



In uncertain times, the luxury housing market remains strong

• PAGE 11

Westfair Business Journal

WOMEN INNOVATORS
IN OUR REGION 2025

We Extended the Deadline

~~July 10~~ **JULY 15**

NOMINATE NOW

westfaironline.com



NOT SO BEAUTIFUL TO LOCAL OFFICIALS

IMPACT ON FAIRFIELD AND WESTCHESTER TO BE PROFOUND



Page 6

LIKELY IMPACT OF TRUMP'S 'BIG BEAUTIFUL BILL' ON NY HEALTH CARE CALCULATED

BY PETER KATZ / pkatz@westfairinc.com

Page 7

CONNECTICUT DEM LEADERS LAMBAST TRUMP'S 'BEAUTIFUL BILL'

BY GARY LARKIN / glarkin@westfairinc.com



ONE BIG BEAUTIFUL BILL ACT

ECONOMY

Voices raised at Westchester County Center against Con Ed rate hikes

Westchester County Executive Ken Jenkins was one of the elected officials who testified July 9 at the in-person New York State Public Service Commission (PSC) hearing at the Westchester County Center in White Plains.... • **Page 2**

HUDSON VALLEY

School construction projects begin in White Plains and Edgemont districts

Ground has been broken for White Plains and Edgemont school construction projects. In White Plains, work has started on a new building at the high school on North Street. In Edgemont, construction has begun on.... • **Page 14**

FAIRFIELD COUNTY

Circle Hotel neighbors take Town of Fairfield to court over development

FAIRFIELD – Neighbors of the proposed 400,000-square-foot hotel and apartment building at the site of the Circle Hotel at 441 Post Road filed an appeal in state Superior Court Monday, July 7. • **Page 15**

Monday
July 14

ISSUE #27

LEGAL RECORDS: Westchester County & Hudson Valley • PAGE 18

Fairfield • PAGE 22

LEGAL NOTICES: • PAGE 26

Voices raised at Westchester County Center against Con Ed rate hikes

BY PETER KATZ / pkatz@westfairinc.com



AARP at County Center.



“The proposed Con Edison rate increases are unfair, unaffordable and unacceptable.”

— Westchester County Executive George Latimer Jenkins

Westchester County Executive Ken Jenkins was one of the elected officials who testified July 9 at the in-person New York State Public Service Commission (PSC) hearing at the Westchester County Center in White Plains. The PSC held two hearing sessions at the County Center on July 9, following two sessions at the Cortlandt Town Hall on July 8.

Jenkins voiced the county’s strong opposition to proposed rate increases by Con Edison. The hearing provided other Westchester officials and county residents with the opportunity to speak on the record and either support Con Ed’s rate hike requests for electricity and gas or oppose them and demand accountability from the utility giant.

Jenkins, who previously testified at a virtual PSC hearing, has been a vocal critic of the proposed hikes. He recently signed legislation that was unanimously passed by the bipartisan Westchester County Board of Legislators officially making Westchester a party to the state’s major rate case against Con Edison.

Jenkins said, “The proposed Con Edison rate increases are unfair, unaffordable and unacceptable. Families across Westchester are being pushed to the breaking point. Seniors on fixed incomes, working parents and small business owners cannot afford to pay more for an essential service while wages stay flat and inflation rises. Forcing people to choose between heating their homes and putting food on the table is simply wrong.”

Jenkins emphasized that while he supports investment in reliable infrastructure and clean energy, such progress must not come at the expense

of affordability.

About a half hour before the afternoon hearing began at 1 p.m., AARP’s New York office organized a demonstration in front of the County Center to express opposition to the Con Ed hikes that would raise the cost of gas and electricity by about \$2 billion.

AARP noted that it represents nearly 400,000 Westchester County residents over the age of 50.

Con Ed’s rate case filed at the beginning of this year is seeking to increase electric delivery rates by approximately \$1.6 billion and natural gas delivery by about \$440 million. This proposed rate increase would raise average gas bills by about \$46 a month and electrical bills by \$27 a month. Con Ed’s rates are already among the highest in the country.

“There are millions of older New Yorkers living in Con Edison’s service area, including nearly 800,000 AARP New York members, and many of them are on moderate, low or fixed incomes,” AARP New York State Director Beth Finkel said. “AARP strongly believes the PSC should reject the Con Ed proposal and work with all the stakeholders to bring the rate increase down to a significantly more manageable level.”

AARP cited the PSC’s latest figures on residential customers in arrears, 377,000 households in Con Edison’s service territory that includes New York City and Westchester County were 60 days or more behind on their monthly bills as of May. The total amount owed to the utility by those in arrears was \$845 million. Meanwhile, nearly 120,000 households owing more than \$200 million received final termination

of service notices in May.

At the pre-hearing gathering State Sen. Shelley Mayer said, “The Public Service Commission has the opportunity to do the right thing for New York consumers and reject entirely Con Edison’s rate hike proposal, and I call on them to do so. Day after day, I hear from my constituents who are doing all they can to reduce their usage, yet their utility bills are increasing well beyond inflation, their incomes or Social Security.”

Mayer pointed out that she has sponsored a number of pieces of legislation to prevent utility companies from recovering high corporate salaries from ratepayers and to rein in the profits utilities are allowed to make.

Another participant, Assemblymember Chris Burdick said, “My constituents, especially seniors on fixed incomes, are reeling from the spike in their utility bills that often force them to make the unacceptable choice between paying their rent or paying their utilities. I have called upon the Public Service Commission to reject these increases and direct Con Ed to go back to the drawing board.”

Assemblymember MaryJane Shimsky chimed in, “I urge the New York Public Service Commission to honor their obligation to ensure ‘access to safe, reliable utility service at just and reasonable rates,’ and deny Con Ed’s application.”

Vedat Gashi, chairman of the Westchester County Board of Legislators said, “We are drawing a line in the sand against these excessive rate hikes that would devastate older Westchester residents struggling with rising costs. With thousands of older adults already months behind on their Con Ed bills and many facing termination notices, these proposed increases are appalling.”

Also on hand was White Plains Mayor Tom Roach who represented a consortium of 40 Westchester municipalities opposing the Con Ed rate hikes.

“Con Edison’s electric and gas rates are already among the highest in New York State and the nation, and they continue to rise faster than inflation,” Roach said. “By forming this consortium, 40 Westchester municipalities are unified in urging the Public Service Commission to take a hard look at the exorbitant rates proposed by Con Edison, and to also determine whether our residents are unfairly subsidizing the high costs of service in New York City.”

Wf

No matter what business you’re in, we’re into your business.

MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

PUBLISHERS

Publisher
Dee DelBello
Co-Publisher
Dan Viteri

ADVERTISING SALES

Associate Publisher & Sales Manager
Anne Jordan

Fairfield Bureau Chief
& Senior Enterprise Editor • Gary Larkin
Senior Editor • Peter Katz
Senior Reporter • Bill Heltzel
Reporters
Georgette Gouveia,
Peter Katz, Gary Larkin, Jeremy Wayne
Research Coordinator
Luis Flores, Sebastian Flores

ART

Creative Director
Dan Viteri
Senior Art Director
Diana Castillo

Metro Sales & Custom Publishing Director
Barbara Hanlon
Marketing Partners
Mary Connor, Melanie Dini, Holly McKeown

AUDIENCE DEVELOPMENT

Manager • Christina Marcellino
Research Assistant • Sarah Kimmer

EVENTS DIRECTOR

Marketing & Events Manager
Natalie Holland

ADMINISTRATION

Contracted CFO Services
Adornetto & Company L.L.C.

Westfair Communications, Inc.,
4 Smith Avenue, Suite #2, Mount Kisco, NY 10549.

© 2024 Westfair Communications Inc.
All rights reserved. Reproduction in whole or in part
without written permission is prohibited.

A MEMBER OF
NEW YORK PRESS ASSOCIATION
NYPA
ESTABLISHED 1937



HEALTH CARE

Partner Insights



We Handle the Tech, So You Can Focus on the Care

Running a healthcare practice comes with enough challenges—technology shouldn't be one of them.



From **cybersecurity threats** to **aging systems** and **constant compliance updates** - IT distractions pull your attention away from what matters most: **patient care**.

Why Choose Us:



HIPAA-Compliant IT Management



Friendly & Fast Help Desk Support



Backup & Disaster Recovery



Device and Cloud Management



24/7 System Monitoring & Alerts



Fractional vCTO & vCISO Services



IT Managed Solutions

We monitor, maintain, and secure your infrastructure — so your practice stays protected and productive.



IT Professional Services

Expert-led projects that modernize your technology — from infrastructure upgrades to network improvements.



IT Strategy

Fractional vCTO & vCISO services and long-term planning to align your technology with your practice's goals.

● **Your patients depend on you. You can depend on us.** ●



(203) 588-9500



rps.sales@therightclick.com



rightclickproserve.com



Wartburg

Live Your Best Life



INDEPENDENT LIVING

We offer all the comforts of a retirement community on a rental basis – with no entrance fees or long-term commitments – in your choice of townhomes, apartments, and studios.

ASSISTED LIVING

Our residents have everything at hand and every opportunity to live their own life, on their terms. These apartments come complete with the supports and services a resident may require.

MEMORY CARE

At Wartburg's Berkemeier Living Center we are dedicated to providing exceptional care and support for individuals with memory issues, ensuring a life of comfort, dignity, and joy.

ADULT DAY CARE

Whether your family chooses the social model or finds that the additional healthcare support of our medical model better meets your needs, you will have peace of mind knowing your loved one is in a nurturing, caring environment they are sure to enjoy.

REHABILITATION

Our care focuses on maximizing the independence of every patient. Our dedicated staff has many years of experience and the put that experience to work for every patient every day. We create an intensive therapy regimen for each individual that is based on their needs and goals – focused on a speedy recovery.

One Wartburg Place | Mount Vernon, NY
wartburg.org

914-699-0800

FOR INFORMATION: 914-699-0800

RAISE  HEALTH

NY'S MOST AWARDED HEALTH SYSTEM IS ALL ACROSS WESTCHESTER

Across the community, including at Phelps Hospital and Northern Westchester Hospital, our world-class doctors deliver everything from primary care to complex neurology, neurosurgery and cancer treatments.

It's all part of NY's most awarded health system—with every door leading to extraordinary care right here in Westchester.

Northwell.edu/Westchester



Trumbull Mall faces blight action by Town of Trumbull

BY GARY LARKIN / glarkin@westfairinc.com

Owner would have to pay \$100-per-day in fines if mall is not brought up to code.

TRUMBULL – The new caretakers of the Trumbull Mall have been advised by First Selectman Vicki Tesoro of a pending blight action that could result in civil fines if conditions at the troubled mall are not addressed.

Tesoro alluded to the blight action in a July 1 letter to the public about the mall's worsening conditions (lack of air conditioning, potholes, garbage) following news of the 5065 Main St. property going into receivership. That happened when Namdar Realty Group defaulted on a \$152.3 million loan on March 1, 2025. Namdar in partnership with Mason Asset Management purchased the mall from Westfield two years ago.

In the past month Centennial, the Dallas-based management company now in charge of managing and leasing at the Trumbull Mall, has told

the first selectman it has begun to address the many issues left behind by the mall owner.

“We have advised Centennial of the pending blight action the Town of Trumbull has on the property,” Tesoro said. “As we see conditions improving, we can work

toward resolving this blight action. We look forward to a positive working relationship into the future. We thank the Centennial team for the high level of communication and cooperation thus far.”

Under the town municipal code, any violation of the blight portion of the code that is not rectified in 30 days can lead to a \$100-per-day fine. According to a 2012 town municipal code amendment, failure to pay the civil penalty(ies) assessed by the citation hearing officer may result in a Superior Court judgment as provided in Connecticut General Statutes, Section 7-152c(f).

According to Tesoro, Centennial – the management company that also operates the Connecticut Post Mall in Milford – has thoroughly assessed the condition of the property.

“Their first order of business is to repair the air conditioning system which was nonfunctional during the recent heat wave,” she wrote. “They are investing significant dollars immediately to repair the system. They are addressing landscaping, garbage, and potholes. They have already returned the sweeper to the site so the lot can be cleaned on a regular schedule.”

Town Economic and Community Development Director Rina Bakalar clarified that Centennial has not pur-



Top Notch is one of a handful of stores planning to close at the Trumbull Mall. Photo by Gary Larkin

chased the Trumbull Mall but is currently managing the leasing, maintenance, security, etc. for the property as Namdar has no management authority at this time. But she also stated that it is possible new mall ownership will be coming in the near term, but Namdar remains the current owner.

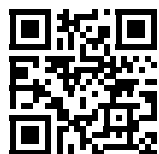
25 YEARS OF TURNING 'I'M NOT SURE' INTO 'I'VE NEVER BEEN BETTER'

For 25 years, we've transformed uncertainty into unwavering assurance, creating sophisticated spaces where care and comfort naturally intertwine. Because the best decisions often begin with 'I'm not sure.'

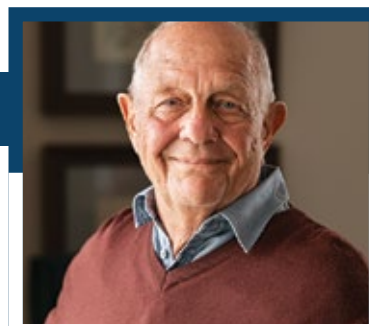
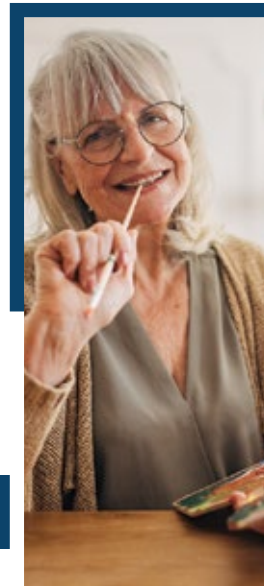
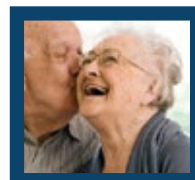
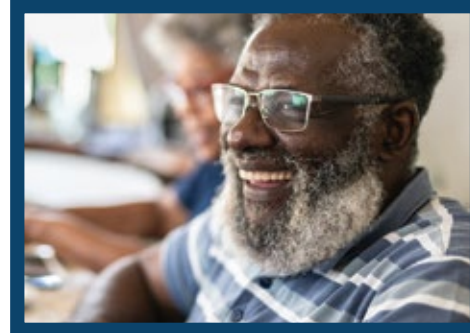
When Expertise Meets Compassion – Confidence Follows

ARMONK
914.229.2590

WHITE PLAINS
914.215.5820



For a list of all locations in the tri-state area, visit: thebristal.com



Licensed by the State Department of Health. Eligible for Most Long Term Care Policies. Equal Housing Opportunity.



NewYork-Presbyterian The One in White Plains.

HEALTH CARE

NewYork-Presbyterian cuts ribbon for new health care center in White Plains

BY PETER KATZ / pkatz@westfairinc.com

Westchester County Executive Ken Jenkins and White Plains Mayor Tom Roach were among the participants in a ribbon-cutting ceremony that set the stage for the planned September opening of NewYork-Presbyterian The One, a new outpatient care center at 1111 Westchester Ave. in White Plains. As of July 1, NewYork-Presbyterian was booking appointments for patients to see doctors and receive other services at the new facility.

NewYork-Presbyterian had purchased the office park at 1111 Westchester Ave. that was known as West-Park for \$83.5 million, according to documents on file with the Westchester County Clerk's Office. The office park was built in 1984 and contains about 373,000 square feet of interior space on the 25-acre site.

NewYork-Presbyterian says that there will be more than 90 different

medical services offered for adults and children at the new center. Among the services and specialties will be ambulatory surgery, dermatology, gastroenterology, neurosciences, oncology, pediatric pulmonology and urology. Among the new facilities are imaging suites, endoscopy suites, exam and diagnostic rooms, and ambulatory procedure rooms.

Ribbon-cutting for NewYork-Presbyterian The One.

“With the opening of NewYork-Presbyterian

The One, we are transforming the way care is delivered in Westchester, offering easy access to leading specialists from Columbia and the latest advances in care in one convenient location,” said Steven Corwin, NewYork-Presbyterian's president and CEO.

Paul Dunphey, senior vice president and COO of NewYork-Presbyterian Westchester and president of NewYork-Presbyterian Hudson Valley

“With the opening of NewYork-Presbyterian The One, we are transforming the way care is delivered in Westchester.”

— Steven Corwin, President and CEO, NewYork-Presbyterian



Ribbon-cutting for NewYork-Presbyterian The One.

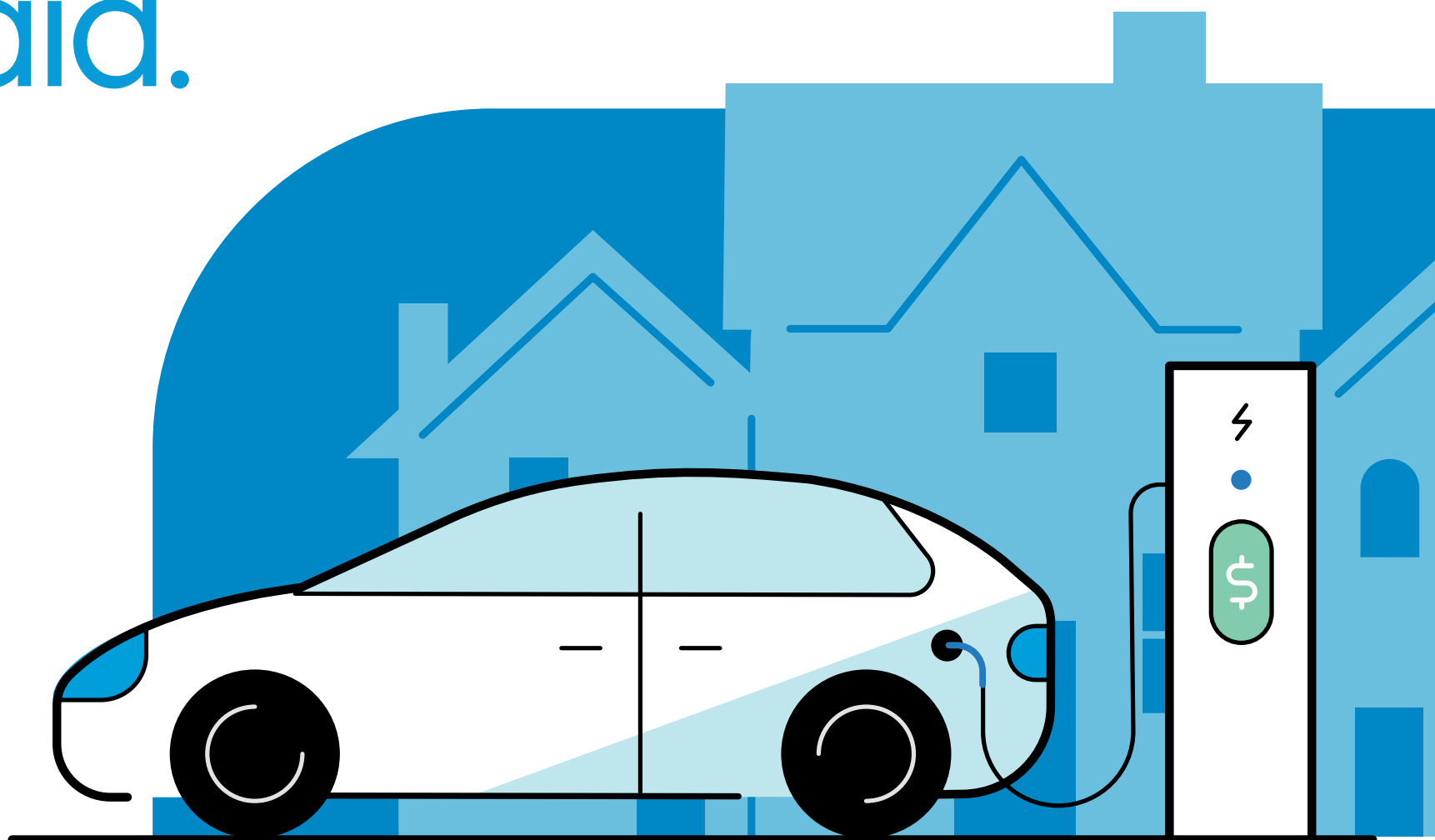
Hospital said, “This amazing facility is a true testament to our partnership with Columbia and the city of White Plains. We are pleased to open this incredible resource for our community and beyond.”

