

From nurse to crunching numbers on Wall Street to nonprofit, a worthwhile journey

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# Westfair Business Journal

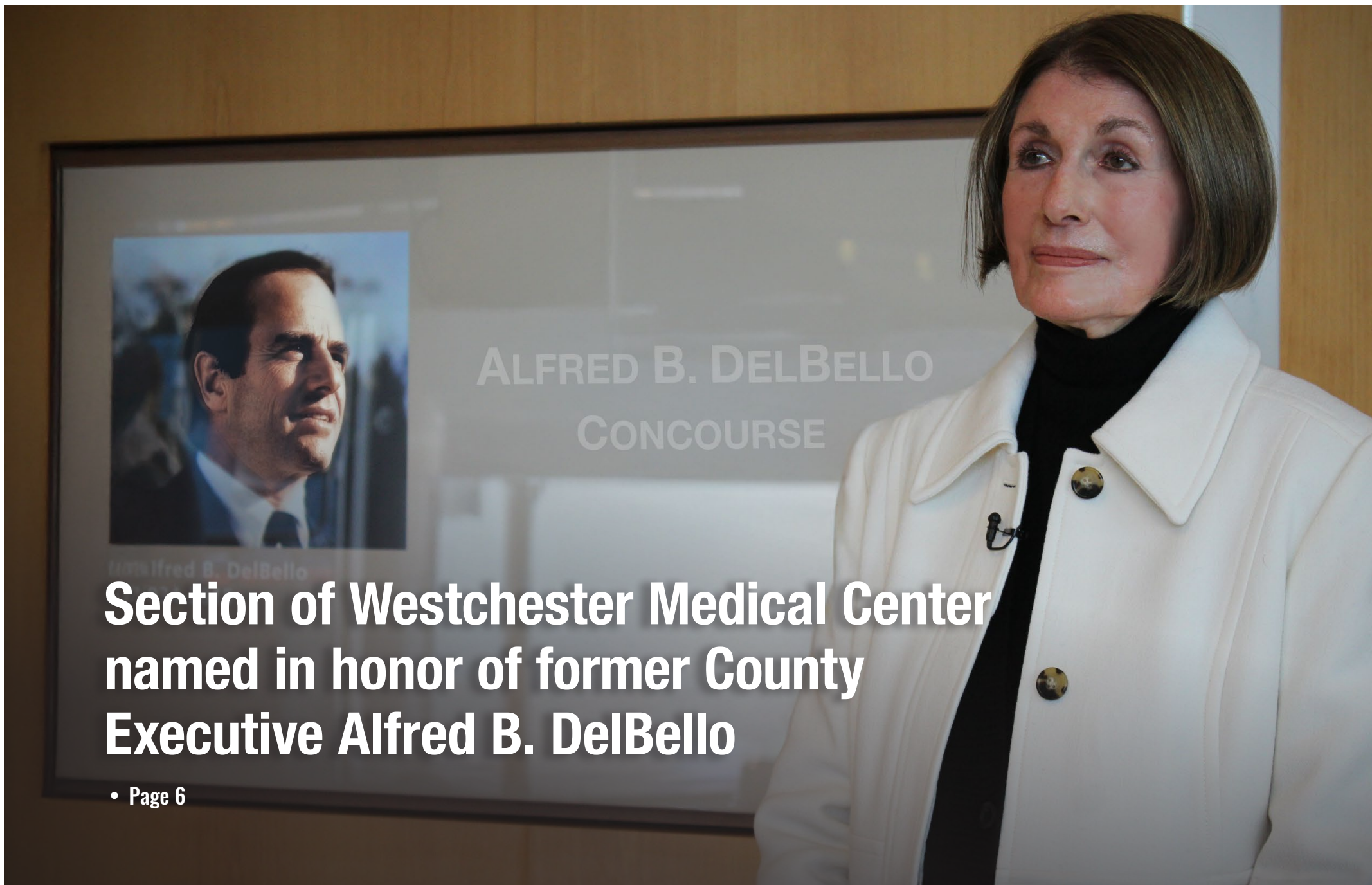
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## Section of Westchester Medical Center named in honor of former County Executive Alfred B. DelBello

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Dee DelBello next to the wall plaque designating the Alfred B. DelBello Concourse at the Westchester Medical Center. Photo by Dan Viteri.

### BUSINESS

#### Music & Industry restores SoNo nightlife

The Washington Street Historic District has live music once again as the restaurant Music & Industry opened at 136 Washington St. last month. **Page 2**

### CONSTRUCTION

#### Miroza Tower topped off in Yonkers

The ceremony was held with elected officials and representatives of developer Azorim North America going up to the top floor onboard a construction elevator that traveled along the building's exterior. **Page 8**

### ARTS & LEISURE

#### Onward and upward for the Pelham Art Center

"From its humble beginnings at a two-day festival to its vibrant presence today, the Pelham Art Center has become a cornerstone of creativity and community, proving that art has the power to inspire, rejuvenate, and unite." **Page 10**

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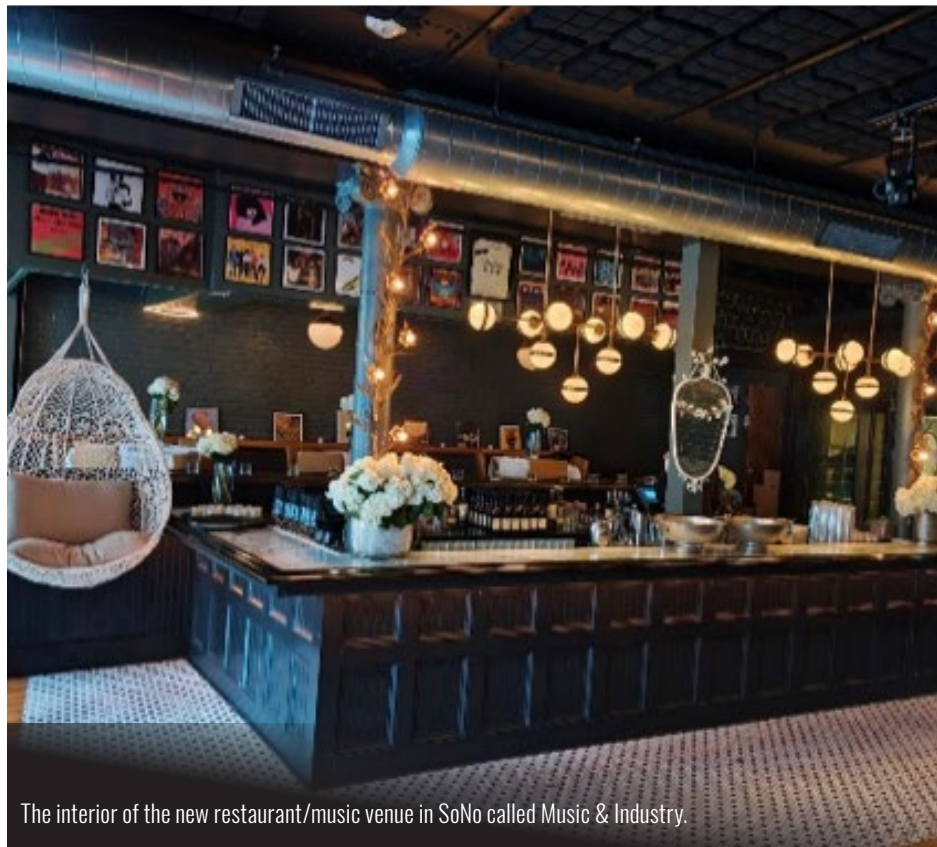


# Music & Industry restores SoNo nightlife

BY GARY LARKIN / glarkin@westfairinc.com



The lit-up exterior of SoNo's newest restaurant/music venue called Music & Industry. Photos courtesy of Music & Industry



The interior of the new restaurant/music venue in SoNo called Music & Industry.

## NORWALK – The Washington Street Historic District has live music once again as the restaurant Music & Industry opened at 136 Washington St. last month.

Restauranteur Jody Pennette brought the edgy Greenwich Village-type music venue and eatery to South Norwalk on Nov. 15 as an homage to the SoNo of the 1990s and early 2000s. Pennette books up-and-coming musicians to play at the new venue in the hopes of being noticed by record label talent reps.

“Music & Industry is where our fellow music and hospitality industry friends can come jam, end their shift or their gig with a cocktail and bite to eat, unwind from the night, and feel that they have a place that speaks to them,” says Pennette, a musician himself. “This is a place that will resonate with anyone who craves great food and entertainment with a social ethos that creates a community.”

Music & Industry is part of a 27 property portfolio that AGW SONO Partners acquired. The properties are comprised of 26 contiguous ground floor commercial condominium units and a three-story office building. It spans over 500 linear feet along Washington Street,

and features uses including restaurants, retailers, creative spaces, office and more. Located in a highly-preserved waterfront historic district, the portfolio benefits from rich history, prewar architecture, commutability into

Manhattan, and over 15 neighboring new-construction apartment buildings. AGW is the largest owner of street-level retail space in the City of Norwalk.

The kitchen at Music & Industry is led by Chef Jacob Rait II, whose kitchen cred includes The Chelsea in Fairfield, Cask Republic in Stamford, and Mezon Tapas Bar & Restaurant in Danbury. The menu runs the gamut from fanciful (osetra caviar, moules frites, Provencal onion tart, and duck cassoulet) to more current versions of Haute French cuisine (French onion dip with chips, disco poutine, and a Maison smash burger). Creative cocktails are named in the spirit of rock classics, including Love Me Tender, Smoke on the Water, Hemingway’s Death in the Afternoon, and Kiss and Fly.

The Music & Industry design aesthetic is that of a French bistro. Dark wood furnishings fill the dining room. Globe light fixtures hang over the zinc countertop bar. The walls are adorned with rock royalty pics

and vintage music venue flyers.

Pennette has gone to great lengths to produce a music venue that respects talent, building a stage and sound system that musicians can rely on and be seen and heard in the best possible light for an intimate club setting. Bands perform nightly. Musician and seasoned restaurant industry professional Tor Newcomer is the general manager.

“Music & Industry is where our fellow music and hospitality industry friends can come jam, end their shift or their gig with a cocktail and bite to eat, unwind from the night, and feel that they have a place that speaks to them.”

– Jody Pennette

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# From nurse to crunching numbers on Wall Street to nonprofit, a worthwhile journey

BY GARY LARKIN / glarkin@westfairinc.com



Bob Macauley AmeriCares Free Clinic of Norwalk Director Maria Pank, AmeriCares Free Clinic of Stamford Director Muguette Arenas, AmeriCares Free Clinics Executive Director Karen Gottlieb, Boehringer Ingelheim AmeriCares Free Clinic of Danbury Director Dina Valenti and Fred Weisman AmeriCares Free Clinic of Bridgeport Director Karitza Melendez attend the AmeriCares Free Clinics 30th Anniversary Celebration in Norwalk, Conn. Photo by Andrea Pane/AmeriCares.



AmeriCares Free Clinics Executive Director Karen Gottlieb speaks with a patient at the AmeriCares Free Clinic of Stamford in June 2017. Photo courtesy of AmeriCares.

**Karen Gottlieb has always had a passion for helping the “working poor” receive proper healthcare. So much so that she quit a job on Wall Street to join AmeriCares Free Clinics in Norwalk.**

For Gottlieb, working for the Stamford-based disaster relief and global health organization was a return, of sorts, to her first passion job: a nurse.

“I’m a nurse by background and in my early 30s I thought I wanted to leave healthcare altogether and went to Columbia Business School because I wanted to work on Wall Street,” Gottlieb told *The Fairfield County Business Journal*. “And I realized crunching numbers wasn’t going to do it for me. I missed patients. I missed seeing them get better. I missed that whole side of my career.”

That whole side of her career eventually led to her being named executive director of AmeriCares Free Clinics in 1996. She was able to combine what she learned from earning her MBA at Columbia University with her nursing degree from Russell Sage College and turn that into a mission to treat more than 28,000 patients with comprehensive healthcare.

Gottlieb is also a member of Norwalk Hospital’s board of directors and served on the board of the National Association of Free and Charitable Clinics.

AmeriCares Free Clinics Executive Director Karen Gottlieb speaks with a patient at the AmeriCares Free Clinic of Stamford in June 2017. Photo courtesy of AmeriCares.

When she started at AmeriCares, she threw herself into a nascent program to provide free clinic services to those without insurance earning below the poverty line.

“In the early ’90s, I started to focus on AmeriCares and all the good things they were doing,” she recalled. “At the time, I had little kids. So, the international (of the organization) side wasn’t something I could easily do. I was fortunate to become involved in early conversations on a free clinic.”

She mentioned how Bob MacCauley, the founder of AmeriCares in 1992 became aware of the fact that 9% of the population in Fairfield County was uninsured and 9% was underinsured. He decided he wanted to address these inequities.

“So, he came up with the idea of a free clinic,” Gottlieb said. “That just resonated with me. It was beyond my wildest dreams that we could do a free clinic and take care of people who were falling through the cracks.”

Having just celebrated the 30th anniversary of the first free clinic, Gottlieb and AmeriCares have now built a program that includes four clinics in Fairfield County serving about 2,000 patients each year, Gottlieb said.

The first clinic started out in South Norwalk and has since added clinics in Danbury (1997), Bridgeport (2003) and Stamford (2014). They are all linked to area hospitals: Norwalk Hospital, Danbury Hospital, Bridgeport Hospital, and Stamford Hospital. Addition-

ally, AmeriCares Free Clinics has partnerships with Quest Diagnostics, Boehringer Ingelheim Cares Foundation, and Odyssey Group Foundation.

“In 1997, the mayor of Danbury called AmeriCares and asked if we could have one of those free clinics in Danbury,” she said. “In 2003, we were approached by a group in Bridgeport. They went to the state Department of Public Health. And they said to just go to AmeriCares. They know how to do it.”

#### Clinic history

The free clinics concentrate on adults with chronic diseases who cannot afford health insurance and don’t have livable wages.

“When you think about people with diabetes and they don’t control their diabetes. And if they have hypertension. What happens if you don’t control that?” Gottlieb said. “Sixty percent of the adult population has at least one chronic disease. It is prevalent and it impacts those people who are low-income more seriously.”

The services AmeriCares provides include medical care, diagnosis, and early prevention for adults who are 18 years and older.

“We do a bit more than what your private doctor’s office would probably do,” Gottlieb said. “Most of our patients stay with us, unless they get insurance or they move. We have some patients that have been with us for at least a decade, some that will never get insurance for whatever reason.”

The clinics grant full access to laboratory services. They partner



**"From bedside nursing to executive leadership, Karen Gottlieb's journey reflects a lifelong commitment to compassionate care, empowering thousands of uninsured patients through AmeriCares Free Clinics."**

with local hospitals, who provide diagnostic testing, specialty care and emergency room visits at no costs to the patients. They also provide medications and offer a health coach, who teaches patients how to take care of themselves.

Gottlieb has about 35 people working for her and about 32 volunteers, including 17 doctors. “It started with one person – me,” she said. When we started, other than myself it was a total volunteer staff.”

As they expanded, the clinics changed over to a paid staff model and an executive director.

“When we opened our Bridgeport and Stamford clinics, we used the mobile clinic as our first entrée to those areas,” she said. “We opened on board a bus and parked it two or three locations next to a building that had a waiting room space. The mobile medical unit was a wonderful startup vehicle, but it’s small. It was school bus. It served its purpose for us.”

#### The intake process

“They (the patients) call us and we ask them a few basic questions,” Gottlieb said. “We set up an appointment. They have to bring in a photo ID. They have to bring us a tax form from last year or a paystub. Depending on the clinic, most of our patients make 250% to 300% below the federal poverty level.”

In some cases, some of the patients may qualify for Medicaid and don’t know it. Gottlieb said the clinic helps them determine Medicaid eligibility.

The free clinics cannot accept anyone with insurance or make above the poverty level because they have to qualify for charity care at the four hospitals in order to receive free services.

“The partners we have provide us with services at no charge,” she said. “Quest Diagnostics has given us upward of \$16 million worth of testing since we started with them in 1995.”

For Gottlieb, her mid-career change has turned out to be one of the most fruitful decisions she has made.

“I started out as a nurse a long time ago,” she said. “I was in the nursing field for 10 years. I progressively went from the bedside to education. I came back in my 40s after I had a couple of kids to something that made me feel really good.”

**For more information about AmeriCares Free Clinics, go to [AmeriCares.org](http://AmeriCares.org)**



A close-up photograph of a doctor's hands in white gloves, cupping a glowing, multi-colored orb. The orb is surrounded by a network of white lines and dots, with various medical icons floating around it. The icons include a blue ambulance, a doctor's silhouette, a clipboard with a plus sign, a house with a plus sign, a heart with a plus sign, a first aid kit, and two pills. The background is a blurred image of a doctor in a white coat with a stethoscope.

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## CT State Community College Tackles Connecticut's Nurse Shortage with Leading Nursing Program

Connecticut State Community College (CT State) is at the forefront of addressing Connecticut's critical nursing shortage by preparing more students for health care careers. Through its affordable and high-quality nursing programs, CT State is committed to expanding opportunities for aspiring nurses and supporting health care systems in Connecticut and beyond.

CT State President John Maduko, M.D., emphasized the college's dedication to increasing opportunities for nursing students. "Through strategic partnerships and new programs we are developing, we are dedicated to expanding the capacity of our nursing programs," Maduko said. "Our aim is to enhance affordability and accessibility, meeting the growing demand for nurses in our communities."

Among individual institutions, CT State stands out for training the largest number of nursing students in Connecticut, with over 3,800 students enrolled annually in its credit nursing and allied health programs across six campuses: Capital, Gateway, Naugatuck Valley, Northwestern, Norwalk, and Three Rivers.

CT State's nursing curriculum is tailored to meet local, regional, and national health care standards, ensuring students are well-prepared for diverse health care environments. Training is led by practicing registered nurse faculty, with students gaining real-world experience in state-of-the-art simulation labs and various clinical settings.

Graduates are eligible to take the National Council Licensure Examination for Registered Nurses (NCLEX-RN), where CT State students consistently outperform the national average. Many graduates begin working immediately, while others seamlessly transfer credits to pursue bachelor's degrees at partner institutions, including Connecticut state universities, Quinnipiac University, Sacred Heart University, and the University of Saint Joseph.

Over the past five years, the college has awarded nearly 3,000 degrees in nursing across its campuses. Approximately 90 percent of CT State nursing graduates find employment in Connecticut within two years of graduating, with an average starting salary of \$73,352.

