Belles Coffee & More, 62 Worthington Court, Carmel 10512. c/o Gianfortuna R. Rock. Filed Sept. 11.

Milanis Cocina Boricua, 79 W. Main St., Middletown 10940. c/o Angel Gonzalez and Viruet Rosemary. Filed Oct. 16.

Skybridge Goods, 100 Woodhills Drive, 114, Goshen 10924. c/o Richard Rosario. Filed Oct. 21.

Southsegundo Taxi, 121 Marvin Ave., Second floor, Brewster 10509. c/o Lliguin Rosa Victoria Tigre. Filed Sept. 12.

Temple Court 508 Society, 369 Fullerton Ave., Suite 5, Newburgh 12550. c/o Nicole Monique Gellineau. Filed Oct. 24.

Timeless Design Solutions, 7 Willow Parkway, New Windsor 12553. c/o Toni Ann Saccoman McCullom. Filed Oct. 21.

BUILDING PERMITS

Commercial

Bennett, Keith and Marley Bennett, Norwalk, contractor for Keith and Marley Bennett. Remove drywall to existing dining room and construct second-floor addition over existing footprint at 31 Chestnut Hill Road, Norwalk. Estimated cost: \$50,000. Filed Sept. 12.

Brown Dog GC LLC, Norwalk, contractor for David and Melissa Ortiz. Construct a superstructure for two-car garage at 40 Karen Drive, Norwalk. Estimated cost: \$300,000. Filed Sept. 3.

ETM Construction LLC, Norwalk, contractor for Andrew M. and Erica T. Merrill. Renovate existing kitchen and second-floor bathroom at 6 Ridgewood Road, Norwalk. Estimated cost: \$140,000. Filed Sept. 4.

Franchise Contractors LLC, Norwalk, contractor for Marina Pena. Construct superstructure for new single-family residence at 18 Sasqua Road, Norwalk. Estimated cost: \$1,500,000. Filed Sept. 12.

G&C Marine Services Inc., Norwalk, contractor for Gino C. Bottino. Perform replacement alterations at 49 Neptune Ave., Norwalk. Estimated cost: \$100,000. Filed Sept. 12.

LVA Stefanidis LLC, Norwalk, contractor for LVA Stefanidis LLC. Perform replacement alterations at 174 Main St., Norwalk. Estimated cost: \$6,000. Filed Sept. 10.

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

MP Construction LLC, Norwalk, contractor for Merritt 7 Venture LLC. Perform replacement alterations at 301 Merritt 7, Norwalk. Estimated cost: \$273,601. Filed Sept. 11.

Park City Management LLC, Norwalk, contractor for Matthew D. Manley and Jennifer P. Manley. Remove existing roof and reroof 12 Cudlipp St., Norwalk. Estimated cost: \$39,440. Filed Sept. 3.

Sound Renovation LLC, Norwalk, contractor for Catherine Garret. Remove existing siding and install new vinyl siding at 2 Echo Lane, Norwalk. Estimated cost: \$17,000. Filed Sept. 12.

The Property Group of Connecticut, Norwalk, contractor for Pamela L. Burke. Rebuild existing deck type A at 312 Foxboro Drive, No. 312, Norwalk. Estimated cost: \$15,069. Filed Sept. 15.

The Property Group of Connecticut, Norwalk, contractor for Christopher and Kristen Byron. Rebuild existing deck type E at 404 Foxboro Drive, No. 404, Norwalk. Estimated cost: \$15,069. Filed Sept. 15.

Top Pro Home Improvement LLC, Norwalk, contractor for Marcella Rosado. Remove existing roof and reroof 25 Spring Hill Ave., Norwalk. Estimated cost: \$8,000. Filed Sept. 3.

Residential

4 Frances LLC, Norwalk, contractor for 4 Frances LLC. Construct one-story structure at 4 France St., Norwalk. Estimated cost: \$12,000. Filed Sept. 3.

Big Apple Construction Services LLC, Norwalk, contractor for FH RE 2 LLC. Renovate kitchen and bathroom, replace tub with shower and relocate hot water heater at 94 Washington St., Norwalk. Estimated cost: \$30,000. Filed Sept. 11.

Buccolo, Martin A. and Caryn R. Bienstock, Norwalk, contractor for Martin A. Buccolo and Caryn R. Bienstock. Install stand-by generator and rebuild existing shed roof to a flat roof at 1 Crockett St., Norwalk. Estimated cost: \$20,000. Filed Sept. 10.

Ever Hardwood Floors LLC, Norwalk, contractor for SS Tile and Marble LLC. Add second floor over existing footprint. Install new siding and new roof at 10 Cutrone Road, Norwalk. Estimated cost: \$200,000. Filed Sept. 3.

Gatto, Javier and Glonni Monroy, Norwalk, contractor for Javier Gatto and Glonni Monroy. Renovate single-family residence at 29 Walter Ave., Norwalk. Estimated cost: \$19,000. Filed Sept. 10.

New England Contractor LLC, Norwalk, contractor for Steven M. and Rosalia Checca. Construct addition for single-family residence at 31 Beau St., Norwalk. Estimated cost: \$178,000. Filed Sept. 5.

Rodriguez, Lucas, Norwalk, contractor for Lucas Rodriguez and Tiffany's Ferreira. Add two full bathrooms and bedroom at single-family residence, 11 Buttonball Trail, Norwalk. Estimated cost: \$130,000. Filed Sept. 8.

Sag Construction LLC, Port Chester, New York, contractor for Bruno Sagni. Replace 16 windows in condominium Unit 6, 95 Intervale Road, Stamford. Estimated cost: \$23,497. Filed Aug. 21.

Salt of The Earth Landscaping Inc., Bedford, New York, contractor for Michael O'Connor. Demolish and abandon in place the existing retaining wall, construct a new retaining wall, replace existing pedestrian bridges, decks and stairs on new foundations and attached to existing dwellings/buildings at 202 Soundview Ave., Stamford. Estimated cost: \$224,500. Filed Aug. 13.

Salvioli, Joe, Fairfield, contractor for Stephen Bonomo. Replace existing generator with new Generac 18kw at 400 Hunting Ridge Road, Stamford. Estimated cost: \$13,000. Filed Sept. 23.

Sandoval Contracting Limited Company LLC, Stamford, contractor for Kelvin Sandoval. Perform deck repairs for buildings 33 and 39 at 2539 Bedford St., Stamford. Estimated cost: \$60,000. Filed Aug. 6.