CONNECT WITH
westfaironline.com





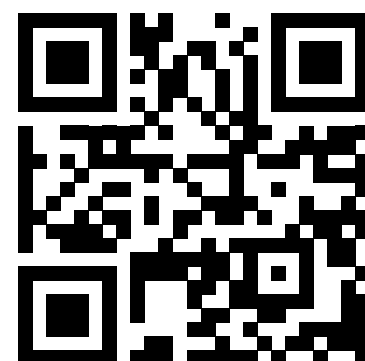
Plug in.
Wind down.
Get paid.



Enroll in SmartCharge New York and join the thousands of EV drivers getting paid to charge overnight.

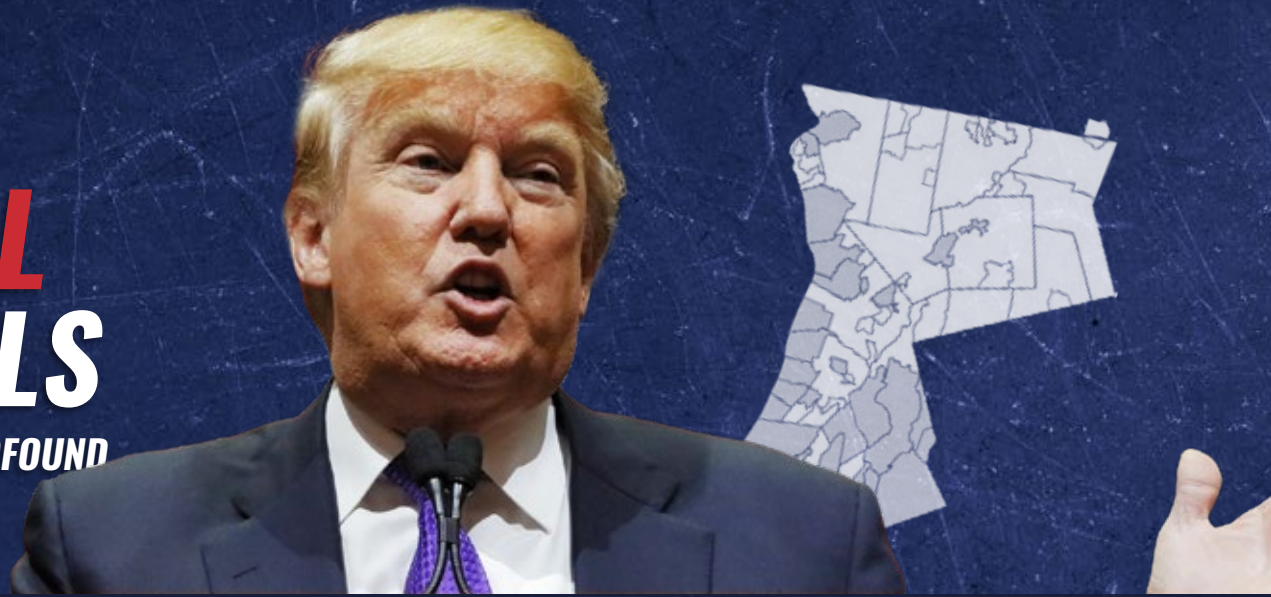
Scan the QR code to see how much you can earn:

scny.ev.energy



NOT SO BEAUTIFUL TO LOCAL OFFICIALS

IMPACT ON FAIRFIELD AND WESTCHESTER TO BE PROFOUND



LIKELY IMPACT OF TRUMP'S 'BIG BEAUTIFUL BILL' ON NY HEALTH CARE CALCULATED

BY PETER KATZ / pkatz@westfairinc.com

With the Senate passing and sending to the House its version of the Trump megabill that includes tax cuts along with spending cuts for programs such as Medicaid, which would face \$930 billion in cuts, the likely impact on New York state has been examined. It's estimated that 1.5 million New Yorkers would lose their health coverage because of cuts in Medicaid and changes to the Affordable Care Act that would make it more difficult to sign up. Gov. Kathy Hochul forecasts that some hospitals and nursing homes would have to close due to a lack of Medicaid funding. In addition, about 250,000 New Yorkers would see cuts in their food assistance provided under the SNAP program.

"I will do everything in my power to shield New Yorkers from the fallout," Hochul said. "But if this bill becomes law, there will be real pain. And the Republicans who helped inflict it won't be able to hide from the consequences. Not in Washington. Not in New York. Not ever."

The Greater New York Hospital Association (GNYHA) and the Healthcare Association of New York State (HANYS) calculated that cuts to New York hospitals alone will amount to \$8 billion. GNYHA and HANYS estimate that the cuts will lead to 34,000 lost hospital jobs and an additional 29,000 lost related jobs, and create a cumulative \$14.4 billion in lost hospital-generated economic activity in the state.

According to GNYHA President Kenneth E. Raske, "This bill's massive

Medicaid cuts and health insurance eligibility restrictions will do enormous damage to New York state and its hospitals. Some financially fragile institutions will cease to exist. All patients will be impacted. There is no rationale for this."

HANYS President Bea Grause said, "It is astonishing to me that there is such determination to put so many people's health and financial security at risk. This bill will not only harm individual New Yorkers. Its impact will ripple out to their families and communities, leaving almost no one untouched in its wake."

It was calculated that in the Hudson Valley there would be 3,623 hospital jobs lost and a total of 6,723 jobs lost as a result of the legislation. The total economic losses to the Hudson Valley were estimated at \$1,528,578,000.

"If this bill becomes law, there will be real pain. And the Republicans who helped inflict it won't be able to hide."

— Gov. Kathy Hochul

In Rep. George Latimer's 16th Congressional District, the likely hospital employment loss was estimated at 1,278 jobs with a total of 2,372 jobs lost throughout the district. The total economic loss would be \$539,333,200. In Rep. Mike Lawler's 17th Congressional District, it was estimated that 1,462 hospital jobs would be lost, 2,713 total jobs would be lost and the economic hit would come to \$616,822,000.

"All New Yorkers deserve access to high-quality health care, it's that simple," Hochul said. "Republicans in Washington, including seven representing New York, are trying to rip away this basic human right from New Yorkers and I will not stand by and watch it happen, I'm standing up for our hardworking hospitals and families who rely on this care to survive."

The Community Health Care As-

51,000 preventable deaths annually... placing it among the **top 10** causes of death in the U.S.



**LETTER FROM
YALE & UPENN
SCIENTISTS TO
U.S. SENATE**

sociation of New York State estimates a direct loss of \$300 million for the state's Community Health Centers, resulting in almost 2,000 layoffs. Community Health Centers provide care to one in eight New Yorkers, regardless of their ability to pay.

Hochul's office made note of a letter sent last month to Sen. Ron Wyden and Sen. Bernie Sanders that was signed by Yale and University of Pennsylvania scientists. In the letter, they warned that more than 51,000 preventable deaths could occur annually if the legislation was passed in the form in which it had been sent from the House to the Senate. The scientists said that the Republican bill would rank in the top 10 causes of death in the U.S., on a par with kidney disease and liver disease.



**ONE BIG
BEAUTIFUL
BILL ACT**

**CONNECTICUT
DEM LEADERS LAMBAST
TRUMP'S 'BEAUTIFUL BILL'**

BY GARY LARKIN / glarkin@westfairinc.com

WHO'S HURT?



- LOW-INCOME INDIVIDUALS RELYING ON MEDICAID
- SMALL BUSINESSES THAT CAN'T AFFORD EMPLOYEE HEALTH INSURANCE
- HEALTHCARE PROVIDERS, DUE TO POTENTIAL 4% MEDICARE CUTS
- FOOD-INSECURE FAMILIES WHO DEPEND ON SNAP
- UNINSURED WORKERS WHOSE EMPLOYERS DON'T OFFER COVERAGE



This story has been updated to include state GOP response.

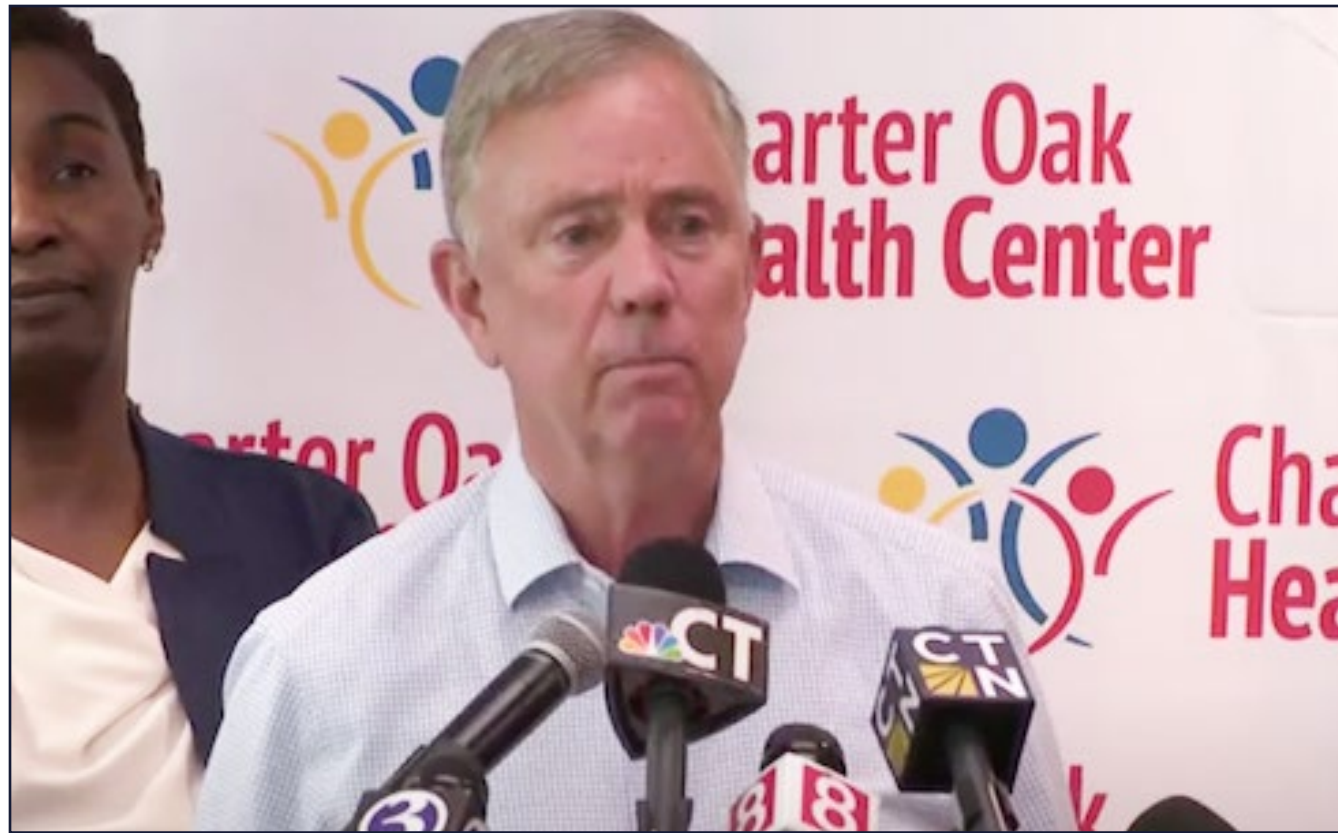
Lawmakers representing the state and federal government returned from the Independence Day weekend with some fiery words for President Trump and Congressional Republicans following the July 4 enactment of the budget reconciliation bill that drastically cuts Medicaid and SNAP while adding \$3.9 billion to the federal deficit over the next decade.

Words like “reckless,” “mean-spirited,” “an abomination,” and even a “pyrrhic victory” were uttered by the likes of Democratic leaders Gov. Ned Lamont, U.S. Rep. John Larson, and U.S. Sen. Richard Blumenthal at a press conference held at Charter Oak Health Center in Hartford today.

“Budgets make a difference. I think this budget the Republicans passed – the Trump budget – was reckless, cynical and mean-spirited,” Lamont said. “As I look at this budget, we talk about all the things we can do to anticipate what’s going to happen to folks in this state. (For) our budget in the state of the Connecticut we try to make life every day a little more affordable to all. And what it comes to affordability, what’s a bigger issue for folks than medical emergencies.”

Meanwhile, state Republican Party Chairman Ben Proto was proud of the “Big Beautiful Bill,” calling it a historic moment in restoring American greatness.

“Today is a great day for the American people,” Proto said. “President Trump has delivered on



Gov. Ned Lamont addresses press conference July 7 regarding the federal cuts in Medicaid and SNAP benefits. State Social Services Commissioner Andrea Barton Reeves looks on.

“Budgets make a difference. I think this budget the Republicans passed – the Trump budget – was reckless, cynical, and mean-spirited.”

— Gov. Ned Lamont

KEY BUDGET IMPACTS IN CONNECTICUT

| PROGRAM | CONNECTICUT IMPACT | NATIONAL IMPACT |
|--------------------------|--|--|
| MEDICAID | -\$1.17 billion | 11 million people will lose coverage by 2035 |
| SNAP (FOOD ASSISTANCE) | 391,000 people affected | -\$295 billion cut nationwide |
| MEDICARE | Risk of 4% across-the-board cuts under PAYGO law | Affects all medical providers |
| TAX RELIEF | SALT cap raised to \$40,400 | Benefits top earners most |
| MEDICAID ENROLLEES IN CT | Over 900,000 residents | — |

his promise to put America First and keep us there. The passage of President Trump's agenda is a testament to bold leadership, common-sense policy, and the unwavering commitment to protect our freedoms, secure our borders, and revive our economy, which President Trump not only promised during the campaign but has now delivered on.

"The increase in the SALT deduction from \$10,000 to \$40,000 will help millions of Connecticut citizens reduce both their federal and state income tax burdens. Once again, promises made, promises kept. President Trump keeps America on a winning track."

Among the many things included in the so-called "One Big Beautiful Act" that will have the biggest impact on Connecticut residents is Medicaid and Supplemental Nutrition Assistance Program (SNAP) funding.

The Trump budget reconciliation act calls the cuts to Medicaid and SNAP a way of "strengthening Medicaid by eliminating waste, fraud, and abuse and blocking illegal immigrants from receiving Medicaid."

The act also extends the 2017 tax cuts, includes increasing the cap on state and local taxes deductions to \$40,400 from \$10,000, allows no taxes on Social Security, tips and overtime as well as increasing the child tax credit. It also increases funding for permanently securing the borders by finishing the border wall and hiring thousands of new ICE (Immigration and Customs Enforcement) officers and border patrol agents.

MEDICAID AND SNAP

Connecticut faces a reduction of \$1.17 billion in Medicaid funding at a time when state hospitals are financially strapped by already low amount of such funding. As for SNAP, the amount of those cuts has not yet been tabulated although nationwide the program is losing \$295 billion. In Connecticut, there are about 391,000 people who receive SNAP.

While the Trump budget includes tax cuts for top 1% of wage earners and large businesses, the Medicaid cuts – most of which are due to kick in 2027 and 2028 – would affect those small businesses that can't afford to provide health insurance plans. In those cases, their employees have to go on Medicaid.

Another possible outcome from the Trump bill is that the extension of the federal debt limit to \$5 trillion would trigger the PAYGO (pay as you go) law. That calls for automatic rescissions to across the board.

"And the first target of those rescissions is Medicare," U.S. Rep. Joe Courtney said. "That would trigger a 4% across the board cut for all medical providers who have Medicare reimbursements, including right here at Charter Oak."

When all is said and done, by 2035, 11 million people in the United States will have lost health care coverage because of what has happened under the Trump budget reconciliation act, according to state Social Services Commissioner Andrea Barton Reeves. In the state, there are more than 900,000 people who are on Medicaid, according to Luis Diaz Morales, chief medical

officer of Charter Oak Health Center.

"This is a nightmare that has come to pass," Reeves said during the press conference. "What we know about the state of Connecticut is that we are eminently prepared."

Reeves laid out a plan for addressing the Medicaid and SNAP funding shortfall. It includes using money from the state's rainy day fund, helping Medicaid recipients meet the new work requirements, and reaching out to the philanthropic community for aid.

"We have made an \$80 million investment in our federally qualified health centers so that when we know that people may lose care due to the changes made to Medicaid and SNAP, we have shored up a critical partner," Reeves said.

"For months we have been investigating ways to implement the work requirements, without even knowing what they were or understanding what their impact may be," she added.

And to help provide some kind of services for those Medicaid and SNAP recipients that will be booted off coverage the state Department of Social Services has had conversations national and local social service trade associations as well as philanthropic partners.

For those small businesses that can't afford health care, Lamont said he and Reeves are looking into moving those Medicaid recipients on Individual Coverage Health Reimbursement Arrangement (ICHRA) plans. ICHRA is a health benefit option that allows employers to reimburse employees for individual health insurance premiums and eligible medical expenses on a tax-free basis.

THE IMPACT ON BUSINESSES

Some of the key business tax provisions of the Trump budget reconciliation act, according to Whittlesey consulting, include:

- 100% bonus depreciation permanently restored for eligible property placed in service after Jan. 19, 2025
- Expensing limit for Section 179 increased to \$2.5 million with a phaseout starting at \$4 million
- Domestic research and development expenses immediately deductible starting in 2025
- Retroactive relief available for small businesses back to 2022
- Employer credit for family and medical leave made permanent
- Child care credit increased to 40% from 25%, with the cap raised to \$500,000 (\$600,000 for small businesses)
- Opportunity zones and new markets tax credit made permanent
- EBITDA-based interest deduction limit under Section 163(j) reinstated for tax years after 2024
- Special 100% depreciation for qualified production property introduced
- Percentage-of-completion method exception created for certain residential construction contracts

For Rep. Larson, the passage and signing of the budget bill is the start of something even larger and more alarming in U.S. history.

"They're (Congressional Republicans) saying, 'No, we're not touching that (Medicaid),' Larson said. "What we're doing is stopping the fraud abuse and waste that occurs. What's the truth. Who will tell the truth? We will.

(The simple truth) "is the middle class is being disassembled before our eyes. Social Security, the nation's No. 1 anti-poverty program for the elderly and for children is being privatized from within as we speak."

Secure.
Supportive.
Strategic.

BEHIND EVERY GREAT COMPANY IS RELIABLE TECHNOLOGY

Dependable IT services that keep your people productive and your business thriving.



Whether you build with it, sell with it, or serve customers through it – technology is essential to your business. Without the right IT partner, technology can create more problems than it solves.

At **RightClick Professional Services**, we provide managed IT, project-based solutions, and strategic support to help businesses stay secure, efficient, and focused on what they do best.