CT State's nursing program has transformed lives, including that of Latasha Morrison, 44, of Hamden. A CT State Gateway alumna who graduated in May, Morrison balanced family responsibilities and a third-shift LPN job while pursuing her degree. She secured a position at MidState Medical Center before she graduated. "I loved the extra help, the lab simulations and the focus on critical thinking and how that can quickly save someone's life," she said of her experience at Gateway.

Similarly, Eric Hoff, 30, a Marine Corps veteran from Milford and CT State Norwalk alumnus, plans to become a primary mental health nurse practitioner. He praised the clinical experiences that allowed him to apply classroom knowledge in real-world settings. "While learning the material was intriguing, the most exciting part was putting the information into practice and recognizing what you're learning in real-time." Hoff intends to begin as an emergency room nurse before advancing to mental health nursing.

### Partnering with Health Care Leaders

CT State collaborates with health care systems such as Hartford HealthCare, Yale New Haven Health, UConn Health, Nuvance Health, and the Veterans Health Administration, to provide students with comprehensive training and career pathways. MaryEllen Kosturko, EVP and system chief nursing officer at Hartford HealthCare, noted, "Through our partnership with CT State, we are developing innovative nursing career pathways- using the Hartford HealthCare Center for Education, Simulation, and Innovation (CESI), to provide hands-on training to secure our future nursing workforce across the state."

The program also offers advancement opportunities for current LPNs to become registered nurses. Eligible LPNs must hold a valid Connecticut license and meet admission requirements.

To learn more about CT State's nursing program, visit [ctstate.edu/nursing-health](https://ctstate.edu/nursing-health) or email [ctstate-selectiveadmissions@ct.edu](mailto:ctstate-selectiveadmissions@ct.edu).

### About CT State

CT State Community College offers more than **30 accredited allied health programs** at its campuses. Following the merger of the 12 Connecticut community colleges on July 1, CT State Community College stands as the Northeast's largest community college and the sixth-largest nationwide, with close to 70,000 students enrolled annually. As the largest and most affordable college in Connecticut, CT State is dedicated to making quality education accessible to all in a supportive and inclusive learning environment. Students benefit from a streamlined financial aid process and apply once to take classes at any campus. The campuses—Asnuntuck (Enfield), Capital (Hartford), Gateway (New Haven and North Haven), Housatonic (Bridgeport), Manchester, Middlesex (Middletown and Meriden), Naugatuck Valley (Waterbury and Danbury), Northwestern (Winsted), Norwalk, Quinebaug Valley (Danielson and Willimantic), Three Rivers (Norwich), and Tunxis (Farmington and Bristol)—form a network that empowers students to tailor their educational journey to their needs.



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# Beware, check fraud is on the rise

BY NORMAN GRILL



While the use of paper checks has decreased greatly, thieves increasingly view them as a good targets for theft. The Financial Crimes Enforcement Network warns that thieves are returning to old-fashioned financial theft using paper checks. That's one reason why the U.S. Postal Service last June urged people not to send checks through the mail, where they are vulnerable to being stolen, having the ink washed off and the payee and amount changed.

“Check kiting” is type of fraud to be aware of. It relies on “float time.” That’s the period of delay between when a check is deposited in

a bank and when the bank collects the related funds. In recent years, float time has decreased, but it hasn’t disappeared. Unethical employees can use float time to falsely inflate an account balance, allowing checks that would otherwise bounce to clear. This type of crime usually involves multiple banks or multiple accounts in the same bank.

## STRATEGIES TO PREVENT CHECK FRAUD

Here are five strategies to consider adopting to keep people from using your company’s accounts for fraudulent activity, including check kiting.

- 1. Educate employees about bank fraud.** Teach them to recognize fraudulent transactions and related red flags. Employees who are alert to suspicious activities can bolster management’s commitment to preventing fraud.
- 2. Rotate key accounting roles.** Segregate accounting duties. By rotating tasks among staffers, if possible, you can help uncover ongoing schemes and limit opportunities to steal.
- 3. Reconcile bank accounts daily.** Make sure someone trustworthy, who isn’t involved in issuing payments, reconciles every company bank account every day.
- 4. Maintain control of paper checks.** Store blank checks in a locked cabinet or safe and periodically inventory the blank check stock. Also limit who’s allowed to order new checks.
- 5. Go digital.** The most effective way to prevent check fraud is to stop using paper checks altogether. Consider replacing them with ACH payments or another form of electronic payments.

## Contributing Writer



Norm Grill, CPA, (N.Grill@GRILL1.com) is managing partner of Grill & Partners, LLC (www.GRILL1.com), certified public accountants and consultants to closely held companies and high-net-worth individuals, with offices in Fairfield and Darien, 203-254-3880

### TIGHTEN UP

It’s a mistake to assume that check fraud is too old-fashioned to attract thieves. Vigilance and precautions in your banking processes can help thwart it.

*This column is for information only and is not intended as advice. Consider hiring a knowledgeable professional to review your internal financial controls.*

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Unveiling the wall plaque designating the Alfred B. DelBello Concourse at Westchester Medical Center. Photo by Dan Viteri.



Exterior sign above main entrance of Westchester Medical Center designating Alfred B. DelBello Concourse. Photo by Peter Katz.

Page 1

## SECTION OF WESTCHESTER MEDICAL CENTER NAMED IN HONOR OF FORMER COUNTY EXECUTIVE ALFRED B. DELBELLO

BY PETER KATZ / PKATZ@WESTFAIRINC.COM

Daring a ceremony on Dec. 6, a portion of the Westchester Medical Center in Valhalla was named in honor of former Westchester County Executive and New York State Lt. Gov. Alfred B. DelBello. It's known as the Alfred B. DelBello Concourse and was described as being a crossroads of the hospital.



Michael Israel, president and CEO of the Westchester Medical Center Health Network

DelBello, who passed away at age 80 in 2015, started in public service as a city councilman in Yonkers. He became mayor of that city in 1970 and served two terms as Westchester County Executive beginning in 1974. From 1983 to 1985 he was Lt. Governor of New York state. He was instrumental in building the physical plant for the Medical Center and transforming it into an institution independent of the county.

"This concourse extending from the Ambulatory Care Pavilion through the main tower of the hospital and when the construction you see behind you is complete the Maria Fareri Children's Hospital as well as the new critical care tower of the campus, this is truly the crossroads for the campus," Zubeen Shroff, board chair of the Westchester County Healthcare Corporation said. "Al DelBello shepherded this hospital to life, convincing the public of its need and overcame many political and financial obstacles to make it a reality."

Shroff described the concourse as a place "where healing begins, where families and patients are greeted for care in body, mind and spirit; where Al's vision plays out day in and day out. Let this space remind us daily of our shared commitment to elevating health care, healing and improving lives."

Invited guests for the concourse naming event included Deputy Westchester County Executive Ken Jenkins, Former County Executive Rob Astorino, as well as medical center executives and staff members. Also on hand were friends and colleagues of Al's wife Dee DelBello and DelBello family members.

Michael Israel, president and CEO of the Westchester Medical Center Health Network, said that Al DelBello "really pioneered the construction of this medical center and the building that we sit in now. Later in his career

Al transitioned to private industry and legal practice and he maintained a strong connection to the public's well-being through his work with organizations like Westchester Medical Center including as our board chairman." Israel praised Dee DelBello for helping create a lasting tribute to Al through the naming of the concourse, which he said would touch countless lives and inspire others for generations to come.

"Al was a prominent figure in New York's political and legal landscapes," Israel said. "He was renowned for his transformational leadership and commitment to public service."

Israel expressed his belief that it is remarkably appropriate that the concourse, which many people will enter when they first step through the main entrance of the medical center was being named after Alfred B. DelBello.

"By definition a concourse is an assemblage, a gathering or a coming of people together as well as a crossroad," Israel said. "As a leader and a statesman perhaps Al's greatest talent was to bring people together and by doing so he accomplished so much including weathering significant crossroads where he both helped create and later save this institution."

Mark Tulis, an attorney, former Westchester County Legislator and board member of the Westchester County Healthcare Corporation, recalled how DelBello felt that the Medical Center needed to be independent from the county.

"In 1997, we passed legislation to spin WMC off into a public benefit corporation," Tulis said. "Al and I spoke

about the process and he told me which political levers to pull. We had to remake the management of WMC away from the county, hiring staff, creating a board structure and committees and starting a process for supervision of the CEO and senior staff."

Tulis said that on Jan. 1, 1998, WMC started its new life independent from the county with Al DelBello as chairman and Tulis as vice chairman.

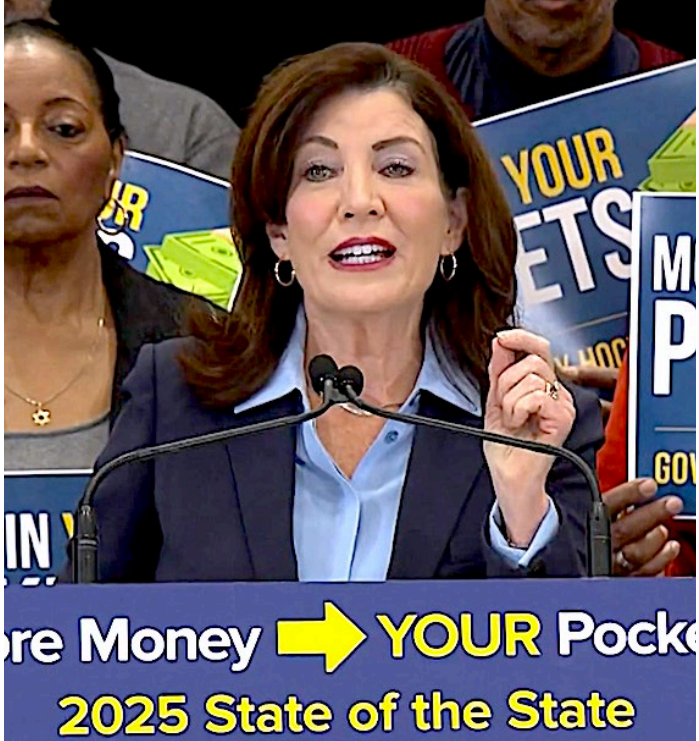
"It was hard to start from scratch, we had so much to do to remake what was basically a department of the county into an independent entity and to negotiate the financial arrangements and leases with the county administration," Tulis said. "Al helped us tremendously; Al knew how to do it and he was my mentor. Al continued to assist me during my two terms as chair."

After she participated in unveiling a plaque with Al DelBello's photo that designates the Alfred B. DelBello Concourse, Dee DelBello thanked the guests for attending the event.

"When Al envisioned taking that broken down county hospital and building it into a tertiary medical center I don't think he envisioned that a very capable and creative administrator like Mike Israel would come along and bring this medical center notoriety and presence within the Hudson Valley and nationwide," DelBello said.

She pointed out that DelBello's involvement with WMC was chronicled in the book *DelBello: His Life and Times*, authored by John A. Lipman who attended the event.





Hochul announces refund plan

ECONOMY

# Hochul proposes returning \$3 billion to NY taxpayers

BY PETER KATZ / pkatz@westfairinc.com

New York Gov. Kathy Hochul today proposed returning to New York taxpayers an extra \$3 billion the state collected as a result of inflation. The proposal, due to be included in Hochul's State of the State Address to be delivered next month in Albany, was revealed during a speech Hochul gave Dec. 9 at Co-Op City in the Bronx.

Hochul's proposal needs approval by the Legislature and, if approved, checks would not go out until next fall. An estimated 8.6 million New York taxpayers would receive a benefit. Hochul plans to run for another term as governor in 2026.

"Because of inflation, New York has generated unprecedented revenues through the sales tax — now, we're returning that cash back to middle class families," Hochul said. "My agenda for the coming year will be laser-focused on putting money back in your pockets."

A one-time payment of \$300 would be sent to taxpayers who are single, head of household, or married filing separately if their income was no greater than \$150,000. Resident couples filing jointly would be eligible for a \$500 payment if their income was no greater than \$300,000.

"Prices go up, more sales tax is collected because the price of everything was up," Hochul said. "Now I'll tell you right now, I'm sure there are some elected officials or some special interest groups will weigh in and say, 'Oh, I know how that extra money should be spent, that one-time extra sales tax revenue spent,' but here's my message: I'm on your side. I believe that this extra inflation-driven sales tax revenue shouldn't be spent by the state. It's your money, and it should be back in your pockets."

According to Hochul's office, there would be an estimated 986,000 recipients of the inflation refunds in the Hudson Valley. An estimated 3,645,000 taxpayers in New York City would receive a payment as would an estimated 1,344,000 taxpayers on Long Island. The number of taxpayers receiving refunds in parts of the state with smaller populations would be proportionally lower.



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Citrin Cooperman



*Panelist*  
**KATRINA M. Adams** | Executive Director  
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*Panelist*  
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*Panelist*  
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# WOMEN in Power

Citrin Cooperman and Westfair Business Journal invite you to the **2025 Women in Power event** on Thursday, January 30, 2025, at 8:30 AM at **Manhattanville University** in Purchase. Start your morning by connecting with influential women in our community and gaining insights from accomplished female leaders. Our panelists will share their journeys, strategies, and the invaluable lessons they've learned along the way, demonstrating how they overcame challenges and broke through barriers to reach the top.

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# Miroza Tower topped off in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

The 25-story apartment building under construction at 44 Hudson St. in Yonkers known as Miroza Tower has been topped off. The ceremony was held with elected officials and representatives of developer Azorim North America going up to the top floor onboard a construction elevator that traveled along the building's exterior.



Rendering of Miroza Tower.

Miroza Tower will have 250 units with 25 of the apartments priced in the affordable category. The building, which stands 301 feet high, will have more than 12,000 square feet of amenities, including a rooftop pool. The amenities also will include a party room, library, and gym. The building will also include 1,920 square feet of ground-floor retail space and a 252-space parking garage. The developer expects the building to be completed with the first tenants moving in by next summer.

According to Azorim Chairman Hershey Friedman, "Miroza Tower will set a new standard for luxury residences in Yonkers. This architecturally stunning residential tower will greatly enhance the Yonkers skyline."

Company COO Jack Klein said the company is committed to Yonkers and praised the city for working with Azorim to make the project a reality.

"Miroza Tower is indicative of the transformation we are seeing throughout Yonkers, especially in our waterfront district," Spano said. "It took a lot of work, all of us together. This type of development happens in New York all of the time. It happened in New Rochelle. It's been happening in White Plains. Now it's finally happening here in our city of Yonkers. We deserve it."

The developer had estimated the



Spano speaking at topping off, Mayor Mike Spano thanked Azorim for its investment in the city.

building would cost \$200 million. Subsidiaries of Azorim Investment, Development & Construction Company Ltd., which Dun & Bradstreet characterized as one of Israel's largest and most stable real estate companies, are developing the project. The subsidiaries are Miroza Tower LLC and 5660 BVISTA LLC. Azorim previously worked on the Monarch at Ridge Hill apartment complex in Yonkers.

In 2017, a 156-unit apartment complex was proposed for the site by Hudson Holdings NY LLC, a Kew Gardens-based developer but that project was not built. The building was planned to be 15 stories tall with an eating and drinking establishment on the ground floor occupying more than 1,800 square feet.

When Azorim submitted its application for a 25-story building the developer's attorney, David Steinmetz of the White Plains-based law firm Zarin & Steinmetz told the city's Zoning Board that a 15-story project was not economically viable and that an additional 10 stories would be needed if a project at the site was going to be a financial success.

"Miroza on the Hudson involves more than just economic growth for the city of Yonkers," Spano said when ground was broken for Miroza Tower. "Its unique design spurs a transformative development along the Yonkers waterfront for those individuals who want nothing more than to stay here, make a living and take part in our city's future."

CONSTRUCTION

## Yonkers finds historic films

BY PETER KATZ / pkatz@westfairinc.com

Three reels of silent film from the 1920s showing scenes of various parts of the city and activities of city workers have been discovered in a storage area of the city's Department of Planning and Development at 87 Nepperhan Ave. The city has had the film digitized and posted to its YouTube site.

"Our city is full of amazing, rich history and we now are fortunate to get a glimpse of our past with these new-found artifacts," said Mayor Mike Spano. "When our team discovered the reels, we couldn't contain our curiosity. We immediately digitized them to see what was on them and it was like

opening a time capsule into the early 20th century of life in Yonkers."

Workers are shown cutting down a large tree as well as paving a section of Yonkers Avenue. A trolley can be seen working its way along a downtown street and then turning to enter what likely is Getty Square. There are images of City Hall and a groundbreaking ceremony of what is the present day 87 Nepperhan Ave., where the film reels were discovered. Workers are shown building a garbage "destructor" plant. People are seen walking along the storefronts of Getty Square and an early fire truck is seen pulling out of one of the city's fire houses.



Trolley car and pedestrians shown on film from the 1920s discovered in storage in Yonkers.



Cars downtown in Yonkers in the 1920s.



Workmen building a garbage "destructor" plant as captured on film in Yonkers in the 1920s.

"I encourage our residents to take a peek at these reels, especially our longtime residents," Spano said. "It's possible someone's grandparents or great grandparents who worked for the city may be on these videos."



# YONKERS

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*President*

*SUNY Westchester Community College*



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*Dos Marias Bar & Restaurant*



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## AG imposes \$1.4M penalty on Hudson Valley health care operator

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney General Letitia James' office has come to a settlement with Hudson Valley health care facility operator HealthAlliance that failed to properly protect the personal and medical information of people who used its services. HealthAlliance operates facilities in Ulster and Delaware that include HealthAlliance Hospital in Kingston, Margaretville Hospital in Margaretville, and Mountainside Residential Care Center in Margaretville.

Under the agreement, HealthAlliance received a \$1,400,000 penalty, of which \$850,000 will be suspended because of HealthAlliance's financial condition and its role in providing essential health care services to New Yorkers in underserved areas. The amount HealthAlliance will pay is \$550,000.

An investigation by James' office found that HealthAlliance did not



HealthAlliance Hospital in Kingston. Photo via Google Maps.

address a weakness in its computer system that could have been fixed by a patch provided by a vendor. There was a subsequent attack that compromised the personal and medical information of 242,641 HealthAlliance patients.

The stolen data included patient names, addresses, dates of birth, Social Security numbers, diagnoses, lab results, medications, and other treatment information, health insurance information, provider names, dates of treatment, and more.

