



GROUNDBREAKING FOR WESTCHESTER CROSSING ON SITE OF FORMER UNITED HOSPITAL

BY PETER KATZ / pkatz@westfairinc.com

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Shovels were in place for Westchester Crossing groundbreaking ceremony on April 22. Photos by Peter Katz.

SPECIAL REPORT

Hartford HealthCare moves forward with massive project

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Northern Westchester Hospital seeks to add heliport to roof

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WESTCHESTER COUNTY

Floor & Decor opens in Mount Vernon

The Floor & Decor store at 240 East Sandford Blvd. in Mount Vernon opened with a ribbon-cutting on April 16, in advance of a week-long celebration of the store's opening scheduled for April 23 through April 29... • Page 27

FAIRFIELD COUNTY

UB alum finds niche in student-athlete NIL tax space

The NCAA Division I student-athletes who benefit from so-called NIL (Name, Image, Likeness) revenue are realizing the burden of collecting so much money – paying taxes. • Page 29

Monday
April 27

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BCW clean energy summit takes place in Ossining

BY PETER KATZ / pkatz@westfairinc.com



Some of the attendees at BCW's Clean Energy Action Conference.



Justin Driscoll speaking at BCW energy conference.

The Business Council of Westchester's (BCW) Clean Energy Action Coalition (CEAC), which has some 130 members, hosted its 2026 Clean Energy Action Conference: "Powering Change Together" at Windrose on Hudson in Ossining. The summit brought together top policymakers, utility executives, and business leaders to continue the coalition's efforts to address the need to ensure reliability, affordability, and sustainability for New York state's electric energy grid.

John Ravitz, BCW's executive vice president and chief operating officer, told the conference that the coalition now has nine different working groups that have continuously met on a monthly basis.

"We have one group that was specifically tasked with putting together the agenda for this conference," Ravitz said. "The meetings started almost six months ago to really put together an agenda that hopefully will give

as much new and updated information of what all of us need to know about how we are going to build a reliable, affordable and sustainable power system."

In opening remarks, Westchester County Executive Ken Jenkins said that issues being discussed at the conference are not isolated and touch everything that goes on in the county from how the economy grows to how communities are supported.

"Clean energy is no longer just an environmental conversation," Jenkins said. "It's about infrastructure; it's about reliability; it's about

our competitiveness. Companies today are making decisions based on where they can get consistent, reliable power; where they can meet their sustainability goals and where the infrastructure exists to support long-term growth."

Jenkins said that the work being done by the CEAC has real implications for jobs and investments and the future of the region.

"At the county level, we can focus

"You can't modernize an energy system without modernizing its transmission backbone."

— Justin Driscoll

on taking a practical approach," Jenkins said. "We're not just talking about big ideals, but also testing and implementing solutions that work in the real world."

The keynote address at the conference was delivered by Justin Driscoll, president and CEO of the New York Power Authority (NYPA).

Driscoll detailed four important areas for NYPA: strengthening the electrical system's transmission backbone; building utility-scale renewables; embracing advanced nuclear energy; and investing in local communities as highlighted by NYPA's recent decision to keep its headquarters in White Plains but move to a new office building at the Hamilton Green development site in the city.

Driscoll pointed to Propel NY, a major project to build new underground transmission lines and substations connecting the Bronx, Long Island and Westchester. Construction is expected to begin this year with the upgrades going into service by 2030. He said that NYPA has been in close touch with various communities about Propel NY and participated in 70 local events to help explain what the project is about and how it would benefit communities and consumers.

"You can't modernize an energy system without modernizing its transmission backbone," said Driscoll. "This is a once in a generation modernization effort, and we're strengthening reliability, fueling economic growth and making sure our energy system can meet the needs of every business and every resident in Westchester. For every dollar that we spend on transmission it brings about \$2.40 in economic activity back into the region."

Driscoll noted that NYPA is working with local schools like New Rochelle High School and Mount Vernon STEAM Academy to prepare the next generation of energy professionals.

Among the BCW coalition's various work groups are those to: collect and analyze data on energy consumption in Westchester; develop messaging to promote clean energy technologies to stakeholders, the media, and the public; support development programs to expand the clean energy workforce and support job growth in the region; and develop standardized model laws for municipalities to streamline the approval of clean energy new construction, adaptive reuse, and retrofit projects.



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'Pebbles' estate in Southport goes for \$9M

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD – The famous Georgian Revival-style mansion in Southport known as “Pebbles” that was once the summer retreat for actors and artists has sold for \$9.05 million, according to town property records.

Located at 828 Sasco Hill Road, the iconic property that sits on 3 acres was sold by Eugene and Janis Fox to 828 Sasco Hill Road LLC on March 10. The brokers of the deal were Wendy Ryan & Andrew Whiteley of Brown Harris Stevens.

The 5,029-square-foot mansion was the home of playwright, composer, actor and director Noël Coward. The two-story home has a total of 12 rooms, including 6 bedrooms; 3 fireplaces; a 1,250-square-foot pool; a bath house; and a frame shed. It was last appraised for \$8.93 million in 2025.

With sweeping, unobstructed views of the Country Club of Fair-

field, Southport Harbor, Long Island Sound, and the Manhattan skyline, the property offers an extraordinary blend of privacy, presence, and provenance. Designed in 1927 by renowned architect Francis Hamilton, the home was later owned by Broadway producer John C. Wilson and his partner, Coward.

Over the years, “Pebbles” became a summer retreat for a remarkable circle of artists and tastemakers, including Vivien Leigh, Laurence Olivier, Diana Vreeland, Jean Schlumberger, and Richard Rodgers.

The estate retains its grand-scale interiors, period details, and refined elegance. Expansive formal rooms, high ceilings, and sunlit living spaces open to terraces that overlook the water and the meticulously landscaped grounds, anchored by a striking pool featured in the 1968 film “The Swimmer” starring Burt Lancaster.

Former home of Noël Coward was also a summer retreat for rich, famous in art world



The former home of playwright Noelle Coward in Southport has sold for more than \$9 million. Photo courtesy of Brown Harris Stevens

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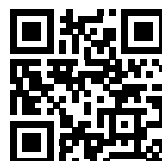
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IBM proposes 511,710 square feet of new buildings at Quantum computing facility

BY PETER KATZ / pkatz@westfairinc.com

Armonk-based IBM wants to expand the Quantum computer facilities on its campus on South Road in the Town of Poughkeepsie by constructing approximately 511,710 square feet of new buildings. The 395-acre campus already has about 45 buildings containing more than 4-million square feet of space. The new construction would take place on the site of an unused parking lot and also cover the footprint of two existing buildings that would be demolished.

The project would involve constructing three new buildings. The largest would be an approximately 467,450-square-foot Quantum Computing Center building. There also would be a new 7,660-square-foot utility building and a 36,600-square-foot generator building. The existing buildings to be demolished cover approxi-

mately 181,000 square feet. In addition to the buildings, the project will also include associated parking, drive aisles, utilities, landscaping, and lighting improvements.

Attorney David R. Everett of the Albany-based law firm Whiteman Osterman & Hanna LLP told the Town of Poughkeepsie that the plan would “increase the local property tax base with a total estimated project capital investment in the town in excess of several hundred million dollars, provide 200 new permanent jobs and a

substantial number of construction jobs, as well as provide other ancillary economic benefits due to employment and construction.”

Everett said that the energy needs for the project can be supported by existing infrastructure and no new electric substation or related utility upgrades are part of what’s being



▲ Rendering of main building in IBM Quantum proposal.

proposed. However, he suggested that a new electric substation may someday be required to accommodate future growth of IBM’s Quantum operations on the Poughkeepsie campus.

In a document explaining the proposal, IBM said that it will position

Poughkeepsie’s IBM campus as a leader in New York for the development and manufacturing of new Quantum computing technologies and the assembly of Quantum systems. The company referenced Gov. Kathy Hochul’s last State of the State address that highlighted the importance of Quantum technology for New York’s economic future.

IBM said that it “seeks to do its part in Poughkeepsie to support this important initiative. Further, expanded Quantum operations at the Poughkeepsie campus will enhance other, existing operations there and make use of existing developed areas and infrastructure.”

Everett said that IBM will be conducting studies that will evaluate the project’s noise, visual and traffic impacts. He said that IBM anticipates that the Town of Poughkeepsie’s Planning Board would want to serve as lead agency for the environmental review under the State Environmental Quality Review Act (SEQRA).

REAL ESTATE

Gedney Way building sells for \$2.9M

BY PETER KATZ / pkatz@westfairinc.com

“The buyer plans to substantially renovate the building and upgrade it for use as medical offices.”

— Houlihan Lawrence Commercial



70 Gedney Way, White Plains.

A building at 70 Gedney Way in White Plains that formerly had been a branch of the bank Capital One and more recently has been serving as the offices for the wealth management firm Prato Capital Management has been sold for \$2.9 million.

According to documents filed with the Westchester County Clerk’s Office, the seller was Starlifter 6th Properties LLC whose signatory was Gregory Prato and the buyer was 70 Gedney Way LLC. The seller was represented by Garry Klein, associate broker and regional manager of Houlihan Lawrence Commercial. The purchaser was represented by Karnit Mosberg of Royal Properties. According to Houlihan Lawrence Commercial, the buyer plans to

substantially renovate the building and upgrade it for use as medical offices.

The structure was built in 1964. It is on 0.46-acre of land and is described as having 37 on-site parking spaces. The ground floor is described as having 5,946 square feet of space while the basement encompasses

3,482 square feet.

70 Gedney Way is described as being in a prime commercial location surrounded by both local businesses and established residential neighborhoods. Nearby businesses include Rooster’s Market, Sam’s of Gedney Way and Emma’s Ale House. The property is directly across from Gillie Park and the White Plains Greenway Walking Trail as well as the city’s Gedney Way Public Works and Recycling Yard.