Sign Design Inc., Norwalk, contractor for Lisa Terenzio. Install temporary banners on face of building and on side of building for 6 months with 16-ounce mesh at 1351 Washington Blvd., Stamford. Estimated cost: \$6,000. Filed Sept. 4.

Signature Exteriors LLC, Stamford, contractor for Mateusiak Slawomir. Install vinyl siding to entire house with applicable accessories at 115 Brook Run Lane, Stamford. Estimated cost: \$30,000. Filed Aug. 2.

Signature Exteriors LLC, Stamford, contractor for Mateusiak Slawomir. Install vinyl siding on house with applicable accessories and under layments at 211 Joffre Ave., Stamford. Estimated cost: \$28,655. Filed Sept. 6.

Signature Exteriors LLC, Stamford, contractor for Mateusiak Slawomir. Install vinyl siding with applicable accessories to entire house at 42 Ridgewood Ave., Stamford. Estimated cost: \$25,214. Filed Sept. 12.

Signature Exteriors LLC, Stamford, contractor for Mateusiak Slawomir. Install vinyl siding with applicable accessories and underlayment at 39 Liberty Place, Stamford. Estimated cost: \$42,914. Filed Sept. 20.

Solder, William, Norwalk, contractor for Thomas Stalzer. Alter an existing three-car bay garage into a golf simulator/golf lounge, and add a two-car bay, one-story garage, and modify existing window location in second-floor bedroom at 41 Broad Brook Lane, Stamford. Estimated cost: \$200,000. Filed Aug. 1.

SSJ Carpentry and Home Renovations LLC, Norwalk, contractor for Juan Rivera. Construct a new pergola and outdoor kitchen at 46 Maltbie Ave., Stamford. Estimated cost: \$120,000. Filed Aug. 7.

Stevens, Alex, Southington, contractor for Alex Stevens. Replace approximately 30 squares of asphalt shingle roofing to a commercial property at 810 Bedford St., Stamford. Estimated cost: \$20,000. Filed Sept. 22.

Stickley, Michael Patrick, Milford, contractor for James Popper. Install shaftway between ground floor and first floor to house home elevator and run electrical to the shaftway at 1194 Westover Road, Stamford. Estimated cost: \$10,000. Filed Aug. 26.

Structural Preservation Systems LLC, Cheshire, contractor for Eric W. Cowley PE. Perform replacement alterations at 65 Glenbrook Road, Stamford. Estimated cost: \$1,198,686. Filed Aug. 11.

Sync Renewables LLC, Norwalk, contractor for Brian Ostaszewski and Denni Tookmanian. Install roof-top solar panels at 6 Stonecrop Road South, Norwalk. Estimated cost: \$25,800. Filed Sept. 10.

Synergy Electrical Contracting LLC, Middletown, contractor for Michael Avery. Install roof-mounted solar PV array. No structural upgrades required at 28 Nob Hill Lane, Stamford. Estimated cost: \$22,410. Filed Aug. 19.

Technology Air Systems LLC, Stamford, contractor for Luis Coyago. Remodel existing basement and convert into an in-law apartment. Remodel first-floor existing bathrooms, kitchen, living room and complete remodeling of three existing bedrooms and walkout basement at 29 Barholm Ave., Stamford. Estimated cost: \$80,000. Filed Sept. 5.

The Hamlet Group LLC, Norwalk, contractor for The Hamlet Group LLC. Renovate single-family residence at 185 Newtown Ave., Norwalk. Estimated cost: \$100,000. Filed Sept. 3.

TI Home Improvement LLC, Shelton, contractor for Tomasz Luczkowski. Remove existing asphalt shingles and perform new Gaf roofing system installation with new gutters at 154 Pepper Ridge Road, Stamford. Estimated cost: \$25,872. Filed Aug. 27.

TI Home Improvement LLC, Shelton, contractor for Tomasz Luczkowski. Remove existing asphalt shingles and replace with new Gaf roofing system, 1 skylight replacement in existing opening and 4 windows replacements in existing opening at 74 Doral Farm Road, Stamford. Estimated cost: \$33,200. Filed Aug. 27.

TI Home Improvement LLC, Shelton, contractor for Tomasz Luczkowski. Remove existing wood siding, hydrogap house wrap installation, Azek trims and James Hardie siding installation at 41 Flying Cloud Road, Stamford. Estimated cost: \$41,500. Filed Sept. 23.

Top Lion Corp., Stamford, contractor for Richard Lyons. Make interior modifications to allow for former fitness site to become a golf teaching site with video displays and slight drywall modifications at 80 Largo Drive, Stamford. Estimated cost: \$72,000. Filed Sept. 19.

Total Building Services LLC, Putnam, contractor for Nikita Bronitskiy. Build two walls in garage to create a new room roughly 8' x 5'. Entry door will be 36" x 80" fire rated. Re-frame joists to accept opening. New room will house a personal home lift at 47 Chestnut Hill Road, Stamford. Estimated cost: \$12,000. Filed Aug. 22.

Tri State Signs and Awnings Inc., West Babylon, New York, contractor for Dayelin Cifuentes. Install a push-through light box sign at 1011 High Ridge Road, Stamford. Estimated cost: \$3,000. Filed Aug. 25.

Trudden, William F., Norwalk, contractor for William Trudden. Install a Generac 24 kw standby generator at 145 Cherry Hill Road, Stamford. Estimated cost: \$9,800. Filed Sept. 19.

Tuff Shed Inc., Denver, Colorado, contractor for Tuff Shed. Repair barn shed at 22 Robin St., Stamford. Estimated cost: \$10,667. Filed Sept. 2.

United Better Homes LLC Rhode Island/USA, Central Falls, Rhode Island, contractor for Heriberto Roman. Install 30 roof-mounted solar panels at 58 Janice Road, Stamford. Estimated cost: \$55,000. Filed Aug. 15.

Unlimited Services LLC, Stamford, contractor for Eduardo Pineda. Remove an existing cabinet and install new cabinets with new layout and new header needed to be installed to support a new opening at 13 Opper Road, Stamford. Estimated cost: \$38,000. Filed Aug. 20.

V20 Construction LLC, Darien, contractor for Tyler Grant. This is to conduct landlord work on a vanilla box measuring approximately 82,000 square feet. There are approximately 19,000 square feet of mezzanine space and 63,000 square feet of ground-floor space at 699 Canal St., Stamford. Estimated cost: \$1,500,000. Filed Sept. 15.