"HealthAlliance provides essential health care services to New Yorkers, but it also has a responsibility to protect private medical information

as part of its patient care," James said. "No one should have to worry that when they seek medical care, they are putting their private information in the hands of scammers and hackers. Every company that is entrusted by New Yorkers with personal information, especially financial and medical data, must take necessary precautions to ensure their systems are not vulnerable to cyberattacks."

According to James' office, in July 2023 a HealthAlliance vendor for its web applications released a cybersecurity alert along with instructions for clients to take action to patch a vulnerability in its system. While HealthAl-

liance was aware of the vulnerability, it was unable to apply the patch due to technical issues. Instead of taking the affected system offline, it continued to operate it with the vulnerability while it worked with support teams to diagnose and address the problem.

The attackers were able to infiltrate HealthAlliance's system and steal sensitive information, including patient records and employee information in September and October of 2023.

As part of the agreement with James' office, HealthAlliance agreed to adopt a series of procedures designed to strengthen its cybersecurity practices going forward, including:

- Maintaining a comprehensive information security program designed to protect the security, confidentiality, and integrity of private information;

- Developing and maintaining data inventory to ensure all private information is stored in accordance with data security and privacy policies, including appropriate encryption;

- Maintaining and enforcing a patch management policy that requires that critical vulnerabilities are patched within 72 hours or that the associated vulnerability is neutralized; and

- Adopting a series of additional security measures to restrict and monitor network activity.

AGRICULTURE

## Rockland Farm Alliance seeks to liquidate Cropsey Community Farm

BY BILL HELTZEL / bheltzel@westfairinc.com

Rockland Farm Alliance Inc., the operator of the historic Cropsey Community Farm in New City, is liquidating its assets.

The farm alliance declared \$75,129 in assets and \$112,214 in liabilities, in a Chapter 7 petition filed on Dec. 4 in U.S. Bankruptcy Court in White Plains.

"The Rockland Farm Alliance Inc. is insolvent and unable to pay its debts as they mature," the board of directors declared in a Nov. 17 resolution, and "it would be in the best interests of creditors ... to file a voluntary petition under Chapter 7 of the Bankruptcy code."

The petition does not explain how

the nonprofit organization incurred financial problems, but it alludes to management conflicts. Executive Director Sue Ferreri has filed a discrimination and harassment claim against the farm alliance, with the state Division of Human Rights. Her last day as executive director was Nov. 30.

The farm alliance is a coalition of farmers, community activists, local officials and interested citizens, according to its website. John McDowell founded the organization in 2007 to support sustainable agriculture amidst dwindling Rockland County farmland in the once major agricultural hub.

Rockland County and the Town of Clarkstown license the old Cropsey Farm to the farm alliance. The 24-acre property uses sustainable agricultural practices, according to its website, and donates a thousand pounds of produce to local food pantries yearly.

Its educational programs encourage people "to get their hands in the soil for the first time," and teach children how to "tend the garden, explore nature, cook their harvests."

In 2017, the National Park Service put Cropsey Community Farm on the National Register of Historic Places. In 2019, a circa-1800 barn was restored for \$1.55 million.

Gross revenues have increased by 44% over nearly three years, according to the bankruptcy petition. The farm alliance booked \$369,232 in 2022, \$473,122 in 2023, and \$530,095 through November this year.

It owes \$64,169 to the U.S. Small Business Administration, and \$48,044 for various goods and services. But it has only \$15,560 in bank accounts and is owed \$14,373 for its goods and services.

The petition states that the livestock and perishable goods are in need of immediate attention. The farm has 15 chickens, 6 ducks, 3 pigs, 3 miniature goats, 2 goats and 2 turkeys.

Rockland County Executive Ed Day announced on Nov. 4 that the county is seeking a new operator for Cropsey Community Farm. In the meantime, the Division of Environmental Resources will assume responsibility for the animals and the property.



HOSPITALITY

# Sonesta White Plains Downtown unveils \$28 million renovation

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On Tuesday, Dec. 10, the Sonesta White Plains Downtown unveiled a \$28 million, property-wide renovation that has transformed the hotel into a sleek, sophisticated destination not only for tourists but for the business community and those seeking a city nightlife experience.

Bill Rooney Studios, a Manhattan-based interior design firm, has reimagined the hotel top to bottom with 403 light, airy guest rooms, including 12 suites, that take their inspiration from the "white marshes" of White Plains' Native American name; nearly 20,000 square feet of flexible event space; featuring the 5,940-square-foot Plaza Ballroom, the 1,452-square-foot Pleasantville Room and 17 standalone meeting rooms; and a new work suite, restaurant and lobby bar.

"Our extensive renovation has reimagined every aspect of the guest experience, from the sophisticated new lobby and the meticulously appointed guest rooms to newly introduced dining experiences," said General Manager Monika Henry. "This transformation represents not only an investment in the hotel, but also in our city's vibrant hospitality scene, and we look forward to welcoming returning guests, new visitors and local residents to experience the elevated standard of service and comfort in the heart of downtown White Plains."

The new Sonesta Work Suite offers an experiential, multizone meeting space concept that marries meeting room design with services intended to enhance collaboration. The work suite, which plays off the lower level's soft blue and white palette and proximity to the heated indoor pool, is available for hourly rentals by guests. Clients have access to audiovisual equipment and services as well as a dedicated convention services and catering team during their stay.

Located near The Westchester mall, Whole Foods and Bloomingdale's off the intersection of Maple Avenue and Bloomingdale Road -- two of the city's main thoroughfares -- the Sonesta White Plains Down-

town has repositioned itself as an attractive gathering place for the locals as well as travelers. The Lobby Café serves hot beverages and breakfast items amid a jewel-colored setting offset by woodwork.

The Mix Cocktail Bar + Kitchen provides visitors with a sleek environment in a tan palette for drinks and light bites served before a fireplace or a dynamic bar with an aquamarine backdrop.

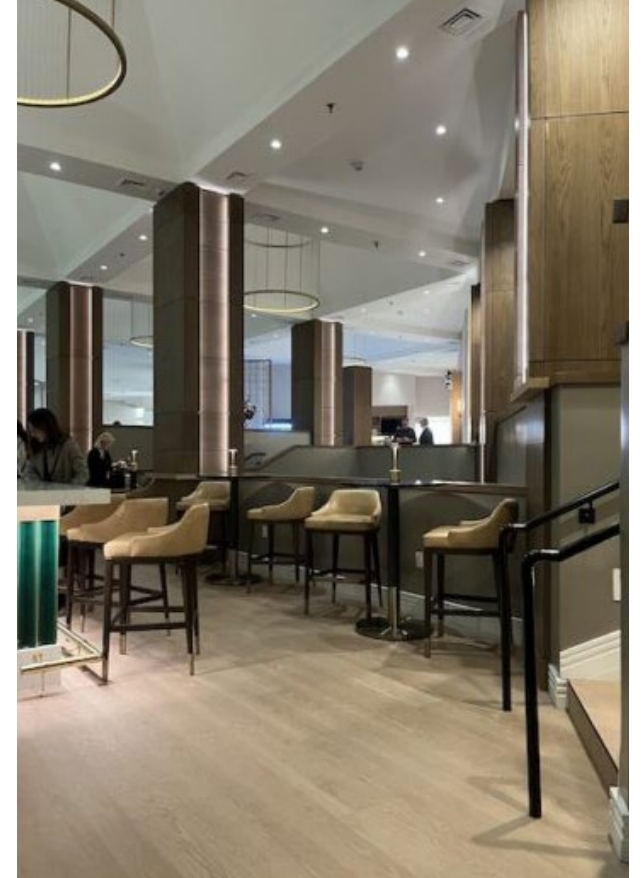
The bar's tan and cream color scheme continues in the new Whisk restaurant, serving delicious breakfasts and dinners, (if the food at the Dec. 10 event were any indication).

Formerly the Crowne Plaza -- a signature White Plains spot for more than three decades -- the Sonesta White Plains Downtown was branded as such Dec. 1, 2020 as part of a transfer and rebranding of 103 hotels from InterContinental Hotels Group plc (IHG) to Sonesta International Hotels Corp. With roughly 1,100 hotels, Sonesta is the eighth largest hotel group in the United States.

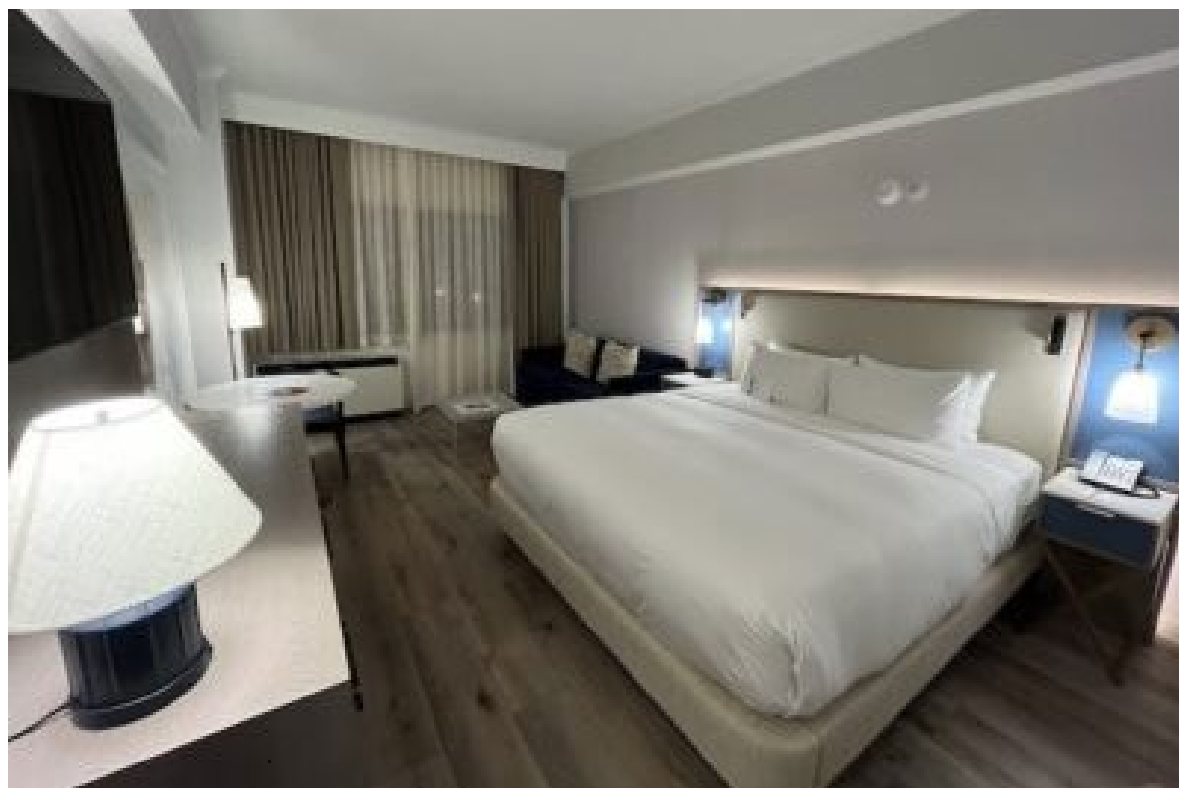
"Our extensive renovation has reimagined every aspect of the guest experience, from the sophisticated new lobby and meticulously appointed guest rooms to newly introduced dining experiences."

— Monika Henry, General Manager

Part of the new Mix Cocktail Bar + Kitchen at the renovated Sonesta White Plains Downtown. Photographs by Georgette Gouveia.



From left, Hopeton Smith, director of engineering and security at the Sonesta White Plains Downtown, and Monika Henry, the hotel's general manager, at the Dec. 10 unveiling of its renovations.



The bedroom area of one of the Sonesta White Plains Downtown's 12 suites.

*The pet-friendly Sonesta White Plains Downtown is at 66 Hale Ave. The hotel is fully booked this week. For more, call 914-682-0050. And for more on the Sonesta's renovations, see our story in the Dec. 16 edition of the Westfair Business Journal.*

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# For some businesses, giving doesn't just begin in December

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

We are in the midst of the giving season. But for some of our local businesses and organizations, the season started as far back as Halloween. That's when ProHealth Dental, with 13 locations across Westchester County, Queens, Long Island and Hoboken, New Jersey, hosted a Halloween Treat Trade-In, in which families donated their extra Halloween candy to support Ronald McDonald House Charities New York Metro (RMHC-NYM). This organization provides a respite for caregivers and family members of children undergoing treatment for complex health-care needs, including cardiac issues and cancer. Donations were collected between Nov. 1 and 7, with more than 100 pounds of candy collected and delivered to RMHC-NYM.



ProHealth Dental's Halloween Treat Trade-In has supported Ronald McDonald House Charities New York Metro. From left, Jennifer Nicholson, chief operating officer, Ronald McDonald House Charities; Y. Tina Chan, director of finance, Ronald McDonald House Charities; Judy Levin, marketing director, ProHealth Dental. *Courtesy ProHealth Dental.*

The Cingari Family Markets – including 10 ShopRites in Fairfield County and two Grade A Markets in Stamford – made two Thanksgiving donations to The Food Bank of Lower Fairfield County. Along with presenting the food bank with a \$20,000 check, Cingari Family Markets also donated nearly 200 turkeys to feed some 500 families in need on Thanksgiving. For the Cingaris, giving back is a family tradition. For more than 30 years they have been dedicated to the fight against hunger by supporting this food bank.

Meanwhile, a Connecticut manufacturing company has been giving back to those who serve our country all year long. Specifically, Watertown-based Packaging and Crating Technologies LLC (PACT), recently presented a \$500 check to the American Legion post in Thomaston, Connecticut, based on a charitable campaign that it launched in November for National Military Appreciation Month. The local nonprofit is a leading advocate for health care and earned benefits for veterans, service members and their families.

“Although we, as an American company, are always patriotically minded, we consider it a privilege to highlight key military holidays and commemorative milestones like Memorial Day, Veterans' Day and, most recently, Military Appreciation Month,” said Rodger Mort, COO of PACT. “In doing so, we are raising both awareness



From left, David Laurentano, commander of the Thomaston, Connecticut, American Legion Post 22 receives a \$500 check from Rodger Mort, chief operating officer at Packaging and Crating Technologies (PACT) in Watertown, and its fundraising campaign in honor of National Military Appreciation Month during November. *Courtesy PACT LLC.*

and financial donations for our heroes and their families.”

Mort added that PACT has strong ties to the military, which uses its various shipping and packaging container lines when individual soldiers are moved from station to station, including its patented LiftVan, Pleat-Wrap, J-Crate, Spiral Foot, MP40, Sofa Crate and Motorcycle Crate. Each item is made from a durable, sustainable corrugated cardboard material and is capable of being

reused for hundreds of moves.

Further, the company is a preferred vendor for the U.S. Department of Defense and has been awarded a special permit from the U.S. Department of Transportation for the shipping of lithium-ion batteries, as it passed the proposed SAE-G-27 test standard for shipping lithium-ion batteries.

“PACT benefits the military through both its innovative product line as well as in its generous chari-

**“From Halloween candy collections to year-round support for students and veterans, these local initiatives embody the spirit of giving—proving that generosity knows no season.”**

table programs,” said David Laurentano, commander of the American Legion Post 22. “We are extremely grateful for the company’s ongoing efforts in helping to ensure that the sacrifice of our servicemen and women is never forgotten.”

Mercy University in Dobbs Ferry used Giving Tuesday, Dec. 3, to highlight two of its community initiatives. The Mav Market Food and Resource Pantry offers essential items such as food and toiletries, helping combat food insecurity and other basic needs. Rooted in equity and justice, Mav Market – named for the school’s Maverick teams – is designed to ensure students can focus on their education and future.

Mercy’s Student Emergency Fund offers immediate relief to students facing unanticipated financial hardship. From sudden housing loss and medical emergencies to transportation issues and child-care disruptions, this fund provides a safety net that allows students to stay on track toward their goals.

The beauty of these endeavors? They can be embraced in the season of giving and indeed all year long.

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# SEC hits Morgan Stanley with \$15 million penalty

BY BILL HELTZEL / bheltzel@westfairinc.com



The U.S. Securities and Exchange Commission has censured Morgan Stanley Smith Barney, in Purchase, and assessed a \$15 million penalty against the wealth management firm for inadequate supervision of four employees who stole millions of dollars from clients.

Morgan Stanley cooperated with the investigation, according to the SEC, and consented to the Dec. 9 cease-and-desist order and sanctions.

From mid-2015 to mid-2022, Morgan Stanley failed to detect hundreds of unauthorized cash transfers from client accounts.

The firm understood the risks and had even implemented fraud detection software in 2015, believing that it would catch such fraud. But the software was not designed to detect the kinds of illegal transfers that four employees exploited.

And for five years, the SEC says, Morgan Stanley did not test the software to see if it worked.

The failures enabled Michael Barry Carter, of the firm's Tysons Corner, Virginia office, to steal about \$6.1 million by making it look as if clients had authorized cash transfers. At least 53 wire transfers went to his personal accounts to pay for a mortgage, credit card bills and country club membership fees.

Investment advisers in Cupertino, California, El Paso, Texas, and Southlake, Texas also exploited the flawed system and misappropriated more than \$1.7 million from client accounts from 2015 to 2022.

The SEC concluded that Morgan Stanley had failed to implement policies and procedures to detect financial advisers who were misappropriating client funds.

The agency ordered the firm to hire an outside consultant to review anti-fraud controls, adopt all recommendations, and pay the \$15 million penalty within 14 days.

The SEC noted that Morgan Stanley has compensated the clients whose funds were stolen.



**APRIL 10**

**MARITIME AQUARIUM NORWALK, CT**

**5:30 PM**



All nominations will be reviewed by our panel of judges. The nominees that best fit the criteria will be honored at a cocktail reception and awards presentation.

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**31**  
JAN

**Nominations Close**

**17**  
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# NOMINATE TODAY

**APRIL 10**

**MARITIME AQUARIUM NORWALK, CT**





The Pelham Art Center, on the site of a former Citgo gas station, recently underwent a \$500,000 revamp as part of an ongoing capital campaign. The artwork in the window is Sui Park's "Cloud Nine." *Photographs courtesy Pelham Art Center.*

# Onward and upward for the Pelham Art Center

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

"From its humble beginnings at a two-day festival to its vibrant presence today, the Pelham Art Center has become a cornerstone of creativity and community, proving that art has the power to inspire, rejuvenate, and unite."



Elizabeth de Bethune's "Iris Melange" (acrylic gouache, acrylic marker, marker, colored pencil on paper) is part of the Pelham Art Center's "Faculty Exhibition: Rebirth, Renew, Revitalize." (Jan. 18 through Feb. 23).