Why Choose Us:

- + Friendly & Fast Help Desk Support
- + Network Performance and Security
- + Software and Hardware Maintenance
- + AI Enablement Services
- + 24/7 System Monitoring & Threat Detection
- + Device and Cloud Management
- + Fractional vCTO and vCISO Services
- + Strategic IT Project Delivery

● Power your business with smarter IT. ●



(203) 588-9500



rps.sales@therightclick.com



rightclickproserve.com

Effect of federal cuts on local health care examined at WMCHHealth legislative breakfast

BY PETER KATZ / pkatz@westfairinc.com

Twenty government officials from federal, state, county and local levels participated in this year's annual WMCHHealth Legislative Breakfast. WMCHHealth, headquartered in Valhalla, operates nine hospitals on seven campuses in the Hudson Valley. It has nearly 3,000 attending physicians and employs about 12,000 people.

A spokesperson for WMCHHealth told the Business Journal that the focus was on ensuring that access to care continues to be at the forefront of the national, state and regional health care conversation, while noting that WMCHHealth plays a vital role as a safety net and community hospital system that provides care to the most vulnerable residents across the entire region.

"We look forward to continuing these conversations about all of the ways we can work collaboratively with elected officials and community stakeholders to address the needs of residents across our region and expand access to care," WMCHHealth said.

Those attending the Legislative Breakfast included: Congressmen

George Latimer and Mike Lawler; State Senate Majority Leader Andrea Stewart-Cousins; State Sen. Shelley Mayer; State Sen. Peter Hareckham; State Sen. Nathalia Fernandez; State Sen. Rob Rolison; State Sen. Bill Weber; State Assembly Members Amy Paulin, Gary Pretlow, Steve Otis, Dana Levenberg, Chris Burdick and Aron Wieder, Westchester County Executive

Ken Jenkins; Vedat Gashi, chair of the Westchester County Board of Legislators; County Legislators Jewel Williams and Emiljana Ulaj; City of White Plains Mayor Tom Roach; and Village of New Square Mayor Izzy Spitzer.

"Most of the discussion centered around concern over the recently passed federal legislation that will cut federal funding to health care institutions and individuals," Otis said. "While the details are still being assessed, current estimates are that 1.5 million New Yorkers are likely to lose (health care) coverage, and health care providers will suffer large reductions in essential federal funding."

Otis said that a highlight of the event was having a chance to meet



At WMCHHealth's 2025 Legislative Breakfast. Photo from Rep. George Latimer.

with WMCHHealth's new president and CEO David Lubarsky.

Hareckham commented, "The road ahead won't be easy," while emphasizing a commitment to ensure that all New Yorkers receive the health care they need.

Latimer said, "We discussed the impact of the devastating Medicaid cuts included in the Big Ugly Bill (the

Trump tax cut and spending bill). WMC treats patients whether they are covered or not. With the federal government cutting funding, it is not clear whether or how much funding WMC will receive to cover the cost of required care. This will affect all patients, not just Medicaid recipients. Just one more way this law will hurt our community."

We Extended the Deadline But Not for Long

~~July 10~~ **JULY 15**

<https://wbp.formstack.com/forms/nominate2025womeninnovators>



WOMEN INNOVATORS
IN OUR REGION 2025

NOMINATE NOW

In uncertain times, the luxury housing market remains strong

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

The luxury real estate market across Westchester, Putnam, Dutchess, Columbia and Fairfield counties remained resilient throughout the second quarter of 2025, underscoring the enduring appeal of quality properties with space, privacy and desirable locations, Liz Nunan, president and CEO of Houlihan Lawrence, wrote in the real estate firm's recently released "Q2 Luxury Report":



“Despite elevated borrowing costs, buyers continue to show strong demand for properties priced \$2 million and above.”

— Liz Nunan, President & CEO, Houlihan Lawrence



Big plans come to life with our small business loans.

At Ives Bank, we believe money should move your vision forward not hold it back. As a proud Preferred SBA Lender, we're trusted by local businesses to help bring their plans to life. Whether you're building from the ground up or expanding your footprint, our expert commercial lending officers will guide you to the right financing for commercial real estate or construction tailored to your goals.

 EQUAL HOUSING LENDER Member FDIC

 **IVES BANK**
IvesBank.com



HOULIHAN LAWRENCE

“Despite elevated borrowing costs, buyers continue to show strong demand for properties priced \$2 million and above, with the upper end of the market holding steady, particularly for well-maintained, turnkey homes.”

In Westchester, the \$3 million and above category continues to perform well, spurred by low inventory and keen interest from locals and transplants. What are buyers looking for here? Updated interiors, outdoor amenities and proximity to transportation and municipal centers.

Connecticut’s coastal towns in Fairfield County, led by Greenwich, remain in luxury demand as well, particularly among those seeking primary homes and weekend retreats. Upgraded properties near beaches, town centers and marinas are moving quickly, “with well-priced listings seeing competitive scenarios.”

Back in New York, Columbia County has become a luxury hotspot for those drawn to private, spacious locales with a slower-paced lifestyle. Towns like Ancram, Canaan and Chatham are finding a regular audience for luxe homes, particularly those that blend modern upgrades with the area’s historic flavor.

In neighboring Putnam and Dutchess counties, however, the picture is mixed. The \$1 million to \$2 million market remains active, with buyers attracted to larger properties that deliver value relative to nearby counties. Above \$2 million, though, buyers are weighing affordability and borrowing costs against lifestyle considerations. Homes that blend privacy, judicious renovations and outdoor space are apt to be snapped up faster than fixer-uppers with big price tags.

The ultra-luxury segment, above \$10 million, remains selective across all counties, Nunan wrote. Here buyers expect properties that combine architectural pedigree with privacy and proven locations, with well-maintained, turnkey estates seeing steady results.

Looking to the second half of 2025, Nunan observed, the luxury market is expected to remain competitive for homes that align with such buyer expectations as modern updates, desirable locations and outdoor living features. Fluid economic conditions may influence buyer behavior, particularly in higher price points, but, she added, the demand for quality homes in lifestyle-driven markets, such as those featured here, are unlikely to go out of style.

Photographs courtesy Houlihan Lawrence.



RYE

We begin by the water, virtually everyone’s favorite place to be in summer. Custom built in 2004 by the current owner, this 8,198-square-foot stone and slate home was designed and situated at 12 Island Drive to take advantage of the 240 feet of direct Long Island Sound frontage to the east and Tide Mill Harbor views out front, creating a panorama of one of the area’s most coveted waterfront sanctuaries.

The house – which includes five bedrooms, seven full bathrooms, a powder room and a four-plus-car attached garage – is among the 39 estates located in the gated North Manursing Island community, in which residents ride bikes on private streets, launch boats on the Sound from the community marina or head to the sandy private association beach – all in close proximity to downtown Rye and Metro-North Railroad.

At home, you can enjoy the pool and spa, watch the boats go by as you dine with friends and family on the multitiered flagstone terrace or catch a game on TV with the outdoor fireplace blazing. Have your own touch football game or launch your paddle board from the 1.21 acres. The possibilities are endless.

\$9,999,999. For more, call agent Lisa Murphy at 914-391-2655.



LARCHMONT

Staying by the water, we head over to Larchmont Manor for 0.73 acres of prime waterfront on Premium River. Tucked away at 32 Pryer Lane, this 6,211-square-foot Dutch Colonial overlooks a sweeping level backyard with direct access to kayaking, fishing and paddle-boarding – all a short stroll to the beach and park, village and train. The Stoll & Stoll-designed home is carefully oriented, with multiple lucent rooms opening through French doors onto an entertainer’s patio.

They include a great room that incorporates a chef’s kitchen with a sleek island, two homework stations, a wet-bar area and a step-down family room with a fireplace; a dining room with a two-sided fireplace opening onto the living room; a spacious office with built-ins; two powder rooms, a large laundry; and a fitted mudroom opening onto the two-car garage.

Upstairs are five large bedrooms, three of which are ensuite and two that share a hall bath. (There are six bedrooms, five full bathrooms and two half baths in all.) The primary suite has two walk-in-closets and an adjoining second office. This floor also boasts a games or e-learning space.

The walkout lower-level offers more space -- with a bonus area for recreation or a gym leading to a covered patio, plus a ground-level guest bedroom, a full bathroom and much storage. \$5,095,000. For more, call agent Pollena Forsman at 914-420-8665.

Also in Larchmont is 2 Coventry Court, an 11,590-square-foot Colonial in the Quaker Ridge section that focuses on meticulous design, with a 2018-19 upgrade that included a smart home control system and exterior painting.

The interior showcases high-quality built-ins, luxurious wall fabrics in the family room, an updated kitchen with new countertops and a vast saltwater fish tank that adds a touch of serenity. Each bedroom boasts an ensuite bathroom – there are seven in all, plus three half baths -- ensuring privacy and comfort for all residents and guests.

The finished basement includes a gym, a media room, a wine cellar and abundant storage spaces. Moreover, the house’s proximity to major highways – it’s a 30-minute train ride to Grand Central Terminal – and to four private clubs and a public course make this a natural for commuters and golfers respectively. **\$5,250,000. For more, call agent Tianyang Xu at 914-426-1711.**



BRONXVILLE

Bronxville is known for its Tudor homes, such as this 8,193-square-foot turnkey French Normandy Tudor at 42 Masterton Road that boasts flexibility in layout, adaptable spaces and modern amenities after recent structural renovations and cosmetic restorations inside and out.

The mature .66-acre landscape, designed by horticulturist Timothy Tilghman, adds curb appeal to the 1927 dwelling. Inside, high ceilings, oak beams and restored woodwork mark the Tudor style. The stone entry turret leads to a gallery and a sunken living room with a wood-burning fireplace and a private home office with doors to front and back terraces. A spacious library with a carved stone, wood-burning fireplace and a large, dining room with leaded glass windows and doors open to a newly constructed eat-in kitchen and family room designed by London-based Smallbone of Devizes.

The kitchen area steps down to a 575-square-foot patio, designed for multi-season entertaining. A mudroom/garage and back stair connects the first floor to the lower level, which houses a theater/playroom, a climate-controlled wine cellar and a large gym/Pilates space with a bathroom and laundry area.

The second floor offers a primary wing that includes a bedroom with a sitting room, a dressing area with a wood-burning fireplace, an ensuite renovated bathroom and custom-built closets and cabinetry. (There are six bedrooms, five full bathrooms and two half baths in all, including four family bedrooms and three renovated full baths on this floor.) A wealth of additional space can be personally curated to serve as a homework room, yoga studio or office, while a private deck with a hot tub overlooks the gardens.

The third floor sees an ensuite bedroom with a renovated bathroom, a media/music room and a custom craft/project studio to complete a home that is all about the art of living. **\$5,995,000. For more, call Mariellen Sullivan Carpenter at 914-319-8751.**



SCARSDALE

Commanding 1.82 acres at 30 Morris Lane in Scarsdale's tony Murray Hill section, this 10,181-square-foot Georgian blends leisure and luxury with a heated pool, a Deco Turf II tennis court and multiple outdoor entertaining areas surrounded by professionally landscaped gardens, not to mention the circular driveway and attached three-car garage.

The 23-foot-high entry foyer with its circular staircase sets the tone for the home's layout, accented by soaring ceilings, millwork and walls of glass that frame views of the grounds. The sun-drenched formal living and dining rooms offer a setting for entertaining, while the open-concept chef's kitchen is equipped with top-of-the-line appliances, a spacious island and bespoke cabinetry. A family room opens to the patio, helping to create indoor-outdoor lifestyle.

Upstairs, the expansive primary suite is a retreat featuring a spa-like marble bathroom, generous walk-in closets and oversize windows. Five additional bedrooms provide ample space for family and guests, each with custom built-ins and ensuite baths. (There are seven and a half bathrooms in all.) Meanwhile, the fully finished lower level offers 3,100 square feet of recreational space. **\$7,495,000. For more, call agent Elise Jan Flagg at 914-714-9250.**



PURCHASE

Awaiting you behind the gates at 21 Dorann Road is a 12,095-square-foot New England Colonial that has been classically updated to take advantage of 2.89 acres that feature a natural pond, a sweeping golf course views and plenty of resort-style living. The manicured lawns and mature perennial gardens are accompanied by a pool, a spa and a full pool house with a kitchenette, a full bathroom and a laundry.

Inside the house, the first floor offers a formal living or greeting room, a paneled library with bespoke millwork, a private office with custom built-ins and a great room/game room ready for large-scale entertaining or intimate gatherings. The formal dining room is graciously sized for hosting and filled with natural light. But the heart of the home is the kitchen -- Christopher Peacock cabinetry, an oversize island, two Sub-Zero refrigerators, two Bosch dishwashers and an easy flow into the adjacent family room with its fireplace and French doors leading to the expansive covered patio.

Upstairs, discover four ensuite bedrooms, two additional bedrooms with a Jack-and-Jill bath and a primary suite with a fireplace, a private terrace, a spa-like bathroom, a custom dressing room, a walk-in closet and an additional full bath. (In all, there are eight bedrooms, nine full bathrooms and two half baths.)

The finished lower level includes a home theater, a gym, a guest suite, a game room, a TV lounge and abundant storage, rounding out the options for recreation and relaxation. **\$5,995,000. For more, call agent Christine (Chrissy) Hazelton at 914-309-9685.**



BRIARCLIFF MANOR

Style meets history in this 7,793-square-foot Colonial, reimagined by two New York fashion VIPs.

A highlight of the New Castle Historical Society house tour, this 1905 property, at 500 Hardscrabble Road in the well-regarded Chappaqua school district, offers a Martha Baker-designed landscape, close to an acre, comprising woodlands, curated boxwoods, flowering dogwoods and a rose-trimmed garden fence. A rustic pergola leads to a free-form Gunite pool, while an original stone chapel -- now a meditation space or poolside cabana -- has been rebuilt with a new cedar roof.

Inside, you'll find interiors by Foley & Cox and designer Libby Cameron, featuring custom millwork, wainscoting and three wood-burning fireplaces. The kitchen centers around a hand-mitered Carrara marble island, with top-tier appliances and bespoke fittings. Radiant-heated, hand-hewn walnut floors extend through the kitchen, family room and first-floor ensuite bedroom. (There are four bedrooms, six full bathrooms and one half bath in all.)

Upstairs, the primary suite includes a carved fireplace mantel, custom closets and French doors to a private balcony. A skylit, mid-century-inspired third floor serves as a spacious home office. **\$2,995,000. For more, contact agent Susan Stillman, 914-589-4477.**



POUND RIDGE

This 6,873-square-foot Modern Colonial -- set on 3.7 acres at 17 Great Hill Farms Road -- is minutes from Bedford village and Stamford and an hour from Manhattan.

Sunlight streams through the double-height entry, illuminating marble floors, custom paneling and a contemporary drop chandelier. The formal living room has a wood-burning fireplace, millwork and French doors opening onto a sunroom wrapped in windows. Like the living room, the large dining room also has French doors to the terrace. The chef's kitchen features dramatic lighting, a custom banquette and a top-tier Wolf range and Thermador refrigerator, opening onto a family room with a stone fireplace.

Upstairs, the primary suite boasts twin sets of French doors leading to a balcony, two spa-quality bathrooms, and dual custom dressing rooms. Two additional ensuite bedrooms and two other bedrooms that share a bath complete the upper level. (There are six bedrooms, six full bathrooms and three half baths in all.)

The lower level offers everything for full-on recreation, including a glass-enclosed gym, a cinema room, a family room, a guest suite, a wine cellar and a full bar. The resort-style amenities continue outside with a pool, a pool house and a bocce court amid the landscaping. **\$4,200,000. For more, call agent Katherine Biddle at 914-497-7521.**



LUXURY REAL ESTATE SNAPSHOT – Q2 2025

MARKET OVERVIEW

Resilience Despite Rates: Buyers remain active in \$2M+ market.

Key Buyer Priorities:

- Turnkey, updated interiors
- Outdoor living features
- Proximity to town, transportation, and nature

School construction projects begin in White Plains and Edgemont districts

BY PETER KATZ / pkatz@westfairinc.com

Ground has been broken for White Plains and Edgemont school construction projects. In White Plains, work has started on a new building at the high school on North Street. In Edgemont, construction has begun on improvements for the Greenville Elementary School's cafeteria and the Edgemont Junior Senior High School's cafeteria as part of a \$62 million district-wide capital improvements program.

The estimated \$33 million new building at the White Plains High School is part of a facilities plan that would involve expenditures of approximately \$395 million over two decades. The Dammann House, which was used for activities such as staff development, information technology, family center and nurse coordinator services had been torn down as part of site preparation work since it stood on a portion of the site where the new building will rise.

The additional high school space will house new courses covering subjects such as information technology and cybersecurity, nursing, culinary arts and horticulture. The build-

ing would have a section equipped with hospital beds for the nursing training, a café for gaining experience in food service, a photo lab, sculpting room, art gallery and a Life Skills Apartment where students can learn and practice housekeeping.

In Edgemont, the construction of cafeteria improvements is part of a \$62 million capital plan called "Building Dreams." At a groundbreaking ceremony at the Junior Senior High School, School Superint-

tendent Kenneth R. Hamilton said, "What's most satisfying is seeing this vital dream come to life. I'm excited about being able to put the shovel in the dirt today."

The Edgemont capital improvements include: installing air conditioning in instructional spaces; creating dedicated STEAM (science, technology, engineering, arts and math) classrooms at every school; safety and security enhancements, including secure vestibules, emergency notification systems, upgraded cameras, and new locksets; athletic facility upgrades including modernizing fields; emergency access improvements across all campuses.

"The new facility will support hands-on learning in fields like nursing, culinary arts, and cybersecurity — preparing students for real-world careers."



Rendering of new White Plains High School building.



Edgemont school project groundbreaking.

Location, location, location with longevity

The List is a must-see for all our savvy readers/viewers.

westfaironline.com/BUSINESS-LISTS

2025 Banks List for Westchester and Fairfield
RANKED BY TOTAL ASSETS
COMPLETED BY GARY LARSEN / garsen@westfairinc.com (914) 737-5642

| BANK NAME / ADDRESS / BRANCHES / WEBSITE / PHONE NUMBER | TOP EXECUTIVE (SIC CODE) | ALLOWANCE (RISKY AND) | YEAR FOUNDED |
|---|--------------------------|-----------------------|--------------|
| Top Law firm | | | |
| RANKED BY TOTAL NUMBER OF EMPLOYEES | | | |
| COMPLETED BY GARY LARSEN / garsen@westfairinc.com | | | |
| COMPANY NAME, WEBSITE, ADDRESS, PHONE | | | |
| Day Pitney LLP | | | |
| Top Advertisers | | | |
| RANKED BY ANNUAL BILLING | | | |
| COMPLETED BY GARY LARSEN / garsen@westfairinc.com | | | |
| COMPANY NAME / WEBSITE | | | |

THE LIST
MAY 27, 2025



The Circle Hotel in Fairfield is one of many affordable housing projects under consideration. *Photo courtesy of Circle Hotel*

AFFORDABLE HOUSING

Circle Hotel neighbors take Town of Fairfield to court over development

BY GARY LARKIN / glarkin@westfairinc.com

“We are Fairfield residents coming together to appeal the decisions... to protect our neighborhood.”

— Fairfield Circle Neighbors for Responsible Development

FAIRFIELD – Neighbors of the proposed 400,000-square-foot hotel and apartment building at the site of the Circle Hotel at 441 Post Road filed an appeal in state Superior Court Monday, July 7.