Vasser, Bryan M., Milford, contractor for Bryan Vasser. Install wall signs and two panels in existing pylon signs in place of previous Ashley signs at 2215 Summer St., Stamford. Estimated cost: \$25,000. Filed Aug. 12.

Westchester Renovation Group LLC, Stamford, contractor for Paul Mignone. Remove existing roof and replace and replace rotted trim at 125 Dundee Road, Stamford. Estimated cost: \$45,000. Filed Sept. 4.

White Home Products Inc., Stratford, contractor for Corie Billingslea. Remove existing shingles and apply new Gaf timberline asphalt shingles along with ice and snow barrier on the whole roof at 135 Gary Road, Stamford. Estimated cost: \$15,045. Filed Aug. 15.

Wirth, Morgan P., Norwalk, contractor for Morgan P. Writh. Add front porch with roof and stairs at 29 Arnold Lane, Norwalk. Estimated cost: \$30,000. Filed Sept. 3

COURT CASES

Bridgeport Superior Court

Anmarie's Hair On Madison, et al, Bridgeport. Filed by Henry Showah, Trumbull. Plaintiff's attorney: Kennedy Johnson Schwab & Roberge PC, New Haven. Action: the plaintiff entered the premises to purchase a gift card from defendants, when he was allegedly caused to slip and fall on ice, which had accumulated on the premise sidewalk, resulting in serious injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151589-S. Filed Oct. 1.

Donnenfeld, Eric, M.D., et al, Weston. Filed by Michelle Souza, West Hartford. Plaintiff's attorney: Cooper Law Group, Bridgeport. Action: the plaintiff allegedly suffered medical malpractice from the defendants who allegedly breached the standard of care owed to plaintiff. As a result of her injuries and damages, the plaintiff has incurred additional expenses for her eye care and is likely to continue to incur such expenses in the future. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151967-S. Filed Oct. 14.

Sterling Tree Service LLC, et al, Newtown. Filed by Jonathan Metrano, Fairfield. Plaintiff's attorney: Zeldes Needle & Cooper, Bridgeport. Action: the plaintiff was operating his motorcycle when he was struck by a low hanging wire across Pell Meadow Drive in Fairfield. The defendants were operating a large tree service truck when the large tree service truck's bucket portion caught the overhanging wires and pulled them. As a result, the plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151845-S. Filed Oct. 8.

Town of Stratford, et al, Stratford. Filed by Tyrell Cole p.p.a. Abigail Monroe, Stratford. Plaintiff's attorney: Nicholas R. Nesi, East Haven. Action: the plaintiff was in the boys' locker room at the Flood Middle School when he was suddenly and allegedly without warning assaulted by another student, who punched the plaintiff, causing the plaintiff to suffer serious personal injuries. The injuries and losses sustained by the minor plaintiff were as a direct result of the neglect and carelessness of the defendants for failing to implement and provide a safe school climate. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6151710-S. Filed Oct. 6.

Danbury Superior Court

Enterili, Omer Faruk, Orange Park, Florida. Filed by Adryano Xavier Wanderley, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6056025-S. Filed Sept. 9.

Gray, Frederick Scott, et al, Delaware. Filed by Roshaad Hall p.p.a. Melissa Hall, Danbury. Plaintiff's attorney: Richard H. Raphael, Westport. Action: the plaintiff allegedly suffered medical malpractice by the defendants who failed to adequately evaluate the initial fracture pattern with respect to the recognition of significant ligamentous injury to the distal tibular fibular syndesmosis ligaments and deltoid ligament. As a result, the plaintiff suffered injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6056175-S. Filed Sept. 18.

Newtown Colony Diner Inc., Newtown. Filed by Sandra Smith, Newtown. Plaintiff's attorney: Tremont Sheldon PC, Bridgeport. Action: the plaintiff was a patron at the defendant's diner, when she was caused to fall allegedly due to a folded floor mat near the entrance of the diner, thereby causing her to suffer injuries and damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6056096-S. Filed Sept. 12.

Stamford Superior Court

Data Street Partners Operating LLC, et al, Greenwich. Filed by Itria Ventures LLC, New York. Plaintiff's attorney: Joshua Adam Siegel, New York. Action: the plaintiff brings this action for breach of contract and unjust enrichment against defendants for their alleged breach of a business loan and security agreement. The defendants agreed to pay plaintiff the loan and interest amount, however the defendants failed to make the payments to plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6075325-S. Filed Aug. 13.

Feighan, Jessica Erin, Stamford. Filed by Jacinth Bailey, Stamford. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. 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. FST-CV-25-6076347-S. Filed Oct. 1.

Zamora, Eddie, et al, Stamford. Filed by One Strawberry Hill Association Inc., Stamford. Plaintiff's attorney: Ackerly Ward & McKirdy LLC, Stamford. Action: The plaintiff provides assessment of common charges for the condominium. The defendants have allegedly failed to make the payments. The plaintiff claims foreclosure of its lien, possession of the premises, monetary damages less than \$15,000, exclusive of interest and costs. Case no. FST-CV-25-6074454-S. Filed June 26.

DEEDS

Commercial

45 Ettl LLC, Stamford. Seller: 205 River West LLC, White Plains, New York. Property: 45 Ettl Lane, Unit 205, Greenwich. Amount: \$700,000. Filed Oct. 16.

5 Wooddale Road LLC, Greenwich. Seller: Ragnhild Dewey, Greenwich. Property: Lake Avenue, Greenwich. Amount: \$10. Filed Oct. 14.

500 Summer Street LLC, Stamford. Seller: Noury Holding LLC, Syosser, New York. Property: 500 Summer St., Stamford. Amount: \$10. Filed Oct. 6.

532 Round Hill LLC, Palm Beach Gardens, Florida. Seller: 532 Round Hill Road LLC, Greenwich. Property: 532 Round Hill Road, Greenwich. Amount: \$10. Filed Oct. 16.

58 Post Road TRG LLC, Rye Brook, New York. Seller: Magthorn Property 1 LLC, Ridgefield. Property: 58 Post Road, Fairfield. Amount: \$620,000. Filed Oct. 17.

AG Main Street LLC, Weston. Seller: Arkadian Apartments LLC, Farmington. Property: 638 Cove Road, Stamford. Amount: \$10. Filed Oct. 9.

Alamgir, Mohammed and Rubi Akther, Stamford. Seller: Depinedo LLC, Stamford. Property: 6 Depinedo Ave., Stamford. Amount: \$820,000. Filed Oct. 10.