In March, the National Endowment for the Arts (NEA) released new data that revealed a milestone for arts and cultural industries in 2022 as they contributed 4.3% of gross domestic product (GDP), or \$1.1 trillion, to the U.S. economy. (Despite this, performing arts organizations, nongovernmental museums and arts-related construction were among the arts industries that have still not reached their pre-pandemic levels of economic value.)

One organization that is on an upward trajectory is the Pelham Art Center, which next year will celebrate 55 years of providing the town and surrounding communities with exhibits, classes and workshops for youth and adults in the visual arts and such

wellness subjects as sound healing and meditation. The center also does outreach programs in the Pelham, Mount Vernon and New Rochelle schools. In all, it serves more than 16,000 each year.

"We are stable and on an upward climb," said Bridget Bettke, the center's managing director, who joined Hayley Ferber, its artistic and development director, in a recent interview with the

Westfair Business Journal.

An example of that stability and growth: The center recently completed the \$500,000 phase one of its capital campaign, which included upgrades to the 5,700-square-foot building's two roofs, three HVAC

and electrical systems, the plumbing, windows and outside awning. Plans for phase two have not yet been detailed.

In a sense, Bettke and Ferber said, the building and indeed the idea of the center itself owe their existence to The Metropolitan Museum of Art in Manhattan. To celebrate its centennial in 1970, The Met encouraged Junior League chapters in the area to create local arts events. A group of women and the Junior League of Pelham did just that with a two-day art and music festival, The Pelham Art Happening, which was held at Pelham Memorial High School every spring through 1974. A year later, the happening became a year-round arts center as it moved to a former bike repair shop and an adjacent empty storefront on Fifth Avenue, Pelham's main thoroughfare.

In 1978, the Citgo (Cities Service Oil Co.) gas station and body shop leased its adjacent, vacated property to the Pelham Art Happening for \$1, donating the building and corner lot to the arts organization two years later. The 1980s were a pivotal time for The Pelham Art Happening as a two-year capital campaign (1983-85) enabled it to renovate and expand the site. Thus, the Pelham Art Center was born. (The name was officially changed in 1987.)

Today, the center has an operating budget of \$800,000, six full-time employees, a multipurpose gallery, two workshop studios, a media lab, a kiln, a gift shop, offices and a kitchen for events like its Nov. 10 celebration of Diwali, a festival of light that is a tradition among Hindus, Sikhs, Buddhists and Jains. Through Dec. 22, viewers can enjoy the "Art Boutique," an exhibit featuring works by local artists and artisans. From Jan. 18 through Feb. 23, the center will present the "Faculty Exhibition: Rebirth, Renew, Revitalize."

"This theme was chosen to inspire fresh perspectives and celebrate the rejuvenation of both art and community," Ferber said of a show spotlighting the center's roughly 35-member faculty and January as a time of new beginnings. "We are excited to carefully curate this show to reflect the transformative power of these concepts."

These exhibits (among the seven or eight the center presents yearly) and other offerings are supported by the its semiannual fundraisers, which bring in roughly \$180,000, as well as the NEA, the New York State Council on the Arts (NYSCA), the Dormitory Authority of the State of New York (DASNY), the New York State Office of Children and Family Services, The New York Community Trust, Arts-Westchester, Westchester County, the town of Pelham, the Junior League of Pelham, The Castle Foundation in Pelham, the New York Council of Nonprofits Inc., the Youth Community Outreach Program in Mount Vernon and the Girl Scouts of the United States of America.

Among the businesses and business organizations supporting the center are the Pelham Chamber of Commerce, the Rotary Club of the Pelhams, Benchmark Education Co. (providing youth programming supplies), Compass real estate in Pelham, Davis & Ferber LLP, Dragno Landscaping, Meridian Risk Management Inc., Pacia Family Dental, Pencil Projects Architecture Studio PLLC and Sergio Ristorante.

The center also receives money from individuals and enrollment in its classes. Such funding enables the center not only to continue current projects but to work on such future goals as growing its membership and teen programs while also investing in artist development. Added Bettke: "We want to make the arts accessible to all."





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# Legal Records

## WESTCHESTER

### COURT CASES

#### U.S. Bankruptcy Court

##### White Plains and Poughkeepsie

#### Local business cases, Dec. 4 - 10

**AltWellRX Inc., vs. Topical BioMedics Inc., West Hurley, et al**, 24-9028-KYP: Adversary proceeding in Topical BioMedics Chapter 11 (24-36109). Attorney: Howard P. Magaliff.

**Rockland Farm Alliance Inc., New City**, 24-23052-SHL: Chapter 7, assets \$75,129, liabilities \$112,214. Attorney: Andrea B. Malin.

**Edward N. Weeks Jr., Poughkeepsie, co-debtor The Weeks Way LLC**, 24-36189-KYP: Chapter 7, assets \$31,133, liabilities \$1,106,101. Attorney: Michelle L. Trier.

**GMT 3435 Realty LLC, Carmel, George Gojcaj, manager**, 24-361901-KYP: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: Anne J. Penachio.

**Endi Plaza LLC, Monsey, Josh Steiner, restructuring officer**, 24-23068-SHL: Chapter 11, assets and liabilities \$50 million - \$100 million. Attorney: Kevin J. Nash.

**Louis Jay Katz, Hartsdale, co-debtor LJK Wallcoverings Inc., Hartsdale**, 24-23069-SHL: Chapter 7, assets \$228,949, liabilities \$551,961. Attorney: Nathan Horowitz.

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

Questions and comments regarding this section should be directed to:

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

**FOC Media LLC, Ossining, Kyle Abourizk, manager**, 24-23070-SHL: Chapter 7, assets \$57,380, liabilities \$206,436. Attorney: Jonathan S. Pasternak.

**9 Lake Region Blvd LLC, Blooming Grove, Pamela Brown-Lee, managing member**, 24-36192-KYP: Chapter 11, assets \$20, liabilities \$293,225. Attorney: Robert S. Lewis.

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

#### Local business cases, Dec. 4 - 10

**Manursing Island Club, Rye, as owner of 2018 Achilles HB-350X boat**, 24-cv-9274-KMK: Exoneration from Liability. Attorney: James E. Mercante.

**Kristin Cohen vs. DeCicco and Sons LLC, et al**, 24-cv-9315-NSR: Sexual harassment. Attorney: Alexander G. Cabeceiras.

**67 Stanton Corner Road LLC, Swan Lake vs. Travelers Personal Insurance Co., Hartford, Connecticut**, 24-cv-9320-CS: Insurance. Attorney: Jack Glanzberg.

**Danicia Blackwood vs. American Sugar Refining Inc., Yonkers, et al**, 24-cv-9397: Job discrimination. Attorney: Megan S. Goddard.

### DEEDS

#### Above \$1 million

**237 Mount Holly Road LLC**, Pound Ridge. Seller: Stephen V. R. Goodhue, New York. Property: 237 Mount Holly, Bedford. Amount: \$1.2 million. Filed Nov. 15.

**540 WPR LLC**, Tarrytown. Seller: Tarrytown Holdings DE LLC, New York. Property: 540 White Plains Road, Greenburgh. Amount: \$2 million. Filed Nov. 15.

**970 McLean Avenue LLC**, Yonkers. Seller: Daniel R. Ventarola, Bronx. Property: 970 McLean Ave., Yonkers. Amount: \$1.2 million. Filed Nov. 13.

**Aspiration Properties & Equities LLC**, Chester. Seller: John Raniolo, Yonkers. Property: 2 Crawford Road, Harrison. Amount: \$1.1 million. Filed Nov. 15.

**Baig, Maheen**, Brooklyn. Seller: Citizens Bank N A, Glen Allen, Virginia. Property: 7 Lookout Ave., Eastchester. Amount: \$1.8 million. Filed Nov. 15.

**Fox, Frederic S.**, New York. Seller: Scofield Road Partners LLC, Greenwich, Connecticut. Property: 47 Ebenezer Lane, Pound Ridge. Amount: \$2.4 million. Filed Nov. 14.

**Gedeon, Wladimir**, Sleepy Hollow. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 318 Palisades Blvd., Mount Pleasant. Amount: \$1.8 million. Filed Nov. 14.

**Hall, David**, Jersey City, New Jersey. Seller: LI Parcel E LLC, Fort Washington, Pennsylvania. Property: 312 Palisades Blvd. Mount Pleasant. Amount: \$1.8 million. Filed Nov. 13.

**High Rock Six LLC**, Brewster. Seller: Hardscrabble North Salem Holdings LLC, Teaneck, New Jersey. Property: 140-148 Hardscrabble Road, North Salem. Amount: \$2.1 million. Filed Nov. 13.

**Sarles Street Farm LLC**, Bedford Corners. Seller: Kristoffer Durst, Bedford. Property: 198 Sarles St., Bedford. Amount: \$3.3 million. Filed Nov. 15.

**Titicus Farm LLC**, Pound Ridge. Seller: Gerald N. Agranoff, North Salem. Property: 132 Titicus Road, North Salem. Amount: \$1.2 million. Filed Nov. 13.

**Toll Northeast V Corp.**, Fort Washington, Pennsylvania. Seller: KI Toll Fort Aiv LLC, New York. Property: 41 Lila Lane, New Castle. Amount: \$2.2 million. Filed Nov. 15.

#### Below \$1 million

**138 Broadway LLC**, Verplanck. Seller: Angela Labate, Verplanck. Property: 138 Broadway, Cortlandt. Amount: \$800,000. Filed Nov. 14.

**32 Lewis Parkway LLC**, Mount Vernon. Seller: Susan Pomeranz, Yonkers. Property: 32 Lewis Parkway, Yonkers. Amount: \$570,000. Filed Nov. 15.

**446 Lincoln Terrace LLC**, Brooklyn. Seller: McKinney Family LP, Beacon. Property: 1438 Lincoln Terrace, Peekskill. Amount: \$640,000. Filed Nov. 14.

**58 Bayard LLC**, Jamaica. Seller: Berisha Besnick, New Rochelle. Property: 56-58 Bayard St., New Rochelle. Amount: \$385,000. Filed Nov. 14.

**ASG NW Enterprises LLC**, Greenwich, Connecticut. Seller: Eugene T. King Trust, Hartsdale. Property: 75 Little Town Lane, Bedford. Amount: \$995,000. Filed Nov. 13.

**Bank of America NA**, Jacksonville, Florida. Seller: Anthony Tirone, White Plains. Property: 13 Wilson Drive, New Rochelle. Amount: \$660,000. Filed Nov. 13.

**The Bank of New York Mellon**, New York. Seller: Kenneth L. Bunting, White Plains. Property: 24 Greene Road, Somers. Amount: \$362,000. Filed Nov. 15.

**Barcadel, Yudelka R.**, White Plains. Seller: DiMarco Property Group LLC, Cortlandt Manor. Property: 626 Homestead Ave., Peekskill. Amount: \$855,000. Filed Nov. 13.

**BLCR Holdings LLC**, Shelton, Connecticut. Seller: Joan Fanelli, Venice, Florida. Property: 1820 Commerce St., Yorktown. Amount: \$650,000. Filed Nov. 15.

**Brown, Rasheed**, New Rochelle. Seller: BTB Holding LLC, West Nyack. Property: 1035 2-6 E. Boston Post Road, Rye Town. Amount: \$450,000. Filed Nov. 15.

**Busy Living LLC**, Albany. Seller: Nancy Novick, Mount Vernon. Property: 402 Westchester Ave., Mount Vernon. Amount: \$600,000. Filed Nov. 14.

**Casa Cerrada LLC**, Port Chester. Seller: Gitsit Solutions LLC, Orange, California. Property: 44 Lake Way, Somers. Amount: \$310,000. Filed Nov. 15.

**Cerda, Beatriz E.**, Bronx. Seller: Nepperhan Enterprises LLC, Yonkers. Property: 1425 Nepperhan Ave., Yonkers. Amount: \$560,000. Filed Nov. 13.

**Dawson, Adam C.**, Halesite. Seller: Prime Developers Inc., Commack. Property: 89 Neptune Ave., New Rochelle. Amount: \$980,000. Filed Nov. 14.

**Deleon, Kenayra**, Ossining. Seller: The Perrito LLC, Bronx. Property: 27 HillCrest Ave., Ossining. Amount: \$620,000. Filed Nov. 13.

**Garzon, Katherin**, Flushing. Seller: Elissa Lane LLC, Bronx. Property: 21 Elissa Lane, Yonkers. Amount: \$780,000. Filed Nov. 14.

**Jackson, Javel**, Bronx. Seller: Mental Health Association of Westchester County Inc., Tarrytown. Property: 15 Lamartine Ave., Yonkers. Amount: \$925,000. Filed Nov. 15.

**JJMCD LLC**, Mount Vernon. Seller: Elio Gerardi Rye. Property: 255 Rich Ave., Mount Vernon. Amount: \$700,000. Filed Nov. 13.

**JPMorgan Chase Bank NA**, West Palm Beach, Florida. Seller: Bruce L. Tent, Scarsdale. Property: 3-6 Brooke Club Drive, Ossining. Amount: \$413,000. Filed Nov. 15.

**Littleton LLC**, Pound Ridge. Seller: Mark M. Kesten, White Plains. Property: 41 Old Mill River Road, Pound Ridge. Amount: \$900,000. Filed Nov. 14.

**M&R Home Acquisitions LLC**, Cortlandt Manor. Seller: Lesley Vonelm, Mahopac. Property: 23 Myrtle Ave., Somers. Amount: \$270,000. Filed Nov. 13.

**M&R Home Investing LLC**, Baldwin. Seller: Lyn Hilma, Mount Vernon. Property: 53 Adams St., Mount Vernon. Amount: \$775,000. Filed Nov. 15.

**PBBJ Properties LLC**, New York. Seller: Peter Bokor, New York. Property: 16 S. Bedford Road, Mount Kisco. Amount: \$10. Filed Nov. 13.

**Richardson, Ruth**, Tarrytown. Seller: 40 Davis Ave LLC, Dobbs Ferry. Property: 71 Pine Ave., Ossining. Amount: \$525,000. Filed Nov. 13.

**Shkodra Properties LLC**, Bronx. Seller: Bank of America N A, Salt Lake City, Utah. Property: 2 Carol Lane, Mamaroneck. Amount: \$995,000. Filed Nov. 15.

**Signorum Group LLC**, Middletown. Seller: Ambit Group LLC, Brooklyn. Property: 83 Linden St., Yonkers. Amount: \$825,000. Filed Nov. 14.

**US Bank NA**, Fort Washington, Pennsylvania. Seller: David Jay Parker, White Plains. Property: 85 del Rey Drive, Mount Vernon. Amount: \$754,000. Filed Nov. 13.

**Van Gova Group LLC**, Yonkers. Seller: Matthew Mozdzialk, Yonkers. Property: 631 N. Broadway, Yonkers. Amount: \$210,000. Filed Nov. 15.

**Vip Construction Design LLC**, Yonkers. Seller: Wilmington Savings Fund Society, Anaheim, California. Property: 221 Locust Road, Yorktown. Amount: \$455,000. Filed Nov. 15.

**VDD Real Estate Consulting LLC**, West Harrison. Seller: Leonard J. Baczek, Norwalk, Connecticut. Property: 138 Preston Ave., Harrison. Amount: \$475,000. Filed Nov. 13.

### WORKERS' COMPENSATION BOARD

*Failure to carry insurance or for work-related injuries and illnesses.*

**795 Putnam Avenue Housing Development Fund Corp.**, Mount Vernon. Amount: \$3,000.

**Big Apple Collectibles Corp.**, Thornwood. Amount: \$31,500.

**Casabella Landscaping**, Laura Pignataro, president, Croton-on-Hudson. Amount: \$15,750.



**Korey Deli Grocery Corp.**, Mount Vernon. Amount: \$8,500.

**La Guadalupana Pizza Inc.**, Yonkers. Amount: \$13,500.

**Lindo's Barber Shop Corp.**, Mount Vernon. Amount: \$31,000.

**LRLG Inc.**, Port Chester. Amount: \$17,500.

**Mega Home Improvement Inc.**, Peekskill. Amount: \$21,000.

**Norman G. Scotland**, Yonkers. Amount: \$506,000.

**Rancho Zacatal Corp.**, Yonkers. Amount: \$19,500.

**Richie Rich Caribbean Taste 4 Inc.**, Rye Brook. Amount: \$44,000.

**RLA Holdings, LLC**, Scarsdale. Amount: \$44,000.

**The Chop House Group Inc.**, Mohegan Lake. Amount: \$2,500.

**Yvette L. Deerr RPN, PC**, Scarsdale. Amount: \$4,500.

## JUDGMENTS

**Aguilera, Diane**, Briarcliff. \$9,983 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Ali, Zain**, Mount Vernon. \$4,120 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Allsopp, Yvonne**, Mount Vernon. \$3,186 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Almomani, Muhanad S.**, Bronxville. \$4,661 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 14.

**Arno, Yvan O.**, Hartsdale. \$4,786 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Artistique Customs Upholstery Inc.**, Port Chester. \$26,339 in favor of 181 Westchester Ave LLC, Port Chester. Filed Nov. 15.

**Asuncion, Abel**, Yonkers. \$9,952 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Carlos, Petre**, Mount Vernon. \$11,546 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 14.

**Clark, Jeffrey M.**, Harrison. \$20,225 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Colas, Michelle**, White Plains. \$1,505 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Crevey, Patricia J.**, Yonkers. \$9,257 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Cruz, Edwin**, Yonkers. \$6,116 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Cummings, Jafel D.**, White Plains. \$6,568 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Custom Design Landscaping & Lawn Care Ltd.**, Hawthorne. \$3,651 in favor of J&J Land Services LLC, White Plains. Filed Nov. 13.

**Davis, Prince**, Mount Vernon. \$51,681 in favor of Colonial Village Association LLC, Mount Vernon. Filed Nov. 14.

**Dunne, Mark**, White Plains. \$9,165 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Edge, Harold**, Yonkers. \$5,884 in favor of Capital One NA, Glen Allen, Virginia. Filed Nov. 15.

**Febbo, Antoinette J.**, Yonkers. \$3,475 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**Florentino, Estefani**, Tuckahoe. \$3,024 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 15.

**Forrest, Caren R.**, Mount Vernon. \$8,093 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Greene, Ashai**, Mount Vernon. \$22,165 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Gutierrez, Raul**, Yonkers. \$5,138 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**Hershkowitz, Warren**, Scarsdale. \$2,964 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**Holder, Lynn**, Yonkers. \$8,974 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Hurlman, Bridget A.**, Yonkers. \$4,726 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Ibarra, Martha A. Martinez**, Thornwood. \$6,767 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Leal, Angel**, Yonkers. \$15,795 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Lopez, Roberto**, Pleasantville. \$4,387 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 15.