The appeal called the town’s Plan and Zoning Commission’s (PZC) approval of the project “illegal” and ask that it deny the applications by the developer Spinnaker Real Estate. The neighbors – Matthew Robert and Michele Lynn Haffner Hendricks of Turney Road, Sean Kelly of Shoreham Village Drive, Alex and Lisa Plitsas of Cambridge Street, and Sydney Delfico of Post Road – are represented in the lawsuit by attorney Joel Green of Green and Gross PC in Bridgeport.

In the appeal they call the commission’s actions “illegal, unlawful, arbitrary and capricious and in abuse of the powers vested in the Defendant Commission.”

More specifically, the appeal states the “evidence in the record before the Defendant Commission does not provide a basis upon which the Defendant Commission could make the findings necessary for the approval

of the Applications pursuant to the Connecticut General Statutes and the Zoning Regulations.”

They also charge the PZC ignored “procedural and substantive requirements” of the zoning regulations. The filing also states that as prop-

erty owners that are within 100 feet of the property the neighbors are “statutorily aggrieved” by the PZC decision. They are worried about increased and unsafe traffic, increased noise levels and vehicle exhaust from the proposed development.

According to Green, no court date has been set yet. The answer date for the commission is Aug. 26.

As of July 10, the Town of Fairfield, which is represented by Cohen & Wolf of Bridgeport, has not filed an answer to the appeal.

The Circle Hotel redevelopment project progressed when the town Plan and Zoning Commission approved zoning amendments and a special coastal area permit in two separate votes in May and June. The second vote was made pursuant to Section 8-30g of the state statute for affordable housing. That gave Spinnaker Real Estate, which is the developer of the 6.936-acre project,

the permission to demolish the hotel to make way for the project. Owners of the hotel and diner Spinnaker CEO Clayton Fowler and Ed Gormbly proposed the project.

The proposed development has 250 apartments, a 110-room hotel, and the existing Circle Diner.

RESIDENTS CALL FOR APPEAL

In a July 7 newsletter posted to the Nextdoor app, the Fairfield Circle Neighbors for Responsible Development called for Fairfield residents to support their cause to stop the Circle Hotel development and started a Gofundme campaign to raise money to pay for attorney fees to appeal the decision.

“We are Fairfield residents coming together to appeal the decisions of Town Plan & Zoning (TPZ) to two applications for 441 Post Road – the site of the Circle Inn. They are the 441 Post Road Mixed-use and the 441 Post Road 8-30g developments,” the group stated.

The newsletter explains how in early May, the first application – 441 Post Road Mixed-use – was approved by PZC despite serious concerns raised by neighbors. It mentions that a second application – 441 Post Road 8-30g – was soon submitted by the same devel-

opers, and was also approved despite rigorous opposition by neighbors.

“It is even larger than the first proposal, with six stories, 478 apartments and 687 parking spaces. This plan does not include a hotel and a diner. The proposal qualifies for Section 8-30g, a long-standing Connecticut law that severely limits local zoning regulations when at least 30% of the units are designated as affordable,” the group states.

“We have filed two appeals, one for each proposal, to challenge the decisions made by the TPZ. We are now submitting both appeals to the state Superior Court. These appeals will likely be consolidated by the court.”

The group stated that it would drop the appeals if Spinnaker made “reasonable” reductions to the project.

“So far, Ed Gormbly, the developer, has refused to negotiate,” the group states. “We still hope that he will come to the table to begin negotiations. But, until such time, we must continue to fight.”

CONNECT WITH
westfaironline.com



Hyatt Regency Greenwich introduces Townsend Cinema

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



The Hyatt Regency Greenwich is bringing moviegoing back to the town. Photographs by Brandon Dupont.



Lights, camera, check-in: Hyatt Regency Greenwich has announced the Thursday, July 10, opening of Townsend Cinema by Monoplex, combining the intimacy of home theaters and the old-fashioned movie house with the modernity of the multiplex.

The new 40-seat theater offers hotel guests and the public an elevated way to enjoy the latest Hollywood blockbuster movies, as well as host private events and intimate gatherings – without leaving the hotel. Townsend Cinema, Greenwich’s only movie theater, will screen films seven days a week, offering two showings Mondays through Thursdays and four to five showings Fridays, Saturdays and Sundays.

Located just off the hotel’s newly renovated atrium-style lobby, the theater pairs new releases with oversize, heated recliners, plush drapery and ambient lighting to create a lounge-like atmosphere. Before the show, guests can enjoy a curated selection of gourmet grab-and-go items from Glenna’s Café steps from the theater entrance. Alternatively, dinner and drinks are available at the moonlit Townsend Bar, led by executive chef Joe D’Agostino. Soon the theater will offer in-seat handcrafted cocktails, a curated selection of beer and wine, signature popcorn flavors and gour-

met bites to enhance the cinematic experience. Specialty cocktails inspired by each movie will also be available for guests to enjoy.

“Townsend is a thoughtfully designed, softly lit space that blends warmth and sophistication,” said Shawn Nayyar, general manager of Hyatt Regency Greenwich. “With plush seating and a calming palette, the atmosphere feels both inviting and elevated. Every detail -- from the ambient lighting to the artful décor -- encourages connection, comfort and a sense of quiet exclusivity. With the latest releases, world-class cinema technology and a luxe lounge feel, the cinema reimagines what entertainment can look like in the hospitality space. We know Townsend will become a centerpiece for connection and entertainment as it will be perfect for a private movie screening, cozy weekend date night, corporate event or social gathering.”

The cinematic space was made possible in partnership with Seoul-based Monoplex, a global leader in bespoke hotel theater installations that has chosen the Hyatt Regency Greenwich for its first American venture. Monoplex invites guests to experience movies in a state-of-the-art environment with crystal-clear screens and Dolby 7.1 surround sound.

“We are proud to partner with Hyatt Regency Greenwich and

(owner) Trinity Investments to bring the Monoplex premium cinema experience to life in Greenwich,” said Ray Seok, founder and CEO of RNR Cinematic Universe, Monoplex’s parent company. “Townsend Cinema represents our shared vision to transform underutilized spaces into a vibrant amenity that elevates the guest experience and invites the local community in.”

Once home to Condé Nast publishing, Hyatt Regency Greenwich is located in the heart of Greenwich’s Old Greenwich section. The historic 374-room property recently completed a comprehensive \$40 million renovation, including enhancements to the common spaces, guest rooms and suites, along with the aforementioned atrium lobby, designed to reflect the rich history and culture of New England.

To view showtimes, private rental information and more details on Townsend, visit www.townsendbarandcinema.com.

CONNECT WITH

**WESTFAIR
BUSINESS JOURNAL**



westfaironline.com



2025 Events

SEP
18



**WOMEN
INNOVATORS**
IN OUR REGION 2025

events.westfaironline.com/WOMEN-INNOVATORS-2025

OCT
23



C-SUITE 2025
AWARDS

events.westfaironline.com/C-SUITE-AWARDS

NOV
13



**DOCTORS
of DISTINCTION**
2025

WESTCHESTER, FAIRFIELD COUNTY AND THE HUDSON VALLEY

events.westfaironline.com/DOCTORS-OF-DISTINCTION

DEC
04



**HISPANIC
INNOVATORS**

events.westfaironline.com/HISPANIC-INNOVATORS

Presented by Westfair Business Journal

WESTFAIRONLINE.COM



WESTCHESTER

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, April 2 - 8

Newark Realty Plus LLC, Airmont, 25-22611-SHL: Involuntary Chapter 7. Petitioner: David Ben Harush, Suffern.

Valley Shareholder LLC, Monsey, 25-22612-SHL: Involuntary Chapter 7. Petitioner: David Ben Harush, Suffern.

Kent Realty Plus LLC, Monsey, 25-22613-SHL: Involuntary Chapter 7. Petitioner: Moshe Prager, Brooklyn.

406 S 11 NSFI Group LLC, Monsey, 25-22614-SHL: Involuntary Chapter 7. Petitioner: Moshe Prager, Brooklyn.

Benfield Electric Supply Corp., Mount Vernon, et al, vs. D&D Electrical Construction Co., Mount Vernon, et al, 25-7016-SHL: Adversary proceeding in D&D Chapter 11 (24-22694). Attorney: David Rosenberg.

U.S. District Court, White Plains

Local business cases, April 2 - 8

Noah Doherty, Stony Point, et al, vs. Ramapo Manor Nursing Center Inc., Suffern, et al, 25-cv-5483-PMH: Fair Labor Standards Act, class action. Attorney: Brett R. Gallaway.

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

Unite Here Retirement Fund, White Plains, et al, vs. Kensington Kosher Delicatessen of Great Neck, Nassau County, 25-cv-5558-KMK: Employee Retirement Income Security Act. Attorney: William T. Josem.

Laborers' International Union of North America, Local 235, Elmsford vs. Jenco Contracting Corp., Brewster, et al, 25-cv-5602: Employee Retirement Income Security Act. Attorney: Michele J. Harari.

DEEDS

Above \$1 million

386 S. Broadway Tarrytown LLC, New Paltz. Seller: Joes Kwik Marts LLC, Allentown, Pennsylvania. Property: 386 S. Broadway, Greenburgh. Amount: \$2.4 million. Filed June 9.

900 Nepperhan Avenue Realty LLC, Yonkers. Seller: A&E Mac Realty LLC, Yonkers. Property: 900 Nepperhan Ave., Yonkers. Amount: \$1.4 million. Filed June 10.

Easthaven LLC, Santa Monica, California. Seller: Evan B. Goldstein, Katonah. Property: 69 Girdle Ridge Road, Bedford. Amount: \$4.6 million. Filed June 12.

Granoff, Haniya, Brooklyn. Seller: 107 Hawley LLC, Jacksonville, Florida. Property: 107 Hawley Ave., Rye Town. Amount: \$1 million. Filed June 11.

Kaleidoscope I LLC, Chappaqua. Seller: Francis Mechner, New York. Property: 85 Hights Cross Road, New Castle. Amount: \$1.8 million. Filed June 12.

Ljucovic Holdings LLC, Pelham. Seller: Mary Rubich, Irvington. Property: 27-29 Washington Ave., Greenburgh. Amount: \$1.2 million. Filed June 9.

Lucchese, Allison, Brooklyn. Seller: 16 Sunny Brae LLC, Bronxville. Property: 16 Sunny Brae Place, Eastchester. Amount: \$3.6 million. Filed June 11.

Macaluso, Rosalinda, Rye. Seller: Laurino Family LLC, Rye. Property: 34 Oakland Beach Ave., Rye City. Amount: \$1.9 million. Filed June 12.

Northhaven LLC, Santa Monica, California. Seller: Caleb Mac Realty LLC, Katonah. Property: 37-79 Girdle Ridge Road, Bedford. Amount: \$2.2 million. Filed June 11.

Paraskar, Sarang S., Scarsdale. Seller: Fure P3 LLC, Yonkers. Property: 103 Grand View Blvd., Yonkers. Amount: \$1.1 million. Filed June 11.

Sankaranarayanan, Anand, Brooklyn. Seller: Cooper Real Estate Development LLC, Scarsdale. Property: 41 Wildwood Road, Scarsdale. Amount: \$4.3 million. Filed June 9.

Schwarber, Madeline P., Stamford, Connecticut. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 7 Dewitt Drive, New Castle. Amount: \$1.5 million. Filed June 13.

Sparky Third Street Management LLC, Rye. Seller: Amy Kreinces, Mamaroneck. Property: 369 Orienta Ave., Mamaroneck. Amount: \$1.1 million. Filed June 10.

White Plains 701 Westchester LLC, Short Hills, New Jersey. Seller: 701 Westchester Ave. Owner Spe LLC, Morristown, New Jersey. Property: 701 Westchester Ave., White Plains. Amount: \$24 million. Filed June 12.

White Plains 711 Westchester LLC, Short Hills, New Jersey. Seller: 711 Westchester Ave. Owner Spe LLC, Morristown, New Jersey. Property: 711 Westchester Ave., White Plains. Amount: \$4 million. Filed June 12.

White Plains 777 Westchester LLC, Short Hills, New Jersey. Seller: 777 Westchester Ave. Owner Spe LLC, Morristown, New Jersey. Property: 777 Westchester Ave., White Plains. Amount: \$4.5 million. Filed June 12.

Below \$1 million

21 Lake Street Corp., White Plains. Seller: Brian Yoo, White Plains. Property: 21 Lake St., White Plains. Amount: \$425,000. Filed June 12.

40 Croton Terrace LLC, Yonkers. Seller: Croton Lots LLC, Brooklyn. Property: 42 Croton Terrace, Yonkers. Amount: \$10,000. Filed June 10.

40 Croton Terrace LLC, Brooklyn. Seller: 40 Croton Terrace LLC, Yonkers. Property: 40 Croton Terrace, Yonkers. Amount: \$910,000. Filed June 10.

62 4AMV LLC, Brooklyn. Seller: 62 W. Fourth Street LLC, Brooklyn. Property: 62 Fourth St., Mount Vernon. Amount: \$600,000. Filed June 10.

Allen, Craig H., Brooklyn. Seller: Broadway By Holland LLC, Bronx. Property: 39 Holland Ave., White Plains. Amount: \$980,000. Filed June 13.

Arra Brothers LLC, Yorktown Heights. Seller: Patricia M. Andreozzi, Yorktown Heights. Property: 1728 Summit St., Yorktown. Amount: \$620,000. Filed June 12.

Avvakumov, Sergey, Brooklyn. Seller: Broadway By Holland LLC, Bronx. Property: 49 Holland Ave., White Plains. Amount: \$970,000. Filed June 11.

Bantin, Faney, New York. Seller: 101 Park Ave LLC, Mount Vernon. Property: 101 Park Ave., Mount Vernon. Amount: \$225,000. Filed June 11.

Ciminello, Emanuel, Rye. Seller: 1015 W. Boston Post Road LLC, Rye. Property: 128 Doral Greens West 206, Rye Town. Amount: \$844,000. Filed June 12.

Dodge, William, White Plains. Seller: 70 Oak Ridge Road LLC, White Plains. Property: 70 Oak Ridge Road, Mount Pleasant. Amount: \$825,000. Filed June 13.

J&Z Property Holding LLC, Port Chester. Seller: Sudac Inc., Port Chester. Property: 358 Willett Ave., Rye Town. Amount: \$925,000. Filed June 11.

Madison Bay LLC, Great Neck. Seller: Wilmington Trust NA, Salt Lake City, Utah. Property: 142 Fifth Street West, Mount Vernon. Amount: \$435,000. Filed June 9.

McFarquhar, Yola A., Mount Vernon. Seller: BLSE Purchasers LLC, Yonkers. Property: 107 Colonial Place, New Rochelle. Amount: \$980,000. Filed June 11.

Morales, Ariadne, Baldwin. Seller: Tarnegol LLC, Bronx. Property: 26 15th Ave., Mount Vernon. Amount: \$910,000. Filed June 12.

Oathkeeper Enterprises LLC, Rye. Seller: Battista Angelo, Hopewell Junction. Property: 812-814 Commerce St., Mount Pleasant. Amount: \$725,000. Filed June 13.

One Twenty-Eight Property Group LLC, Yonkers. Seller: Isanthes LLC, Seattle, Washington. Property: 21 Belknap Ave., Yonkers. Amount: \$75,000. Filed June 12.

Paul, Sarath, Yonkers. Seller: GMG Realty Holdings LLC, Yonkers. Property: 35 Sunlight Hill, Yonkers. Amount: \$955,000. Filed June 10.

Pleasant Properties LLC, Bronx. Seller: Thomas C. McGinnity, Valhalla. Property: 26 E. Cambridge St., Mount Pleasant. Amount: \$500,000. Filed June 11.

Redzematovic, Esmir, Monticello. Seller: 141 Centre Street LLC, Southern Pines, North Carolina. Property: 141 Centre St., Mount Vernon. Amount: \$860,000. Filed June 12.

Reid, Kevin L., Pound Ridge. Seller: 20 Boutonville LLC, Miami, Florida. Property: 20 Boutonville Road, Lewisboro. Amount: \$500,000. Filed June 12.

Weng, Shirley, Astoria. Seller: 8 South Hillside LLC, Wingdale. Property: 8 S. Hillside Ave., Greenburgh. Amount: \$680,000. Filed June 9.

Westchester Water Heater LLC, Yonkers. Seller: Jenny Holotko Holmes. Property: 52 Chittenden Ave., Yonkers. Amount: \$600,000. Filed June 10.

Wilmington Savings Fund Society Fsb, Lansing, Michigan. Seller: Christopher Meagher, White Plains. Property: 116 Juniper Hill Road, Greenburgh. Amount: \$774,000. Filed June 10.

Xhabija, Gjergj, New York. Seller: Did You See It LLC, Scarsdale. Property: 27 Woodruff Ave., Eastchester. Amount: \$990,000. Filed June 13.

WORKERS' COMPENSATION BOARD

Bio-Trauma Inc., Ossining. Amount: \$21,000.

Chicken Coop A Corp., Baldwin Place. Amount: \$2,250.

Delcid, Maria A., Ossining. Amount: \$214,000.

Erick's Mini Market Corp., Mount Vernon. Amount: \$5,500.

Golden Touch Soccer LLC, New Rochelle. Amount: \$21,000.

J&S Administrative Corp., Yonkers. Amount: \$24,000.

Jacky Cervantes, New Rochelle. Amount: \$182,000.

Kirks Trucking LLC, Yonkers. Amount: \$21,000.

Lavon Lavish LLC, Mount Vernon. Amount: \$24,000.

Loola Doola Design and Manufacturing Inc., White Plains. Amount: \$24,000.

Manchester Dairy Farm Corp., Mount Vernon. Amount: \$24,000.

MDBH Mobile 2 Inc., Yonkers. Amount: \$21,000.

Odotayo, Kolawole, Mount Vernon. Amount: \$1,572.

Prosteel Inc., Bronxville. Amount: \$11,000.

Westchester County Electric Inc., Elmsford. Amount: \$35,250.

JUDGMENTS

Almeida, Eliezer M., Mount Vernon. \$5,587 in favor of Discover Bank, Columbus, Ohio. Filed May 16.

Benjamin, Lekia, Mount Vernon. \$10,744 in favor of Pet Food Experts Inc., Pawtucket, Rhode Island. Filed May 15.

Bigbie, Shauna, Mount Vernon. \$6,606 in favor of Discover Bank, Columbus, Ohio. Filed May 16.

Blackwood, Denise, New Rochelle. \$4,170 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 20.

Callozzo, Gina, Yonkers. \$2,766 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Cato, Jonathan G., Yonkers. \$6,454 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 16.

Cato, Jonathan G., Yonkers. \$6,323 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 16.

Corredor, Richard, Bronxville. \$2,762 in favor of TD Bank USA NA, Brooklyn Park. Filed May 15.

County Recycling LLC, Rye. \$83,406 in favor of FC Marketplace LLC, San Francisco. Filed May 14.

DaSilva, Jairo J., Mount Vernon. \$26,232 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 20.

DaSilva, Jairo J., Mount Vernon. \$18,123 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 20.

Duhaney, Edwina, Mount Vernon. \$5,753 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 20.

Edwards, Christopher J., Ossining. \$2,070 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 21.

Egan, Christopher, Yorktown Heights. \$10,084 in favor of Synchrony Bank, Draper, Utah. Filed May 15.

EJL Construction Inc., Ossining. \$98,136 in favor of State Insurance Fund, White Plains. Filed May 16.

Floriano, Felipe, Port Chester. \$6,329 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Frith, Delroy, Elmsford. \$2,155 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Frutkin, Lesley D., Yonkers. \$4,564 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 20.

Galeano, Estela, Elmsford. \$3,191 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 16.

Garcia, Victor, New Rochelle. \$1,569 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed May 15.