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Partner Insights

Why Strong Banking Relationships Matter More Than Ever

In today's business environment, the relationship between a company and its bank is no longer just about transactions. For many business owners, banking has become a long-term strategic partnership that evolves alongside the growth of the organization itself. As companies expand and plan for the future, the value of a consistent and trusted financial partner becomes increasingly important.

At Tompkins Community Bank, we believe strong banking relationships are built over time through ongoing dialogue, mutual understanding and a shared focus on long-term success. Rather than approaching each interaction as a standalone request, we take a broader view of each client's business, priorities and trajectory.

Every business is different. Some are focused on steady organic growth, while others are preparing for

expansion into new markets, investing in real estate, or planning for ownership transition. Because of that, the needs of each client naturally evolve. A strong banking relationship should evolve with them.

That evolution is supported by consistent communication. Understanding how a business operates, how it generates cash flow, and what challenges it faces allows for more informed decision making over time. It also allows financing solutions to be tailored more effectively as needs change, whether that involves working capital, equipment financing, real estate lending or other commercial banking services.

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when clarity and responsiveness matter most.

Equally important is accessibility. Business leaders benefit from having direct relationships with experienced banking professionals who understand their goals and can provide guidance grounded in both financial expertise and local market knowledge. That combination helps support more confident planning and execution.

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Battery fire potential scrutinized in review of proposed Tesla EV service facility

BY PETER KATZ / pkatz@westfairinc.com

O'Connor Management LLC of New York City is seeking approval from the Town of Poughkeepsie to construct a new electric motor vehicle repair facility for Tesla on an undeveloped 4.4-acre tract along Route 9D, near the Route 9 and Route 9D intersection in the Town of Poughkeepsie, across from the entrance to The Shoppes at South Hills. The facility would be used by Tesla to service electric vehicles it has manufactured and sold.

O'Connor Management is the contract vendee for the property, which is owned by Socker Spring Park LLC. The proposed project includes a one-story, 20,500-square-foot showroom, office, and service building with 14 service bays. There would be 140 parking spaces. Twenty-five spaces would be for courtesy/loaner cars that would be parked behind a security fence.

Site of proposed Tesla service facility shown in outline.

LaBella Engineering of Poughkeepsie, which has been working on the proposal, said that the facility would be open from 8 a.m. to 5 p.m. daily, and that Tesla anticipates a maximum of 50 appointments per day at the motor vehicle repair facility.

LaBella said that vehicles brought in for service would be driven into the facility via the north side service bay doors and handed off to Tesla's service employees. After a brief check-in, Tesla staff would bring vehicles to one of the eight lifts or six flat stalls if an open space is available. If not, vehicles would be parked in the secure lot at the rear of the building and brought into the facility when a work bay becomes available.

LaBella said that the site plan design includes two drop-off spaces within the building and 17 customer spaces in the parking lot in front of the building. When a customer returns for pickup, staff would bring their vehicle to the front lot for return. Customers who arrive without appointments will only have their vehicles seen if there is capacity. Otherwise, they will be told to make an appointment and turned away.

One of the major issues being scrutinized by the Town of Poughkeepsie's Planning Board is the risk of lithium-ion battery fires.

Planning Board Member Peter Fanelli said, "We want to see something from a credible source that says this potential can be addressed so that we can say we did our homework and we were responsible and we did our due diligence in determining that

this is safe for our community."

Joseph Cavaliere, chief of police for the Town of Poughkeepsie, said that he attended a debriefing on the investigation by the Las Vegas Metropolitan Police Department into a January 2025 explosion and fire involving a Tesla electric vehicle.

"An important point that came to light was the equipment the Las Vegas Fire department had to handle the fire after the explosion," Cavaliere said. "The fire department had an Electric Vehicle (EV) Fire Blanket. EV fire blankets are specialized, heavy-duty blankets designed to contain and suppress lithium-ion battery fires by smothering flames, reducing oxygen, and trapping toxic smoke. They are highly effective in allowing fire crews to manage the situation safely, can prevent the spread to adjacent vehicles, buildings, or infrastructure, minimizes the spread of harmful pollutants, provides a rapid immediate response, reduces the massive amounts of water needed and shortens the time the fire is burning."

Cavaliere said that currently no fire department that covers the Town of Poughkeepsie has access to an EV Fire Blanket.

"An additional issue that came up was the toxic chemicals that came from the vehicle and the run off of water from the fire that contained toxic chemicals," Cavaliere said. "I would request that Tesla not only provide training to the first responders that will be required to handle these types of incidents, but also assist in us obtaining this equipment."

In a document submitted to the Planning Board Tesla said, "Data has shown emissions from battery fires are comparable to those of a typical house fire, and with proper training, exposure to these emissions can be safely managed. Public health agencies have consistently found no toxic health risks associated with such incidents."

In another document, Tesla said, "The proposed Tesla facility would maintain temporary storage of battery packs at any given time for end-of-life replacement. Vehicles are thoroughly inspected for damage to the battery pack prior to entering the facility."

Tesla said that should a vehicle with a damaged battery pack arrive at the facility, it would be isolated with 50-feet of clearance from combustible material, structures, and other exposures.

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1 Groundbreaking for Westchester Crossing on site of former United Hospital

BY PETER KATZ / pkatz@westfairinc.com

A groundbreaking ceremony was held April 22 to mark the formal start of construction on Westchester Crossing, a mixed-use development on the 15.45-acre site at 406-408 Boston Post Road in Port Chester where United Hospital once stood.

Developers of the project are Rose Associates, Bedrock Real Estate Partners and Rafferty Real Estate through the entity Boston Post Road Owner LLC.

The plans call for 957 apartments with 10% designated as affordable. There would be 358 studio apartments, 456 one-bedroom units, and 143 two-bedroom units. The total number of parking spaces is 1,262. There also would be a 120-room hotel on the site along with retail and green spaces. In all, seven new buildings are to be constructed in Westchester Crossing.

United Hospital closed in 2005 after operating in the location since 1914. When United Hospital was operating at the site there was an approximately 380,000-square-foot hospital building, an approximately 25,500-square-foot office building known as Barron Hall, a central boiler plant and four ancillary buildings. A 12-story, 133-unit apartment building located at 999 High St. served as workforce housing for the hospital and was occupied until approximately 2017.

Back in 2014, affiliates of

“This groundbreaking is an exciting milestone for all of us.”

— Amy Rose

Starwood Capital Group proposed redeveloping the site and plans for the proposed project were approved by Port Chester in 2017. Boston Post Road Owner LLC purchased the property from Starwood in 2019 and submitted its site plan application to Port Chester in 2021, which was approved in 2022 and subsequently modified.

Amy Rose, CEO of Rose Associates said, “This groundbreaking is an exciting milestone for all of us. We can be proud of the progress we have made at this site and even more energized with what lies ahead.”

Rose expressed her personal gratitude to Port Chester Mayor Luis Marino and the village’s Manager Stuart Rabin and the Port Chester IDA for their support.

“Enormous thanks goes to the state of New York and Empire State Development as well as to Westchester County,” Rose said.

Gov. Kathy Hochul issued a statement in Albany to mark the groundbreaking in Port Chester.

“This groundbreaking marks an important step forward in transforming an underutilized site into a vibrant mixed-use community that will deliver hundreds of new homes and strengthen the surrounding neighborhood,” Hochul said. “By investing in the critical groundwork needed to support nearly 1,000 residences, New York State is helping Port Chester create new housing opportunities, support local economic activity and move our housing agenda forward.”

Hope Knight, president, CEO and commissioner of Empire State Development (ESD), told those at

the groundbreaking ceremony that Westchester Crossing complements other ESD investments in Port Chester, “projects that leverage publicly available funding like the Port Chester Waterfront Revitalization and the new Abendroth Green apartments on Main Street (that) will help create new interest and energy that welcomes residents and visitors alike.”

Marsha Gordon, president and CEO of the Business Council of Westchester and co-chair of the Mid-Hudson Regional Economic Development Council described Westchester Crossing as representing the very best of what can be achieved through true public and private partnership.

“Through the collaboration of New York state, Rose Associates, Port Chester, the county, this development will deliver critical infrastructure improvement to support nearly 1,000 new housing units including much-needed affordable and senior housing,” Gordon said. “Strategic investments in road, water and sewer systems, traffic flow and public spaces will not only serve this site but will strengthen the entire area for generations to come.”

Mayor Marino noted that it has taken more than two decades since United Hospital closed until the groundbreaking for the redevelopment is taking place.

“I’m so excited ... we’re moving in the right direction ... it’s perfect for the Village of Port Chester,” Marino said.

According to Port Chester Village Manager Stuart Rabin, “Projects like Westchester Crossing don’t happen in places that are standing

still. They happen in communities that are moving forward with vision, with courage and with a willingness to embrace change.”

Rabin predicted that the development will take what was once an underutilized and dormant site and turn it into a cornerstone of Port Chester’s future while sending a clear message that Port Chester is open, thriving and ready.

“Perhaps most importantly, this project reflects something deeper about our village,” Rabin said. “It reflects our belief that growth and quality of life are not competing ideas, they’re interconnected. That by investing in housing and infrastructure and thoughtful planning we are creating a stronger more resilient community for everyone who calls Port Chester home.”

Stuart Rabin with Port Chester officials. Photo by Peter Katz.

Rabin praised members of the development team that saw the project through the approval process, during which time a number of changes were made including increasing the number of apartments.

“Rose Associates and Bedrock Properties have assembled not just a development team but a true network of professionals, individuals who have been a true pleasure and inspiration to work alongside, to grow with and to collaborate with in design, focus and vision. This is not a team that simply builds structures. This is a team that understands what it means to be here, that to invest in Port Chester is to help our village build its future.”



Developer Amy Rose at groundbreaking. Photo by Peter Katz.