**Matias, Antonio L.**, White Plains. \$13,906 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Miles, Jackie**, Mount Vernon. \$5,278 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Modad, Wassim**, Yonkers. \$3,438 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Mtshali, Siphelele N.**, Yonkers. \$2,780 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Negrin, Jacqueline**, Scarsdale. \$2,690 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Oliver, Murray Iii**, Mount Vernon. \$4,617 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Olivera, Marianela**, Port Chester. \$6,434 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Palacio, Luz**, Ossining. \$6,351 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Popo, Marie Anne**, Mount Vernon. \$39,736 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Nov. 13.

**Rios, Angel J.**, Ossining. \$6,156 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 13.

**Rivera, Alex**, Yonkers. \$5,845 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 14.

**Rivera, Javier**, White Plains. \$14,606 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed Nov. 14.

**Rosenberg, William M.**, Port Chester. \$7,085 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Sally, Tanisha**, Yonkers. \$4,251 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 15.

**Singh, Premnanan**, Yonkers. \$8,323 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Smallwood, Shade**, Mount Vernon. \$2,513 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 13.

**Sniffen, Daniel**, Peekskill. \$10,719 in favor of Mid-Hudson Federal Credit Union, Kingston. Filed Oct. 25.

**Stewart, Sandra**, Mount Vernon. \$4,244 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**Stone, Ronald S.**, Mount Vernon. \$12,084 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 13.

**Taddeo, Alexandra M.**, Tarrytown. \$21,187 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 14.

**Tetteh, Gloria**, Yonkers. \$6,161 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 15.

**Thomas, Sam P.**, Yonkers. \$6,561 in favor of Bank of America NA, Charlotte, North Carolina. Filed Nov. 14.

**Todorovich, John**, New York. \$490,069 in favor of Lawyers Fund for Client Protection of the State of New York, Filed Oct. 22.

**Velazquez, Emanuel C.**, Yonkers. \$6,788 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**Vidal, Carlos**, Yonkers. \$34,323 in favor of Discover Bank, Columbus, Ohio. Filed Nov. 14.

**Videotoolz 2.0 Inc.**, Hartsdale. \$46,464 in favor of Bloomingdale Rd Recovery LLC, New York. Filed Nov. 13.

**Virginia, Ivonne**, Yonkers. \$3,776 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Nov. 15.

**VTB Express Inc.**, Yonkers. \$21,004 in favor of Mantis Funding LLC, New York. Filed Oct. 25.

**Wilkins, Marie**, Yonkers. \$5,671 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Oct. 25.

**Willis, Mark A.**, Yonkers. \$14,643 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Witkowski, Michael**, Tarrytown. \$3,487 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Yazdanpanah, Jahan**, White Plains. \$29,176 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

## FEDERAL TAX LIENS

### \$10,000 or greater,

**Westchester County, Dec. 4 - 10**

**Chapman, Stephen J. and Robyn Chapman:** Armonk: 2022 - 2023 personal income, \$797,382.

**Cornerstone Restoration Group Corp.:** Yonkers, 2022 - 2023 corporate, quarterly and unemployment taxes, \$62,622.

**Francis, Michael J.:** Yonkers, 2018, 2020, 2022 personal income, \$27,723.

**Friends of the Mozartina Musical Arts Conservatory Inc.:** Tarrytown, 2018, 2022, 2023 quarterly, unemployment, exempt organization business income and failure to file correct information, \$104,618.

**Jamal, Mustafa and Shereen Jamal:** North Salem, 2012, 2021, 2021 personal income, \$466,366.

**Luciano, Marilou O.:** Ossining, 2018 - 2020, personal income, \$26,5673.

**Maxwell, Elyse H.:** Pleasantville, 2022 personal income, \$180,038.

**Tickell, Jean:** Yonkers, 2023 personal income, \$51,099.

**Sackman, Peter J:** Pleasantville, 2022 personal income, \$180,038.

**Westchester Community Opportunity Program Inc.:** Elmsford, 2021, 2022, 2024 unemployment, quarterly and exempt organization business income.

## LIS PENDENS

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

**13 Adams Street LLC**, as owner. Filed by Northeast Bank. Action: Foreclosure of a mortgage in the principal amount of \$2,400,000 affecting property located at 13 Adams St., Bedford. Filed Oct. 29.

**Adar Diz Enterprises LLC**, as owner. Filed by Klein Sara. Action: Foreclosure of a mortgage in the principal amount of \$325,000 affecting property located at 63 Cornell Ave., Yonkers. Filed Oct. 30.

**Belfor, Jomo**, as owner. Filed by Federal Savings Bank. Action: Foreclosure of a mortgage in the principal amount of \$510,000 affecting property located at 35 Worthington Road, White Plains. Filed Oct. 29.

**Buccheri, Anthony**, as owner. Filed by US Bank Trust Company National Trust. Action: Foreclosure of a mortgage in the principal amount of \$438,000 affecting property located at 5 Court St., Pleasantville. Filed Oct. 29.

**Caldwell & Walsh Building Construction Inc.**, as owner. Filed by Aca Environmental Services Inc. Action: Foreclosure of a mortgage in the principal amount of \$158,000 affecting property located at 127 S. Broadway, Yonkers. Filed Oct. 24.

**Chure, Luis**, as owner. Filed by Deutsche Bank National Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$836,000 affecting property located at 46 Pinesbridge Road, Ossining. Filed Oct. 30.

**Citizens Bank NA**, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$609,000 affecting property located at 44 Dunbow Drive, Chappaqua. Filed Oct. 25.

**Independent Bank**, as owner. Filed by Wilmington Trust Company Trust. Action: Foreclosure of a mortgage in the principal amount of \$400,000 affecting property located at 965 Edgewood Ave., Pelham. Filed Oct. 28.

**Irizarry, Juan A.**, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$360,000 affecting property located at 1 George St., White Plains. Filed Oct. 28.

**Kim, Sukeung**, as owner. Filed by CMG Mortgage Inc.. Action: Foreclosure of a mortgage in the principal amount of \$304,000 affecting property located at 67 Fox Run, Unit 2-67. South Salem. Filed Oct. 29.



**Neal, Chad**, as owner. Filed by Ridgewood Savings Bank. Action: Foreclosure of a mortgage in the principal amount of \$1,676,000 affecting property located at 5 Manor Pond Lane, Irvington. Filed Oct. 28.

**Newman, Israel**, as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$490,000 affecting property located at 112 Summit Ave., Mount Vernon. Filed Oct. 29.

**Owens, Elaine**, as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$245,000 affecting property located at 406 So. Columbus Ave., Mount Vernon. Filed Oct. 28.

**Phillips, Aline C.**, as owner. Filed by Finance of America Reverse LLC. Action: Foreclosure of a mortgage in the principal amount of \$840,000 affecting property located at 10 Chester St., Greenburgh. Filed Oct. 25.

**Savage, Kalitou**, as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$596,000 affecting property located at 154 S. 13th Ave., Mount Vernon. Filed Oct. 30.

## MECHANIC'S LIENS

**224 Gramatan LLC**, Mount Vernon. \$1,080,085 in favor of Lalo Group Inc., New Paltz. Filed Nov. 14.

**Carriage House Owners Corp.**, Yonkers. \$7,525 in favor of Greenwich Design Architects Inc., Greenwich, Connecticut. Filed Nov. 18.

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

Questions and comments regarding this section should be directed to:

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

**Cohen Purchase Building Company LLC**, Rye. \$105,272 in favor of JMC Planning Engineering Landscape, Armonk. Filed Nov. 15.

**Faranda, Jennifer**, Mamaroneck. \$17,903 in favor of Apex Contracting & Remodeling South, Tomkins. Filed Nov. 14.

**Jason, Dana**, New Rochelle. \$40,000 in favor of Francesco Andreoli, Mamaroneck. Filed Nov. 15.

**Lockwood Medical Campus Owner LLC**, New Rochelle. \$81,109 in favor of CG Expansion Services Inc., Jersey City, New Jersey. Filed Nov. 13.

**Mary the Clean Housing Development**, Yonkers. \$8,500 in favor of Haqq Construction Corp., Ronkonkoma. Filed Nov. 15.

**Recovere Holdings LLC**, Mount Pleasant. \$63,234 in favor of Rulan E. Marquez/NY Construction, HillCrest. Filed Nov. 19.

**Uptown Investors LP**, Bedford. \$33,428 in favor of Rocco Cambareri, Mount Kisco. Filed Nov. 14.

**Verdi, Jared**, Pound Ridge. \$16,178 in favor of Casa Building Materials Inc., Bronx. Filed Nov. 14.

## NEW BUSINESSES

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

## Partnerships

**AYR Premium Home Renovations**, 30 James St., Ossining 10562. c/o Ronny J. Illescas and Anderson E. Guambo. Filed Nov. 15.

**CV Rich Mansion Home of the Womans Club of White Plains**, 305 Ridgeway, White Plains 10605. c/o Mary Hamby and Kristen Larkin. Filed Nov. 15.

**CV Rich Mansion**, 305 Ridgeway, White Plains 10605. c/o Mary Hamby and Kristen Larkin. Filed Nov. 15.

**Mamaroneck Hair**, 321 Mamaroneck Ave., Mamaroneck 10543. c/o Giselle Ivonne Dimos Rivas and Juan Antonio Sanan Lucas. Filed Nov. 12.

**More Than Words**, 501 E. Boston Post, Mamaroneck 10543. c/o Maritza Salomon and Fernando Salomon. Filed Nov. 14.

## Sole Proprietorships

**Audiobooks USA**, 100 Waring Place, Apt. 1, Yonkers 10703. c/o Konan J. Athacon. Filed Nov. 22.

**Blazek Candle Co.**, 21 Bethea Drive, Ossining 10562. c/o Sarah Blazek. Filed Nov. 19.

**Don Palma Flowers & Coffee**, 54 Hunts Place, No. 203, Chappaqua 10514. c/o Claudia Lorena Palma. Filed Nov. 15.

**Nu - Me Hair Salon**, 165 Route 202, Somers 10589. c/o Jose F. Martinez. Filed Nov. 12.

**Or Renovation & Painting**, 44 Oak St., Apt. 1, Port Chester 10573. c/o. Filed Nov. 13.

**Shays Junk & Cleaning Services**, 90 Florence Ave., White Plains 10607. c/o Simone Hay. Filed Nov. 14.

**Winters Fine Art**, 805 Central Ave., Peekskill 10566. c/o Linda Winters. Filed Nov. 12.

## HUDSON VALLEY

### BUILDING LOANS

## Above \$1 million

**Broadview Capital LLC**, as owner. Lender: Premier Circle 2 LLC. Property: in Monroe. Amount: \$1.3 million. Filed Nov. 1.

**Forset Wood Gardens LLC**, as owner. Lender: CrossRiver Bank. Property: in Palm Tree. Amount: \$18.5 million. Filed Oct. 29.

**Orange Bank & Trust Co.**, as owner. Lender: Golf Links Apartments LLC. Property: in Wawayanda. Amount: \$2.3 million. Filed Nov. 1.

## Below \$1 million

**Crosscountry MTG LLC**, as owner. Lender: Marcello F. Cuello. Property: in Deerpark. Amount: \$413,003. Filed Oct. 28.

**Dimontova, Robert**, as owner. Lender: Walden Savings Bank. Property: in Goshen. Amount: \$340,000. Filed Oct. 30.

**Kiavi Funding Inc.**, as owner. Lender: Hedgerow Properties LLC. Property: in Warwick. Amount: \$222,000. Filed Oct. 28.

**Kiavi Funding Inc.**, as owner. Lender: Hedgerow Properties LLC. Property: in Newburgh. Amount: \$349,700. Filed Oct. 30.

**Kiavi Funding Inc.**, as owner. Lender: Hedgerow Properties LLC. Property: in Goshen. Amount: \$560,000. Filed Oct. 28.

**Loan Funder LLC Series 72641**, as owner. Lender: Raywood LLC. Property: in Monroe. Amount: \$324,861. Filed Oct. 29.

**Primelending**, as owner. Lender: Michael Patrick Kavanagh. Property: in Newburgh. Amount: \$453,000. Filed Oct. 30.

## DEEDS

## Above \$1 million

**30 Orange LLC**, Suffern. Seller: 30 Orange Avenue LLC, Mamaroneck. Property: 30 Orange Ave., Suffern. Amount: \$1.4 million. Filed Nov. 7.

**Beck, Abraham**, Monsey. Seller: 14 Meadowbrook Lane LLC, Monsey. Property: 14 Meadowbrook Lane, Monsey. Amount: \$1.6 million. Filed Nov. 4.

**Environmental Properties Inc.**, Stony Point. Seller: SPM Tech Inc., Stony Point. Property: 19 Holt Drive, Stony Point. Amount: \$2.7 million. Filed Nov. 7.

**Quaker Road Realty LLC**, Pomona. Seller: Quaker Ridge Realty Corp., Pomona. Property: 245 247 Quaker Road, Pomona. Amount: \$10.8 million. Filed Nov. 1.

## Below \$1 million

**1 Brookside LLC**, Brooklyn. Seller: Roberta Lynch, Airmont. Property: 1 Brookside Ave., Suffern. Amount: \$625,000. Filed Nov. 12.

**1 Hemptor Management LLC**, Monsey. Seller: Steven and Stacey Nunes, Toms River, New Jersey. Property: 1 Hemptor Road, New City. Amount: \$305,000. Filed Nov. 6.

**10 Zachary Taylor LLC**, Pomona. Seller: Sa V. and Jonathan B. Stolz, Stony Point. Property: 10 Zachary Taylor St., Stony Point. Amount: \$870,000. Filed Nov. 12.

**111 North Liberty LLC**, Monsey. Seller: Eddy D. and Christine J. Lahens, New Rochelle. Property: 111 N. Liberty Drive, Stony Point. Amount: \$475,000. Filed Nov. 1.

**16 Middle Street LLC**, Brooklyn. Seller: Sara Klein, Haverstraw. Property: 16 Middle St., Haverstraw. Amount: \$375,000. Filed Nov. 12.

**24 Jeremy Court LLC**, New York. Seller: 15 Terrace Road LLC, Yonkers. Property: 24 Jeremy Court, Wesley Hills. Amount: \$900,000. Filed Nov. 13.

**26 West Holdings LLC**, Pomona. Seller: 7 Ash Street LLC, Brooklyn. Property: 26 West St., Haverstraw. Amount: \$700,000. Filed Nov. 4.

**290 Crum Elbow Road LLC**, Webster. Seller: East Park Auto Recycling Inc., Hyde Park. Property: 290 Crum Elbow Road, Hyde Park. Amount: \$616,000. Filed Nov. 7.

**37D Alpine Drive LLC**, Newark, Delaware. Seller: Johnny C. Echegaray, Wappinger Falls. Property: 37D Alpine Drive, Wappinger. Amount: \$87,500. Filed Nov. 8.

**4 Mariner Way LLC**, Monsey. Seller: Rivka C. Cohen, Monsey. Property: 4 Mariner Way, Monsey. Amount: \$995,000. Filed Nov. 4.

**53 Meron LLC**, Brooklyn. Seller: Blueberry Equities LLC, Monroe. Property: 53 Meron Road, Monsey. Amount: \$999,000. Filed Nov. 8.

**Abtho Realty LLC**, West Nyack. Seller: Betty J. Smith, Valley Cottage. Property: 27 Strawberry Hill Lane, West Nyack. Amount: \$475,000. Filed Nov. 1.

**Ames, Michael R.**, Fishkill. Seller: Double R. Capital Inc., Poughkeepsie. Property: 45 Park Ave., town of Poughkeepsie. Amount: \$470,000. Filed Nov. 6.

**Amodeo, Tina L.**, Las Vegas, Nevada. Seller: 25 Old Farm Road Development LLC, Poughkeepsie. Property: 57 Old Farm Road, Red Hook. Amount: \$85,000. Filed Nov. 7.

**Andros Development LLC**, Poughkeepsie. Seller: Nikolaos D. Stratis, Poughkeepsie. Property: 829 Main St., town of Poughkeepsie. Amount: \$195,000. Filed Nov. 12.

**Betances, Eudys D. Baez**, Bronx. Seller: CI Bear LLC, Fishkill. Property: in city of Poughkeepsie. Amount: \$395,000. Filed Nov. 7.

**Bruck Management LLC**, Orange, New Jersey. Seller: James M. Kurpick and Susan Sadowski, Suffern. Property: 26 Robin Hood Road, Montebello. Amount: \$865,000. Filed Nov. 4.

**Dahan, Neil S. and Hedva Y. Alexander**, Suffern. Seller: 15 Terrace Road LLC, Yonkers. Property: 31 Rockwood Lane, Wesley Hills. Amount: \$862,938. Filed Nov. 12.

**Diamond, Peter C.**, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: 1791 Hudson View Terrace, Hyde Park. Amount: \$599,500. Filed Nov. 7.

**Gomez, Raul Vergara**, Poughkeepsie. Seller: Hudson Valley Luxury Holdings LLC, Wappinger Falls. Property: 23 Yates Ave., Poughkeepsie. Amount: \$400,000. Filed Nov. 8.



**Haskell Realty LLC,** Monsey. Seller: Elizabeth Chivelly, Airmont. Property: 3 Haskell Ave., Suffern. Amount: \$725,000. Filed Nov. 7.

**JKC Equity LLC,** Spring Valley. Seller: Margaret E. Cossa 2023 Irrevocable Trust, et al, New City. Property: 7 Kingsland Drive, New City. Amount: \$743,000. Filed Nov. 5.

**Krolik, Marzanna,** Cortlandt Manor. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$547,000. Filed Nov. 8.

**Langsam, Aharon,** Spring Valley. Seller: Rockland NY Equities LLC, Spring Valley. Property: 16 Taft Lane, New Square. Amount: \$760,000. Filed Nov. 4.

**Lunger, Ychezkel,** Spring Valley. Seller: 3 Taft LLC, Monsey. Property: 5 Taft Lane Unit 312, New Square. Amount: \$999,000. Filed Nov. 1.

**Mauskapf, Holly,** Rhinebeck. Seller: Grove Home Construction LLC, Pleasant Valley. Property: 247-255 Ridgeline Drive,

LaGrange. Amount: \$592,500. Filed Nov. 6.