Harris, Ernest, Mount Vernon. \$1,280 in favor of Petro Inc., Woodbury. Filed May 15.

Hasan, Abdo N-Dba, Newburgh. \$12,000 in favor of Stanson Automated LLC, Yonkers. Filed May 15.

Herbert, Trevor, Mount Vernon. \$16,602 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Johnson, Taliyah, Yorktown Heights. \$1,458 in favor of Midland Credit Management Inc., San Diego, California. Filed May 15.

Kelly, Kathllen A., Bedford. \$8,352 in favor of Bank of America NA, Charlotte, North Carolina. Filed May 20.

King, Renee, Mount Vernon. \$12,753 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Lage, Agripino S., Scarsdale. \$6,686 in favor of Marilyn Faust, Larchmont. Filed May 15.

Lamar, Mariely, Mount Vernon. \$7,453 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 19.

Letscher, Irene, Dobbs Ferry. \$1,360 in favor of Hoffman Fuel Company of Danbury Inc., Trumbull. Filed May 15.

Long, Kyla K., Ossining. \$2,517 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Maiyaki, Imran, Mohegan Lake. \$4,830 in favor of Synchrony Bank, Draper, Utah. Filed May 15.

McCormack, James P., White Plains. \$6,694 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 15.

Moodie, Ryan, Mount Vernon. \$16,772 in favor of Henry Daphne, Mount Vernon. Filed May 15.

Nunez, Oliver A., Yonkers. \$3,610 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 19.

Perez, Josefa, Yonkers. \$1,877 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 16.

Perezgaro, Doris N., Peekskill. \$3,462 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Perser, Sonia, White Plains. \$5,183 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 15.

Pietropaolo, Stephen, Rye. \$9,300 in favor of Discover Bank, Columbus, Ohio. Filed May 15.

Plumer, Keith, Peekskill. \$3,187 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Prashad, Amit K., Hawthorne. \$215,000 in favor of Donjohn CW Inc., Hawthorne. Filed May 15.

Roberts, Glenesia N., Peekskill. \$6,281 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed May 15.

Sandoval, Myron, Mamaroneck. \$7,955 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed May 15.

Segel & Company Inc., Armonk. \$97,459 in favor of State Insurance Fund, White Plains. Filed May 16.

Siddo, Shanise, Mount Vernon. \$2,582 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 19.

Solis, Jonathan A., Peekskill. \$19,383 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Turso, Francesca M., Somers. \$3,774 in favor of Citibank NA, Sioux Falls, South Dakota. Filed May 15.

Vazquez, Alan M, Harrison. \$17,863 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Vazquez, Alan M, Harrison. \$4,573 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

Vazquez, Alan M., Harrison. \$8,637 in favor of Capital One NA, Richmond, Virginia. Filed May 15.

WT On-Site Repair LLC, Granite Springs. \$12,711 in favor of Penn-Star Insurance Co., Bala Cynwyd, Pennsylvania. Filed May 16.

LIS PENDENS

26 North Property Group LLC, as owner. Filed by Toorak Capital Partners LLC. Action: Foreclosure of a mortgage in the principal amount of \$272,000 affecting property located at 606 First St., Mamaroneck. Filed May 22.

55 Oak Street Apartments LLC, as owner. Filed by Cornerstone Capital Lending LLC. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 55 Oak St., Portchester. Filed May 27.

5m Corp-Defined Benefit Retirement Trust, as owner. Filed by The Bank of New York Mellon FKA. Action: Foreclosure of a mortgage in the principal amount of \$1,410,000 affecting property located at 21 Ludlow Drive, Chappaqua. Filed May 23.

Arthur, Anthony, as owner. Filed by Citizens Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$456,000 affecting property located at 157 Glenwood Ave., Yonkers. Filed May 23.

Baghin, Michelle, as owner. Filed by Nationstar Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$416,000 affecting property located at 2887 Old Yorktown Road, Yorktown Heights. Filed May 27.

Boyd, Sandi R. P.- distributee, as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$275,000 affecting property located in Mount Vernon. Filed May 23.

Briones, Alex, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$574,000 affecting property located at 14 S. Washington Ave., Hartsdale. Filed May 23.

Carson, Rhonticia, as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$638,000 affecting property located at 268 Union Ave., Mount Vernon. Filed May 27.

Cherry, Shanika N., as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$363,000 affecting property located at 1155 Warburton Ave., Yonkers. Filed May 22.

Citibank NA, as owner. Filed by Wilmington Savings Fund Society Trust. Action: Foreclosure of a mortgage in the principal amount of \$970,000 affecting property located at 2434 Jordan Drive, Cortlandt Manor. Filed May 28.

Gadsden, Pamela, as owner. Filed by Bank of America NA. Action: Foreclosure of a mortgage in the principal amount of \$208,000 affecting property located at 360 S. Seventh Ave., Mount Vernon. Filed May 23.

Mohamed, Shamela, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$345,000 affecting property located at 19 Valley View Drive, Yonkers. Filed May 23.

Porter-Toth, Donna, as owner. Filed by Athene Annuity & Life Co. Action: Foreclosure of a mortgage in the principal amount of \$571,000 affecting property located at 132 Bellavista St., Tuckahoe. Filed May 22.

Salinas, Luz A., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$413,000 affecting property located at 31 E. Vincent St., Elmsford. Filed May 27.

Torres, Carmen, as owner. Filed by MCLP Asset Company Inc. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 54 Oscaleta Road, South Salem. Filed May 22.

MECHANIC'S LIENS

271 North Bedford Road Mount Kisco Corp., Mount Kisco. \$7,369 in favor of Mako X-Press LLC, Hastings-on-Hudson. Filed June 10.

325 N. Bedford Road LLC, Mount Kisco. \$119,979 in favor of Ashforth Properties Construction, Stamford, Connecticut. Filed June 12.

325 N. Bedford Road LLC, Mount Kisco. \$119,979 in favor of Ashforth Properties Construction, Stamford, Connecticut. Filed June 12.

700 Waverly Avenue Corp., Mamaroneck. \$16,151 in favor of Saccante Ready Mix Inc., Carmel. Filed June 11.

Allstate Acquisitions LLC, New Rochelle. \$96,995 in favor of Oceanlink USA LLC, Uniondale. Filed June 11.

Allstate Acquisitions LLC, New Rochelle. \$70,533 in favor of Decorama Building & Plumbing Supplies, Uniondale. Filed June 11.

Ardsley Country Club Inc., Greenburgh. \$4,443 in favor of Precision Surfacing Systems Inc., Brooklyn. Filed June 11.

Maniscalco, Vincent, Ossining. \$2,196 in favor of CK Plumbing & Heating Ltd., Ossining. Filed June 11.

MG Main Spe LLC, White Plains. \$422,419 in favor of Harley Construction Management, Northvale. Filed June 16.

Robinson, Sonya V., trust, Yorktown. \$21,597 in favor of Amazon Concrete Inc., Danbury, Connecticut. Filed June 13.

NEW BUSINESSES

Partnerships

150 Bennett Ave., 150 Bennett Ave., Yonkers 10701. c/o Senad Djencic and Ekaterina Djencic. Filed June 13.

Sole Proprietorships

914 Elevate, 1523 Central Park Ave., Yonkers 10710. c/o Alyssa Barcelo. Filed June 16.

Agave Beauty Salon & Spa, 130 Mount Vernon Ave., 61, Mount Vernon 10550. c/o Karen Javier. Filed June 23.

Before Noon, 220 Pelham Road Apt. 5G, New Rochelle 10805. c/o Crystal Lee Lawson. Filed June 26.

Champion Locksmith & Door, 27 Allard Ave., New Rochelle 10805. c/o David Anthony Petrillo. Filed June 30.

David Herbert LCSW, 74 Old Mamaroneck Road, White Plains 10605. c/o David Herbert. Filed June 16.

Diapercake Studio, 2083 Albany Post Road, Montrose 10548. c/o Debbra Ruffell. Filed June 30.

Dome Beauty Salon, 106 Adee St., Port Chester 10573. c/o Doris Castillo. Filed June 17.

Ehsan Moazen Zadeh Private Practice, 4 Martine Ave., No. 218, White Plains 10606. c/o Ehsan Moszen Zadek. July 1.

Fusion Flame, 177 S. Lexington Ave., White Plains 10601. c/o. Filed June 16.

GWH Investments, 1 Scarsdale Road, No. 300, Tuckahoe 10707. c/o Cecile D. Singer and Garrett Zendman. Filed June 13.

Hefe Network, 50 Waller Ave., White Plains 10605. c/o Elvis Franks Herrada. Filed June 26.

Infuse Hair Salon, 61 Central Ave., Ossining 10562. c/o Evelyn S. Paredes. Filed June 17.

J&P Design + Renovate, 73 Maple Ave., Apt. 2, Rye 10580. c/o Kyle F. Ramalino-Rodrigues. Filed June 26.

Jac Cleaning Services, 235 Center Ave., Mamaroneck 10543. c/o Yesica Alejandra Interiano. Filed June 13.

JT Bookkeeping, 93 Shoreview Drive 1, Yonkers 10710. c/o Jeffrey Thompson. Filed June 25.

Lauras Colombian Coffee, 4 Washington Ave., No. 4c, White Plains 10606. c/o Laura Julieth Borja Lopez. Filed June 16.

Level Asphalt Crack Sealing, 13 Woodland Road, Bedford 10506. c/o Govalin Jakaj. Filed June 30.

Tropical Plants To America New York, 42 Ridgewood Ave., Yonkers 10704. c/o David Cintron. Filed June 11.

Voyaged, 30 Elizabeth St., Chappaqua 10514. c/o Max Chwatko. Filed June 6.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

48 Jill Lane LLC, as owner. Lender: Conventus LLC. Property: 48 Jill Lane, Monsey. Amount: \$1.8 million. Filed June 5.

Northeast Community Bank, as owner. Lender: 577 Route 208 LLC. Property: 577 Route 208, Monroe. Amount: \$34.2 million. Filed May 27.

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

Shiny Blue LLC, as owner. Lender: Northeast Community Bank. Property: 21 Lenore Ave., Monsey. Amount: \$3.4 million. Filed May 22.

Simmons Bank, as owner. Lender: Georgios Menegatos. Property: 140-142 Dolson Ave., Middletown. Amount: \$1.4 million. Filed May 23.

Streicher Mishpacha LLC, as owner. Lender: NYRFP LLC. Property: 16 Phyllis Terrace, Monsey. Amount: \$1.6 million. Filed May 29.

Below \$1 million

BPL MTG LLC, as owner. Lender: Lebov Realty LLC. Property: 43-45 East Ave., Middletown. Amount: \$61,340. Filed May 23.

Broadview Capital LLC, as owner. Lender: 37 Center Hill LLC and Broadview Capital LLC Grantee. Property: 37 Center Hill Road, Monroe. Amount: \$191,000. Filed May 22.

Broadway SM LLC, as owner. Lender: Loan Funder LLC Series 100442. Property: 54 Hudson Ave., Haverstraw. Amount: \$25,000. Filed May 27.

Cardinal Financial Company LP as owner. Lender: Irene R. Colandrea, et al. Property: 345 Quaker St., Wallkill. Amount: \$417,832. Filed May 23.

Hudson Valley Credit Union, as owner. Lender: Saphira S. Mazariego. Property: in Warwick. Amount: \$378,031. Filed May 20.

DEEDS

Above \$1 million

158 & 160 Eckerson LLC, Spring Valley. Seller: 160 Eckerson Road LLC, Monsey. Property: 158 W. Eckerson Road, Spring Valley. Amount: \$1.2 million. Filed June 11.

2 Algonquin LLC, Monsey. Seller: Labish Becker, Brooklyn. Property: 2 Algonquin Circle, Monsey. Amount: \$1.2 million. Filed June 9.

23 Augur LLC, Airmont. Seller: Farrison Family 2024 Irrevocable Trust, Airmont. Property: 23 Augur Road, Airmont. Amount: \$1.2 million. Filed June 11.

24 West Street LLC, Monsey. Seller: Rock3 Properties Inc., Fairfield, New Jersey. Property: 24 West Street, Spring Valley. Amount: \$4.2 million. Filed June 10.

5 Hayes Lane, Unit 112 LLC, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 5 Hayes Lane, Monsey. Amount: \$1.1 million. Filed June 11.

Belgium Block Holdings LLC, Spring Valley. Seller: 135 Route 59 Realtors LLC, Monsey. Property: 131 Route 59, Spring Valley. Amount: \$1 million. Filed June 9.

Belgium Block Holdings LLC, Spring Valley. Seller: 131 Route 59 Realtors LLC, Monsey. Property: 135 Route 59, Spring Valley. Amount: \$2.5 million. Filed June 9.

Zimal Place LLC, Suffern. Seller: Pioneer Realty Holdings LLC, New Windsor. Property: 3 Suffern Place, Suffern. Amount: \$1 million. Filed June 4.

Below \$1 million

10 Innington LLC, Spring Valley. Seller: David A. Cozart, Spring Valley. Property: 10 Innington Court, Spring Valley. Amount: \$735,000. Filed June 9.

13 Richard LLC, Staatsburg. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 13 Richard St., Sloatsburg. Amount: \$290,000. Filed June 10.

47 Lowland Hill Road LLC, Stony Point. Seller: Cynthia M. Beyers, Monsey. Property: 47 Lowland Hill Road, Stony Point. Amount: \$420,000. Filed June 4.

7 Rensselaer Drive LLC, Monsey. Seller: Estate of George Wilson, Spring Valley. Property: 1 Wolfe Drive, Spring Valley. Amount: \$30,000. Filed June 5.

AL Portfolio LLC, Brooklyn. Seller: Jean Marie Josline, Spring Valley. Property: 410 Kennedy Drive, Spring Valley. Amount: \$230,000. Filed June 10.

ACMNY Holdings LLC, Airmont. Seller: William M. Woods, Airmont. Property: 39 Fawn Hill Drive, Airmont. Amount: \$999,999. Filed June 11.

Bier, Hindy Y. and Mordechai Bier, Lakewood, New Jersey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court Kaser. Amount: \$759,000. Filed June 9.

Blauvelt Home LLC, Monsey. Seller: 151 Blauvelt LLC, Airmont. Property: 151 Blauvelt Road, Monsey. Amount: \$650,000. Filed May 30.

Congregation Anshei Palisades, Pomona. Seller: 15 Palisades Court LLC, Pomona. Property: 15 Palisades Court, Pomona. Amount: \$850,000. Filed June 11.

Dowd Street LLC, Stony Point. Seller: Jose Vargas, Haverstraw. Property: 327 Westside Ave., Haverstraw. Amount: \$800,000. Filed June 2.

DYGG LLC, Spring Valley. Seller: Kriegel Gardens LLC, Spring Valley. Property: 9 Banker St., Chestnut Ridge. Amount: \$830,000. Filed June 10.

FLC Property LLC, Boca Raton, Florida. Seller: Ramundo, Estate of Lillian F. Ramundo, Tuxedo Park. Property: 176 Quaspeck Blvd., Valley Cottage. Amount: \$517,500. Filed June 9.

Halberstam, Menucha, Nyack. Seller: United Nyack LLC, White Plains. Property: 38 Washington St., Nyack. Amount: \$450,000. Filed June 11.

Haverstraw Ventures 6 LLC, Monsey. Seller: Yisa Brucha LLC, Haverstraw. Property: 93 Clove Ave., Haverstraw. Amount: \$339,000. Filed May 30.

Haverstraw Ventures 6 LLC, Monsey. Seller: Matzliach Byudoi LLC, Haverstraw. Property: 12 Benson St., Haverstraw. Amount: \$360,000. Filed May 30.

Haverstraw Ventures 6 LLC, Monsey. Seller: Cooper Schwartz LLC, Haverstraw. Property: 135 Broadway, Haverstraw. Amount: \$550,000. Filed June 9.

Hough, Robert, New City. Seller: Albas AC 30 Liberty Corp., Stony Point. Property: 30 N. Liberty Drive, Stony Point. Amount: \$790,000. Filed June 4.

Katz, Chaim, Spring Valley. Seller: US Bank NA, et al, Coppell, Texas. Property: 56 Ossman Court, West Haverstraw. Amount: \$252,525. Filed June 5.

Lowin, Reizy, Monsey. Seller: 151 Blauvelt LLC, Monsey. Property: 151 Blauvelt Road Monsey. Amount: \$679,000. Filed May 30.

Pizzano, Maria, Orangeburg. Seller: First and Main Corp., Nanuet. Property: 80 S. Main St., New City. Amount: \$850,000. Filed May 29.

Rensselaer Drive LLC, Monsey. Seller: Mitchel Peligri, Spring Valley. Property: 2 Rensselaer Drive, New Hempstead. Amount: \$845,000. Filed June 9.

Sabel, Hershel, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court Monsey. Amount: \$759,000. Filed June 4.

Schwimmer, Solomon and Miriam L. Schwimmer, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Kaser. Amount: \$759,000. Filed May 29.

SMK Home Builders Inc., Nyack. Seller: Theresa C. Fennell, Pearl River. Property: 352 Holt Drive Pearl River. Amount: \$100,000. Filed June 11.

Stark, Jacob and Shmuel D. Taub, Newark, New Jersey. Seller: Arem Associates LLC, Spring Valley. Property: 200 Maple Ave., Monsey. Amount: \$400,000. Filed May 29.

Stern, Nathan, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 3 Prime Lane Monsey. Amount: \$752,000. Filed June 9.

Summit Vale Associates LLC, Spring Valley. Seller: Thomas J. Mallon, Freehold, New Jersey. Property: 7 Homestead Lane, New City. Amount: \$621,500. Filed June 11.

Taub, Levi Y., Monsey. Seller: 256 N. Pascack Road LLC, Spring Valley. Property: 256 N. Pascack Road, Spring Valley. Amount: \$999,000. Filed May 29.

Unger, Meilich, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 3 Prime Lane, Monsey. Amount: \$763,000. Filed June 11.

Walters, Victoria A. and Kyle J. Calore, Suffern. Seller: Sofine Property Solutions LLC, Holmdel, New Jersey. Property: 10 Michelle Ave., Congers. Amount: \$710,000. Filed May 30.

Wolf and Cole LLC, East Orange, New Jersey. Seller: 7 Rensselaer Drive LLC, Monsey. Property: 1 Wolfe Drive, Spring Valley. Amount: \$20,000. Filed June 10.

JUDGMENTS

Adorn Sterling Corp., Brooklyn. \$100,837 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 12.

Allen, Justin, Warwick. \$1,296 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed May 5.

Alvarez, Joel, Campbell Hall. \$6,313 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Anderson, John, Middletown. \$1,617 in favor of Midland Credit Management Inc., San Diego, California. Filed May 9.

Aviles Samantha Rebecca, Middletown. \$15,186 in favor of Bank of America, Charlotte, North Carolina. Filed May 12.

Bauer, Michelle, Cuddebackville. \$5,229 in favor of Discover Bank, Columbus, Ohio. Filed May 7.

Benjamin, Cristopher, Middletown. \$7,471 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Berrouet, Gerdia, Tuxedo Park. \$2,358 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Birmingham, Frank J., New Windsor. \$2,653 in favor of TEG Federal Credit Union, Poughkeepsie. Filed May 12.

Bolger, Michele F., Middletown. \$3,719 in favor of Capital One, Glen Allen, Virginia. Filed May 9.

Burnett, Aston Jr., Middletown. \$1,422 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed May 7.

Cantalicio, Tchaikovsk, Central Valley. \$2,158 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 5.