Poly Craft readies for grand opening of new Middletown plant

BY PETER KATZ / pkatz@westfairinc.com

The packaging manufacturing and printing company Poly Craft plans to make its move to Middletown in Orange County from Hauppauge on Long Island official on May 12 with a ribbon-cutting ceremony to celebrate the opening of its new facility at 36-60 Industrial Place. The new plant has been designed for preparing and printing laminated and nonlaminated packaging materials.

In an application to the Middletown Industrial Development Agency (IDA) seeking sales tax and mortgage recording tax exemptions, Poly Craft presented a project budget that showed \$7,150,000 to acquire 6.4 acres of land that already had on it a 28,000-square-foot building. It showed that constructing a new 80,000-square-foot plant would cost \$12,178,000, with an additional \$6,000,000 allocated for equipment.

More than 50 of Poly Craft's employees have made the move to Orange County and the company added 54 new employees from the pool of local residents.

Poly Craft provides packaging for a variety of items including bakery products, snack foods, candy, cheese, frozen and fresh foods, pet foods, lawn and garden care materials, makeup, textiles and pillows.

"This moment is more than a ribbon cutting — it's the realization of a vision years in the making," said Ezra Lebowitz, CEO of Poly Craft Industries. "We set out to build something that raises the bar — not just for our company, but for our customers, our partners, and the community we're proud to be part of."

The City of Middletown's Mayor Joseph DeStefano called the Poly Craft Industries' grand opening, "An exciting milestone for the City of Middletown and reflects the kind of strategic investment that strengthens our local economy. Their new facility brings quality jobs, meaningful capital investment, and long-term value to our community. We are proud to welcome Poly Craft's continued growth in Middletown and look forward to the positive impact they will have for years to come."

Conor Eckert, president and CEO of the Orange County Partnership said that Poly Craft's decision to move to the county and plan for future expansion "speaks to the strength of our infrastructure, workforce, and overall business climate. From an economic development perspective, we're proud Poly Craft chose Orange County as their home. This is the start of a long-term partnership, and we're excited to support their continued growth and success right here in our community."

Poly Craft's new plant includes a new 10-color printing press, expanded lamination and pouching capabilities and the use of radio frequency identification technology to locate and track various items during and after the production process.

Orange County executive Steven Neuhaus said, "Thank you to Poly Craft Industries for investing in Orange County and expanding your footprint. I look forward to celebrating your continued growth and the opportunities it will bring for our local workforce and job market."

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Officials look to undo Trump's withholding of \$28M for Hudson Valley train station

BY PETER KATZ / pkatz@westfairinc.com

“This is bureaucratic failure at its worst — eleventh-hour delays risk years of progress on a vital project.”

— Chuck Schumer

Senate Minority Leader Chuck Schumer of New York and Congressman Pat Ryan who represents New York's 18th Congressional District have joined forces to try to undo the Trump administration's decision to withhold \$28 million in federal funding for the Rhinecliff Train Station Project while, the administration says, the project is being reviewed.

The project has been on the front burner since at least 2020 and is intended to make federally-mandated ADA-compliant infrastructure upgrades and modernization. This includes replacing the existing 520-foot-long low-level platform at the Rhinecliff Station with a new, longer, high-level platform. The project includes track and signal work along with new access to the platform, including stairs, elevators, and a pedestrian bridge. The existing low-level platform requires passengers to use a step stool to transition from the platform, which has created severe accessibility issues and caused many operational delays.

The Trump administration pulled the funding with no explanation for its decision to review the project at this late stage, according to Schumer and Ryan.

The station is 90 miles from New York City and serves 26 Amtrak trains daily with Metro-North adding service at Rhinecliff this spring on trains servicing stops north of Poughkeepsie. In 2024, the station serviced 228,395 Amtrak passengers according to Amtrak.

“This is bureaucratic failure at its worst: eleventh-hour unexplained delays from the Trump administration risk years of progress to repair the Rhinecliff train station — right as this sorely needed upgrade was set to begin construction,” Schumer said. “The Trump administration needs to stop derailing this vital project and get out of the way so it can get back on track.”

Ryan considers the administration's hold-up of the project “a slap in the face to our Hudson Valley community. The fact that DOT (Department of Transportation) has provided no information or timeline is unacceptable, and risks years of further bureaucratic delays while our

community is left in the dark.”

Rhinebeck Town Supervisor Elizabeth Spinzia said she has been working to bring upgrades to the train station since 2015.

“As the fourth busiest station in New York state, many people rely on the Rhinecliff, and it's literally crumbling due to neglect,” Spinzia said. “To have

President Trump abruptly stall the project with no explanation is a mindboggling, callous betrayal.”

Schumer and Ryan in a letter to Federal Railroad Administration (FRA) Administrator David Armstrong Fink said he should immediately

provide the public and local leaders an explanation of what the review of the project means, he should stop federal delays, and he should release the much-needed funding for the Hudson Valley.

Schumer and Ryan said, in part, “The FRA's review of the \$28 million award at this juncture of the project risks undermining years of planning and investment. The Rhinecliff Station project was awarded through a competitive, merit-based process focused on rehabilitating our nation's aging rail infrastructure and improving passenger service. Further delay will jeopardize the much-needed repairs for this historic station that Hudson Valley commuters and visitors rely on.”



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Clean Energy Action Coalition Convenes Regional Leaders to Accelerate New York State's Energy Future

The Business Council of Westchester recently hosted its 2nd Annual Clean Energy Action Conference, bringing together over 150 industry leaders, policymakers, and innovators for a dynamic day of collaboration and forward-thinking dialogue on the future of Westchester's changing energy landscape. Held at Windrose on Hudson in Ossining, the conference underscored The BCW's Clean Energy Action Coalition (CEAC)'s mission to advance a clean energy future that is affordable, reliable, and sustainable, a priority that continues to drive meaningful conversations across Westchester and beyond.

The program opened with welcome remarks from Westchester County Executive Ken Jenkins, who set the tone by emphasizing the importance of local leadership and public-private collaboration in achieving energy goals. "If we want to grow our economy and protect our environment at the same time, we have to work together. That means planning ahead, investing in infrastructure and making smart decisions now so we're not playing catch-up later," Jenkins said.

Echoing that sentiment, John Ravitz, Vice President & CEO of the Business Council of Westchester, highlighted the importance of convening leaders across sectors. "This conference is about bringing the right people to the table to have honest, solutions-driven conversations about how we move forward together," said Ravitz. "It is imperative that we do everything possible to build a reliable, affordable and sustainable power system for the businesses and residents of Westchester County."

Ron Kamen, The Director of CEAC and CEO of EarthKind Energy, underscored the urgency of the work ahead, noting, "Affordability, resiliency and sustainability must go hand in hand as we plan for the future. Events like this move those conversations into action." Kamen concluded with the top three

priorities for CEAC this year: Reduce Peak Demand; Fast-Track Solar & Battery Storage development; and shift to Renewable Fuels for heavy duty transportation and heating oil.

The conference's featured speaker, Justin E. Driscoll, President & CEO of the New York Power Authority, delivered key insights on New York's evolving energy landscape, highlighting the critical role of infrastructure investment, grid resilience, and innovation in meeting growing demand while advancing

sustainability. "What sets Westchester apart..." said Driscoll, "Is that it has an engaged business community, a strong understanding of the region's energy needs, and a shared commitment to building a more reliable and resilient system for the communities we serve."

Attendees also heard from an impressive lineup of panelists across two engaging discussions: "Show Me the Money: Unlocking Incentives That Make Clean Energy Happen" explored the financial tools and partnerships driving clean energy adoption. The second panel, "Power Through the Storms: Affordable, Resilient Energy & Stormwater Infrastructure," focused on building stronger, more

resilient communities.

The conference concluded with breakout sessions covering key topics such as climate-smart communities, workforce development, battery storage and fire risk, renewable fuels, innovative stormwater and clean power financing solutions, and passive house design for multifamily and mixed use buildings, further reinforcing CEAC's commitment to actionable solutions.

As part of the conference, attendees had the opportunity to tour the Croton-Harmon Train Station, where they explored the facility's innovative use of solar carports and battery energy storage systems.



Left to right, Ron Kamen, Director of the Clean Energy Action Coalition; Jamie Schutzer, Chairman of the BCW Board; Miguel Quintanilla, Principal of Collado Engineering; BCW President and CEO Marsha Gordon; Anthony Gioffre, Managing Partner, Cuddy & Feder; and BCW Executive Vice President and COO John Ravitz.

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SPECIAL REPORT HEALTH CARE



CHEFA completed a \$850 million bond sale to fund projects for Hartford HealthCare. *Photo courtesy of Jack McConnell via Hartford HealthCare.*

Hartford HealthCare moves forward with massive project

BY GARY LARKIN / glarkin@westfairinc.com

“This financing ensures more dollars stay where they matter most — in patient care, classrooms and essential community services.”

— Connecticut Health and Educational Facilities Authority

HARTFORD - The Connecticut Health and Educational Finance Authority (CHEFA) recently completed the largest financing in its history – an \$850 million bond issue supporting Hartford HealthCare as it undertakes several high-impact community projects.

This financing, which closed in February, helps move forward a new 470,000 square-foot patient tower at Hartford Hospital and supports the acquisition of Manchester Memorial Hospital and Rockville General Hospital, two key facilities that serve thousands of residents in Eastern Connecticut. The project also includes demolition and replacement of parking garages, renovation of medical office buildings, upgrades to energy infrastructure, and expansion of patient-care areas.

The bond sales were managed by

Morgan Stanley, Jefferies, and JPMorgan. Of the bond proceeds allocation, \$424 million will pay for systemwide capital projects, including Hartford Hospital improvements. The bond proceeds will also fund the demolition of an existing parking structure to make way for a replacement

garage at 127 and 142 Jefferson St., ensuring that the campus can accommodate the increased patient and staff volume associated with the expansion.