**Pro Enterprises 3 Inc.,** Montebello. Seller: Susan A. McKeon, Waccabuc. Property: 78 E. Maltbie Ave., Suffern. Amount: \$430,000. Filed Nov. 6.

**RG Duell LLC,** Fishkill. Seller: Heady Elaine C. Heady, Hyde Park. Property: in town of Poughkeepsie. Amount: \$163,000. Filed Nov. 7.

**Rosenberg, Naftali D. and Erica Rosenberg,** Suffern. Seller: 10 Roble Road LLC, Suffern. Property: 10 Roble Road, Wesley Hills. Amount: \$865,000. Filed Nov. 1.

**Schwartz, Schmucl,** Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: \$665,000. Filed Nov. 5.

**Simon, Susan M.,** Red Hook. Seller: Javis Construction LLC, Stanfordville. Property: in Red Hook. Amount: \$375,000. Filed Nov. 8.

**Spitzer, Eric and Shoshana H. Spitzer,** Monsey. Seller: 306 Kearsing LLC, Nanuet. Property: 182 Kearsing Parkway, Spring Valley. Amount: \$405,000. Filed Nov. 12.

**Unger, Abraham,** Spring Valley. Seller: Jackson Avenue Legacy LLC, Spring Valley. Property: 18 Jackson Ave., New Square. Amount: \$587,000. Filed Nov. 5.

**US Bank National Trust,** Littleton, Colorado. Seller: John C. Guttridge and Maria Solomon, White Plains. Property: 56 Ossman Court, Haverstraw. Amount: \$477,736. Filed Nov. 5.

**Vasquez Handyman Inc,** Spring Valley. Seller: Federal Home Loan Mortgage Corporate Trust, Salt Lake City, Utah. Property: 75 Fifth St., Hillburn. Amount: \$450,000. Filed Nov. 1.

**Whitfield, Bruce,** Pomona. Seller: 4 Brevoort Drive Corp., New City. Property: 4 Brevoort Drive, Pomona. Amount: \$216,000. Filed Nov. 8.

## JUDGMENTS

**Alago Jr., John Jr.,** Goshen. \$14,248 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**ATL Painting Experts LLC, et al,** Norcross, Georgia. \$19,905 in favor of Simply Funding LLC, Chester. Filed Nov. 13.

**Bello, Steffanie R.,** Walden. \$5,311 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Bluewave Electrical Services LLC, et al,** Sunset Beach, North Carolina. \$24,610 in favor of Simply Funding LLC, Chester. Filed Nov. 8.

**Breuer, Eli,** Chester. \$11,017 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Burbano, Ernesto,** Middletown. \$4,875 in favor of Crestwood Gardens LLC, Chestnut Ridge. Filed Nov. 13.

**Ciardullo, Karen,** Montgomery. \$2,121 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 8.

**Clark, Sharron M.,** Washingtonville. \$6,499 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Davis, Charesse,** Otisville. \$5,013 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 13.

**Dawson, Samantha,** Chester. \$5,454 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 14.

**Dejesus, Alavell,** Maybrook. \$2,997 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Dryja, Maria,** Campbell Hall. \$3,661 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Duke Jr., Arthur A.,** Newburgh. \$3,494 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Nov. 13.

**Fracasse, Tammy S.,** Newburgh. \$4,543 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 12.

**Garcia, Guadalupe,** Newburgh. \$6,297 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Nov. 14.

**Gillespie, Kathleen,** Pine Bush. \$3,795 in favor of Citizens Bank, Johnston, Rhode Island. Filed Nov. 8.

**Henry, Carolyn,** Newburgh. \$6,077 in favor of US Bank National Association, Cincinnati, Ohio. Filed Nov. 12.

**James, Kelly,** Walden. \$7,749 in favor of Keybank NA, Buffalo. Filed Nov. 14.

**Kanoff, Harry B.,** Port Jervis. \$6,070 in favor of New City Funding Corp., Stony Point. Filed Nov. 13.

**King, Diana,** Washingtonville. \$7,277 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Langston, Donald,** Port Jervis. \$3,930 in favor of Tudor Gardens Holdings LLC, Port Jervis. Filed Nov. 13.

**Longfield, Patricia A.,** Montgomery. \$11,656 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Lopez, Arleth,** Highland Mills. \$2,571 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Lynch, Brian K.,** Walden. \$2,467 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed Nov. 13.

**Maiorana, Brian F.,** Sparrow Bush. \$5,956 in favor of Cavalry Portfolio Services LLC, Hawthorne. Filed Nov. 13.

**Maldonado, Lydia,** New Windsor. \$9,957 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Mercado, Daniel,** Cornwall-on-Hudson. \$7,816 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 8.

**Meyers, Colleen,** Cornwall-on-Hudson. \$27,068 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 8.

**Michelotti Engineering Inc., et al,** Herald, California. \$9,429 in favor of Simply Funding LLC, Chester. Filed Nov. 12.

**Mondschein, Kyle,** Monroe. \$1,231 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**Mondschein, Kyle,** Monroe. \$1,771 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed Nov. 13.

**MPS Property Maintenance LLC, et al,** Prospect Park, Pennsylvania. \$20,886 in favor of Simply Funding LLC, Chester. Filed Nov. 8.

**Negron, Nancy,** Warwick. \$2,867 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 7.

**Nobel, Eric,** Cornwall-on-Hudson. \$12,078 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed Nov. 13.

**Prendergast, Rosealee J.,** Monroe. \$2,787 in favor of Capital One, Glen Allen, Virginia. Filed Nov. 12.

**Revolutionary Reining LLC,** Montgomery. \$1,584,055 in favor of Choya Farms Inc., Manorville. Filed Nov. 12.

**Rhoden, Tyrell Henderson,** Washingtonville. \$5,018 in favor of Midland Credit Management Inc., San Diego, California. Filed Nov. 12.

**Roth, Joel H.,** Monroe. \$2,551 in favor of Synchrony Bank, Draper, Utah. Filed Nov. 13.

**Salzabo, Edith,** Middletown. \$2,608 in favor of Portfolio Recovery Association LLC, Norfolk, Virginia. Filed Nov. 13.

**Santiago, Tonya,** Warwick. \$3,106 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

**Slover, Jason L. and Valley Plumbing Septic & Water Treatment LLC,** Montgomery. \$11,001 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 12.

**Soleus, Kettie Jean Baptiste,** Boynton Beach, Florida. \$10,494 in favor of Simply Funding LLC, Chester. Filed Nov. 13.

**Spencer, Selena A.,** Walden. \$5,914 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Nov. 13.

**Stoll, Charles L.,** Highland Falls. \$5,006 in favor of Leaders Financial Co., Cranford, New Jersey. Filed Nov. 13.

**Taylor, Timothy,** Montgomery. \$16,073 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 8.

**Vandermeulen, Peter,** Monroe. \$3,068 in favor of American Express National Bank, Sandy, Utah. Filed Nov. 13.

**Vargas, Nicole,** Middletown. \$3,436 in favor of Discover Bank, New Albany, Ohio. Filed Nov. 13.

**Villa, Jose M.,** Highland Mills. \$5,118 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Nov. 13.

**Wallace, Joanne,** Middletown. \$1,657 in favor of CKS Prime Investments LLC, Wall, New Jersey. Filed Nov. 12.

**Washington, Clarence,** Montgomery. \$4,514 in favor of Citibank, Sioux Falls, South Dakota. Filed Nov. 13.

## Mechanic's Liens

**Prime Rail LLC,** as owner. \$11,472 in favor of Power Air Heating & Cooling Corp. Property: 3 Forshee St., Monroe. Filed Nov. 20.

**Stef Two Realty LLC,** as owner. \$276,093 in favor of MGP Painting Inc. Property: in Suffern. Filed Nov. 14.

**Tsour, Abe, et al,** as owner. \$6,645 in favor of Turnbull Well Drilling Associates LLC. Property: 9 East Court, Pomona. Filed Nov. 15.

**Valley Cottage Fire District,** as owner. \$20,460 in favor of Belleville Landscaping Inc. Property: 20 Lake Road, Clarkstown. Filed Nov. 13.

**YES Holdings NY LLC,** as owner. \$128,804 in favor of Brooklyn9 Holdings LLC, et al. Property: 29 Serpentine Road, Tuxedo Park. Filed Nov. 22.

## NEW BUSINESSES

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

## Sole Proprietorships

**Creative Designs Landscaping & Construction,** 6 Grant St., Middletown 10940. c/o Dennis S. Vega. Filed Nov. 18.

**Emac Jerk & Jamaican Cuisine,** 55 Saint Michaels Terrace, Carmel 10512. c/o Charlette Thompson Mclean. Filed Nov. 8.

**Tilma Care,** 468 N. Main St., Suite 201, Brewster 10509. c/o Mary Crusier. Filed Nov. 12.

**Donna Bochnik,** 42 Sunset Drive, Patterson 12563. c/o Donna Louise Bochnik Filed Nov. 12.

**Jayne Henderson,** 6 Marion Ave., Cold Spring 10516. c/o Jayne Henderson Filed Nov. 13.

**Blue Line Entertainment,** 114 Geymer Drive, Mahopac 10541. c/o Richard Leslie. Filed Nov. 15.

**CB Property Maintenance,** 10 Hutchinson Road, Carmel 10512. c/o Scott Robert Odell. Filed Nov. 18.

**Say Learn Play Speech Therapy,** 126 Dahlia Drive, Carmel 10512. c/o Toni Ann Coyne. Filed Nov. 18.

**Iheart Renovation,** 30 Silleck Blvd., Putnam Valley 10579. c/o Heron Rattray Jr. Filed Nov. 18.

**JRD Consultants,** 8 Nancy Road, Brewster 10509. c/o John Doria. Filed Nov. 19.



## BUILDING PERMITS

### Commercial

**AP Construction**, Norwalk, contractor for The Norwalk Yacht Club Corp. Structural repairs to existing wood columns at 10 Nathan Hale Drive, Norwalk. Estimated cost: \$100,020. Filed Oct. 21.

**Bailiwick Roofing and Siding Inc.**, Norwalk, contractor for Commerce Street Properties LLC. Strip roof and reroof 50 Commerce St., Norwalk. Estimated cost: \$18,865. Filed Oct. 21.

**Eight Hundred & Sixty-Four**, Norwalk, contractor for Eight Hundred & Sixty-Four. Perform replacement alterations at 4 Taft St., No. B/2, Norwalk. Estimated cost: \$60,000. Filed Oct. 22.

**Elite Construction Solutions LLC**, Norwalk, contractor for Taylor Townhouse Condo. Replace roof on Building B at 84 Taylor Ave., Norwalk. Estimated cost: \$25,640. Filed Oct. 22.

**Elite Construction Solutions LLC**, Norwalk, contractor for Taylor Townhouse Condo. Replace roof on Building A at 84 Taylor Ave., Norwalk. Estimated cost: \$20,900. Filed Oct. 22.

**Gilbane Building Co.**, Norwalk, contractor for Glic Real Estate Holding LLC. Perform replacement alterations at 383 Main Ave., Norwalk. Estimated cost: \$1,726,000. Filed Oct. 21.

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

Questions and comments regarding this section should be directed to:

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

**M.A. Home Improvement LLC**, Norwalk, contractor for DIJ Associates Inc. Renovate existing front porch at 54 Meadow St., Norwalk. Estimated cost: \$15,000. Filed Oct. 22.

**M.A. Home Improvement LLC**, Norwalk, contractor for DIJ Associates Inc. Renovate existing front porch at 52 Meadow St., Norwalk. Estimated cost: \$15,000. Filed Oct. 22.

**Millstream Construction LLC**, Norwalk, contractor for Federal National Mortgage Association. Remove one French patio door and prepare for new door installation at 7 Hideaway Lane, Norwalk. Estimated cost: \$2,500. Filed Oct. 21.

### Residential

**Black Swan Hearth & Gift LLC**, Norwalk, contractor for Laila Tofte. Install wood stove in single-family residence at 16 Visconti St., Norwalk. Estimated cost: \$6,227. Filed Oct. 22.

**Brown Roofing Company Inc.**, Norwalk, contractor for Robert Cusick. Remove roof and reroof 12 Cranbury Woods Road, Norwalk. Estimated cost: \$13,007. Filed Oct. 22.

**Infantes, Robert**, Norwalk, contractor for Robert Infantes. Construct one-story addition at rear and new covered porch at side of 64 Grandview Ave., Norwalk. Estimated cost: \$50,000. Filed Nov. 22

**Quality Pro Services LLC**, Norwalk, contractor for Linda Costello. Reroof whole house at 33 Gillies Lane, Norwalk. Estimated cost: \$14,850. Filed Oct. 22.

**Roofing Solutions of Connecticut LLC**, Norwalk, contractor for Robert J. and Rose J. Koch. Replace asphalt roof at 101 W. Norwalk Road, Norwalk. Estimated cost: \$49,376. Filed Nov. 22

**Stysliger, Kimberly Joy and Joyce C. Stysliger**, Stamford, contractor for Kimberly Joy and Joyce C. Stysliger. Legalize work that was completed to improve the unsafe deck at 3 Van Rensselaer Ave., Stamford. Estimated cost: \$20,000. Filed Oct. 31.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Beena and Abraham Thomas. Install roof-mounted solar panels at 60 Stanton Lane, Stamford. Estimated cost: \$72,457. Filed Oct. 10.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Peter C. and Randi H. Leeds. Install roof-mounted solar panels at 11 Whistler Place, Stamford. Estimated cost: \$83,870. Filed Oct. 28.

**Sunrun Installation Services Inc.**, San Francisco, California, contractor for Donald K. and Lucia B. Bradford. Install roof-mounted solar panels at 71 Mill Stream Road, Stamford. Estimated cost: \$117,062. Filed Oct. 28.

**Tapia Home Improvement LLC**, Port Chester, New York, contractor for Angelo Schiano and Tracy Andersen Schiano. Replace roof, window and siding at 35 Euclid Ave., Stamford. Estimated cost: \$50,000. Filed Oct. 16.

**Tarzia, Janet M.**, Stamford, contractor for Janet M. Tarzia. Renovate upstairs bathroom at 199 Minivale Road, Stamford. Estimated cost: \$15,000. Filed Oct. 10.

**The Pratley Company LLC**, Cos Cob, contractor for Deborah L. and Fabio A. Pinto. Renovation for first floor to include kitchen, kitchen window, removal of two walls between kitchen and dining room at 210 Riverbank Drive, Stamford. Estimated cost: \$150,000. Filed Oct. 7.

**Thomas, Andrew W.**, East Haven, contractor for Rainford G. Kelly. Install 1 battery to the existing solar system at 109 Crystal St., Stamford. Estimated cost: \$21,749. Filed Oct. 1.

**Top Pro Home Improvement LLC**, Bethel, contractor for Jeany P. Espinoza. Remove roof and reroof 72 Oaklawn Ave., Stamford. Estimated cost: \$10,000. Filed Oct. 7.

**Trinity Solar LLC**, Cheshire, contractor for Ludin N. Ramos Posadas and Leidy F. Perez Soza. Install roof-mounted solar panels at 181 Toms Road, Stamford. Estimated cost: \$18,000. Filed Oct. 7.

**Trinity Solar LLC**, Cheshire, contractor for Maria D. and Roberto Reyes Jr. Install roof-mounted solar panels at 23 Square Acre Drive, Stamford. Estimated cost: \$27,000. Filed Oct. 11.

**Trinity Solar LLC**, Cheshire, contractor for Rebecca McCabe and Michael Rektorik. Install roof-mounted solar panels at 71 Campbell Drive, Stamford. Estimated cost: \$54,000. Filed Oct. 7.

**Trinity Solar LLC**, Cheshire, contractor for St. Bridgets R.C. Church Corp. Remove roof and reroof 274 Strawberry Hill Ave., Stamford. Estimated cost: \$13,838. Filed Oct. 28.

**Trojan 60 LLC**, Stamford, contractor for Trojan 60 LLC. Alter interior partitions, replace windows and doors, renovate existing kitchen and bathrooms, construct new laundry room, and new two-story addition to include a two-car garage on the first level, second level bedroom and balcony and AC condenser at 60 Knox Road, Stamford. Estimated cost: \$324,999. Filed Oct. 1.

**United Cleaning & Restoration LLC**, Middlefield, contractor for Terrence and Donna Baxendale. Repair roofing and siding at 21 Club Road, Stamford. Estimated cost: \$25,000. Filed Oct. 24.

**United Home Experts Inc.**, Ashland, Massachusetts, contractor for Caitlin Q. and Jason J. Hribar. Install new replacement windows with proper flashing, sealants and insulation where needed and dispose of old windows at 147 Foxwood Road, Stamford. Estimated cost: \$9,063. Filed Oct. 9.

**Unlimited Services LLC**, Stamford, contractor for Karl Rothman and Maeve Wolff Rothman. Remove roof and reroof 84 N. Stamford Road, Stamford. Estimated cost: \$22,000. Filed Oct. 17.

**Upton Properties LLC**, Bridgeport, contractor for Francis Egan O'Brien III. Renovate the basement bathroom at 42 Lanell Drive, Stamford. Estimated cost: \$10,000. Filed Oct. 31.

**USA Builders Construction LLC**, Waterbury, contractor for Tyagi Shraddha and Chhabra Vishal. Remove old shingles and install new shingles at 15 Yale Court, Stamford. Estimated cost: \$12,000. Filed Oct. 19.

**Valeo, Thomas**, Blairstown, New Jersey, contractor for Jennifer Small. Install roof-mounted solar panels at 148 Webbs Hill Road, Stamford. Estimated cost: \$54,281. Filed Oct. 8.

**Velasquez Jr., Neil**, Stratford, contractor for Howard L. Ross and Abby Avroch Ross. Strip existing roofing from entire roof deck, install new GAF Timberline shingles to entire roof deck, strip existing siding from home and install new James Hardie siding to entire home at 1260 Westover Road, Stamford. Estimated cost: \$68,000. Filed Oct. 17.

**Venture Home Solar LLC**, Southington, contractor for Carl W. and Nina Gage. Install roof-mounted solar panels at 109 Interlaken Road, Stamford. Estimated cost: \$43,542. Filed Oct. 10.

**Venture Home Solar LLC**, Southington, contractor for Carl W. and Nina Gage. Remove roof and reroof 109 Interlaken Road, Stamford. Estimated cost: \$8,599. Filed Oct. 3.

**Viking Construction Inc.**, Bridgeport, contractor for Housing Authority City of Stamford. Construct four attached two-story townhouses at 191-197 Ursula Place, Stamford. Estimated cost: \$1,479,613. Filed Oct. 25.