Cassese, Michael, Greenwood Lake. \$8,021 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Castillos, Bianca, Newburgh. \$2,001 in favor of Midland Credit Management Inc., San Diego, California. Filed May 16.

Chapman, Jeffrey R, Montgomery. \$10,070 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Clink, Megan, Circleville. \$5,086 in favor of Discover Bank, Columbus, Ohio. Filed May 8.

Colon, Yuderka, Middletown. \$5,432 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed May 12.

Dauids Tefilin Inc., Monroe. \$64,874 in favor of M&T Bank, Buffalo. Filed May 7.

Deleon, Roseann, New Windsor. \$11,474 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Ekstein, Eliezer, Highland Mills. \$5,715 in favor of Discover Bank, Columbus, Ohio. Filed May 6.

Francois, Stanley, Chester. \$3,779 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 5.

Guerrero, Dariana, Goshen. \$7,854 in favor of Bank of America, Charlotte, North Carolina. Filed May 6.

Guevara, Jose M. Jr., Middletown. \$13,754 in favor of Bank of America, Charlotte, North Carolina. Filed May 6.

Hagedoorn, Nichole B., Filed Maybrook. \$17,449 in favor of Discover Bank, Columbus, Ohio. Filed May 6.

Jackson, Liscole Young, Newburgh. \$4,639 in favor of Capital One, Glen Allen, Virginia. Filed May 8.

Jeanpaul, Josue, Port Jervis. \$4,384 in favor of Capital One, Glen Allen, Virginia. Filed May 9.

Jones, Steven W., Middletown. \$2,728 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed May 7.

Kabore, Judith, Middletown. \$9,365 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 5.

Kemp, Wesley, Monroe. \$2,495 in favor of Meenan Oil Company LP, Woodbury. Filed May 7.

KJ Communication Inc., Monroe. \$140,580 in favor of M&T Bank, Buffalo. Filed May 7.

Laguerre, Gessie, Newburgh. \$3,589 in favor of Synchrony Bank, Draper, Utah. Filed May 7.

Lewis, Devon M., Middletown. \$7,988 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

MacEachern, George, Sparrow Bush. \$2,582 in favor of Citibank, Sioux Falls, South Dakota. Filed May 8.

Milk Mechanical Consulting Inc., Monroe. \$95,732 in favor of M&T Bank, Buffalo. Filed May 7.

Minieri, Scott, Pine Bush. \$1,806 in favor of Meenan Oil Company LP, Woodbury. Filed May 7.

Moffa, Rosaria, New Windsor. \$22,362 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Motz, Charles M., Slate Hill. \$8,122 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed May 9.

Munoz, Harold D, Monroe. \$1,315 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed May 9.

Murray, Robert, Port Jervis. \$5,545 in favor of Citibank, Sioux Falls, South Dakota. Filed May 9.

Newton, Masland, Middletown. \$4,314 in favor of Citibank, Sioux Falls, South Dakota. Filed May 6.

O'Leary, Stephen D., Port Jervis. \$27,076 in favor of Bank of America, Charlotte, North Carolina. Filed May 6.

Ortiz, Carmen, Middletown. \$4,206 in favor of Midland Credit Management Inc., San Diego, California. Filed May 9.

Palmer, Francella, Newburgh. \$19,075 in favor of Rupco Inc., Kingston. Filed May 7.

Pimentel, Maria G., New Windsor. \$2,796 in favor of Discover Bank, Columbus, Ohio. Filed May 8.

Restorfx of Tempe LLC, Chandler, Arizona. \$86,119 in favor of GCM Prime LLC, White Plains. Filed May 6.

Sabatino, Doviana, Pine Bush. \$2,448 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed May 5.

Santiago, Ilene, Middletown. \$4,244 in favor of Park Hill Housing LLC, Middletown. Filed May 8.

Schwartz, Pinchus S., Monroe. \$22,912 in favor of Capital One, Glen Allen, Virginia. Filed May 5.

Simon, Filed Mayer, Monroe. \$13,570 in favor of Capital One, Glen Allen, Virginia. Filed May 5.

Simon, Meyer, Monroe. \$13,448 in favor of Capital One, Richmond, Virginia. Filed May 5.

Simon, Meyer, Monroe. \$10,771 in favor of Capital One, Richmond, Virginia. Filed May 5.

Solis, Victor, Middletown. \$2,671 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Springett, Allyson, New Windsor. \$3,350 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Stein, Menachem, Monroe. \$6,613 in favor of TD Bank, Brooklyn Park, Minnesota. Filed May 6.

Tamburello, Jaimie, Pine Bush. \$20,807 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Teichman, Esther, Monroe. \$12,546 in favor of Discover Bank, Columbus, Ohio. Filed May 12.

Tremper, Stella E., Huguenot. \$6,061 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 7.

Verde, Christopher, Middletown. \$10,576 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed May 6.

Winters, Scott J. Jr., Monroe. \$2,035 in favor of TEG Federal Credit Union, Poughkeepsie. Filed May 5.

MECHANIC'S LIENS

3 Glendale Road LLC, as owner. \$99,058 in favor of Certified Lumber of Bloomingburg LLC, Property: 13 Dallas Drive, Monroe. Filed June 16.

38 First LLC, as owner. \$800,000 in favor of Jacob & Sons Excavations Inc. Property: 38 First Ave., Woodbury. Filed June 26.

Bracken Road Holdings LLC, as owner. \$490,000 in favor of Corle Building Systems Inc. Property: 21 Grove St., Spring Valley. Filed June 26.

Lee Gardens Inc, as owner. \$17,000 in favor of Abco Glazing LLC. Property: 20 Israel Zupnick Drive, Palm Tree. Filed July 3.

LK Drive 694 LLC, as owner. \$1,560,000 in favor of Aish Mechanical Corp. Property: 43 Elkay Drive, Chester. Filed June 20.

Merlin Entertainments Group, as owner. \$10,493 in favor of Blue Ridge Lumber Co. Property: 332-400 Harriman Drive, Goshen. Filed June 27.

Olsen, Linda, as owner. \$6,803 in favor of L&G Home Remodeling Inc., Property: 67 Stagecoach Drive, Middletown. Filed June 23.

Oram Joan, et al, as owner. \$24,934 in favor of Anthony A.Q. Rizzo. Property: in Blooming Grove. Filed June 23.

Regional Foodbank of Northeastern New York Inc., as owner. \$80,036 in favor of Easi Caulking & Cladding Inc. Property: 580 State Route 416, Montgomery. Filed June 25.

Singh, Viraminder, as owner. \$13,827 in favor of Mak III Plumbing & Heating LLC. Property: 15 Casey Lane, Middletown. Filed May 2.

NEW BUSINESSES

Sole Proprietorships

Beneath The Willow, 509 Peekskill Hollow Road, Putnam Valley. c/o Spencer Robert Viens. Filed May 27.

CO Transport, 149 Canopus Hollow Road, Putnam Valley 10579. c/o Christopher Robert Otto. Filed May 14.

Dazzling Diamond Paintings, 38 Peckslip Road, Carmel 10512. c/o Doreen Prince. Filed May 14.

Dream Closets NYC, 249 Hill St., Mahopac 10541. c/o Betim Mexhuani. Filed June 4.

Hair By Lyss, 27 Woodstock Road, Carmel 10512. c/o Alyssa Fregosi. Filed May 6.

Harris Hill Press, 402 Seven Fields Lane, Brewster 10509. c/o Robert Kalman. Filed May 2.

JB Vision & Innovation Painting, 19 Longfellow Drive, Carmel 10512. c/o Sergio F. Jacinto. Filed June 2.

Kesper Bookkeeping, 803 Eagles Ridge Road, Brewster 10509. c/o Eric Kesper. Filed May 2.

Legendary Detailing, 28 Old Postal Road, Cold Spring 10516. c/o Scott Harrison. Filed June 2.

Liz Wisler Home, 3 High St., Cold Spring 10516. c/o Elizabeth J Wisler. Filed June 2.

LW Home Studio, 3 High St., Cold Spring 10516. c/o Elizabeth J Wisler. Filed May 21.

Poetic Garden Designs and Solutions, 82 Crest Road, Cold Spring 10516. c/o Cally Moraitis. Filed May 13.

Trinklets & Treasures, 3 Olympus Drive, Mahopac 10541. c/o Linda Prinz. Filed June 6.

BUILDING PERMITS

Commercial

Iacono, Bruno, Norwalk, contractor for William and Margaret Atwell. Install raised spa at 8 Oakleigh Court, Norwalk. Estimated cost: \$80,000. Filed May 5.

James G. Davis Construction Corporation, Rockville, Maryland, contractor for 75 Tresser Property Owner LLC. Upgrade light fixtures, add work pods, small collaboration hubs and install a room divider to create separate zones at 75 Tresser Blvd., Stamford. Estimated cost: \$1,200,000. Filed May 2025.

Kahn, Ray and Margaret Tavares, Stamford, contractor for Ray Kahn and Margaret Tavares. Construct a one-story detached garage measuring 2,000 square feet at 74 Haviland Road, Stamford. Estimated cost: \$59,000. Filed May 2025.

King School Inc., Stamford, contractor for King School Inc. Install underground piping for future new fire sprinkler system adjacent to the performing arts center building at 1450 Newfield Ave., Stamford. Estimated cost: \$70,000. Filed May 2025.

KMF Construction LLC, Stamford, contractor for Ten Ten Washington RSK LLC. Perform limited alterations to an existing 3,028-square-foot office tenant space on the ninth floor at 1010 Washington Blvd., Stamford. Estimated cost: \$121,600. Filed May 2025.

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

Kot-Zaniewski, Lucas and O'Malley Bridget, Stamford, contractor for Lucas Kot-Zaniewski and Bridget O'Malley. Remove the existing 8x10-foot rear deck with stairs and construct a new 12x20-foot rear deck with stairs at 28 Ocean Drive East, Stamford. Estimated cost: \$15,000. Filed May 2025.

Long Ridge Fire Company Inc., Stamford, contractor for Long Ridge Fire Company Inc. Renovate the second-floor restroom, gutting the existing facilities and install two toilets, two sinks and one shower stall at 366 Old Long Ridge Road, Stamford. Estimated cost: \$38,800. Filed May 2025.

Master Carpentry LLC, Norwalk, contractor for 34 Hundley Court LLC. Convert existing living room to new bedroom on the first floor and install new door next to the kitchen, create a new closet and close the doorway next to the office on the first floor at 34 Hundley Court, Stamford. Estimated cost: \$3,500. Filed May 2025.

Millstream Construction LLC, Glastonbury, contractor for Riverturn Condominiums. Remove old roofing and gutters, inspect sheathing for damage, replace as necessary, install ice and water shield along eaves and valleys, apply seam tape to joints, cover roof with synthetic underlayment, install new aluminum drip edge, lay down GAF Timberline HDZ architectural shingles and install new gutters and downspouts at 180 Turn Of River Road, Stamford. Estimated cost: \$611,784. Filed May 2025.

NorthStar Condominium Association Inc., Stamford, contractor for NorthStar Condominium Association Inc. Remove existing facade at corner balcony locations, install new EIFS system, repair existing damaged vertical and horizontal EIFS surfaces; scrape, prime and re-coat ground-level exterior walls and columns; repair structural column, joist and truss corrosion; remove and replace all sealants at windows, louvers and doors; remove and replace all vertical joints; reconstruct and waterproof all balcony concrete slabs and vent covers; and remove and re-install balcony railings at 104 North St., Stamford. Estimated cost: \$950,000. Filed May 2025.

Pami Construction Corp., Elmsford, New York, contractor for High Valley LLC. Renovate the first-floor kitchen, bedrooms, relocate the powder room, and update finishes. Update the basement finishes and create a new bedroom and bath layout. Add a new basement powder room and relocate the bar at 58 High Valley Way, Stamford. Estimated cost: \$500,000. Filed May 2025.

Pavarini North East Construction Company LLC, Stamford, contractor for Stamford Media Village LLC. Construct conference room, pantry, and add two single-occupancy toilet rooms within the tenant space at 4 Star Point, Stamford. Estimated cost: \$426,358. Filed May 2025.

Pavarini North East Construction Company LLC, Stamford, contractor for HP Gateway Unit One Owner LLC. Install the secondary-kitchen exhaust fan at 400 Washington Blvd., Stamford. Estimated cost: \$207,721. Filed May 2025.

Rockland Holdings LLC, Norwalk, contractor for Rocklands Holdings LLC. Perform replacement alterations at 50 Rockland Road, Norwalk. Estimated cost: \$1,000. Filed May 5.

Smith, Eleanor, Norwalk, contractor for Eleanor Smith. Perform replacement alterations at 9 Bouton St., Norwalk. Estimated cost: \$1,000. Filed May 5.

Tsiropoulos, Evangelia Angela, Norwalk, contractor for Evangelia Angela Tsiropoulos. Renovate four-family residence into five-family at 24 Woodbury Ave., Norwalk. Estimated cost: \$15,000. Filed May 6.

Residential

Cenatiempo, Teodoro, Norwalk, contractor for Teodoro Cenatiempo. Construct foundation only for an addition at 19 June Ave., Norwalk. Estimated cost: \$25,000. Filed May 5.

Deak, William F., Norwalk, contractor for John and Ana Paschall. Install a generator for single-family residence at 14 Appletree Lane, Norwalk. Estimated cost: \$11,000. Filed May 5.

Geremek, Tomasz, Norwalk, contractor for Tomasz Geremek. Finish basement at 8 Platt St., Norwalk. Estimated cost: \$30,000. Filed May 2.

Hayashida, Naoto, Norwalk, contractor for Naoto Hayashida. Renovate and expand existing deck at 77 1/2 Ohio Avenue Extension, Norwalk. Estimated cost: \$5,000. Filed May 2.

Knight & Grabowski Construction LLC, Stamford, contractor for Amanda and Shawn Kallet. Expand the first floor and deck; remodel the kitchen and make interior alterations at 149 Canfield Drive, Stamford. Estimated cost: \$300,000. Filed May 2025.

Kovalyshyn, Volodymyr and Yana Kovalyshyn, Stamford, contractor for Volodymyr and Yana Kovalyshyn. Add windows, change doors, update features, remodel bathrooms and bedrooms, install a new roof, renovate the kitchen, and extend the porch and breakfast nook at 492 June Road, Stamford. Estimated cost: \$258,450. Filed May 2025.

L Manea LLC, Weston, contractor for Matthew and Noreen McGoldrick. Replace roof on a 10' x 13' flat roof at 25 Glendale Road, Stamford. Estimated cost: \$6,000. Filed May 2025.

Leahy's Fuels Inc., Danbury, contractor for Diane E. Hitchings, Trustee. Replace existing generator with new Generac 13kW and a Generac RXG16 EZ transfer switch, to be mounted on a four-foot-tall concrete platform per EPB requirements, connected to existing natural gas meter at 22 Phillips Place, Stamford. Estimated cost: \$17,601. Filed May 2025.

Li, Ning and Gao Yuan, Stamford, contractor for Ning Li and Gao Yuan. Remove tables from the former restaurant and install cabinet displays for retail cabinet location at 1975 W. Main St., Stamford. Estimated cost: \$8,000. Filed May 2025.

M A S Construction Inc., Stamford, contractor for Joseph Fiorito. Bump out our current kitchen and add a bedroom above the new kitchen at 22 Denise Drive, Stamford. Estimated cost: \$460,000. Filed May 2025.

M2 Construction USA LLC, Norwalk, contractor for Alix and Amina Dumas. Remove and reroof 14 Hamilton Ave., Norwalk. Estimated cost: \$14,000. Filed May 5.

Made By Slade LLC, Shelton, contractor for Michael J. O'Rourke and Anne Celeste O'Rourke. Build a new deck off the back of the house at 38 Hobson St., Stamford. Estimated cost: \$28,000. Filed May 2025.

Mavridis, Konstantinos and Martha Bakes, Stamford, contractor for Konstantinos Mavridis and Martha Bakes. Add an additional structure over the existing garage measuring and extend to the right side of the house with another addition at 7 Nutmeg Lane, Stamford. Estimated cost: \$100,000. Filed May 2025.

Milbin, Pharra, Norwalk, contractor for Pharra Milbin. Renovate single-family residence at 163 Scribner Ave., Norwalk. Estimated cost: \$160,000. Filed May 5.

Modernwayroofing LLC, Watertown, contractor for Erica and Rosario Tripodi. Replace the total roof, including plywood if needed and top with asphalt architectural shingles at 481 High Ridge Road, Stamford. Estimated cost: \$12,000. Filed May 2025.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Taipe Marcelino. Install approved material for rooftop solar system at 31 Bonner St., Stamford. Estimated cost: \$41,813. Filed May 2025.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Michelle Capuano. Install rooftop railed solar system at 62 Wascussee Lane, Stamford. Estimated cost: \$39,274. Filed May 2025.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Abul Kashem. Install rooftop solar system at 39 Alden St., Stamford. Estimated cost: \$36,790. Filed May 2025.

Momentum Solar LLC, Norwalk, contractor for Gregory and Elizabeth Williams. Install rooftop solar panel at 4 Alewives Road, Norwalk. Estimated cost: \$54,360. Filed May 5.

Momentum Solar LLC, Norwalk, contractor for Dream Home Solutions LLC. Install rooftop solar panel at 235 Ely Ave., Norwalk. Estimated cost: \$43,000. Filed May 5.

Moses Custom Builders LLC, Stamford, contractor for Leah K. Pelz. Install a new in-ground 1,000-gallon propane tank at 132 Hunting Ridge Road, Stamford. Estimated cost: \$25,000. Filed May 2025.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Angel Montenegro. Install replacement windows featuring tempered glass at 38 Seaside Ave., Stamford. Estimated cost: \$29,702. Filed May 2025.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Edward A. Tatro. Install one window and one entry door at 19 Wishing Well Lane, Stamford. Estimated cost: \$7,500. Filed May 2025.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Anthony Guiliani. Install three entry doors at 49 Camore St., Stamford. Estimated cost: \$6,310. Filed May 2025.

Newpro Operating LLC, Woburn, Massachusetts, contractor for Rita D. and Brian Montenegro. Install four replacement windows at 33 Claremont St., Stamford. Estimated cost: \$12,374. Filed May 2025.

Nickcon LLC, Stamford, contractor for Sloane Dill. Replace existing deck and landing area with a larger deck at 35 Mead St., Stamford. Estimated cost: \$9,500. Filed May 2025.

NSI Clean Worldwide Inc., Middletown, New York, contractor for Pamela H. Callaghan. Replace the roof at 98 Echo Hill Drive, Stamford. Estimated cost: \$13,000. Filed May 2025.

O'Hara, David, West Haven, contractor for Hill Winton. Remove existing bathtub and replace with safe walk-in tub at 24 Radio Place, Stamford. Estimated cost: \$10,000. Filed May 2025.

Pali, Berisha, Stamford, contractor for Berisha Pali. Expand kitchen and dining area by adding extra space of 220 square feet at 68 Sherwood Road, Stamford. Estimated cost: \$57,000. Filed May 2025.

Premier Improvements LLC, West Hartford, contractor for Sriram Haran and Suneetha Avuthu. Install roof-mounted PV and solar system at 50 MacArthur Lane, Stamford. Estimated cost: \$69,284. Filed May 2025.

Prestige Renovations LLC, Bridgeport, contractor for Kavita and Veeranalyakudu Thoka. Replace 21 old wood windows with new vinyl windows at. Replace one entry door with a prehung light slab steel insulated door at. Replace two interior doors with prehung solid wood panel doors at. Replace porch floor with fir tongue and groove flooring at 219 Cold Spring Road, Stamford. Estimated cost: \$23,085. Filed May 2025.