Additional funds designated for renovations and upgrades at multiple hospitals across Connecticut, including St. Vincent’s Medical Center in Bridgeport. It is expected to receive up to \$15 million for critical capital improvements, including the modernization of operating rooms to handle complex surgical cases that were previously delayed by the pandemic.

As the state’s largest nonprof-

it healthcare provider, Hartford HealthCare delivers services across 500+ locations and caring for 27,000 patients daily. CHEFA’s affordable financing ensures Hartford HealthCare can continue strengthening and expanding that reach while keeping costs manageable for the organization and the patients it serves.

This financing illustrates a broader truth: Connecticut nonprofits depend on access to affordable capital to complete mission-critical projects, according to a press release from CHEFA. The authority helps address these challenges by offering cost effective, tax-exempt financing options that make these critical projects possible — and more affordable.

Beyond tax-exempt bonds, CHEFA also provides nonprofits with several other solutions, including the Capital Investments Loan Program (CILP) for mid-size facility projects, the Easy-Loan Program for simplified equipment financing, and annual grants

that support capital and programmatic needs.

The Hartford HealthCare financing is a clear example of how CHEFA’s mission translates into real-world impact. By lowering borrowing costs for major nonprofit initiatives, CHEFA says it ensures that more dollars stay where they matter most — in patient care, classrooms, community programs, and essential services.

“As nonprofits continue to navigate increasing costs, expanding needs, and infrastructure challenges, CHEFA remains committed to being the state’s go-to resource for affordable, responsible capital that strengthens Connecticut communities,” the authority stated.

Beyond the flagship campus in Hartford, the bonding package allocates significant funds to upgrade facilities across the entire HHC network, reinforcing the system’s commitment to equitable care access throughout Connecticut.



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Rendering showing hospital roof with H designation for proposed heliport space.

Northern Westchester Hospital seeks to add heliport to roof

BY PETER KATZ / pkatz@westfairinc.com

“With this rooftop helipad, NWH will eliminate delays, reduce the use of community resources and enhance its ability to serve critically ill patients.”

— Leslie J. Snyder

Northern Westchester Hospital (NWH), a Northwell Health Hospital Association facility at 400 E. Main St. in Mount Kisco, is seeking approval from the Village of Mount Kisco to add a heliport to the hospital’s roof.

Attorney Leslie J. Snyder of the Tarrytown-based law firm Snyder & Snyder, LLP explained that NWH “routinely receives patients requiring time-sensitive treatment for trauma, stroke, cardiac, and other emergency conditions where every minute counts.”

She said that currently, helicopters must land at a public community park one-half mile from the hospital, requiring coordination with local police and fire departments and EMS agencies for patient transfer.

“This additional transfer introduces delay, a use of community resources, and operational complexity for patients requiring urgent care,” Snyder said. “With this rooftop helipad, NWH will eliminate delay and use of community resources, and enhance its ability to serve critically ill patients.”

Snyder noted that both the Mount

Kisco Volunteer Fire Department and the Mount Kisco Volunteer Ambulance Corps are in support of the heliport.

Derek Anderson, president of NWH, said, “Based on historical helicopter utilization for medical transport and the continued growth of

clinical services at Northern Westchester Hospital, we estimate approximately 12 flights per year. While past activity at Northern Westchester Hospital for the last three years averaged roughly four flights annually, it is reasonable to anticipate an increase as we continue to expand our life-saving clinical programs that serve our community and surrounding regions.”

Anderson emphasized that 12 flights per year is merely an estimate, and the number may increase over the years with the growth of the hospital and the needs of the community. He expects that adding a heliport on the roof of the hospital would improve patient survival and positive outcomes while enhancing community safety by freeing up resources currently needed for landing at ground level.

Architect John McGuire of McGuire Group Architects in Melville said that



the helipad would have some lights that are controlled by the pilots when the helipad is active, and lights that are photocell-controlled and are activated automatically at night.

There would be perimeter LED lights along the outer edge of the helipad and the ramp down to the building entrance. There are also would be four lights aimed toward the center of the landing pad to illuminate the landing area. Those lights would be pilot-controlled through radio signals and would be visible only from above the helipad and would not be visible from any surrounding structures or the adjacent topography.

There also would be red LED obstruction lights as required by the Federal Aviation Administration. Four of the obstruction lights would be installed on the edge of the adjacent elevator machine room roof. There also would be a light inside of the wind cone, a device that is on a swivel and points into the wind to provide a visual indication of wind direction and speed. In addition, a rotating beacon would be installed on the elevator machine room roof. Rotating beacons, common to airports, allow visual identification of a landing facility while pilots still are some distance away.



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The 411 on an early tick season

BY JIM MCHALE

May is Lyme Disease Awareness Month, and this spring we're encouraging everyone to be extra cautious as the tick season has begun much earlier and is more intense than usual. Warmer weather and leftover snow from winter, which kept ticks insulated, have led to increased tick activity and higher numbers across the region.

Ticks can spread illnesses such as Lyme disease, which can cause serious health problems if left untreated. Common symptoms include fever, tiredness, joint pain and, sometimes, a bull's-eye rash. If Lyme disease isn't treated, it can affect your joints, heart and nervous system. Pets, especially dogs, are also at risk for Lyme disease.

Said Sherlita Amler, M.D., Westchester County's health commissioner: "It is difficult to accurately predict the tick population from year to year, but one thing we do know is that they are present. That's why it is important to check yourself, your children and your pets for ticks after outdoor activities and follow proper tick removal guidelines if you find a tick attached to the skin. Preventive measures such as the use of insect repellents and protective clothing are also necessary to prevent tick-borne diseases."

WHAT YOU NEED TO KNOW

- Just as ticks are appearing earlier than usual this year, they will likely remain active
- Tiny young ticks, called nymphs, emerge when temperatures rise above freezing. They are most active from May until midsummer. Since they are about the size of a poppy seed and hard to spot, nymphs are responsible for most infections in people.
- The tick population has increased overall, including deer ticks, lone star ticks and the invasive Asian long-horned

ticks, which raises the risk not only of Lyme disease but of other illnesses such as anaplasmosis, babesiosis and, rarely, Powassan virus infection.

- New York state has some of the highest rates of tick-borne diseases in the country. In 2025, more than 30% of ticks in the state carried at least one disease, almost 35% tested positive for the Lyme disease bacterium and 38%-plus were capable of spreading more than one infection with a single bite.
- Of course, Lyme disease takes its name from Connecticut towns (Lyme and Old Lyme in New London County) in which it was discovered in 1976. Not surprisingly, Connecticut has an even higher rate, with more than 40% of ticks infected with more than one pathogen. Fairfield is among the counties, along with New Haven, New London and Litchfield, that are most susceptible.

HOW TICKS GET INTO YOUR YARD

Ticks rely on deer, mice and other wildlife to get around. When these animals move through neighborhoods, they carry ticks. Thick plants, leaf piles, shady areas and wildlife attractors make yards ideal for ticks. Most tick bites, usually painless and thus unnoticed, actually happen close to home.

PERSONAL PROTECTION MEASURES

- Wear light-colored, long clothing and tuck pants into socks.
- Use insect repellents approved by the U.S. Environmental Protection Agency (EPA), like DEET, picaridin, IR3535 or oil of lemon eucalyptus.
- Shower and check your entire body for ticks within two hours of being outside.
- Walk in the center of the trails,



"It is important to check yourself, your children and your pets for ticks after outdoor activities and follow proper removal guidelines if one is found."

— Sherlita Amler

and try not to brush against plants.

- Check your pets for ticks every day and use tick preventives your veterinarian recommends.

PROTECTING YOUR YARD

- Mow your lawn regularly and clear away leaf litter and brush.
- Trim shrubs and thin ground cover to allow more sunlight to reach the ground.
- Try to keep your yard as dry as possible.
- Put a 3-foot-wide strip of gravel or mulch between your lawn and any wooded areas.
- Remove items such as bird feeders, stacked wood and other wildlife attractants.

If you find a tick, remove it quickly with fine-tipped tweezers. Hold it as close to your skin as possible and pull straight up with steady pressure, without twisting. Clean the area, place the tick in a container, and note the date and where you found it. Watch for symptoms for at least 30 days, and see a doctor if you get a fever, a spreading rash (including a bull's-eye), extreme tiredness, joint pain, headache, stiff

neck or nerve problems.

WHEN DIY ISN'T ENOUGH

Do-it-yourself prevention helps, but it might not be enough if you live in a high-risk area. Professional tick control services can reduce the number of ticks and set up barriers to help keep them away from your home.

JP McHale Pest Management offers Organic Tick Management, targeting all types of ticks in the United States, with monthly treatments during tick season. Each program begins with an inspection to identify tick activity and breeding sites, aiming to reduce current tick numbers and prevent new infestations.

Stay alert and take practical steps at home and outdoors to protect yourself this spring. A few simple precautions, along with professional help if needed, can keep your family and pets safer this season.

Jim McHale is a Cornell entomologist and president of JP McHale Pest Management, headquartered in Buchanan. For more, visit www.nopests.com.



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When does it make sense to refinance your mortgage?

BY BEN SOCCODATO AND CHRIS KAMPITSIS

“Refinancing isn’t a one-size-fits-all decision — it should improve your financial picture and align with your long-term goals.”

— Sebastian Chica

Refinancing can be an incredibly valuable financial tool, but only when the timing and the math align with your long-term goals. Homeowners often ask whether right now is a good time to refinance. Or should they wait until the Federal Reserve lowers interest rates, as predicted?

The better question is: Does refinancing make sense for you based on your financial goals and your current loan? There are multiple reasons a refinance might be worth exploring. Below, we break down the most common motivations, how to evaluate the costs and benefits and how to determine whether refinancing is the right financial move.

WHAT ARE YOU TRYING TO ACCOMPLISH?