**Viking Construction Inc.**, Bridgeport, contractor for Housing Authority City of Stamford. Construct four attached 2- and 3-story townhouses at 199-205 Ursula Place, Stamford. Estimated cost: \$1,479,613. Filed Oct. 25.

**Viking Construction Inc.**, Bridgeport, contractor for Housing Authority City of Stamford. Construct six attached two- and three-story townhouses at 500-510 Ursula Place, Stamford. Estimated cost: \$2,219,420. Filed Oct. 25.

**Viking Construction Inc.**, Bridgeport, contractor for Housing Authority City of Stamford. Construct six attached two- and three-story townhouses at 246-256 Ursula Place, Stamford. Estimated cost: \$2,219,420. Filed Oct. 1.

**Weigold, Michael C.**, Carmel, New York, contractor for Georgoulakis Panagiotis. Install a Generac 24kw generator in back of the home and 500-gallon propane tank to be buried in the ground 20 feet away from the house at 14 Mill Stream Road, Stamford. Estimated cost: \$15,001. Filed Oct. 9.

**Yi, Huang**, Stamford, contractor for Huang Yi. Renovate two bathrooms, and relocate laundry at 56 W. Hill Lane, Stamford. Estimated cost: \$25,000. Filed Oct. 1.

**Zani, Dorothy and Alexander Zani**, Stamford, contractor for Dorothy and Alexander Zani. Renovate single-family residence at 905 Rock Rimmon Road, Stamford. Estimated cost: \$20,000. Filed Oct. 31.

### Bridgeport Superior Court

**Bergers, Kaitlyn Joy, et al**, Shelton. Filed by Christine Hamilton, Shelton. Plaintiff's attorney: Daniel D. Skuret Law Offices of PC, Ansonia. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6138669-S. Filed Sept. 30.



**Delk, Tyler D., et al**, South Orange, New Jersey. Filed by Cayna Mangine, Earlville, New York. Plaintiff's attorney: Bartlett & Grippe LLC, Cheshire. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6139221-S. Filed Oct. 16.

**Jahan, Rahima**, Stratford. Filed by Discover Bank, Columbus, Ohio. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks monetary damages less than \$15,000 exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6138974-S. Filed Oct. 7.

**Morocho-Ilanos, Luis Antonio, et al**, New London. Filed by Adilio Mulatio, Bridgeport. Plaintiff's attorney: Marc Alan Krasnow, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6138868-S. Filed Oct. 3.

**State Farm Mutual Automobile Insurance Co.**, Hartford. Filed by Alyssa Sirichantho, Stratford. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe and painful personal injuries. The defendants have not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. The defendants failed to provide proper supervision and failed to provide a safety harness to the plaintiff. Case no. FBT-CV-24-6138560-S. Filed Sept. 25.

## Danbury Superior Court

**Dettmann, Elias R.**, Danbury. Filed by Capital One, NA, McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051445-S. Filed Aug. 27.

**Hotel Zero Degrees**, Stamford. Filed by Mary Lu Connery, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises controlled and maintained by the defendant when she was allegedly caused to slip and fall due to dog feces left on the floor of the hotel lobby alongside Terra Ristorante, thereby causing her to suffer injuries and losses. The fall was caused by the negligence of the defendant. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. The defendant failed to provide proper supervision and failed to provide a safety harness to the plaintiff. Case no. DBD-CV-24-6051635-S. Filed Sept. 5.

**JD Riney LLC**, South Kent. Filed by Hunter Merrill, Danbury. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff was on the premises owned and controlled by the defendant when the plaintiff allegedly was suddenly caused to fall due to a dangerous and defective suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051942-S. Filed Oct. 7.

**Steel Fitness LLC**, Milford. Filed by Carol Thomas, Greenwich. Plaintiff's attorney: Ivey Barnum & O'Mara, Greenwich. Action: the plaintiff was lawfully on the premises controlled by the defendant when she was working out at the gym under her membership. While plaintiff was doing straight leg sit-ups utilizing a piece of equipment that was bolted to a pillar, the entire connection apparatus became dislodged and struck her in the face. The plaintiff sustained injuries and losses because of the Incident. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6051479-S. Filed Aug. 28.

## Stamford Superior Court

**Cigna Health and Life Insurance Co.**, Bloomfield. Filed by Richard Agag, M.D., Trumbull. Plaintiff's attorney: Cohen & Wolf PC, Bridgeport. Action: the plaintiff performed a highly invasive and complex surgical procedure known as a "DIEP flap" reconstruction on a breast cancer patient. After treating patient, plaintiffs submitted the relevant Health Insurance Claim Forms to defendant. Pursuant to the terms of this NAP exception, defendant was obligated to pay plaintiff's billed charges, or, alternatively, to negotiate a payment rate, to ensure that patient would not be exposed to any out-of-network charges. However, defendant then proceeded to process plaintiff's claim in a manner that violated the NAP exception as defendant did not pay the claim in a manner that limited patient's cost-share to her in-network liability. However, plaintiff communicated to defendant in multiple internal appeals that it did not accept the payment rate proffered by defendant who then refused to negotiate or issue any additional reimbursement in response to plaintiff's appeals. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6069909-S. Filed Sept. 6.

**Scaturchio, Anthony F.**, Stamford. Filed by Georgia H. Ellis, 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-24-6069905-S. Filed Oct. 25.

**Sodexo Inc.**, Stamford. Filed by Carol Nieves, Norwalk. Plaintiff's attorney: Robert Joseph Scigliompaglia Jr, Norwalk. Action: the plaintiff was in the course of her employment duties at the premises occupied by the defendant. On or about that time, plaintiff was unloading boxes from the loading dock. As she picked up one of the boxes, she slipped on a blue substance that she believes was blue liquid soap and was caused to fall. Defendant created the condition and thus had actual knowledge of the defect or could have reasonably discovered said defect upon routine inspection. As a result, thereof, 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. FST-CV-24-6069239-S. Filed Sept. 17.

**Soulcycle Greenwich, LLC**, Hartford. Filed by Steve Margolis, Greenwich. Plaintiff's attorney: Wool Leydon LLC, Stamford. Action: the plaintiff was lawfully on the premises that the defendant owned and controlled. The plaintiff was walking in the premises when he was caused to trip and fall due to a transparent lucite coffee table, causing 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. FST-CV-24-6069405-S. Filed Sept. 26.

**Tilly, David, et al**, Cos Cob. Filed by Liberatore Iannarone, Greenwich. Plaintiff's attorney: Amos Emory Friedland, New York, New York. Action: the plaintiff and defendant entered a contract for remodeling plaintiff's home. Due to the defendant's breach of contract, negligence and other unfair and deceptive conduct, as well as the negligence of the subcontractors engaged with the defendant, the plaintiff's home suffered extensive structural and other damage. Plaintiff has been deprived of the benefits he is owed under the contract and has incurred extra expenses and damages to his home. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6069259-S. Filed Sept. 18.

## DEEDS

## Commercial

**1335 Hope Street LLC**, Stamford. Seller: Woodway Group LLC, Stamford. Property: 1335 Hope St., Stamford. Amount: \$1,434,262. Filed Nov. 6.

**700 Summer Street LLC**, Stamford. Seller: Kwan Yin Garry Ng and Yuet Wa Shirra Lo, Stamford. Property: 700 Summer St., Unit 8L, Stamford. Amount: \$372,500. Filed Nov. 8.

**AG-SC East Main Street Owner LLC**, Stamford. Seller: Boston HP LLC, Stamford. Property: 1281 E. Main St., Stamford. Amount: \$19,100,000. Filed Nov. 4.

**Beachside Estates LLC**, Fairfield. Seller: George Mulligan, Stratford. Property: 205 Szost Drive, Fairfield. Amount: \$601,000. Filed Nov. 12.

**Campbell, Falasha**, Stamford. Seller: Acquisitions CT LLC, Queens Village, New York. Property: 252 Brion Drive, Fairfield. Amount: \$725,000. Filed Nov. 13.

**CTrebuyer LLC**, Stamford. Seller: George Ianny Epperson Jr., Stamford. Property: 403 Stanwich Road, Greenwich. Amount: \$0. Filed Nov. 13.

**Dblockre LLC**, Fairfield. Seller: Suzanne M. Giordano, Fairfield. Property: 349 Marlborough Terrace, Fairfield. Amount: \$415,000. Filed Nov. 12.

**DeSilva, Erin and Daniel DeSilva**, New York, New York. Seller: 194 Eastlawn Street LLC, Shelton. Property: 198 Eastlawn St., Fairfield. Amount: \$1,650,000. Filed Nov. 12.

**Lemus, Milton O. and Cynthia P. Silva**, Stamford. Seller: Post Road Iron Works Inc., Greenwich. Property: 36 Holcomb Ave., Stamford. Amount: \$710,000. Filed Nov. 8.

**Makma LLC**, Stamford. Seller: Edgar Roman and Luz D. Otero, Stamford. Property: 46 Taylor St., Unit 309, Stamford. Amount: \$250,000. Filed Nov. 5.

**Montanari, Gian Marco**, Stamford. Seller: Reville LLC Series 140, Stamford. Property: 140 Woodside Green, Unit 5, Stamford. Amount: \$205,000. Filed Nov. 8.

**Old Church Road LLC**, New York, New York. Seller: Taormina Holdings LLC, Greenwich. Property: 1 Old Church Road, Unit 1, Greenwich. Amount: \$1. Filed Nov. 13.

**RTB Fairfield LLC**, Fairfield. Seller: Christine Olah, Bridgton, Maine. Property: 1249 S. Pine Creek Road, Fairfield. Amount: \$435,500. Filed Nov. 14.

**Santana St. Cloud**, Stamford. Seller: Maxwell S. Fortin, Stamford. Property: 85 Lindale St., Unit 6, Stamford. Amount: \$330,000. Filed Nov. 5.

**The Peterson Living Trust**, Greenwich. Seller: Stephen Wickstrom and Tina Wickstrom, Greenwich. Property: 495 Den Lane, Greenwich. Amount: \$10. Filed Nov. 13.

## Residential

**Abandula, Regene Aldueso and Rajwinder Singh**, Cromwell. Seller: Louis D. Ursone Jr., et al, Stamford. Property: Lots 14-15, Map 1147, Van Buskirk Ave., Stamford. Amount: \$540,000. Filed Nov. 4.

**Adams, Eric and Ariel Lawrence**, Stamford. Seller: Dustin Shore and Corinne Shore, Greenwich. Property: 45 Golden Farm Road, Stamford. Amount: \$10. Filed Nov. 6.

**Allegrini Jr., Theodore J.**, Greenwich. Seller: Judith A. Allegrini, Greenwich. Property: 27 Lyon Ave., Greenwich. Amount: \$10. Filed Nov. 14.

**Baldwin, Lee**, Fairfield. Seller: Lauren A. McGrath and Christopher Lospalluto, Southport. Property: 207 Main St., Southport. Amount: \$3,700,000. Filed Nov. 12.

**Camino, Gisela and Luis A. Silva**, Mount Vernon, New York. Seller: Liza Wong, Stamford. Property: 116 Culloden Road, Stamford. Amount: \$602,100. Filed Nov. 6.

**Cohen, Romy and Joseph Z. Cohen**, Riverside. Seller: Isolino P. Marcal and Ester A. Marcal, Greenwich. Property: 97 Lockwood Road, Riverside. Amount: \$4,700,000. Filed Nov. 12.

**Doyle, David and Breana Doyle**, Stamford. Seller: Craig K. Mason and Jennifer K. Mason, Fairfield. Property: 51 Eastfield Drive, Fairfield. Amount: \$620,500. Filed Nov. 14.

**Ervelus, Charlessont and Melissa Chery Ervelus**, Stamford. Seller: Servio T. Arteaga, Stamford. Property: 40 Midland Ave., Stamford. Amount: \$650,000. Filed Nov. 7.

**Febbraio, Thomas and Donna Febbraio**, Fairfield. Seller: Dean J. Shapiro, Fairfield. Property: 50 Stone Ridge Way, Unit 2G, Fairfield. Amount: \$725,000. Filed Nov. 15.



**Forbes, Abigail**, Norwalk. Seller: Siegfried Neumann, Fairfield. Property: 180 Lamplighter Lane, Fairfield. Amount: \$635,000. Filed Nov. 15.

**French, Michelle** and **Thomas French**, Stamford. Seller: David Phillip Satz and Cathy Sue Satz, Denver, Colorado. Property: 50 Michael Road, Stamford. Amount: \$900,000. Filed Nov. 8.

**Hagel, Thomas P.** and **Leslie P. Hagel**, Fort Myers Beach, Florida. Seller: Thomas Hagel, Fort Myers Beach, Florida. Property: 680 Fairfield Beach Road, Unit 680, Fairfield. Amount: SN/A. Filed Nov. 15.

**Jackson, Alexander E.** and **Jane Caldwell Jackson**, Greenwich. Seller: Kevin J. Rigby and Jane N. Rigby, Greenwich. Property: 49 Byram Drive, Greenwich. Amount: \$11,000,000. Filed Nov. 15.

**Kaldas, Rania**, Stamford. Seller: Carl Thompson, Darien. Property: 1111 Hope St., Unit 1, Stamford. Amount: \$495,000. Filed Nov. 7.

**Kallesten, Amy** and **Erik Kallesten**, Old Greenwich. Seller: Duncan Ely Jones and Eliza Jones Cleveland, Riverside. Property: 323 Riverside Ave., Riverside. Amount: \$1,475,000. Filed Nov. 12.

**Krupa, Lukasz** and **Heather**, Stamford. Seller: Matthew K. Lueders and Cathy L. Lueders, Stamford. Property: 53 Pakenmer Road, Stamford. Amount: \$475,000. Filed Nov. 4.

**Lalumiere, Emily** and **Charles Lalumiere**, Brooklyn, New York. Seller: Charles L. Sims and Christy D. Bihm, Stamford. Property: 15 Deacon Hill Road, Stamford. Amount: \$815,000. Filed Nov. 4.

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

Questions and comments regarding this section should be directed to:

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

**Loughran, Robert, et al**, Stamford. Seller: Melegan Enterprises LLC, New Canaan. Property: 63 Ralsey Road, Stamford. Amount: \$1,151,000. Filed Nov. 5.

**Makridina, Nina**, Stamford. Seller: Catherine Codato and Gino Gironomo, Stamford. Property: 44 Pleasant St., Unit 9, Stamford. Amount: \$411,500. Filed Nov. 6.

**Malgorzata, Rose**, New Canaan. Seller: Richard P. Wells and Charlotte Dorris, Stamford. Property: 41 Chatfield St., Stamford. Amount: \$670,000. Filed Nov. 6.

**McMahon, Ryan** and **Lauren McMahon**, Fairfield. Seller: Glenn Cucinell and Regan Cucinell, Fairfield. Property: 116 Melin Drive, Fairfield. Amount: \$1,485,000. Filed Nov. 14.

**Meza Guzman, Alisson L.** and **Elizabeth M. Meza Chavez**, Stamford. Seller: Dorye E. Jackson, Stamford. Property: 458 Wire Mill Road, Stamford. Amount: \$710,000. Filed Nov. 8.

**Motamedidehkordi, Nassim**, Fairfield. Seller: John F. Patterson and Deborah E. Levenson, Fairfield. Property: 206 Country Road, Fairfield. Amount: \$945,000. Filed Nov. 15.

**Mundy, Nathaniel E.** and **Kelsey E. Grant**, Greenwich. Seller: Linda S. Stewart, Greenwich. Property: 28 Scott Road, Greenwich. Amount: \$1,450,000. Filed Nov. 12.

**Nardi-Huffman, Gabriel** and **Abigail Rutt**, Stamford. Seller: Silvio C. Bernardo and Daiana C. Bernardo, Stamford. Property: 39 Riverside Drive, Unit 31, Stamford. Amount: \$486,000. Filed Nov. 4.

**Narula, Reshma** and **Samit M. Shah**, Fairfield. Seller: Celena M. Stingo and Douglas Stingo, Fairfield. Property: 79 Mayweed Road, Fairfield. Amount: \$1,445,000. Filed Nov. 15.

**Ortega, Ryan**, Stamford. Seller: Patricia Loffredo, Stamford. Property: 142 Pepper Ridge Road, Stamford. Amount: \$250,000. Filed Nov. 8.

**Pan, Yue**, Livingston, New Jersey. Seller: Haoyu Tsai and Yujie Cong, White Plains, New York. Property: 178 Seaton Road, Unit 2, Stamford. Amount: \$250,000. Filed Nov. 8.

**Pursche, Oliver** and **Jennifer Pursche**, Fairfield. Seller: Joseph P. Cafferelli and Mary R. Cafferelli, Fairfield. Property: 129 College Place, Unit 129, Fairfield. Amount: \$1,015,000. Filed Nov. 15.

**Qayyum, Mohammad Kashif**, Fairfield. Seller: Aziz Seyal, Fairfield. Property: 99 Sunnyridge Ave., Fairfield. Amount: \$430,000. Filed Nov. 15.

**Ramirez Beltre, Odalis**, Mamaroneck, New York. Seller: Joseph Affeldt, Stamford. Property: 234 Hillandale Ave., Stamford. Amount: \$650,000. Filed Nov. 7.

**Richard, Daniel** and **Kira Ann Hogan**, Milford. Seller: First Hannahs Realty LLC, Boca Raton, Florida. Property: 37 Hannahs Road, Stamford. Amount: \$970,826. Filed Nov. 7.

**Shackelford, Sadie** and **Christopher Foley**, Greenwich. Seller: Weiqing Lu, Greenwich. Property: 303 Bruce Park Ave., Greenwich. Amount: \$925,000. Filed Nov. 12.

**Stover, Barbara**, Southbury. Seller: Margaret Orosz, Southport. Property: 51 Southport Woods Drive, Unit 11-B-1, Southport. Amount: \$679,000. Filed Nov. 12.

**Tadman, Mark Samuel** and **Shelby Donovan Tadman**, Fairfield. Seller: Bruce M. Howard and Sheila I. Howard, Fairfield. Property: 20 and 54 Oxbow Road, Fairfield. Amount: \$866,000. Filed Nov. 14.

**Taylor, Cathy**, Greenwich. Seller: Benjamin Chynsky and Jessica Feinberg, Greenwich. Property: 15 Skylark Road, Greenwich. Amount: \$1. Filed Nov. 12.