Pro-Klean Cleaning & Restoration Services LLC, North Haven, contractor for Jose P. Niell Revocable Trust. Reroof 15 square feet of upper roof due to storm damage at 12 Ridge Brook Drive, Stamford. Estimated cost: \$27,319. Filed May 2025.

Pro-Klean Cleaning & Restoration Services LLC, North Haven, contractor for Jose P. Niell Revocable Trust. Reroof upper level due to storm damage at 12 Ridge Brook Drive, Stamford. Estimated cost: \$27,319. Filed May 2025.

Pucci, Richard A., Stamford, contractor for Ann W. Pellicci. Install the Generac 26kW generator on a pad on the right side of the house at 83 Carriage Drive, Stamford. Estimated cost: \$19,880. Filed May 2025.

COURT CASES

Bridgeport Superior Court Ancrum, Gloria, Stratford. Filed by American Express National Bank, Sandy, Utah. 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 less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147077-S. Filed May 28.

Norwalk Land Development LLC, et al, Hartford. Filed by Meagan Weston p.p.a. George Weston, Norwalk. Plaintiff's attorney: Robert A Lacobelle, Trumbull. Action: the plaintiff and her son were lawfully on the premises of the defendants as invitees and were walking in the common area where several interactive displays had been built and erected for public use, including an interactive PacMan display. At the time of the incident, the minor plaintiff was walking next to his mother and as they approached the PacMan display he attempted to step onto the floor of the display and tripped and fell striking his forehead on a round cylindrical object located in the display, which appeared to be built for seating purposes. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs such other further relief the court deems appropriate. Case no. FBT-CV-25-6147103-S. Filed May 28.

Smillie, Kirk, et al, Bridgeport. Filed by Frank Aimienihinor, Bridgeport. Plaintiff's attorney: Johnpatrick Casey O'Brien, 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-25-6147013-S. Filed May 27.

The Property Group of Connecticut Inc., et al, Stamford. Filed by Clemencia Rivera, Stamford. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the premises controlled by the defendants when she was caused to fall due to the broken and defective condition of the exterior wooden staircase, thereby causing her to suffer injuries and losses. The fall was allegedly caused by the negligence of the defendants. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147404-S. Filed June 9.

Danbury Superior Court

Danbury War Memorial Association, Danbury. Filed by Luz Leon, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff was lawfully upon the premises controlled and maintained by the defendant when suddenly and without warning, a piece of defective abs machine and/or gym equipment struck the plaintiff. As a result, the plaintiff suffered injuries and seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054451-S. Filed May 6.

Drabnik, Maura Ann, Sandy Hook. Filed by Bruno Ranolfi, Newtown. Plaintiff's attorney: Trantolo & Trantolo, Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054581-S. Filed May 15.

Flachsbart, Stephen, Bethel. Filed by Andrew J. Buzzi Jr., Newtown. Plaintiff's attorney: Buzzi Parkin LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054590-S. Filed May 15.

Kramer, M.D., David, et al, Danbury. Filed by Elena Rover, Ridgefield. Plaintiff's attorney: Robert Francis Rich Jr., New Paltz. Action: the plaintiff suffered medical malpractice after the defendant performed a microdissectomy on her. During the procedure a dural tear occurred and the defendant and those in his control attempted to repair the tear. After the procedure, the plaintiff began to exhibit signs and symptoms indicative of a surgical emergency while still in post-surgical recovery, which were not promptly recognized, diagnosed or properly treated by the defendants. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054747-S. Filed May 29.

Piecora, Carmine, Nesconsent, New York. Filed by Veronica Nikolas, New Milford. Plaintiff's attorney: Hoekenga & Machado LLC, New Milford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054112-S. Filed April 9.

Stamford Superior Court

Kiplinger, Kevin, et al, Norwalk. Filed by Jane M. Becker, Winston Salem, North Carolina. Plaintiff's attorney: Jessica Schachter Jewell, Providence, Rhode Island. Action: the plaintiff brings this action against the defendant and his two children, to return the family trusts' assets and purported investments made by defendant Kiplinger. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073614-S. Filed May 16.

Quick, Christopher A., et al, Groton. Filed by Bryan Manning, Norwalk. Plaintiff's attorney: The Scalora Law Group PC, Middletown. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073972-S. Filed June 3.

Solis-Rodriguez, Saul, Greenwich. Filed by Pierre Shnyden, Winter Springs, Florida. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. 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 more than \$15,000 such other further relief the court deems appropriate. Case no. FST-CV-25-6073704-S. Filed May 20.

Steelpoint Restaurant Group, Trumbull. Filed by Giant Linen, LLC, Norwalk. Plaintiff's attorney: Depanfilis & Vallerie, Norwalk. Action: the plaintiff and defendant engaged in a contract. Plaintiff supplied regular service of clean linens and miscellaneous items for Boca Oyster Bar. Despite continued demand for payment, the defendant has failed, refused and neglected to honor the terms of the service contract and has not paid the outstanding invoices due and owing the plaintiff. 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. FST-CV-25-6073728-S. Filed May 21.

DEEDS

Commercial

290 Sasco Hill LLC, Madison. Seller: 290 SHR Equity Partners LLC, Boston, Massachusetts. Property: 290 Sasco Hill Road, Fairfield. Amount: \$7,000,000. Filed June 9.

36 Edgewood Drive LLC, Rye, New York. Seller: Birgitta Aronson, Greenwich. Property: 36 Edgewood Drive, Greenwich. Amount: \$4,925,000. Filed June 9.

375 Round Hill LLC, Dorado, Puerto Rico. Seller: John F. Otto Jr., Greenwich. Property: 375 Round Hill Road, Greenwich. Amount: \$6,500,000. Filed June 10.

400 Fathoms LLC, Darien. Seller: Lingfeng Song and Zhihong Deng, Stamford. Property: 400 Stamford Ave., Stamford. Amount: \$3,250,000. Filed June 3.

74 Baldwin Terrace LLC, Fairfield. Seller: Samantha Kelly, Fairfield. Property: 74 Baldwin Terrace, Fairfield. Amount: \$N/A. Filed June 13.

Ager Properties LLC, Bridgeport. Seller: Christopher M. Ager and Kristin S. Ager, Fairfield. Property: 62 Spruce St., Fairfield. Amount: \$1,065,000. Filed June 12.

Casa TUA LLC, Greenwich. Seller: Lori E. Fierro, Greenwich. Property: 294 E. Middle Patent Road, Greenwich. Amount: \$1,550,000. Filed June 5.

Clementine Interiors LLC, Stamford. Seller: Fred C. Trump III and Lisa Trump, Greenwich. Property: Richmond Hill Road, Greenwich. Amount: \$1. Filed June 9.

GPAC Holdings LLC, Greenwich. Seller: Pamela K. Francefort, Greenwich. Property: 52 Locust St., Greenwich. Amount: \$1,210,000. Filed June 13.

Hong Dou LLC, Stamford. Seller: Gilbert Rendon and James Lopez, Davie, Florida. Property: 125 Prospect St., Unit 6-F, Stamford. Amount: \$285,000. Filed June 2.

Lippolis, Massimiliano, South Salem, New York. Seller: Sound Cove Property II LLC, Old Greenwich. Property: 100 Summer St., Unit 2A, Stamford. Amount: \$265,000. Filed June 6.

Perler, Craig, Greenwich. Seller: 81 Theodore Fremd LLC, Greenwich. Property: 22 Bishop Drive North, Greenwich. Amount: \$1,575,000. Filed June 12.

Sound Cove Property LLC, Old Greenwich. Seller: Lorraine Sarafin, Riverside. Property: 95 Liberty St., Unit D-4, Stamford. Amount: \$260,000. Filed June 4.

Star Capital LLC, Old Greenwich. Seller: Joseph E. Nemecek III, et al, Greenwich. Property: 9 Meadow Place, Old Greenwich. Amount: \$1. Filed June 11.

Thomas, Bascomb L., Greenwich. Seller: LTK Holdings LLC, Greenwich. Property: 1093 King St., Greenwich. Amount: \$N/A. Filed June 10.

Residential

Baertsoen, Vincent and Lenka Novakova, Stamford. Seller: Stephen Lavoie and Elizabeth Lavoie, Stamford. Property: 2 Cider Mill Road, Stamford. Amount: \$1,143,000. Filed June 5.

Bakis, Sia and Konstantinos E. Bakis, Stamford. Seller: Konstantinos Bakis and Sia Bakis, Stamford. Property: 118 Woodridge Drive South, Stamford. Amount: \$1. Filed June 6.

Brown, Cornelia Todd and Matthew C. Brown, Greenwich. Seller: David Jonathan Fealey and Jennifer Lee, Greenwich. Property: 82 Rockwood Lane, Greenwich. Amount: \$3,775,000. Filed June 6.

Campbell, Scott R. and Megan Campbell, Fairfield. Seller: Stuart Buhrendorf and Joan A. Buhrendorf, Fairfield. Property: Stratfield Road, Fairfield. Amount: \$1,351,000. Filed June 12.

Conlin, Nicole S., et al, Stamford. Seller: Alex Trestman, Greensboro, North Carolina. Property: 11 Dean St., Unit 1, Stamford. Amount: \$917,250. Filed June 2.

Dodge, Matthew and Victoria Smith, Fairfield. Seller: Scott Reilly, Fairfield. Property: Lot 51, Map 4828, Vesper St., Fairfield. Amount: \$733,000. Filed June 11.

Etling Rowley, Kathryn Marie, Stamford. Seller: Todd S. Beauchamp, Stamford. Property: 166 Weed Hill Ave., Stamford. Amount: \$840,000. Filed June 4.

Fernandez, Myra, Bronx, New York. Seller: Matthew Flynn, Stamford. Property: 49 Glenbrook Road, Unit 207, Stamford. Amount: \$450,000. Filed June 6.

Filippone, Al, New York, New York. Seller: John Romanow, Greenwich. Property: 20 Chuech St., A37, Greenwich. Amount: \$495,000. Filed June 9.

Gordon, Kristy, Weston. Seller: Scott V. Cianciulli and Brittney A. Cianciulli, Fairfield. Property: 137 Middlebrook Drive, Fairfield. Amount: \$1,075,000. Filed June 9.

Hallem, Steven A. and Isabella Hallem, Stamford. Seller: Steven A. Hallem, Stamford. Property: 94 Southfield Ave., Unit 201, Stamford. Amount: \$0. Filed June 6.

Harrington, Rose A., Greenwich. Seller: Rose A. Harrington, Greenwich. Property: 44 Highview Ave., Greenwich. Amount: SN/A. Filed June 9.

Hickey, Thomas, Stamford. Seller: Megan D. Anthony, Stamford. Property: 45 Columbus Place, Unit 21, Stamford. Amount: \$370,000. Filed June 4.

Ho, Duc and Thi Huong Giang Nguyen, Riverside. Seller: Magnus M. Lindholm, Riverside. Property: 7 Griffith Road, Riverside. Amount: \$2,850,000. Filed June 9.

Howard, Mary Elizabeth and John Howard, Fairfield. Seller: Ljudmil Kljusev, Fairfield. Property: 122 Warren Ave., Unit 122, Fairfield. Amount: \$565,000. Filed June 9.

Johnson, Patrick F. and Joellyn M. Johnson, Stamford. Seller: Marguerite P. Sanders and Peter J. Sandres, Stamford. Property: 2810 High Ridge Road, Stamford. Amount: \$1,775,000. Filed June 2.

Kassay, Kristiann, Fairfield. Seller: Mary V. Kassay, Fairfield. Property: 1211 Black Rock Turnpike, Fairfield. Amount: \$550,000. Filed June 9.

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

Krzewski, Aron and Laura Krzeuski, Stamford. Seller: Elizabeth J. Aliaga, Stamford. Property: 463 Cove Road, Unit 8, Stamford. Amount: \$330,000. Filed June 4.

Lawler, Joseph and Elyse Lawler, Stamford. Seller: Seth Milbauer and Tracey J. Milbauer, Stamford. Property: 28 Red Fox Road, Stamford. Amount: \$1,315,000. Filed June 5.

Lawrence, Paul and Ann Lawrence, McLean, Virginia. Seller: Karl Lahring, Fort Lauderdale, Florida. Property: 51 Forest Ave., Unit 44, Old Greenwich. Amount: \$1,355,000. Filed June 11.

Lopez, Jose S., Stamford. Seller: Sally Miller, Stamford. Property: 129 Dora St., Stamford. Amount: \$680,000. Filed June 5.

Lubanski, Michael and Alyssa Lubanski, Stamford. Seller: Joseph Lawler and Elyse Lawler, Stamford. Property: 21 Stanton Drive, Stamford. Amount: \$950,000. Filed June 3.

Luo, Wei and Li Zhang, Fairfield. Seller: John Petrone and Vutheikanya Huon, Fairfield. Property: 110 Warren Ave., Unit 110, Fairfield. Amount: \$585,000. Filed June 13.

Mackey, Christopher Charles, Cos Cob. Seller: Helena Wasienko, Coppet, Switzerland. Property: 15 River Road, Unit 210, Cos Cob. Amount: \$865,000. Filed June 9.

Marchese, Louis and Vicki Marchese, Stamford. Seller: Anne K. Zopfi and Emery J. Stephans, Stamford. Property: 118 Barnes Road, Unit 24-A, Stamford. Amount: \$1,350,000. Filed June 5.

Mattson, Lauren E. and Thomas E. Kelly III, Greenwich. Seller: Lorenza Avila, Stamford. Property: 351 North St., Greenwich. Amount: \$8,100,000. Filed June 6.

Moscowitz, Jason C. and Kathryn A. Moscovitz, Greenwich. Seller: Nicole Cartellieri, Greenwich. Property: 11 Wynwood Road, Greenwich. Amount: \$10. Filed June 13.

North, Adam and Andreina North, Stamford. Seller: William D. Hughes, Stamford. Property: 115 Maltbie Ave., Stamford. Amount: \$899,000. Filed June 4.

Patel, Bhavikkumar and Kimberly Beth Timko, Old Greenwich. Seller: Michael J. Costa and Laureen Costa, Bristol, Rhode Island. Property: 43 Arcadia Road, Old Greenwich. Amount: \$10. Filed June 6.

Patel, Zeal B., Stamford. Seller: Andrej Zaborsky, Stamford. Property: 8 Wardwell St., Unit 5, Stamford. Amount: \$232,000. Filed June 6.

Perry, Joseph and Julie Perry, Cos Cob. Seller: Bryce Alexander Durrell and Trudi J. Durrell, Fairfield. Property: 64 Woodcrest Road, Fairfield. Amount: \$812,000. Filed June 10.

Pizzitola, Michael and Sonali Pizzitola, Brooklyn, New York. Seller: Frederick J. Turk and Maureen A. Turk, Palm Beach Gardens, Florida. Property: Stanwich Road, Greenwich. Amount: \$4,375,500. Filed June 12.

Quiroz Aragon, Douglas Ariel and Maria E. Quiroz, Stamford. Seller: Marissa D. Friedman, Stamford. Property: 18 Duncan Hill Road, Stamford. Amount: \$670,000. Filed June 3.

Rader, Andrew and Kristen Rader, Fairfield. Seller: John McGeehan and Celeste McGeehan, Fairfield. Property: 419 Beach Road, Fairfield. Amount: \$2,150,000. Filed June 12.

Reed II, William C. and Kathleen A. Campbell, New Canaan. Seller: Judith Karlen Stein, Highland Beach, Florida. Property: 56 Milbank Ave., #1, Greenwich. Amount: \$5,750,000. Filed June 9.

Resnik, Joshua and Marie D'Amato, Stamford. Seller: Barbara Feinberg and James D. Ranton, Stamford. Property: 34 Haviland Drive, Stamford. Amount: \$1,215,000. Filed June 2.

Reyes, Walter, Stamford. Seller: Susan Lia Cavanaugh, Stamford. Property: 100 Woodside Green, Unit 2B, Stamford. Amount: \$180,000. Filed June 2.

Rotunno, Jason John and Maria Moreno Rotunno, Trumbull. Seller: Lawrence Gore and Michelle Gore, Southport. Property: 133 Pequot Ave., Southport. Amount: \$630,000. Filed June 13.

Salop, Jennifer and Charles Pavarini II, Greenwich. Seller: Johannes Schunter and Li Chen, Chevy Chase, Maryland. Property: 26 Edgewood Ave., Unit B, Greenwich. Amount: \$830,000. Filed June 12.

Singh, Amandeep and Manleen Singh, Plantsville. Seller: Chun Daniel Tseng and Yi Ting Tseng, Old Greenwich. Property: 39 Center Drive, Old Greenwich. Amount: \$2,100,000. Filed June 12.

Stewart Jr., Alan, Fairfield. Seller: Marsha L. Lynas and Shirley E. Klein, Venice, Florida. Property: 174-176 Country Road, Fairfield. Amount: \$675,000. Filed June 9.

Svensden, Alec and Emily Svensden, Stamford. Seller: Akif Khan and Amina Toor, Stamford. Property: 970 Hope St., Unit 1H, Stamford. Amount: \$332,000. Filed June 6.

Thonnes-Seymour, Annerose, Greenwich. Seller: Sarah Bamford, Greenwich. Property: 1525 E. Putnam Ave., Old Greenwich. Amount: \$390,000. Filed June 13.

Tomlinson, William and Patricia Connolly Tomlinson, West Hartford. Seller: Suzanne Elkin and Theodore Elkin, Stamford. Property: 123 Harbor Drive, Unit 203, Stamford. Amount: \$995,000. Filed June 3.

Withrow, Morgan and Matthew S. Withrow, Greenwich. Seller: Charles Lynch and Elizabeth Lynch, Jackson, Wyoming. Property: 19 Parsonage Road, Greenwich. Amount: \$5,850,000. Filed June 13.

MORTGAGES

Aduenko, Aleksandr and Marilia Aduenko, Stamford, by Erin Spiess Chang. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 13 1/2 Hickory Drive, Greenwich. Amount: \$700,000. Filed May 28.

Baertsoen, Vincent and Lenka Novakova, Greenwich, by Morris L. Barocas. Lender: Wells Fargo NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 2 Cider Mill Road, Stamford. Amount: \$900,000. Filed May 16.

Barletti, Roberto, New York, New York, by Douglas I. Bayer. Lender: Ives Bank, 220 Main St., Danbury. Property: 61 Rock Spring Road, Unit 34, Stamford. Amount: \$460,000. Filed May 13.

Bartow, Philip and Sara Bartow, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 807 Lake Ave., Greenwich. Amount: \$230,000. Filed May 27.

BKCube LLC, Stamford, by Robert V. Sisca. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 28 Merriland Road, Stamford. Amount: \$968,000. Filed May 16.

Bligh, Bruce W. and Kelly A. Bligh, Greenwich, by Christopher John. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 36 Mayfair Lane, Greenwich. Amount: \$4,000,000. Filed May 30.

Bonteque, Jessica Renee Kenney and Matthew Bonteque, Greenwich, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 45 Ettl Lane, Unit 503, Greenwich. Amount: \$160,000. Filed May 30.

Bosco, Thomas and Katherine Bosco, Fairfield, by Marisa Dooney. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 15 Rowland Road, Fairfield. Amount: \$1,523,000. Filed May 16.

Bracker, Donald E. and Claudia M. Bracker, Stamford, by Salvatrice A. Milone. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 55 Redmont Road, Stamford. Amount: \$700,000. Filed May 13.

Clauss, Kurt and Hannah Clauss, Larchmont, New York, by David E. Hoyle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 628 Katona Drive, Fairfield. Amount: \$647,500. Filed May 13.