Refinancing isn’t a one-size-fits-all decision. Homeowners refinance for different reasons, and understanding your specific goal is the first step. Here are the magnificent seven most common motivations:

- 1. Lowering your interest rate** – A lower rate can reduce your monthly payment and decrease the total interest you pay over the life of the loan. Even a small rate drop can create meaningful long-term savings.
- 2. Converting an ARM to a fixed-rate mortgage** – If you have an adjustable-rate mortgage (ARM), refinancing into a fixed

rate can lock in predictability and protect you from future rate increases.

Moving from a 30-year mortgage to a 20- or 15-year term helps you pay off your home faster and save on interest. While monthly payments usually increase, the long-term savings can be significant.

- 3. Removing private mortgage insurance (PMI)** – If you now have at least 20% equity in your home, refinancing may help remove PMI, immediately lowering your monthly payment.
- 4. Accessing home equity through a cash-out refinance** – A cash-out refinance lets you tap into your home’s equity. You receive cash, and your mortgage balance increases to reflect the new loan amount, but you could fund home renovations, debt consolidation, education costs and major life events.
- 5. Lowering your monthly payment** – You can reduce your monthly payment by securing a lower interest rate, extending your loan term or doing both. This can free up cash for savings, investing or other financial goals.
- 6. Removing a borrower from the loan** – Life changes such as divorce, estate planning or restructuring ownership can sometimes require removing someone from the mortgage. Refinancing is the most common way to do that. “Generally, the rule of thumb is to save at least 1% in interest rates for it to make sense to do a rate in term refinance,” said Sebastian Chica, senior mortgage loan officer at Absolute Home Mort-

gage Corp. “In cases where debt consolidation or cashing out of equity for further investments is involved, the conversation does change. If you are improving the overall cash flow due to paying off high-interest debt and netting a lower monthly debt, then it makes sense.”

How to know whether refinancing actually benefits you.

A refinance shouldn’t just sound good. It should also improve your financial picture.

Run the long-term numbers
Lowering your monthly payment may help your cash flow today, but extending your loan could increase your total interest costs. A cash-out refinance can consolidate debts, but if the new mortgage is larger, you may pay more over time. The key question: Will the long-term financial benefit outweigh the long-term cost?

Don’t forget about closing costs

Refinancing isn’t free. You may need to pay for appraisal fees, origination fees, title insurance, mortgage taxes and other closing expenses. Many homeowners roll these costs into the new loan, but doing so increases the total loan balance and the interest paid over time. Before refinancing, consider whether you’ll be in the home long enough to recoup those costs.

Key questions to ask yourself

Before making a decision, ask:

- 1. What are my long-term financial goals?** Do you want lower payments, faster payoff, cash access or more stability?
- 2. How long do I plan to stay in this home?** The longer you stay, the more likely refinancing provides a financial benefit.
- 3. How does my current mortgage compare to today’s rates and terms?** A lower rate or a more favorable loan

type can create value, but only after factoring in closing costs.

- 4. How much equity do I have?** More equity generally means more refinancing options, better loan terms and potentially the ability to remove PMI.
- 5. What are the exact terms of the new loan?** Review the interest rate, the loan term, whether the monthly payment will change, whether the total cost of the loan increases and all fees.

Work with both a mortgage professional and your financial planner. Refinancing influences far more than your mortgage. It can affect cash flow, taxes, investment strategy, retirement planning, emergency reserves and debt management. A mortgage professional can help you understand your loan options, while your financial planner helps ensure the refinance fits your broader financial strategy. Working together, they can help you decide whether the numbers align with your long-term goals.

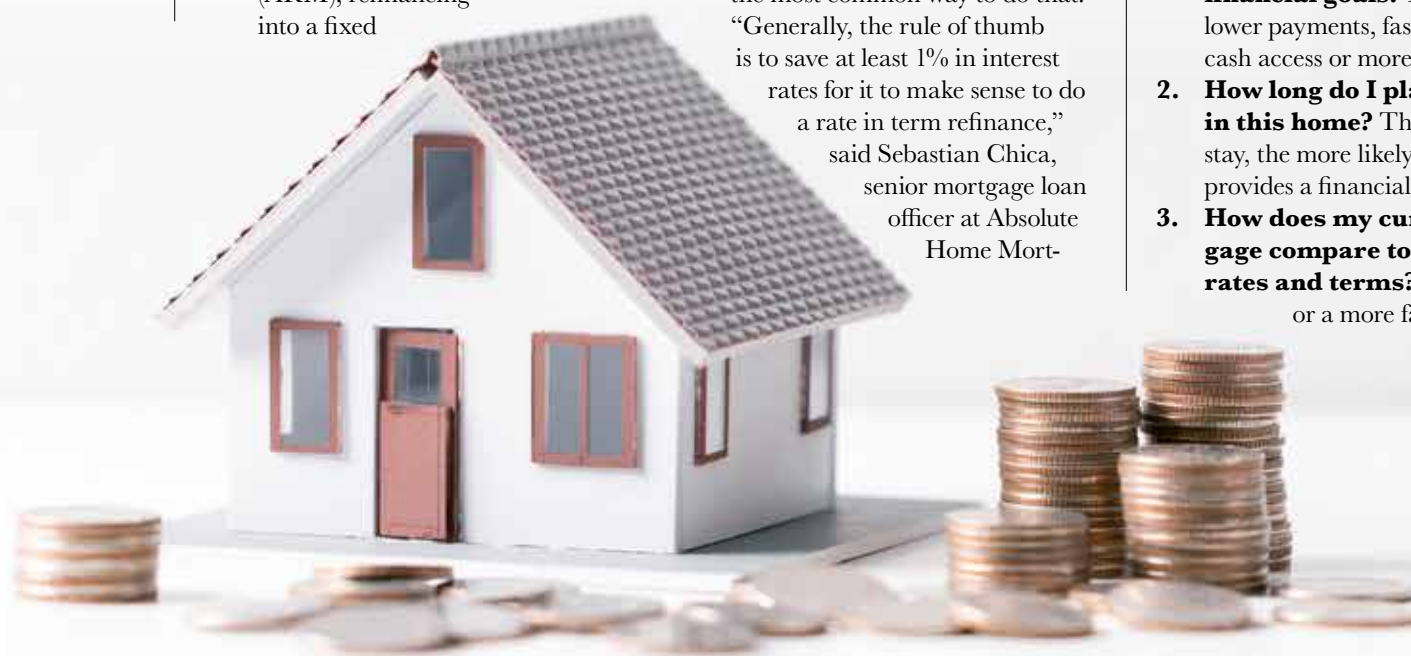
THE BOTTOM LINE

Refinancing makes sense when the benefits outweigh the costs, and the new loan aligns with your long-term financial goals. It may be a smart move if you want to lower your rate, change loan types, shorten your term, remove PMI, take cash out, lower your payment or remove a borrower.

A refinance can be a powerful financial strategy, but only when approached with clarity, analysis and professional guidance. If you’d like help determining whether now is the right time to refinance your mortgage, the SKG Team is here to walk through the numbers and help you make the most informed decision possible.

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

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Venturing to help and promote enterprising women

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

Holly Hurd always wanted to write a motivational book. But publishers told her she first needed a blog. So the Fairfield County resident created one in 2010, which now contains more than 500 stories about women leading fulfilling lives.

“They are mostly moms who left work to raise kids and run businesses,” said Hurd, adding that many give back by helping women struggling to run small businesses of their own. These include Genevieve Treacy, whose Vieve luxury resort brand spotlights the rich weaving traditions of the Wayuu women of Colombia’s La Guajira Peninsula.

From Las Vegas friends Dena Tripp and Debbie Shwetz, who created Nothing Bundt Cakes, which has franchises in Hartsdale, Port Chester and Stamford; to Rachel Antonoff (sister of Taylor Swift collaborator Jack Antonoff) and her bold, print clothing line; to Christina Livada’s Chappy Wraps blankets, Hurd has told stories of invention and reinvention that parallel her own journey from finance to real estate and motivational speaking and authorship.

She calls that motivational enterprise VentureMom – a platform about entrepreneurship and women’s empowerment that has led to her two books

– “Venture Mom: From Idea to Income in Just 12 Weeks” and “The Life-Changing Power of One Question: Unlock Purpose, Direction & Connection With One Powerful Ask.” which was published last November by Maison Vero.

The VentureMom blog actually asks a lot of questions, everything from “What would VentureMom wear for a birthday lunch with friends in Florida?” (shop Maeve and Anthropologie); to “What is one habit that you’d like to take out of your life” (eating candy in the car; replace it with water); to the life-changing question “Now what?” (“Now what?” tells the story of the One Love Foundation, created to raise awareness of relationship abuse by the family of Yeardley Love, a University of Virginia student who died in 2010 at the hands of an abusive boyfriend.)

After raising children, taken care of parents and working, Hurd said, women also need to ask themselves, What do I want my life to look like now? The answer, she added, revolves around the three Ps:

People – “Right now the world has a serious epidemic of loneliness. Connect with other people as if your life depends on it, because it does.”