**Thomas, Ross W.** and **Rachel Thomas**, Fairfield. Seller: Thomas C. Wrabel and Janet L. Wrabel, Fairfield. Property: 687 Stillson Road, Fairfield. Amount: \$1,083,000. Filed Nov. 12.

**Torres, Jeanette**, Stamford. Seller: Janet Diaz and Marcus Diaz, Stamford. Property: 36 Cerretta St., Unit 24A, Stamford. Amount: \$437,500. Filed Nov. 6.

**Vaccaro, Mary Joan**, Greenwich. Seller: Jeffrey R. Nolletti and Amy M. Nolletti, New Canaan. Property: 351 Pemberwick Road, Unit 505, Greenwich. Amount: \$997,500. Filed Nov. 13.

**Vane, Lisa**, Fairfield. Seller: Gloria H. Katz, Fairfield. Property: 96 Robertson Crossing, Unit 96, Fairfield. Amount: \$610,000. Filed Nov. 13.

**Velez-Calabro, Catalina**, Stamford. Seller: Elizabeth Bush and Andrew M. Bush, Stamford. Property: 146 Cold Spring Road, Unit 14, Stamford. Amount: \$495,000. Filed Nov. 8.

**Villalva, David**, Stamford. Seller: Wilson Jimenez Betancur and Francisco Escarfullery, Stamford. Property: 82 Columbus Place, Unit 2, Stamford. Amount: \$735,000. Filed Nov. 6.

**Wells, Dirk J.** and **Kathryn E. Wells**, Santa Fe, New Mexico. Seller: John A. MacLeod and Ann R. Klee, Fairfield. Property: 200 Mine Hill Road, Fairfield. Amount: \$2,600,000. Filed Nov. 12.

**Wolfe, Jennifer N.**, Riverside. Seller: Jennifer N. Wolfe, Riverside. Property: 63 Winthrop Drive, Riverside. Amount: \$10. Filed Nov. 12.

**Yoder, Rebecca Villatoro** and **Todd Owen Yoder**, Edgewater, New Jersey. Seller: Mary Margaret Wing, Greenwich. Property: 29 Pemberwick Road, Greenwich. Amount: \$725,000. Filed Nov. 14.

## MORTGAGES

**Adelkopf, Adam J.** and **Maria T. Abalos**, Stamford, by John R. Fiore. Lender: Sound Federal Credit Union, 37 North Ave., Norwalk. Property: 61 Seaview Ave., Unit 45, Stamford. Amount: \$119,000. Filed Oct. 18.

**Allan, Gordon Ross** and **Alison Faith Allan**, Greenwich, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 46 Laddins Rock Road, Old Greenwich. Amount: \$1,060,800. Filed Oct. 18.

**Amy, Steven** and **Kimberly Amy**, Greenwich, by Dorothy M. Martin. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 44 Moshier St., Greenwich. Amount: \$111,362. Filed Oct. 18.

**Arce, Daniela**, Fairfield, by Robert E. Colapietro. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 1596 Stratfield Road, Fairfield. Amount: \$90,000. Filed Oct. 15.

**Barkas, Maria N., et al**, Stamford, by Stephanie Adams. Lender: United Wholesale Mortgage LLC, 585 S. Blvd. East, Pontiac, Michigan. Property: 119 Crestview Ave., Stamford. Amount: \$549,876. Filed Oct. 18.

**Barry, Ryan** and **Lucy Barry**, Fairfield, by Zane A. Thompson. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 125 Somerset Ave., Fairfield. Amount: \$200,000. Filed Oct. 15.

**Brady, Maya L.** and **William Fan**, Stamford, by Robert V. Sisca. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 295 Roxbury Road, Stamford. Amount: \$984,000. Filed Oct. 17.

**Brill, Donald E.** and **Laura Brill**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 2 Benders Drive, Greenwich. Amount: \$300,000. Filed Oct. 16.

**Bruno, Audrey** and **Victor Bruno**, Greenwich, by John M. Eichholz. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 47 Ridge St., Cos Cob. Amount: \$1,781,000. Filed Oct. 16.

**Bryant, Odell D.** and **Anne Bryant Damaries**, Greenwich, by Scott Rogalski. Lender: Lakeview Community Capital LLC, 507 Prudential Road, Suite 100B, Horsham, Pennsylvania. Property: 15 Lafayette Court, Apt. 1E, Greenwich. Amount: \$724,914. Filed Oct. 18.

**Caffray, Charles** and **Lauren Caffray**, Greenwich, by David W. Hopper. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 514 Round Hill Road, Greenwich. Amount: \$845,700. Filed Oct. 15.

**Carmignani, Pietro Bogutchi** and **Fernanda S. Aidar Carmignani**, Greenwich, by Jonathan J. Martin. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 14 Rockland Place, Greenwich. Amount: \$1,452,000. Filed Oct. 15.

**Cena, Eridon** and **Fetjola Cena**, Middle Village, New York, by Descera Daigle. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 45 Brookfield Ave., Fairfield. Amount: \$369,700. Filed Oct. 16.

**Condon III, Raymond T.** and **Marie Anne Condon**, Fairfield, by Phillip L. Pete Sr. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 833 Mill Plain Road, Fairfield. Amount: \$150,000. Filed Oct. 16.

**Connelly, Susan P.**, Fairfield, by Mylena V. Teixeira. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 375 Sasapequan Road, Fairfield. Amount: \$100,000. Filed Oct. 15.

**Cornfeldt, Jeremy**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 768 Jennings Road, Fairfield. Amount: \$50,000. Filed Oct. 17.



**Cosby, Alan** and **Kathleen Cosby**, Greenwich, by Elvira Sanchez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 16 Stag Lane, Greenwich. Amount: \$250,000. Filed Oct. 15.

**Coyman, Cynthia A.**, Stamford, by John R. Fiore. Lender: GHA Federal Credit Union, 5 Perryridge Road, Greenwich. Property: Lot 8, Map 6632, Stamford. Amount: \$200,000. Filed Oct. 15.

**Ciarcia, Diana** and **Michael Ciarcia**, Stamford, by Antonio Farettta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 21 Easthill Road, Stamford. Amount: \$135,000. Filed Oct. 15.

**EB Properties CT LLC**, Stamford, by Caterina Paternoster. Lender: Tony-Vinny Realty Inc., 84 Davenport Drive, Stamford. Property: 1297 Long Ridge Road, Stamford. Amount: \$1,500,000. Filed Oct. 17.

**Gall, Alexander** and **Julia Comeau**, New York, New York, by Jeremy E. Kaye. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 66 Laddins Rock Road, Old Greenwich. Amount: \$801,000. Filed Oct. 17.

**Gen, Sam** and **Barbara Gen**, Fairfield, by Carolyn Elizabeth Smith Brown. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 122 Patrick Drive, Fairfield. Amount: \$150,000. Filed Oct. 16.

**Gibson, Daniel C.** and **Vonik Jean-Guillaume**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 17 Dartley St., Stamford. Amount: \$574,000. Filed Oct. 15.

**Goldman, Thomas** and **Renata Goldman**, Scarsdale, New York, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 40 Woodland Drive, C, Greenwich. Amount: \$700,000. Filed Oct. 17.

**Gomez Galaz, Salvador Agustin**, Greenwich, by Erin Spiess Chang. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 124 E. Elm St., Greenwich. Amount: \$1,478,750. Filed Oct. 16.

**Gyesky, Grant Scott** and **Mia Gail Gyesky**, Greenwich, by N/A. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, Floor 2-1, Elgin, Illinois. Property: 43 Byfield Lane, Greenwich. Amount: \$1,330,000. Filed Oct. 16.

**Heffer, Douglas S.** and **Jennifer T. Heffer**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 23 Boulder Brook Road, Greenwich. Amount: \$600,000. Filed Oct. 16.

**Izzo, Matthew S.** and **Danielle M. Izzo**, Stamford, by Kimberly R. Higgins. Lender: Secretary of Housing and Urban Development, 451 Seventh Street SW, Washington, D.C. Property: 209 Russet Road, Stamford. Amount: \$22,750. Filed Oct. 15.

**Jacques, Shawn G.** and **Vanessa I. Jacques**, Fairfield, by Karina K. Perez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1100 Catamount Road, Fairfield. Amount: \$100,000. Filed Oct. 16.

**Jaffer, Kathryn** and **Osman Jaffer**, Fairfield, by Robert G. Walker. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2300 Mill Plain Road, Fairfield. Amount: \$1,199,000. Filed Oct. 18.

**Johnston, Amber N.** and **Charles W Flynn**, Stamford, by William Zorzy. Lender: Superior Funding Corp., 343 Washington St., Newton, Massachusetts. Property: 22 Soundview Drive, Stamford. Amount: \$345,000. Filed Oct. 16.

**Kenny Jr., Eugene** and **Kelly W. Kenny**, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 375 Buena Vista Road, Fairfield. Amount: \$200,000. Filed Oct. 15.

**Kurjiaka, Tyler** and **Lizabeth Kurjiaka**, Fairfield, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 233 Wood House Road, Fairfield. Amount: \$250,000. Filed Oct. 16.

**LoSchiavo, Barbara**, Greenwich, by Robert V. Sisca. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 63 Birch Lane, Greenwich. Amount: \$2,000,000. Filed Oct. 17.

**Lowitt, Michael R.** and **Jennifer A. Lowitt**, Riverside, by Seth J. Arnowiz. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 38 Loading Rock Road, Riverside. Amount: \$540,000. Filed Oct. 18.

**Lucas, Richard Michael**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Tall Oaks Court, Stamford. Amount: \$100,000. Filed Oct. 15.

**Lukic, Celine Ingrid**, Stamford, by Neil A. Lippman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 34 Friars Lane, Stamford. Amount: \$737,000. Filed Oct. 16.

**Maldonado, Luis, et al**, Stamford, by Richard J. Slagle. Lender: GuardHill Financial LLC, 140 E. 45th St., 31st floor, New York, New York. Property: 65 Webb Ave., Stamford. Amount: \$810,000. Filed Oct. 17.

**McKay Duncan, Kenneth Ross**, New York, New York, by Elaine Vlahaku. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 141 Downs Ave., Stamford. Amount: \$2,720,000. Filed Oct. 15.

**Miller, Alison**, Stamford, by David P. Lasnick. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 133 Stamford Ave., Stamford. Amount: \$250,000. Filed Oct. 18.

**Morrison, Andrew Flanders** and **Lauren Romo Morrison**, Stamford, by Mario P. Musilli. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 668 Glenbrook Road, Unit 7, Stamford. Amount: \$491,250. Filed Oct. 16.

**Nzewi, Ugochukwu** and **Ijeoma Nzewi**, Fairfield, by Cynthia M. Salemm-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 21 S. Benson Commons, Fairfield. Amount: \$100,000. Filed Oct. 17.

**Pesci III, James R.** and **Elizabeth Bedson**, New York, New York, by Nicole J. Barillaro. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 60 Hurd St., Fairfield. Amount: \$600,000. Filed Oct. 18.

**Rivera, Emilia**, Greenwich, by Katherine A. Cascellia. Lender: Liberty Bank, 315 Main St., Middletown. Property: 86 Florence Road, Greenwich. Amount: \$350,000. Filed Oct. 15.

**Rodriguez, Sally** and **Ben Schweitzer**, Stamford, by Jonathan T. Hoffman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 222 Mayapple Road, Stamford. Amount: \$655,000. Filed Oct. 17.

**Rose, Matthew** and **Alexis Rose**, Riverside, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 28 Griffith Road, Riverside. Amount: \$384,900. Filed Oct. 17.

**Scaturchio, Nicole** and **Frank Scaturchio**, Stamford, by Adam J. Hirsch. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 61 Ogden Road, Stamford. Amount: \$627,068. Filed Oct. 16.

**Schmidt, Thomas** and **Susan Schmidt**, Westport, by Brad M. Aron. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 122 Welch Terrace, Fairfield. Amount: \$979,300. Filed Oct. 18.

**Shahbazian, Pouya** and **Melissa Hook**, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 112 Patterson Ave., Greenwich. Amount: \$450,000. Filed Oct. 16.

**Shepherd, Milas**, Fairfield, by Cynthia M. Salemm-Riccio. Lender: Bethpage Federal Credit Union, 899 South Oyster Bay Road, Bethpage, New York. Property: 82 Rosemere Ave., Fairfield. Amount: \$141,000. Filed Oct. 15.

**Silvagni, Fabio** and **Maria Celeste Robledo**, Greenwich, by Jonathan Siranaula. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 300 Stanwich Road, Greenwich. Amount: \$750,000. Filed Oct. 15.

**Sirbono Jr., Paul James** and **Christine Frost Sirbono**, Fairfield, by Josie Ponce. Lender: Sikorsky Financial Credit Union Inc, 100 Oronoque Lane, Stratford. Property: 807 Riverside Drive, Fairfield. Amount: \$250,000. Filed Oct. 18.

**Soundview LLC**, Ross, California, by Howard Salkin. Lender: RCN Capital LLC, 75 Gerber Road East, Suite 102, South Windsor. Property: 13 Mission St., Stamford. Amount: \$736,000. Filed Oct. 16.

**Stephen, Janet**, Fairfield, by Christina Anthony. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 69 Gate Ridge Road, Fairfield. Amount: \$100,000. Filed Oct. 17.

**Taylor, Lucille G.** and **Dawn Taylor**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 30 Cook Road, Stamford. Amount: \$185,750. Filed Oct. 15.

**Van Dyck, John C.** and **Chelsea L. Van Dyck**, Fairfield, by Jamie K. Gerard. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 317 Riverside Drive, Fairfield. Amount: \$276,737. Filed Oct. 17.

**Vitale, Celine** and **Matthew Lee**, Bridgeport, by Cheryl A. Carolan. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 350 Church Hill Road, Fairfield. Amount: \$645,750. Filed Oct. 18.

**Wheeler, Kimberly A.** and **Thomas F. Wheeler**, Fairfield, by Kathryn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 59 Sugar Plum Lane, Fairfield. Amount: \$70,000. Filed Oct. 17.

**Zielinski, Ronald** and **Elizabeth Grimm**, Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 11 Red Coat Lane, Greenwich. Amount: \$2,400,000. Filed Oct. 17.

**Zuniga, Juan** and **Crystal Ottaviano**, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 208 Blackberry Drive, Stamford. Amount: \$400,000. Filed Oct. 15.

## NEW BUSINESSES

**Catskill Fly Guide**, 5 Albrecht Court, Norwalk 06855, c/o Bryan Callaway Bird. Filed Oct. 29.

**Jana Solar Innovations LLC**, 79 Broad St., Norwalk 06850, c/o Alexander Jimenez Ulate. Filed Oct. 29.

**Plateo's Closet**, 120 New Canaan Ave., Norwalk 06850, c/o Joseph Shouvlin. Filed Oct. 29.

**Stamford Discount Corp.**, 212 Richmond Hill Ave., Stamford 06902, c/o Ali Muflihi. Filed Oct. 18.

**Strike Labs**, 50 Washington St., 10th floor, Suite W-3, Norwalk 06850, c/o John Casano. Filed Oct. 25.

**Student Employment Software LLC**, 2 Harbor Point Road S., Stamford 06902, c/o Katherine Hohorst. Filed Oct. 11.

**TBPPTow Services**, 34 Tremont Ave., Stamford 06906, c/o Terry Ovbokhan Igbinosun. Filed Oct. 2.

**The Latin Corner LLC**, 116 W. Broad St., Stamford 06902, c/o Mardo Medina. Filed Oct. 8.

**Thomas Real Care**, 54 Mayflower Ave., Unit 1, Stamford 06906, c/o Michael Thomas. Filed Oct. 29.

**Three World Trade Center**, 175 Greenwich St., New York, New York 10007, c/o Diageo Americas Supply Inc. Filed Oct. 24.

**Top Ten by Dukalski Inc.**, 388 Courtland Ave., Apt. 2C, Stamford 06906, c/o Elizaveta Dukalskaya. Filed Oct. 2.

**Viking Construction**, 1 Belltown Road, Apt. 4B, Stamford 06905, c/o Oliiayk Vitali. Filed Oct. 3.

**Warsaw Capital Home Mortgage**, 2777 Summer St., Suite 306, Stamford 06905, c/o Warsaw Capital LLC. Filed Oct. 16.



# Legal Notices

**NOTICE OF ANNUAL REPORT** Notice is hereby given that the 2023 report for the year ending December 31, 2023 of the Hettinger Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514 during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is William R. Hettinger, Trustee, 914 238 3800. #63723

**NOTICE OF ANNUAL REPORT** Notice is hereby given that the 2023 report for the year ending December 31, 2023 of the Rudolph & Hilda Forchheimer Foundation is available for inspection at its principal office, 287 King Street, Chappaqua, New York 10514, during regular business hours by any citizen who requests it within 180 days after the date of this publication. The Foundation's principal manager is Audrey Steuer, Trustee, 914 238 3800. #63724

Notice of Formation Name of LLC: Panettone, LLC  
Address of LLC: 43 Fifth Avenue, Pelham, NY 10803. County of business: Westchester County, originally filed: 11/12/2024. Agent for Service: Secretary of State. Mail Process to 43 Fifth Avenue, Pelham, NY 10803. Purpose: Any lawful activity. #63725

**NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC).** NAME: FOOD FOR THOUGHT TRUCK, LLC  
Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/16/2024. 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 process to: The LLC, 37 Scenic Circle, Croton on Hudson, NY 10520, principal business location of the LLC. Purpose: The sale of new and used books. #63726

Notice of Formation of Veteran Builder Consultants LLC, Articles of Organization filed with SSNY on October 1, 2024, Office Location: Westchester County, SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to Gregory Esposito, 1740 Old Logging Road, Yorktown Heights, NY 10598. Purpose: any lawful purpose. #63727

**CROTON TRADING LLC**  
Art of Org. filed with the SSNY on 11/18/2024. 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, LEGALCORP SOLUTIONS, LLC 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose. #63728

Notice of Formation of ACCESPITALITY LLC filed with the SSNY on July 18, 2024. Office: Westchester County. SSNY designated agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to LLC: 31 Century Trl, Harrison, NY 10528. Purpose: any lawful act or activity. #63730

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, January 09, 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](http://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](http://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](http://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.

**BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.**

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265400, PIN 881617, Columbia, Dutchess, Orange, Putnam, Rockland, Ulster, Westchester Cos., HIGHWAY VEGETATION MANAGEMENT - Various Locations., Bid Deposit: 5% of Bid (~ \$75,000.00), Goals: MBE: 4.00%, WBE: 8.00%, SDVOB: 0.00%



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