De Lira, Marcelo Ferreira and Sabrina Calixto De Lira, Greenwich, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 16 Cross Ridge Drive, Greenwich. Amount: \$192,000. Filed May 29.

DeLuca, David, Stamford, by Kenya Ford-Deedon. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 83 Meadow Park Avenue North, Stamford. Amount: \$300,000. Filed May 12.

DeLuca, Mark and Betse DeLuca, Stamford, by Janet A. Moodie. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 69 Downs Ave., Stamford. Amount: \$100,000. Filed May 14.

DeRario, Judd, Miami Beach, Florida, by Ricky Collura. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 328 Hamilton Ave., Unit 2, Greenwich. Amount: \$669,755. Filed May 28.

Dodson, Robert and Julie Dodson, Stamford, by Lauren A. Scotton. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1 Broad St., Unit 19A, Stamford. Amount: \$510,000. Filed May 16.

Dong, Shiying and Josh Guffin, Greenwich, by Jeremy J. Kaye. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 75 Dearfield Drive, Greenwich. Amount: \$2,625,000. Filed May 28.

Fogel, Alexander L. and **Tara Norwood**, Fairfield, by Cheyenne Pena. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 1681 Hillside Road, Fairfield. Amount: \$1,000,000. Filed May 16.

Gaary, Elizabeth, Greenwich, by David W. Hopper. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 43 W. Brother Drive, Greenwich. Amount: \$120,000. Filed May 27.

Gorsky, Evan and **Ariel Gorsky**, Stamford, by Seth J. Arnowitz. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 80 Urban St., Stamford. Amount: \$828,750. Filed May 15.

Hamilton III, Samuel and **Jamie Hamilton**, Fairfield, by Antonio Faretta. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 223 Mistywood Lane, Fairfield. Amount: \$192,980. Filed May 12.

Harris, Sarah and **Brett Harris**, Norwalk, by Douglas I. Bayer. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 70 Ann St., Fairfield. Amount: \$832,000. Filed May 13.

Hossain, Mohammed and **Jannatara Hossain**, Stamford, by Jeffrey Weiner. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 28 Autumn Lane, Stamford. Amount: \$470,000. Filed May 12.

Hubbell, Peter and **Caroline Hubbell**, Riverside, by Cynthia M. Saleme-Riccio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 36 Summit Road, Riverside. Amount: \$204,855. Filed May 29.

Jackson, Bryana T. and **Robert J. Jackson Jr.**, New York, New York, by Robert V. Sisca. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 181 Stanwich Road, Greenwich. Amount: \$2,425,000. Filed May 27.

Kruse, Philip Michael and **Stephanie Kruse**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 175 Stanwich Road, Greenwich. Amount: \$2,475,000. Filed May 29.

Lantigua, De La Cruz, Humberto D. and **Annel Escalante**, Stamford, by Charles P. Abate. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 106 Woodside Garden, Apt. 3B, Stamford. Amount: \$246,000. Filed May 15.

Law, Travis and **Lauren Law**, Riverside, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 150 Riverside Ave., Riverside. Amount: \$234,500. Filed May 29.

Lopez, Saira Y., Stamford, by Terriann Walker. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 13 W. Washington Ave., No. 17, Stamford. Amount: \$73,012. Filed May 14.

Lynch, Daniel W. and **Andrea Lynch**, Fairfield, by Scarlett A. Almonte. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 164 Surrey Lane, Fairfield. Amount: \$100,000. Filed May 13.

Mallick, Devapriya and **Indrani Bagchi**, Stamford, by Michelle Oziubina. Lender: Liberty Bank, 315 Main St., Middletown. Property: 207 Barncroft Road, Stamford. Amount: \$250,000. Filed May 15.

McGavock, Molly and **Timothy McGavock**, Stamford, by David E. Hoyle. Lender: Wells Fargo NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1824 Newfield Ave., Stamford. Amount: \$1,000,000. Filed May 12.

McMullen, Alicia Michelle and **Hugh Adam McMullen**, Wilton, by Kim Kizza. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 205 Oakwood Drive, Fairfield. Amount: \$609,300. Filed May 12.

Milnamow, Margaret and **Brendan Milnamow**, Fairfield, by Gary R. Khachian. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 1841 Burr St., Fairfield. Amount: \$1,360,000. Filed May 15.

Miner, Sarah and **Andrew Walsh**, Brooklyn, New York, by N/A. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 91 Brett Road, Fairfield. Amount: \$806,500. Filed May 15.

Molina-Borges, Mariela and **Carlos Solano**, Fairfield, by Robert E. Colapietro. Lender: PNC Bank NA, 222 Delaware Ave., Wilmington, Delaware. Property: 89 Baros St., Fairfield. Amount: \$342,000. Filed May 15.

Monahan, Matthew S. and **Veronica Monahan**, Fairfield, by Cheyenne Pena. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 635 Galloping Hill Road, Fairfield. Amount: \$500,000. Filed May 16.

Moriarty, Robert F. and **Barbara M. Moriarty**, Lake Wales, Florida, by Descera Daigle. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 82 Salt Meadow Road, Fairfield. Amount: \$820,000. Filed May 12.

Moses, Craig A. and **Lauren A. Moses**, Stamford, by Kevin C. Kaiser. Lender: Contour Mortgage Corp., 990 Stewart Ave., Suite 660, Garden City, New York. Property: 120 Louvain St., Fairfield. Amount: \$478,280. Filed May 16.

Murray, Thomas G. and **Lisa Murray**, Greenwich, by James Kavanagh. Lender: GuardHill Financial LLC, 140 E. 45th St., 31st floor, New York, New York. Property: 71 Valleywood Road, Cos Cob. Amount: \$1,481,250. Filed May 28.

Pasco, Jillian and **Thomas J. Barresi**, Stamford, by Charles A. Fiore. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 299 Ingleside Drive, Stamford. Amount: \$774,000. Filed May 14.

Pavon, Blanca E. and **Melchicedec Castro Ramos**, Stamford, by Donna Castronovo. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 87 Bridge St., Stamford. Amount: \$471,000. Filed May 15.

Rico, Robert and **Lori Rico**, Greenwich, by Nicola Corea. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 304 Orchard St., Greenwich. Amount: \$1,135,000. Filed May 29.

Rocha, Ilougino S. and **Marie Rocha**, Stamford, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 16 Fairway Drive, Stamford. Amount: \$250,000. Filed May 13.

Rodriguez Varela, Juan and **Maria Sanchez**, Cos Cob, by Douglas Seltzer. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 7 Chestnut St., Cos Cob. Amount: \$1,570,221. Filed May 30.

Rodriguez, Margaret H. and **Raoul P. Rodriguez**, Greenwich, by Randie P. Paterno. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 309 Round Hill Road, Greenwich. Amount: \$500,000. Filed May 27.

Roleder, Amanda M., et al, Fairfield, by Sebastiano Tornatore. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 1016 Fairfield Beach Road, Fairfield. Amount: \$715,000. Filed May 14.

Sandolo, Sofia, Old Greenwich, by Sandra J. Akoury. Lender: Hometown Equity Mortgage LLC, 25531 Commercentre Drive, No. 250, Lake Forest, California. Property: 37 Center Drive, Old Greenwich. Amount: \$1,350,000. Filed May 28.

Scatenato, Amy D., Fairfield, by Robert E. Colapietro. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 1339 Melville Ave., Fairfield. Amount: \$60,000. Filed May 15.

Soracco, David J. and **Anedina Soracco**, Fairfield, by Ethel Pinto. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 2680 Black Rock Tpke., Fairfield. Amount: \$57,000. Filed May 12.

Sterling, Joann T., Fairfield, by Maitina V. Ziko. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 70 Fairfield Beach Road, Fairfield. Amount: \$50,000. Filed May 15.

Stine, John and **Mary Murtagh**, Greenwich, by Francesco V. Passaro. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 60 Londonderry Drive, Greenwich. Amount: \$2,249,000. Filed May 30.

Sullivan, Daniel and **Nadia A. Sullivan**, Stamford, by Jeffrey Weiner. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 416 Strawberry Hill Ave., Stamford. Amount: \$50,000. Filed May 14.

Sullivan, James A., Fairfield, by Amy Stevens. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 72 S. Pine Creek Road, Fairfield. Amount: \$100,000. Filed May 14.

Tang, Shu Man and **Zhiyl Wang**, Darien, by Matthew Woermer. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 37 Southfield Ave., Stamford. Amount: \$945,000. Filed May 13.

Valenzano, Bernadette and **Dorothy R. Griffin**, Fairfield, by Marcel Desjardins. Lender: Cornerstone Community Credit Union, 1515 Black Rock Turnpike, Fairfield. Property: 4059 Park Ave., Fairfield. Amount: \$75,000. Filed May 14.

Van Heerden, Darryl-Craig and **Shannon K. Van Heerden**, Fairfield, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 31 Chandlers Lane S., Fairfield. Amount: \$770,000. Filed May 13.

Wang, Hongcheng, Bellevue, Washington, by Debra Barer. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 39 Glenbrook Road, 3V, Stamford. Amount: \$210,250. Filed May 12.

White, Matthew, Beacon, New York, by Louis P. Pittocco. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 20 Willowbrook Place, Stamford. Amount: \$252,100. Filed May 16.

Wreschner, James and **Michelle Wreschner**, Greenwich, by Jonathan J. Martin. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 12 Innis Lane, Greenwich. Amount: \$850,000. Filed May 27.

Zannella, Gregory A. and **Karin Zannella**, Fairfield, by Cheryl A. Carolan. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 158 Taunton Road, Fairfield. Amount: \$729,000. Filed May 16.

NEW BUSINESSES

Age in Place Connecticut, 117 Knickerbocker Ave., Stamford 06907, c/o Pinpoint Marketing Solutions Inc. Filed June 16.

Aligned Brand Co., 680 E. Main St., 168, Stamford 06901, c/o Marline Casseus. Filed June 9.

AM Organic Fruit, 276 Cove Road, Stamford 06902, c/o Alexandra Munoz Gomez. Filed June 5.

American Chimneys Stamford, 87 Union St., 518E, New Haven 06511, c/o American Chimneys LLC. Filed June 17.

Bitwise and Bark, 39 Kenilworth Drive W, Stamford 06902, c/o Gabriel Moronta.

Filed June 6.

Bon Voyage Limousine Service, 133 Tresser Blvd., Unit 9D, Stamford 06901, c/o Jean Max Lucien. Filed June 18.

Colorcity Nails & Spa 777, 603 Newfield Ave., Stamford 06905, c/o Colorcity Nails & Spa 777 LLC. Filed June 5.

El Rey del Sabor Food Truck, 16 Center Terrace, Stamford 06906, c/o El Rey del Sabor Food Truck LLC. Filed June 13.

Martin LLP, 1 Landmark Square, Stamford 06901, c/o Martin Partners LLP. Filed June 13.

Natural Kitchen Stamford, 138 Monmouth Ave., Waterbury, 06704, c/o NK Stamford LLC. Filed June 13.

Netrise Networks, 10 Adson Way, Mahopac, New York 10541, c/o Dynamix Consulting Corp. Filed June 12.

Nico Vale, 39 Kenilworth Drive West, Stamford 06902, c/o Gabriel Moronta. Filed June 6.

Rosario Market, 229 Henry St., Stamford 06902, c/o Luis Rosario. Filed June 11.

Sweet Grace, 100 Greyrock Place, G115, Stamford 06901, c/o Karen Cortez. Filed June 5.

VOLTA Soccer Training Center - Stamford, 100 Greyrock Place, 303, Stamford 06901, c/o Soccer Fun Zone LLC. Filed June 4.

Lead Software Engineer, Gartner Inc., Stamford, CT. Lead a team of frnt-nd, srvr-sde, & full-stck devlprs. Act as tchncl ld & prvd gvrnnc to all dvlpmnt usng bst prctcs. Req Bach's deg or frgn equiv deg in Comp Sci, Comp Engg, Info Tech, or a rel fld, & 5 yrs of pst-bacc, prgrssv rel wrk exp. 100% Telecommuting permitted. To apply, please email re-sume to: Josh.Dubinsky@gartner.com and reference job code: 100179.

Legal Notices

Notice of Formation of APOLLO PERFORMANCE TRAINING, LLC. Articles of Organization filed with SSNY on 01/23/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Brett Poniros, 220 Tompkins Avenue, Pleasantville, NY 10570. Purpose: any lawful purpose. #63829

VL COX FILM, LLC, Art. of Org. filed with NY Secy. of State on 5/28/25. Office located in Westchester Co. Secy. of State designated as agent upon which process may be served. Secy. of State shall mail a copy of any process against it served upon him/her to: The LLC, 40 Village Green, #667, Bedford, NY 10506 (the LLC is primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63830

GJELAJ LAW PLLC Filed 11/6/24 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 75 Salisbury Rd, Yonkers, NY, 10710 Purpose: Law #63831

Notice of Formation of Kirk Creek Insurance Services, LLC. Arts. of Org. filed with SSNY on 4/17/2025. Office location: WESTCHESTER County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kirk Creek Insurance Services, LLC 20 Baldwin Avenue, Larchmont, NY 10538. Purpose: any lawful act or activity. #63833

Notice of Formation of Keshkar LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on Jan 5, 2025. Office Location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: 14 Valentine Rd, Briarcliff Manor, NY 10510. Purpose: Any lawful act or activity. #63835

Notice of formation of STORM PR, LLC. Arts of Org. filed with SSNY on 6/9/2025. Office loc. Westchester County. SSNY designated as agent upon whom process may be served. SSNY shall mail copy of any process to ST ORM PR, LLC, 30 Westwood Avenue, New Rochelle, NY 10801. Purpose: any lawful act or activity. #63836

Notice of Formation of JohnFrank LLC articles of org. filed by the Secy of State NY (SSNY) on 06/03/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to principle office, 31 Winchester CT, Yorktown Heights NY 10598. Purpose: any lawful business activity. #63837

Notice of Formation of Yonkers Ceiba Coffee Company, LLC. Art Of Org. filed with SSNY on 6/02/25. Office. Loc: Westchester County. SSNY designated. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 7014 13th Avenue, Brooklyn NY 11228. Purpose: any lawful purpose. #63840

Notes of formation of I AM IN PAJAMAS LLC, Articles of Organization were filed with SSNY on 6/6/2025. Office located in Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it to the LLC: 965 Edgewood Avenue, Pelham Manor, NY 10803. LLC may engage in any lawful act or activity for which a limited liability company may be formed. #63842

Notice of Formation of B&S Tire Recycling LLC. Of Org. filed with SSNY on 02/23/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 50 E HARTSDALE AVE APT 4R, HARTSDALE, NY, UNITED STATES, 10530 Purpose: any lawful purpose #63843

Notice of Formation of DeNise Law PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/3/25. Offc. Loc.: Westchester Co. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail process to the PLLC: 4 International Dr., #110, Rye Brook, NY 10573. Purpose: practice the profession of law #63844

Notice is hereby given that an On Premises Club Liquor License, NYS Application ID NA 0349 25 115992 has been applied for by SL Briarcliff Manor F & B Corporation d/b/a The Club at Briarcliff Manor serving beer, wine, cider and liquor with one additional bar to be sold at retail for on premise consumption in a club under the ABC law at 25 Scarborough Road, Building D, Level 2 Briarcliff Manor NY 10510. #63845

Notice is hereby given that an On Premises Club Liquor License, NYS Application ID NA 0349 25 115976 has been applied for by SL Briarcliff Manor F & B Corporation d/b/a The Club at Briarcliff Manor serving beer, wine, cider and liquor to be sold at retail for on premise consumption in a club under the ABC law at 25 Scarborough Road, Bldg A, Level 8 Briarcliff Manor NY 10510. #63846

Notice is hereby given that an On Premises Club Liquor License, NYS Application ID NA 0349 25 116661 has been applied for by SL Briarcliff Manor F & B Corporation d/b/a The Club at Briarcliff Manor serving beer, wine, cider and liquor to be sold at retail for on premise consumption in a club under the ABC law at 25 Scarborough Road, Bldg A, Sub Level T 1 Briarcliff Manor NY 10510. #63847

Notice of Formation of PHILJO REALTY LLC. Art. Of Org. filed with SSNY on 6/17/25. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to PHILJO REALTY LLC, 6 Joyce Road, Eastchester, NY 10709. Purpose: any lawful purpose #63849

Notice of formation of Limited Partnership. Name: Mill Street Lofts Limited Partnership, (LLP). Certificate of Limited Partnership filed with the Secretary of State of the State of New York (SSNY) on June 18, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LP upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6, Suite 207, Baldwin Place, New York 10505. The latest date upon which the LP shall dissolve is December 31, 2084 unless sooner dissolved by mutual consent of the partners or by operation of the law. Name/ address of each general partner available from SSNY. Purpose: any lawful activity. #63850

Notice of formation of Limited Liability Company. Name: Mill Street Lofts Associates, LLC (LLC). Articles of Organization filed with the Secretary of State of the State of New York (SSNY) on June 18, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6 Suite 207, Baldwin Place, NY 10505. Purpose/ character of LLC is to engage in any lawful act or activity. #63851

Notice of Formation of LLC. Maplestreet LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 06/30/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o United Corporate Services, 10 Bank Street, Suite 560, White Plains, New York 10606. Purpose: any business permitted under law. #63853

Notice of Formation of VAN GO WAGON CO., LLC. Articles of Organization filed with SSNY on 07/07/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kelly Fitzpatrick 31 Hungerford Road, Briarcliff Manor, NY 10510. Purpose: any lawful purpose. #63855

NOTICE OF FORMATION OF VIVENZIO SURVEYING & CONSULTING LLC Vivenzio Surveying & Consulting LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on May 8, 2025. Office Location: Westchester County, NY. SSNY has been designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: Vincent A. Vivenzio, 359 Silver Hill Road, Easton, CT 06612. Purpose: To engage in any lawful act or activity. #63856

Gonzalez Growth Group LLC. Arts. of Org. filed with the SSNY on 7/7/2025. 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: 2 Greenridge Ave, Apt?3T, White Plains, NY?10605. Purpose: Any lawful purpose. #63857

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, August 07, 2025 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Bids may also be submitted via the internet using www.bidx.com. A certified cashier's check payable to the NYSDOT for the sum specified in the proposal or a bid bond, form CONR 391, representing 5% of the bid total, must accompany each bid. NYSDOT reserves the right to reject any or all bids.

Electronic documents and Amendments are posted to www.dot.ny.gov/doing-business/opportunities/const-notices. The Contractor is responsible for ensuring that all Amendments are incorporated into its bid. To receive notification of Amendments via e-mail you must submit a request to be placed on the Planholders List at www.dot.ny.gov/doing-business/opportunities/const-planholder. Amendments may have been issued prior to your placement on the Planholders list.

NYS Finance Law restricts communication with NYSDOT on procurements and contact can only be made with designated persons. Contact with non-designated persons or other involved Agencies will be considered a serious matter and may result in disqualification. Contact Robert Kitchen (518)457-2124.

Contracts with 0% Goals are generally single operation contracts, where subcontracting is not expected, and may present direct bidding opportunities for Small Business Firms, including, but not limited to D/M/WBE's and SDVOBs.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

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

Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265523, PIN 881550, Columbia, Dutchess, Orange, Rockland, Ulster, Westchester Cos., TRAFFIC SIGNALS - TRANSFER SWITCHES WITH ROW - Various Locations., Bid Deposit: 5% of Bid (-\$75,000.00), Goals: MBE: 7.00%, WBE: 11.00%, SDVOB: 6.00%