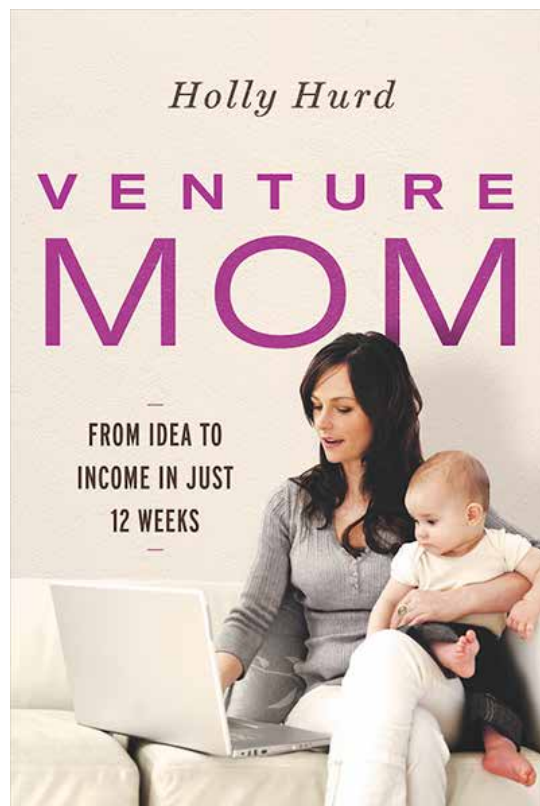
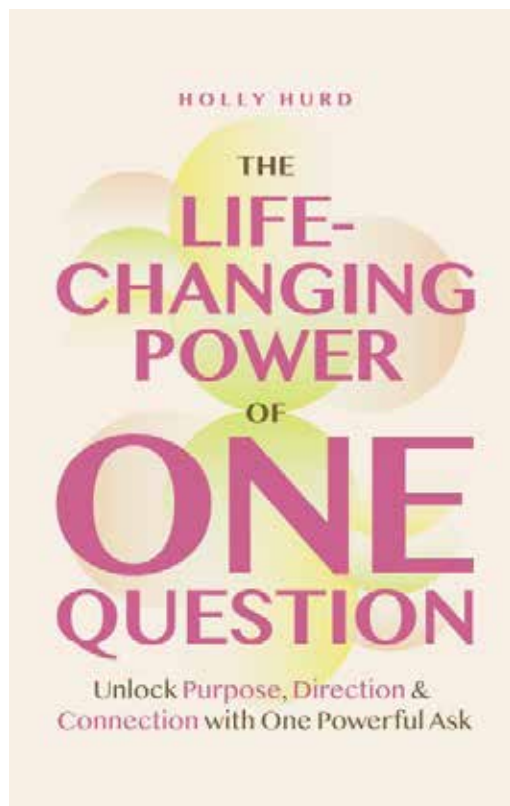
Purpose – “Something that gets you up in the morning – a job, a char-

“Right now the world has a serious epidemic of loneliness. Connect with other people as if your life depends on it, because it does.”

— Vicki Hurd



Holly Hurd, founder and CEO of VentureMom. Photographs courtesy Holly Hurd.



ity.” Hurd cites the example of former consumer marketing executive Kathy Giusti, a two-time cancer survivor and New Canaan resident, who with her twin sister Karen Andrews, a Greenwich resident, founded the Multiple Myeloma Research Foundation, which has raised more than \$600 million since 1998.

Pursuits – This could be walking, hiking, bridge – something, Hurd says, that gives you joy and perhaps leads to a new community like a knitting circle.

Hurd’s own purpose and pursuits began among the people of Baton Rouge, Louisiana, where she grew up Holliston Hill, daughter of commodities trader John Hill. At age 12, she was keeping charts for him. With a bachelor’s degree in business admin-

istration and management from what is now Simmons University in Boston, she traded on her own. Moving to New York City in 1985, she founded Holliston Hill CTA Inc., which she “blew out” two years later. In 1991, she became a partner in the eponymous Hill Financial Group Ltd., a hedge fund and Commodity Trading Adviser (CTA) that managed nearly \$200 million at the peak.

In 2002, a large hedge fund acquired the company’s proprietary technology. BY then, Hurd had begun a real estate career with Houlihan Lawrence in Fairfield County and J Pepper Frazier in Nantucket, Massachusetts.

“Trading houses,” she said, “is much like commodities. It’s buying and selling at the best price.”

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Mayor Mike Spano speaking at Palisade Towers.

AFFORDABLE HOUSING

\$35M electrification upgrade project underway at Palisade Towers in Yonkers

BY PETER KATZ / pkatz@westfairinc.com

“this project is not just about replacing what was lost, but about building something better.”

— Ken Jenkins

State, county and local officials joined with Wilson Kimball, CEO of the Municipal Housing Authority of the City of Yonkers (MHACY) to celebrate the arrival of new electric stoves for residents of the Palisade Towers complex.

The approximately 1,000 residents of the eight buildings in the 415-unit Palisade Towers have been without gas since August 2024, due to gas leaks and corroded gas pipelines. As a result, residents have not had stoves for cooking, with the MHACY providing residents with microwave and convection appliances. The hot water supply for the buildings also was interrupted and temporary equipment had to be installed.

The current project, expected to be completed by 2027, is to make the buildings all-electric. This includes installing new electrical feeder cables, upgraded electrical panels in the buildings and new conduits to support electrified hot water, heating, cooling, and cooking systems. It also includes the installation of high-efficiency heat pump systems to create hot water for the complex and individual heat pumps in each apartment for heating and cooling that for the first time will

allow residents to accurately adjust the temperature in their apartments.

Replacing the old gas stoves are new electric induction cooktop stoves that require the use of special pots and pans that react to electrical energy and create heat. A donor who wished to remain

anonymous has provided sets of new pots and pans for induction cooking to go with each of the new induction cooktop stoves.

The \$35 million in funding allowing the project to proceed was put together by the city, county, and state governments that have worked in close cooperation. The transition at Palisade to all-electric service is overseen by Palisade owners L&M Development Partners and The Mulford Corporation, with Touchstone Builders as the general contractor. Palisade Towers was originally built in 1954.

Kimball described the electrification project as turning "lemons into lemonade by taking what was a crisis and turning it into a win for the residents of Palisade Towers. This is a major step forward in our overall mission to create sustainable, modern housing for the future.”

At an April 14 gathering at Palisade Towers, Yonkers Mayor Mike Spano criticized the federal government for

not stepping up and providing all of the support it could have for the people living at the MHACY housing development. He said the federal government did come up with extra dollars for cosmetic improvements to the buildings but failed to provide money to make necessary changes to the guts of the buildings.

“The electrical, the gas mains, that was not sexy enough for them, couldn’t give us that much,” Spano said. “We generally go to the federal government and say ‘this is what we need.’ There’s really no support being sent to urban centers out of Washington these days.”

Spano praised State Senate Majority Leader Andrea Stewart-Cousins of Yonkers, Gov. Kathy Hochul, the State Legislature and the county for helping “find the dollars to make this happen. It’s more money than the local Yonkers taxpayers could ever afford.”

Samantha Pearce of New York State Homes and Community Renewal (HCR) said a grant of \$12.9 million from HCR’s \$250 million Climate Friendly Homes Fund is helping to pay for the Palisade Towers project.

Pearce described the fund as an effort to help “multifamily building owners across New York state transition to high-performance all-electric heating, cooling and hot water systems. We’re aiming to retrofit at least 10,000 units with this money.”

The project also is supported with \$1.5 million through NYSEERDA’s Low Carbon Pathways Program, and almost \$1 million through a New York Power Authority grant. The Westchester County Public Housing Assistance Initiative provided \$4.6 million.

Westchester County Executive Ken Jenkins described what’s happening to upgrade Palisade Towers as a great example of what can happen when different levels of government work together with residents and other partners.

“At the end of the day this is 1,000 residents who call Palisade Towers home,” Jenkins said. “When their gas systems were shut down it created a real challenge. We all came together to invest in what is the long-term permanent solution. This project is not just about replacing what was lost, but about building something better.”

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Floor & Decor opens in Mount Vernon

BY PETER KATZ / pkatz@westfairinc.com

The Floor & Decor store at 240 East Sandford Blvd. in Mount Vernon opened with a ribbon-cutting on April 16, in advance of a week-long celebration of the store's opening scheduled for April 23 through April 29. Floor & Decor specializes in hard-surface flooring for homeowners and professionals. The Mount Vernon store's staff of about 50 full- and part-timers is led by Sarah Chavez, who has the title chief executive merchant.

Mount Vernon Mayor Shawyn Patterson-Howard cut the ribbon to officially open the store. She expressed excitement and pride at having the retailer in the city, having previously described it as "one of the nation's premiere flooring companies. It is the Costco and BJs of the flooring industry in the country. In Mount Vernon we're continuing to build our business community."

At the ribbon-cutting, Patterson-Howard described Floor & Decor as offering "great opportunities to do home renovations, bathrooms, living rooms, floors, kitchens, whatever your needs are. They also have a design center and they have a pro shop so you can come in and if you are from novice to a pro you can receive services that you need."

Floor & Decor operates more than 270 warehouse-format stores and five design studios nationwide. The

Mount Vernon site formerly had been a Stop & Shop supermarket. The overall property covers 318,293 square feet near the intersection of East Sandford Boulevard and Fulton Street and is in Commercial Business District zoning. The one-story building occupies 109,572 square feet.

"Bringing Floor & Decor to Mount Vernon is an exciting milestone for our team," said Chavez. "For more than 25 years, we've focused on making quality, trend-forward hard surface flooring

accessible to everyone, and we're proud to extend that commitment to this community. We look forward to serving our new customers and helping bring their ideas to life."

During its opening promotion known as "7 Days of Deals," the store will be featuring discounts, giveaways, installation demonstrations from leading industry brands, and the chance to win a \$1,000 Floor & Decor gift card each day. A ribbon-cutting in partnership with the Bronxville Chamber of Commerce and the Mount Vernon Chamber of Commerce is scheduled for April 23 at 10 a.m.

Founded in 2000, Floor & Decor is headquartered in Atlanta, Georgia. The owner of the Mount Vernon property is MDC Coastal 1 LLC, which received site plan approval from the city re-tenant the Stop & Shop supermarket space.



Mount Vernon Mayor Shawyn Patterson-Howard fifth from left in front row at ribbon-cutting to open Floor & Decor on April 16.



Part of the interior at the new Floor & Decor in Mount Vernon.

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Americares President and CEO Christine Squires (left) and Shonda Rhimes (right) present Tony Goldwyn with the Bob and Leila Macauley Humanitarian Spirit Award at the 2026 Americares Airlift Benefit. Photo courtesy of Roy Rochlin/Getty Images for Americares.