Banker, Huguette and Cedric Banker, Greenwich. Seller: M&K Mohegan Holdings Limited Liability Company, Fairfield. Property: 72 Lloyd Drive, Fairfield. Amount: \$1,665,000. Filed Oct. 15.

Beba, Hatice Umrn, Greenwich. Seller: Hatice Umrn Beba, Greenwich. Property: 10 Cobb Island Drive, Greenwich. Amount: \$1. Filed Oct. 17.

C&R Realty LLC, Danbury. Seller: Roseville Holdings LLC, Fairfield. Property: 152 Roseville St., Fairfield. Amount: \$885,000. Filed Oct. 14.

Legacy League 2018, LLC, Qayzata, Minnesota. Seller: Harvey Jeffrey Vincent and Carol Ann Vincent, Greenwich. Property: 27 Stiles Lane, Greenwich. Amount: \$5,500,000. Filed Oct. 15.

Robertson, Alex and Alexandra Robertson, Greenwich. Seller: 9 Mountainwood Drive LLC, New Canaan. Property: 9 Mountain Wood Drive, Greenwich. Amount: \$10. Filed Oct. 17.

Rogozinski, Jessica and Devin Rogozinski, Fairfield. Seller: RTB Fairfield LLC, Trumbull. Property: 59 Thornhill Road, Fairfield. Amount: \$2,112,500. Filed Oct. 17.

Ryiste Realty Corp., Delray Beach, Florida. Seller: Brendan Brady, Stamford. Property: 435 Glenbrook Road, Unit 1, Stamford. Amount: \$925,000. Filed Oct. 8.

Stamford Senior Living Owner LLC, Stamford. Seller: Stamford Senior Housing Propco LLC, Chicago, Illinois. Property: 251 Turn of River Road, Stamford. Amount: \$10. Filed Oct. 6.

Yangzom, Tenzin and Barlgum T. Choi, Fairfield. Seller: Roseville Holdings LLC, Fairfield. Property: 148 Roseville St., Fairfield. Amount: \$903,000. Filed Oct. 14.

Residential

Alton Jr., Carl and Keri Alton, Stamford. Seller: Angeli Gulati, Stamford. Property: 180 Turn of River Road, No.14C, Stamford. Amount: \$665,000. Filed Oct. 9.

Anderson, Clara and Benjamin Waters Magleby, Riverside. Seller: Taesoon Park and Hyunji Kim, Greenwich. Property: 52 Breezemont Ave., Riverside. Amount: \$4,780,000. Filed Oct. 17.

Artemiev, Dmitri, Fairfield. Seller: Nora G. Gonzalez, Naples, Florida. Property: 1463 Black Rock Turnpike, Unit A13, Fairfield. Amount: \$485,000. Filed Oct. 14.

Bande, Akshay N. and Amit Bande, Bridgewater, New Jersey. Seller: Joshua Glahn, Stamford. Property: 444 Bedford St., Unit 5D, Stamford. Amount: \$285,000. Filed Oct. 9.

Barnea, Eyal and Rosemary Kugler, Greenwich. Seller: Asok Nichani, et al, Greenwich. Property: 12B Hickory Drive, Greenwich. Amount: \$1,800,000. Filed Oct. 14.

Broggi, Donald A. and Louise E. Slinger, Stamford. Seller: Beth Law and Michael Law, Stamford. Property: 732 Den Road, Stamford. Amount: \$1,285,000. Filed Oct. 10.

Capalbo, Juliana, Harrison, New York. Seller: Alicia Amarillo, Greenwich. Property: 37 Windy Knolls, Greenwich. Amount: \$1,625,000. Filed Oct. 15.

Cattano, Joseph and Tania McMenmin, Stamford. Seller: Stan Z. Li and Tammy J. Li, Stamford. Property: 596 Glenbrook Road, Unit 34, Stamford. Amount: \$691,000. Filed Oct. 10.

Celik, Sibel, New York, New York. Seller: Eber A. Azana, Stamford. Property: 205 Hope St., Unit 5, Stamford. Amount: \$603,000. Filed Oct. 6.

Chai, Timothy, Fairfield. Seller: Katherine E. Manahan and David C. Manahan, Fairfield. Property: 124 Princess Pine Lane, Fairfield. Amount: \$1,896,000. Filed Oct. 16.

Cordero, Cesar, New Canaan. Seller: Christopher Alexander and Jenna Alexander, Fairfield. Property: 1615 Cross Highway, Fairfield. Amount: \$2,025,000. Filed Oct. 16.

DiMarco, Isabelle and Thomas DiMarco, Fairfield. Seller: Dorothy S. Baekey, Fairfield. Property: 52 Gate Ridge Road, Fairfield. Amount: \$875,000. Filed Oct. 17.

DiRusso, Domenico S. and Marisa A. DiRusso, Riverside. Seller: Lynne Stewart, Fort Myers, Florida. Property: 36 Cary Road, Riverside. Amount: \$1,850,000. Filed Oct. 15.

Hoang, Duy and Ngan Le, New York, New York. Seller: Andrew Mitchell-Namdar, Stamford. Property: 38 High Valley Way, Stamford. Amount: \$2,250,000. Filed Oct. 6.

Kapustynski, Caroline and Matthew Recker, Stamford. Seller: Raul E. Perez III and Maria Ximena Perez, Wilton. Property: 534 Pepper Ridge Circle, Stamford. Amount: \$977,000. Filed Oct. 10.

Kennedy Blasius, Clare, Fairfield. Seller: Timothy S. Sanford and Stephanie C. Sanford, Fairfield. Property: 53 Blackmount Court, Unit 53, Fairfield. Amount: \$701,000. Filed Oct. 15.

Kennedy, William J., Fairfield. Seller: Kyle Marshall Truscott and Alice Pak Truscott, East Falmouth, Massachusetts. Property: 325 Suburban Ave., Fairfield. Amount: \$576,000. Filed Oct. 16.

Lake Jr., Dennis and Marilyn Willcutt-Karp, Stamford. Seller: Michael D. Romaniello Jr., Stamford. Property: Unit 23-B-1, Second Fairlawn Condominium, Stamford. Amount: \$220,000. Filed Oct. 7.

MacLachlan, Megan, Fairfield. Seller: Scott Langlais and Jennifer Langlais, Fairfield. Property: 172 Nichols St., Fairfield. Amount: \$895,000. Filed Oct. 15.

Malhotra, Sanjay and Neetu Gupta, Darien. Seller: Benigno Roman, Stamford. Property: 25 Prospect St., Unit 3C, Stamford. Amount: \$225,000. Filed Oct. 10.