FILM & TV

Americares fetes Actor/Director/Producer Tony Goldwyn

BY GARY LARKIN / glarkin@westfairinc.com

The Pier 60 event raises \$2M for poverty and disaster aid

STAMFORD – Actor, Director, Producer and Americares Board Member Tony Goldwyn was honored for his lifetime of philanthropy at the 2026 Americares Airlift Benefit last week at Pier 60 in New York City.

Television Creator, Producer, Author and CEO of Global Media Company Shondaland Shonda Rhimes presented Goldwyn with the distinguished Bob and Leila Macauley Humanitarian Spirit Award on April 17 during a special on-stage moment. The event raised \$2 million for Americares health programs for people affected by poverty or disaster around the world.

“If I do leave a legacy as a humanitarian, I hope it is this: that I used my voice, my skills, my resources to make a difference, to make someone’s life better, and in so doing to

make the world better,” Goldwyn said in his acceptance speech. “Let’s show we care — let’s act. Not just for the people we love but for the people we have yet to meet and may never know.”

Goldwyn has been involved with Americares for more than 20 years having joined the board in 2018. He has volunteered countless hours hosting fundraising events, packing emergency kits for disaster survivors and traveling with the organization to see its lifesaving work firsthand. He also dedicates much of his personal time to other organizations, including Stand Up To Cancer, Innocence Project, Second Stage and the Motion Picture & Television Fund.

In her introduction for Goldwyn, Rhimes described the impact he has had on people.

“When people watch someone

they admire, someone they respect, someone they have invited into their living room every Thursday night for years — when they watch that person not just endorse a cause but embody it, something shifts. The permission structure changes,” Rhimes said. “Tony allows people to see him and think, ‘Maybe I can do more than I thought. Maybe I can go further than I planned. Maybe the moment I’ve been waiting for is actually right now.’ The most powerful thing a humanitarian can do is not just to inspire admiration—it’s to inspire action. Tony Goldwyn does both.”

Goldwyn’s current and former co-stars came out to support him at the event, including benefit Co-Hosts Jean Smart and Bellamy Young. Other notable guests included Cristen Barker, Nigel Barker, Dr. Mauricio Gonzalez, Erica Hill, Ward Horton, Richard LaGravenese, Peter Levine, Marti Noxon, Orfeh, Barry Scheck, Ira Schreck,

Tony Spiridakis, Dr. Tim Tiutan and Jason Weinberg.

Americares President and CEO Christine Squires asked the more than 500 supporters in attendance to “meet the moment” as humanitarian needs increase due to ongoing conflict, economic pressures, displacement and more intense natural disasters.

“Now is the time to double down,” Squires said. “We must be better, faster and stronger — not to meet only the demands of today’s world, but also the increasingly complex challenges of tomorrow. History is written in many ways. The history of our actions will be written in the lives of the people we help.”

AmeriCares organizes emergency response teams to deliver urgently needed aid to survivors of disasters. Such aid includes medicines, medical supplies, water or water purification treatments, and other critically needed resources.

UB alum finds niche in student-athlete NIL tax space

BY GARY LARKIN / glarkin@westfairinc.com

The NCAA Division I student-athletes who benefit from so-called NIL (Name, Image, Likeness) revenue are realizing the burden of collecting so much money — paying taxes.

Ever since NIL rules changed in 2021, college athletes can make real money from endorsements, social media deals, appearances, and brand partnerships.

But there is a catch: those students are running what constitutes as a small business at the age of 18 and they have no idea of the federal and local tax laws. This has created an opportunity for University of Bridgeport alumnus Denzel Luna, a former shooting guard for UB who is now studying for at Wake Forest University as a Deloitte Foundation Scholar to become a CPA.

That opportunity turned into a nearly two-year-old business that derives revenue from his Nexa Tax app. The name stands for NIL eX-pense tax.

Nexa Tax has been around nearly two years with a majority of the startup funding bootstrapped by Luna. The University of Bridgeport Entrepreneurship Center was instrumental in getting grants for Luna's business and getting it off the ground. They were able to do the C Corp, set up the bylaws, trademark the logo, Luna said. Additionally, he was a top 5 finalist in the Startup Westport pitch competition last November, which led to Luna getting involved with the mentorship program there.

Luna, 23, is an Orlando, Florida, native who attended UB from 2022-2025 while serving as an international tax consulting intern for PwC in New York City.

"My original intentions of going to UB were for basketball and getting my degree," Luna told the Fairfield County Business Journal. "As I was there in my freshman year, there was Covid. Quickly early on I was a business administration major who was focused on basketball.

"I kind of had a quick pivot in order to stay within sports. I wanted to build a career working with athletes and stay working in the game. Once I realized I wasn't go to go the NBA and the grind it would be to play overseas, I kind of wanted to find something where I could work with athletes while also pursuing a career."

He decided that accounting was for him, and with taxes under that umbrella, the first thing he thought was, "Hey, every athlete has to get their taxes done. And why not do that service for them."

Sherri Dente, University of Bridgeport, Director of the Innovation Center at Bauer Hall, cites Luna as an example of what the school's Entrepreneur Center can do for students.

"Denzel is a great example of a student who fully leveraged everything the Student Entrepreneur Center has to offer," she said. "His drive and intelligence, combined with access to resources at the Innovation Center, enabled him to turn his idea into a viable business. The Innovation Center plays a critical role in supporting students like Denzel by providing mentorship and the tools needed to move ideas from concept to execution."

As a UB student, Luna noticed an interesting new trend among some of the student-athletes he knew. A high school friend upgraded from a Honda Civic to a C-Class Mercedes Benz in just six months.

He had questions — not necessarily about how these students were financing their new, upgraded lifestyles — about how they were navigating the new taxes that came along with them. Or even whether they knew about these new taxes at all.

NIL HISTORY

In 2021, new Name, Image, and Likeness (NIL) rules allowed student-athletes to earn money through endorsements. The income was real, and so was the paperwork. Many athletes felt lost when tax season came around, unsure how to handle their new responsibilities. Students were earning money from sponsors and facing challenges they hadn't dealt with before.

"Obviously, it originated with video games and merchandising," Luna said about NIL compensation. "Florida was selling a football jersey with No.15. And everybody knew that was Tim Tebow. And Tim Tebow didn't get a dollar. Additionally, the big plays of athletes shown during March Madness commercials and the signature moments. And the athletes weren't getting their share."

They were now paying athletes for their brand, Luna added. "And now with the new ruling last July with



Denzel Luna, owner of Nexa Tax, speaks with the Fairfield County Business Journal about his app for student-athletes.

"Every athlete has to get their taxes done — so why not build a service specifically for them?"

— Denzel Luna

schools being able to play athletes directly for their services, not just their name," he said.

In 2025 following a historic court ruling and settlement between the U.S. House and NCAA over NILs, new regulations included a \$600 mandatory reporting threshold for deals via the "NIL Go" platform. Schools can now directly facilitate deals, with potential revenue-sharing of up to \$20.5 million annually.

Luna explained the two ways student-athletes are paid through NILs.

"There are two avenues of NIL," he said. "So, you now have money directly from the schools. Normally, it will be in installments. Then there will be clauses that include number of games played, injuries. The amount of money paid is up to the coach's budget. Then, there is the brand side, where a company comes in to have athletes endorse their product or wear their shoe."

THE APP

"It's meant to be a mobile app for athletes," he said. "We try to act as the middle man from the moment the athlete gets paid — and 99% of their income is 1099 to the moment they file."

Through the app, the athletes can upload their income, applicable expenses, populate their taxes and file their quarterly taxes and track mileage. Then, when it's time to file their annual income tax they can export that information to their CPA or upload to software.

The idea started while he was still a student at UB, and now athletes from schools like UCLA, Wake Forest, and Kansas are using it. And there are plans to expand the app to include

direct filing once Luna earns his CPA.

Luna began with simple tools: a checklist, a way to track income as it came in, clear expense categories, and reminders to pay taxes on time. He shared the idea with his mentor, Bill Guerrero, who was UB's CFO at the time, and asked for feedback.

Luna then took his idea to UB's Innovation Center, where he connected with mentors, including C.J. Watson, Joe Ziskin (who would become his advisor), and UB's VP of Innovation, Strategy, and Advancement, Elena Cahill. Together, they stress-tested the concept as a viable business idea, focusing on compliance and habits student-athletes can actually keep.

BUILDING HIS TEAM

Denzel's first hires came from University of Bridgeport.

Two UB master's students joined Nexa's tech team, and a third engineer arrived through a UB connection. A head of marketing based in Fairfield came aboard after Denzel spotted his work on LinkedIn. Nexa's intern program is underway, including an ambassador coordinator who is deeply embedded in the college athletics ecosystem.

WHAT UB MADE POSSIBLE

When Denzel talks about progress, he comes back to relationships and hands-on experiences. UB professors taught him to value clarity. Mentors asked hard, practical questions. The VITA Tax clinic turned theory into practice for students. The Innovation Center has stayed in his corner even after graduation. "I can go to events and come back to a home base," he explains, "I can say, 'Here's what I'm being presented with. What do you think?'"

That feedback loop, he says, keeps the work grounded and makes the next decision simpler.

What's next?

Since launching, more than 250 student-athletes have downloaded Nexa, and 15 users have reported earnings of six figures. Denzel is in active conversations with five-plus NCAA Division I programs for onboarding, and athletes on Nexa include representation from UCLA Women's Basketball, UConn Football, and Wake Forest Football.

Abby Levandoski, assistant director of communications and content strategy at University of Bridgeport contributed to this story.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, April 15 - 21

Nussbaum Lowinger LLP, Suffern, Ephraim Diamond, chief restructuring officer, 26-22383-SHL: Chapter 11, assets \$10 million - \$50 million, liabilities \$100 million - \$500 million. Attorney: Jonathan L. Flaxer.