Marku, Brunilda, Stamford. Seller: Laura M. Llamas, Stamford. Property: 197 Bridge St., Unit 9, Stamford. Amount: \$470,000. Filed Oct. 6.

McQuiston, Julian A. and Margaret L. Seo, Greenwich. Seller: Julian A. McQuiston and Margaret L. Seo, Greenwich. Property: 17 Tomahawk Lane, Greenwich. Amount: \$10. Filed Oct. 16.

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

Questions and comments regarding this section should be directed to:

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Mercede, Elizabeth Ann, Stamford. Seller: Elizabeth A. Mercede, Stamford. Property: 117 Woodbury Ave., Stamford. Amount: SN/A. Filed Oct. 6.

Newman, Elena, Fairfield. Seller: Debora Tascher, Fairfield. Property: 285 Old Black Rock Turnpike, Fairfield. Amount: \$1,299,000. Filed Oct. 14.

Pascucci, Tommaso Nicolo and Alessandra Deplano, Salt Lake City, Utah. Seller: Timothy J. Young, Stamford. Property: 127 Greyrock Place, Unit 602, Stamford. Amount: \$520,000. Filed Oct. 7.

Penzetta, Marjorie and Nicholas Penzetta, Fairfield. Seller: Sandra Muller, Fairfield. Property: Lot 30, Map 1330, Fairfield. Amount: \$1,210,000. Filed Oct. 16.

Petersen, Maribel, Stamford. Seller: Daniel Barber, Greenwich. Property: 256 Washington Blvd., Unit 1, Stamford. Amount: \$395,000. Filed Oct. 7.

Savicki, Kassandra and Michael Savicki, Fairfield. Seller: Jeffrey L. Speight Jr. and Melissa A. Speight, Fairfield. Property: 92 Hornbeam Road, Fairfield. Amount: \$2,125,000. Filed Oct. 17.

Sharma-Neupane, Shridhar and Sunita Gahire, Stamford. Seller: Shriram Narayanan, Stamford. Property: 65 Glenbrook Road, Unit 3A, Stamford. Amount: \$335,000. Filed Oct. 7.

Tascher, Debora, Fairfield. Seller: Michelle Giliberto, Fairfield. Property: 561 Winnepoge Drive, Fairfield. Amount: \$1,925,000. Filed Oct. 17.

Vargas Gabriel, Kathryn and Mark McNulty Arzola, Stamford. Seller: Anthony W. Fodera and Karen Fodera, Port St. Lucie, Florida. Property: 180 Glenbrook Road, No.10, Stamford. Amount: \$350,000. Filed Oct. 10.

Viera, David, Stamford. Seller: Marcus Velazquez and Keva Velazquez, New York, New York. Property: 2289 Bedford St., Unit D11, Stamford. Amount: \$260,000. Filed Oct. 10.

Vilchez Quinones, Luis Fernando and Marilin Grullon, Bronx, New York. Seller: Sarah F. Summons, Stamford. Property: 108 Fourth St., Stamford. Amount: \$770,000. Filed Oct. 10.

Vivar, Brenda L. and Jesus A. Vivar-Borrego, Stamford. Seller: David Gega, Stamford. Property: 10 Meadowpark Avenue West, Stamford. Amount: \$735,000. Filed Oct. 6.

Wadolowski, Stanley, Stamford. Seller: Diana Wadolowski, Greenwich. Property: 444 Bedford St., Unit 9C, Stamford. Amount: SN/A. Filed Oct. 9.

Wei, Ke and Haibo Chen, Great Neck, New York. Seller: Evron Trim, Stamford. Property: 44 Strawberry Hill Ave., Stamford. Amount: \$480,000. Filed Oct. 8.

MORTGAGES

280 Round Hill Road Trust, Greenwich, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 280 Round Hill Road, Greenwich. Amount: \$3,000,000. Filed Oct. 1.

35 Langhorne Lane LLC, Greenwich, by James Kavanagh. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 35 Langhorne Lane, Greenwich. Amount: \$3,272,500. Filed Oct. 1.

Allbee, Mark and Jennifer Becker-Allbee, Fairfield, by Robert E. Colapietro. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 81 Treasure Road, Fairfield. Amount: \$102,120. Filed Sept. 17.

Alleva, Joseph Matthew and Anne Alleva, Fairfield, by Robert E. Colapietro. Lender: Navy Federal Credit Union, 820 Follin Lane SE, Vienna, Virginia. Property: 1841 Jennings Road, Fairfield. Amount: \$125,000. Filed Sept. 17.

Alsayed, Najib, Yonkers, New York, by Descera Daigle. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 20 Third St., Unit 4, Stamford. Amount: \$480,000. Filed Sept. 18.

Arias, Erika and Robert Monegro, Stamford, by Beth A. Grassetto. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 300 Soundview Ave., Stamford. Amount: \$880,000. Filed Sept. 17.

Backer, Thomas A. and Ping Backer, Stamford, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 264 Mill Road, Stamford. Amount: \$200,000. Filed Sept. 16.

Barnabus Sackett LLC, Greenwich, by Kishore I. Kapoor. Lender: MMP Holdings LLC, 3570 S. Ocean Blvd., No. 408, South Palm Beach, Florida. Property: 33 Highland Farm Road, Greenwich. Amount: \$600,000. Filed Sept. 30.

Beaurline, Kevin, Fairfield, by Katherine A. Cascella. Lender: Liberty Bank, 315 Main St., Middletown. Property: 70 Allen Road, Fairfield. Amount: \$251,000. Filed Sept. 16.

Benincasa Jr., Richard M. and Nora Catherine Rodriguez, Greenwich, by Patricia M. Gallagher. Lender: The Milford Bank, 33 Broad St., Milford. Property: 68 Calhoun Drive, Greenwich. Amount: \$227,000. Filed Sept. 30.

Blatt, Gregory A. and Patricia F. Blatt, Fairfield, by N/A. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 26 Flower House Drive, Fairfield. Amount: \$181,000. Filed Sept. 18.

Borsellino, Benjamin T. and Brenna Borsellino, Stamford, by Sean E. Sweeney. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 42 Fara Drive, Stamford. Amount: \$682,500. Filed Sept. 16.

Bratashchuk, Lyudmyla and Oleksandr Bratashchuk, Trumbull, by Sharon M. Jones. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1166 Hope St., Apt. 4, Stamford. Amount: \$256,640. Filed Sept. 17.

Brodie, Caitlin, Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Dingletown Road, Greenwich. Amount: \$3,000,000. Filed Oct. 2.

Burke, Barbara A. and Timothy R. Burke, Stamford, by Loren Patrick Wells. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 28 Elmer St., Stamford. Amount: \$100,000. Filed Sept. 18.

Cheung, Shirley and Tyler Andrew Pingol, Bronx, New York, by Jonathan T. Hoffman. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 1900 Summer St., Unit 25, Stamford. Amount: \$468,000. Filed Sept. 15.

Della Torre, Patricia J. and David V. Burke, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 265 Briar Brae Road, Stamford. Amount: \$150,000. Filed Sept. 16.

Denatale, Cynthia H. and John F. Denatale, Fairfield, by Florence Jeovine Maguru. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 49 Senior Place, Fairfield. Amount: \$35,000. Filed Sept. 15.

Dengl, Georgina P. and Robert J. Hollis, Greenwich, by Irene J. DeJackome. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 18 Scott Road, Greenwich. Amount: \$807,000. Filed Oct. 1.

DePalma, David and Erin Linney, Cos Cob, by Jonathan J. Martin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 340 Valley Road, Unit 2, Cos Cob. Amount: \$1,163,100. Filed Oct. 1.

Devin, David, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 128 N. Stamford Road, Stamford. Amount: \$90,039. Filed Sept. 19.

Dougherty, Connor W. and Emmaline M. Kaplan, New York, New York, by Melissa Castillo. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 36 Ridge Road, Cos Cob. Amount: \$1,430,000. Filed Oct. 1.

Doyle, Morgan and Kevin Doyle, Naples, Florida, by Michael P. Murray. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 2024 Stratfield Road, Fairfield. Amount: \$1,233,600. Filed Sept. 16.

Falkoff, Dani Jose and Alan Falkoff, Stamford, by Rory K. McGuinness. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 110 Sawmill Road, Stamford. Amount: \$300,000. Filed Sept. 17.

Farnos, Antonio and Ayla Farnos, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 113 Meadow Wood Drive, Greenwich. Amount: \$8,500,000. Filed Oct. 3.

Forero, Michelle Brown and Daniel Forero, Austin, Texas, by Jeremy E. Kaye. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 46 Old Orchard Road, Riverside. Amount: \$1,000,000. Filed Sept. 30.

Freycinet, Clarence, Stamford, by Terry O. Yeom. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 808 Cove Road, Apt. 1, Stamford. Amount: \$73,200. Filed Sept. 16.

Greenberg, Marcy and **Scott Greenberg**, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 64 Pembroke Drive, Stamford. Amount: \$175,000. Filed Sept. 19.

Greenhaw, Justin L., Fairfield, by Dorothy M. Martin. Lender: Independence Home Loans LLC, 4343 N. Scottsdale Road, Suite 100, Scottsdale, Arizona. Property: 71A School St., Fairfield. Amount: \$580,500. Filed Sept. 17.

Hami Group LLC, Westport, by Thomas Moore. Lender: Deephaven Mortgage LLC, 3530 Toringdon Way, Suite 300, Charlotte, North Carolina. Property: 128 Castle Ave., Fairfield. Amount: \$750,000. Filed Sept. 18.

Hami Group LLC, Westport, by Thomas Moore. Lender: Deephaven Mortgage LLC, 3530 Toringdon Way, Suite 300, Charlotte, North Carolina. Property: 114 Castle Ave., Fairfield. Amount: \$525,000. Filed Sept. 18.

Hernandez, Gianna, Greenwich, by Rui Amaral. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 5 Silver St., Greenwich. Amount: \$180,000. Filed Sept. 30.

Hill, Christopher S. and **Irina Vlada Hill**, North Miami Beach, Florida, by Francesco V. Passaro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 140 Round Hill Road, Greenwich. Amount: \$3,000,000. Filed Sept. 29.

Hirschbein, Jonathan and **Holly Hirschbein**, Fairfield, by Scott Rogalski. Lender: PennyMac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 2486 Congress St., Fairfield. Amount: \$250,000. Filed Sept. 17.

Hubbell, Peter and **Caroline Hubbell**, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 36 Summit Road, Riverside. Amount: \$152,000. Filed Oct. 2.

Jones, John J. and **Susannah R. Hayes**, Southport, by Peter T. Fritz. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 240 Harbor Road, Southport. Amount: \$1,115,000. Filed Sept. 16.

Joslin, Susan Lesley, Greenwich, by Justin L. Galletti. Lender: Priscilla Vint, 830 Montgomery Ave., Albemarle, North Carolina. Property: 19 High St., Greenwich. Amount: \$350,000. Filed Oct. 3.

Kotler, Bradley E. and **Liza Kotler**, Greenwich, by Henry Chen. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 6 Wyngate Road, Greenwich. Amount: \$250,000. Filed Sept. 29.

Kreitler, Jaime and **Charles Kreitler**, Brooklyn, New York, by Cheryl A. Carolan. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 81 Birch Road, Fairfield. Amount: \$1,931,250. Filed Sept. 19.

Latorraca, Steven and **Margaret Latorraca**, Stamford, by Jennifer Lima. Lender: First County Bank, 117 Prospect St., Stamford. Property: 266 Shelter Rock Road, Stamford. Amount: \$150,000. Filed Sept. 16.

Lawten, Victoria and **Kelly Lawten**, Fairfield, by Robert E. Colapietro. Lender: Spring EQ LLC, P.O. Box 2026, Flint, Michigan. Property: 500 Katona Drive, Fairfield. Amount: \$120,472. Filed Sept. 17.

Madan, Roopa, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 160 Mead Ave., Apt. H, Greenwich. Amount: \$236,100. Filed Oct. 3.

Menon, Sunita and **Charles W. Hill**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 695 Hunting Ridge Road, Stamford. Amount: \$785,000. Filed Sept. 15.

Nardi, Laura D. and **Lawrence Nardi**, Stamford, by Cynthia M. Salemme-Riccio. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 95 Pine Tree Drive, Stamford. Amount: \$127,000. Filed Sept. 17.

Nguyen, Ryan, Milford, by Jonathan T. Hoffman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Strawberry Hill Court, Stamford. Amount: \$269,250. Filed Sept. 15.

Nunn, Francis Toby and **Ann Nunn**, Stamford, by Jonathan T. Hoffman. Lender: FundLoans Capital, 12481 High Bluff Drive, Suite 150, San Diego, California. Property: 40 Cascade Road, Stamford. Amount: \$1,500,000. Filed Sept. 18.

O'Brien IV, Eugene Leo and **Cathleen Dunne O'Brien**, Fairfield, by Leah M. Parisi. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 245 Unquowa Road, Apt. 38, Fairfield. Amount: \$516,000. Filed Sept. 19.

Ortiz Rossis, Domingo, Stamford, by Mayra M. Rios. Lender: First National Bank of America, 241 E. Saginaw St., East Lansing, Michigan. Property: 87 Charles St., Stamford. Amount: \$403,750. Filed Sept. 16.

Ortiz, Katherine Kendrick Sheridan Barbian and **Alejandro Ortiz**, Greenwich, by Antonio Faretta. Lender: Navy Federal Credit Union, 820 Follin Lane SE, Vienna, Virginia. Property: 30 Maher Ave., Greenwich. Amount: \$500,000. Filed Oct. 2.

Pasquarella, Colin, Norwalk, by David P. Lasnick. Lender: GO Mortgage LLC, 3 Easton Oval, Suite 317, Columbus, Ohio. Property: 71 Strawberry Hill Ave., Apt. 820, Stamford. Amount: \$221,350. Filed Sept. 19.

Pearson, Michael S., Greenwich, by Antonio Faretta. Lender: Better Mortgage Corp., 1 World Trade Center, 80th floor, New York, New York. Property: 2 Homestead Lane, 112, Greenwich. Amount: \$50,909. Filed Sept. 30.

Peleschuk, Stefan R. and **Larissa Peleschuk**, Stamford, by Thomas Moore. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 58 Winding Brook Lane, Stamford. Amount: \$100,000. Filed Sept. 17.

Qiao, Xianliang and **Juan Yang**, Trumbull, by James C. Tsui. Lender: Amwest Funding Corp., 6 Pointe Drive, Suite 300, Brea, California. Property: 85 Sawyer Road, Fairfield. Amount: \$364,375. Filed Sept. 16.

Riffat, Mustafa and **Eileen Leonardo**, Old Greenwich, by Vicki K. Johnson. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 18 Grant Ave., Old Greenwich. Amount: \$3,000,000. Filed Oct. 3.

Rifkin, Barbara P., Fairfield, by Florence Jeovine Maguru. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 38 Crest Terrace, Fairfield. Amount: \$200,000. Filed Sept. 17.

Ryan, Jack D. and **Kylie P. Ryan**, Fairfield, by Felicia B. Watson. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 20 Casmir Drive, Fairfield. Amount: \$532,680. Filed Sept. 18.

Sauers, Craig and **Caroline Sauers**, Fairfield, by Adam J. Hirsch. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 265 Euclid Ave., Fairfield. Amount: \$670,000. Filed Sept. 15.

Saunders, Steven N. and **Roshana M. Saunders**, Astoria, New York, by Robert V. Sisca. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 24 Lawrence Hill Road, Stamford. Amount: \$1,000,000. Filed Sept. 19.

Smith, Mark and **Jaccara Smith**, Stamford, by Robert P. Curwen Jr. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 61 Nathan Hale Drive, Stamford. Amount: \$325,800. Filed Sept. 19.

Spezzano, Daniel Roy and **Tiffany Ciafone Monet**, Greenwich, by Daniel H. Walsh. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 20 Cook Road, Stamford. Amount: \$1,149,375. Filed Sept. 17.

Tatoyan, Ruzanna and **Vahe Ghazarian**, Greenwich, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 22 Cross Lane, Cos Cob. Amount: \$249,999. Filed Oct. 2.

Tirado, Juan Carlos, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 31 Durant St., Stamford. Amount: \$110,000. Filed Sept. 15.

Tiriolo Sr., Vito J., Stamford, by Sai Darshan H. Gowda. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 1165 Shippan Ave., Stamford. Amount: \$100,000. Filed Sept. 16.

True You Design and **Development LLC**, Fairfield, by Benjamin Port. Lender: Kiavi Funding Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, Pennsylvania. Property: 111 Mill Hill Road, Southport. Amount: \$948,700. Filed Sept. 15.

Waskiewicz, William M. and **Kristie Waskiewicz**, Fairfield, by Nicola Corea. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 937 Unquowa Road, Fairfield. Amount: \$134,936. Filed Sept. 18.

NEW BUSINESSES

51 Orange Street Condominium Association, 51 Orange St., Stamford 06902, c/o Mariano M. Garcia. Filed Oct. 14.

Arbor Benefit Group, 780 W. Granada Blvd., Ormond Beach, Florida 32174, c/o Foundation Risk Partners Corp. Filed Oct. 9.

Auto Trac System, 18 Augusta Pines Drive, Suite 220W, Spring, Texas 77389, c/o Diversified Insurance Facilities Inc. Filed Oct. 9.

Celerity BPO Services, 24 King St., Stamford 06902, c/o gerardoconsultingservices LLC. Filed Oct. 2.

Chapman & Hogan Insurance Group, 530 Oak Court Drive, Suite 250, Memphis, Tennessee 38117, c/o Sunstar Insurance Group LLC. Filed Oct. 9.

Cozy Crumble, 111 Morgan St., 331, Stamford 06905, c/o Kaelan Loo. Filed Oct. 10.

DIF Claims Services, 18 Augusta Pines Drive, Suite 220W, Spring, Texas 77389, c/o Diversified Insurance Facilities Inc. Filed Oct. 9.

DS Prime Time Kitchen, 28 Perry St., 3G, Stamford 06902, c/o Danyelle Turner. Filed Oct. 9.

Globul Cars, 72 Spruce St., Stamford 06902, c/o John Spencer. Filed Oct. 6.

JMP Insurance Brokers, 16 Madison Square West, Suite 1200, New York, New York 10010, c/o JMP Risk Management Partners LLC. Filed Oct. 9.

Josu Dining & Fish, 873 High Ridge Road, Stamford 06905, c/o Josu Dining & Fish Corp. Filed Oct. 10.

Lylas's Restaurant, 940 Hope St., Stamford 06907, c/o Lylalivia, LLC. Filed Oct. 14.

Martillo & CO. Real Estate, 404 Long Ridge Road, Stamford 06902, c/o Paul Martillo. Filed Oct. 7.

Medalist Rx, 2431 E. 61st St., Suite 300, Tulsa, Oklahoma 74136, c/o Interchange RX LLC. Filed Oct. 14.

Printlyze, 111 Towne St., Apt. 1017, Stamford 06902, c/o Printlyze LLC. Filed Oct. 2.

Rusk, Robert, 54 Byram Shore Road, Greenwich 06830, c/o Robert Rusk. Filed Oct. 8.

Tasca Hyundai Stamford, 85 Magee Ave., Stamford 06902, c/o TAG Stamford LLC. Filed Oct. 6.

The Connecticut Divorce Coach, 170 Canfield Drive, Stamford 06902, c/o The Connecticut Divorce Coach LLC. Filed Oct. 1.

The Insurancenter, 530 Oak Court Drive, Suite 250, Memphis, Tennessee 38117, c/o Sunstar Insurance Group LLC. Filed Oct. 9.

USA Mortgage, 6 Landmark Square, Fourth floor, Stamford 06901, c/o DAS Acquisition Company LLC. Filed Oct. 9.

Waterstone on High Ridge, 4500 Dorr St., Toledo, Ohio 43615, c/o 215 High Ridge Road OPCO LLC. Filed Oct. 8.

William Vassell Services of Stamford, 88 Southfield Ave., No. 103, Stamford 06902, c/o William Vassell. Filed Oct. 10.

Xtreme Home Improvement LLC, 68 Willowbrook Ave., Stamford 06902, c/o Jacqueline Castro. Filed Oct. 14.

Legal Notices

Notice of Formation of AJP LANDSCAPING LLC Art. Of Org. filed with SSNY on 09/22/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC,176 MADISON STREET 2ND, MAMARONECK, NY, UNITED STATES, 10543 Purpose: any lawful purpose #63894

Notice of Formation of GIANNA APARTMENTS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/03/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 6 Oak Hill Circle, Pleasantville, NY 10570. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63895

Notice of Formation of A Z HEATING & COOLING LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 08/11/2010. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 84 Kensico Rd., Valhalla, NY 10595. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63898

NOTICE OF FORMATION OF The Melomo Group, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/7/25. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to: The Melomo Group, LLC, 20 John Cava Lane, Cortlandt Manor, New York 10567. Purpose: any lawful business activity. #63899

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2024 report for the year ending December 31, 2024 of the Hettinger Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514 during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is William R. Hettinger, Trustee, 914 238 3800. #63900

NOTICE OF ANNUAL REPORT Notice is hereby given that the 2024 report for the year ending December 31, 2024 of the Rudolph & Hilda Forchheimer Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514, during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Audrey Steuer, Trustee, 914 238 3800. #63901

Notice of Formation of Triluma LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on October 21, 2025. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process served to: Triluma LLC, 567 The Parkway, Mamaroneck, NY 10543. Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the LLC law of New York State. #63902

Notice of Formation of LLC. BionIQs, LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 10/23/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o BionIQs, LLC, 515 Wilmot Road, New Rochelle, NY 10804. Purpose: any business permitted under law. #63903

Notice of Formation of KAP by KAPHILL LLC Articles of Organization filed with the NY Secretary of State on 9/23/2025. Office location: Westchester County, NY. NY Secretary of State is designated as agent of the LLC upon whom process may be served. The Secretary of State shall mail a copy of process to: KAP by KAPHILL LLC, 765 Bronx River Road, 3c, Bronxville, NY 10708. Purpose: Business is an online women's clothing store. #63904

Notice of Formation of GADAH LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/24/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 337 Grandview Blvd, Yonkers, NY 10710. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63905

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME OF LLC: BLACK BEAUTY SALON SUITES, LLC. Articles of Organization filed with the Secretary of State (SSNY) on 10/14/25. Office location in Westchester County, NY. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at, 3 Fowler Ave, Cortlandt Manor, NY 10567. Purpose: any lawful activity. #63906

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: EMPIRE STATE SEO LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/28/2025. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to: The LLC, 120 N Pearl Street, Suite 207, Port Chester, NY 10573, principal business location of the LLC. Purpose: any lawful business activity. #63908

NY Interventional Management LLC. Arts. of Org. filed with the SSNY on 7/22/24. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 4482 Boston Post Rd Pelham, NY 10803. Purpose: Any lawful purpose. #63909

Notice of Formation of Professional Limited Liability Company (PLLC) Law Office of Myra Din PLLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on July 17, 2025. Office location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: 8 Waterside Close, Eastchester, NY 10709. Purpose: Law practice. #63911

Notice of Formation of MR M'S TRUCKING LLC Art. Of Org. filed with SSNY on 10/03/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 8 Washington Ave, Apt 15,Hastings on Hudson, NY 10706 2213. Purpose: any lawful purpose. #63912

Notice of Formation of Aging Adult Transitions LLC. Articles of Organization were filed with the SSNY on 10/30/2025. Office Location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall send process to the LLC c/o United States Corporation Agents, Inc. at 7014 13th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: Any lawful purpose or business activity. #63913

Notice is hereby given that an On Premises Food & Beverage Business Wine License, NYS Application ID NA 0267 25 123916 has been applied for by Yorktown Golf and Baseball LLC d/b/a Yorktown Golf and Baseball serving beer, wine, cider and mead to be sold at retail for on premises consumption in a Food & Beverage Business Wine Golf Range & Batting Cage Facility located at 2710 Lexington Ave Mohegan Lake NY 10547. #63914

NY Secy of State (SSNY) on 10/3/25 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 33 Laurel Place, New Rochelle, NY 10801. Notice of Formation of VYMED CONSULTANCY LLC. Arts of Org. filed with Purpose: any lawful activity. #63915

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, December 04, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

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

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

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

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

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

Region 02: New York State Department of Transportation

207 Genesee Street, Utica, NY, 13501

D265628, PIN SRRC25, Albany, Allegany, Broome, Cattaraugus, Cayuga, Chautauqua, Chemung, Chenango, Clinton, Columbia, Cortland, Delaware, Dutchess, Erie, Essex, Franklin, Fulton, Genesee, Greene, Hamilton, Herkimer, Jefferson, Lewis, Livingston, Madison, Monroe, Montgomery, Nassau, Niagara, Oneida, Onondaga, Ontario, Orange, Orleans, Oswego, Otsego, Putnam, Rensselaer, Rockland, Saratoga, Schoenectady, Schoharie, Schuyler, Seneca, St. Lawrence, Steuben, Suffolk, Sullivan, Tioga, Tompkins, Ulster, Warren, Washington, Wayne, Westchester, Wyoming, Yates Cos., STATEWIDE RAILROAD STANDBY WHERE AND WHEN., Bid Deposit: 5% of Bid (- \$200,000.00), Goals: MBE: 5.00%, WBE: 10.00%, SDVOB: 0.00%