Mark J. Nussbaum and Associates PLLC, Suffern, Ephraim Diamond, chief restructuring officer, 26-22384-SHL: Chapter 11, assets \$1 million - \$10 million, liabilities \$100 million - \$500 million. Attorney: Jonathan L. Flaxer.

Marjorie Sousa Realty LLC, Congers, Mindy Klein, member, 26-22395-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000. Attorney: pro se.

22 High Mountain LLC, Pomona, Yosef Lowenbein, member, 26-22396-SHL: Chapter 11, assets \$1.8 million, liabilities \$1.3 million. Attorney: Robert Lewis.

U.S. District Court, White Plains

Local business cases, April 15 - 21

Robert Landau, Los Angeles vs. School of Rock Beacon, Beacon, 26-cv-3171-JGLC: Copyright infringement. Attorney: Craig B. Sanders.

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

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Lisa Iorio vs. Pro Clinix Sports Physical Therapy, Chiropractic Wellness, PLLC, Pleasantville, 26-cv-3176-NSR: Job discrimination. Attorney: Michelle A. Caiola.

Embassy Cleaners, Scarsdale vs. American Family Mutual Insurance Co., Madison, Wisconsin, 26-cv-3269: Breach of contract. Attorney: Michael A. Markowitz.

DEEDS

Above \$1 million

25 River LLC, Bedford. Seller: Eric Biederman, South Salem. Property: 25 Waccabuc River Lane, Lewisboro. Amount: \$2.7 million. Filed March 27.

A1 Uvini Associates LLC, Brooklyn. Seller: Ishak Ghassan, Wappingers Falls. Property: 43 Currans Lane, Yonkers. Amount: \$1 million. Filed March 23.

Briarcliff Station LLC, New York. Seller: Nibur 12a Briarcliff Manor LLC, New York. Property: 75 N. State Road, Ossining. Amount: \$1.7 million. Filed March 25.

Brody, Donna, Westport, Connecticut. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing, Mount Pleasant. Amount: \$2.9 million. Filed March 24.

Cunha, Kristine, Yonkers. Seller: LNL Contracting Corp., Rockville Centre. Property: 31 Old Deer Park Road, Bedford. Amount: \$1.1 million. Filed March 24.

DNJ Legacy Holdings LLC, Putnam Valley. Seller: Rap Holding Corp., White Plains. Property: 57 Plainfield Ave., Bedford. Amount: \$1.3 million. Filed March 31.

Gupta, Raveena, Jersey City, New Jersey. Seller: Myro 3 LLC, New Rochelle. Property: 2 Well House Lane, Mamaroneck. Amount: \$3.8 million. Filed March 31.

Hillside Street LLC, Dobbs ferry. Seller: A&D Briarcliff Properties LLC, Cortland Manor. Property: 157 N. State Road, Ossining. Amount: \$1.2 million. Filed March 30.

Lighthouse Asset Spv LLC, Sleepy Hollow. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing, Mount Pleasant. Amount: \$1.3 million. Filed March 25.

Mogul-Ashraf, Zainab, North Castle. Seller: IREP-CG East Lane LLC, New York. Property: 8 East Lane, North Castle. Amount: \$2.9 million. Filed March 30.

QSH/Tarrytown LLC, Atlanta, Georgia. Seller: Sunrise of Tarrytown Propco LLC, McLean, Virginia. Property: 99 White Plains Road, Greenburgh. Amount: \$9.7 million. Filed March 23.

Scarsdale Bunnies LLC, Scarsdale. Seller: 1789 Ocean Avenue LLC, Scarsdale. Property: 69 Penn Blvd., Scarsdale. Amount: \$3.8 million. Filed April 1.

Schadey Acres LLC, Pound Ridge. Seller: Richard Knowlton, North Salem. Property: 132 Finch Road, North Salem. Amount: \$2.6 million. Filed March 25.

Sheurs, Kevin, Brooklyn. Seller: Beaconsfield II LLC, Rye. Property: 35 Halsted Place, Rye City. Amount: \$4.3 million. Filed March 26.

Below \$1 million

20-22 Truman LLC, Middle Village. Seller: Diallo Mamadou, Yonkers. Property: 20-22 Truman Ave., Yonkers. Amount: \$950,000. Filed March 30.

289 Davenport LLC, New Rochelle. Seller: Albert Nodarse, Lake Worth, Florida. Property: 377 County Center Road, Greenburgh. Amount: \$475,000. Filed March 24.

30 Linden Street LLC, Yonkers. Seller: Stuart I. Ball, Yonkers. Property: 30 Linden St., Yonkers. Amount: \$472,000. Filed March 27.

3221106street LLC, Corona. Seller: KC Friends LLC, White Plains. Property: 4 Ritters Lane, Yonkers. Amount: \$820,000. Filed March 27.

80 Kings Ferry LLC, Montrose. Seller: Co-80 Kings Ferry Road LLC, Cortland Manor. Property: 80 Kings Ferry Road, Cortlandt. Amount: \$575,000. Filed March 24.

BMA Property NY LLC, Yonkers. Seller: 188 Stevens Avenue LLC, Mount Vernon. Property: 188 Stevens Ave., Mount Vernon. Amount: \$400,000. Filed March 31.

Castle Walk LLC, Bronx. Seller: Kumanan Ramanathan, New Rochelle. Property: 22 Castle Walk, Greenburgh. Amount: \$600,000. Filed March 27.

Coolen Homes Inc., Hawthorne. Seller: Brighton Avenue Properties LLC, Pleasantville. Property: Bradhurst Avenue, Mount Pleasant. Amount: \$325,000. Filed March 27.

Cuevas, Roberto, Mount Vernon. Seller: Vernon Dell Elite LLC, Rego Park. Property: 27 Dell Ave., Mount Vernon. Amount: \$947,000. Filed March 23.

Davis, Jordan, Brooklyn. Seller: One Twenty Eight Property Group LLC, Yonkers. Property: 68 Ridgeview Ave., Yonkers. Amount: \$700,000. Filed March 23.

Deutsche Bank National Trust Co, Mount Laurel, New Jersey. Seller: Sharon Blackwell. Property: 8 Vail Ave., Peekskill. Amount: \$456,000. Filed March 26.

Gashi, Ekrem, Yorktown Heights. Seller: SHG Lot LLC, Yorktown Heights. Property: 831 Shiqer Gashi Court, Yorktown. Amount: \$70,000. Filed March 24.

HSBC Bank USA NA, Greenville, South Carolina. Seller: Roberto Guerra, White Plains. Property: 29 Grove St., Mount Kisco. Amount: \$531,000. Filed March 26.

MGCK Property LLC, White Plains. Seller: Joseph Predovan. Property: 19 Bayview Ave., New Rochelle. Amount: \$830,000. Filed March 31.

Miata, Anthony, Jersey City, New Jersey. Seller: 9 William Puckey LLC, Thornwood. Property: 9 William Puckey Drive, Cortlandt. Amount: \$700,000. Filed March 23.

MTS29 LLC, Mahopac. Seller: Paul Filancia. Property: 2718 Quaker Church Road, Somers. Amount: \$500,000. Filed March 30.

Pelle Construction LLC, Scarsdale. Seller: Anne E. Joerg, Scarsdale. Property: 151 Clarence Road, Scarsdale. Amount: \$870,000. Filed March 27.

Red Rose Capital Group Inc., New York. Seller: Wells Fargo Bank NA, Salt Lake City, Utah. Property: 20 Maple Place, Ossining. Amount: \$320,000. Filed March 31.

SB Management NY LLC, Mount Vernon. Seller: City of Mount Vernon. Property: 16 Glen Ave., Mount Vernon. Amount: \$303,000. Filed March 24.

Saltos, John, Dobbs Ferry. Seller: English Townhomes LLC, Dobbs Ferry. Property: 13 English Lane, Greenburgh. Amount: \$925,000. Filed March 24.

Simple Business Holdings Inc., Bronx. Seller: Nikki Stewart, Yonkers. Property: 21 Crotty Ave., Yonkers. Amount: \$675,000. Filed March 30.

South Regent LLC, Port Chester. Seller: Javier M. Bermudez, Port Chester. Property: 26 Palace Place, Rye Town. Amount: \$950,000. Filed March 30.

SS Realty Holding & Management LLC, White Plains. Seller: Tina Park, Fort Lee, New Jersey. Property: 5 Renaissance Square 17c, White Plains. Amount: \$695,000. Filed March 25.

Tiratsuyan, Nicholas N., Port Chester. Seller: 374 King Street LLC, Jamaica. Property: 374 King St., Rye Town. Amount: \$900,000. Filed April 1.

United Yonkers LLC, Great Neck. Seller: Donald Hunnewell, Scarsdale. Property: 175 White Road, Scarsdale. Amount: \$361,000. Filed March 23.

Wilmington Trust NA, New York. Seller: Kenneth L. Bunting, White Plains. Property: 110 Mahopac Ave., Somers. Amount: \$635,000. Filed March 24.

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

Westchester County, April 15 - 21

Almonte, Ramon A.: Mamaroneck, 2020 - 2024 personal income, \$71,098.

Cohen, Mitchell and Jennifer Cohen: Yorktown Heights, 2017 - 2020, 2024 personal income, \$78,185.

Corbia, Thomas A. and Virginia Corbia: Port Chester, 2021, 2023 - 2024 personal income, \$45,583.

Gardiner, Doug: Yonkers, 2016, 2018, 2020 personal income, \$182,265.

Glantz, Lynn A.: Rye Brook, 2017 - 2018, 2022 personal income, \$14,728.

Glantz, Peter J.: Rye Brook, 2017 - 2018, 2022 - 2023 personal income, \$77,731.

Griffin, John and Prudence Griffin: White Plains, 2023 personal income, \$90,194.

Hunt, John: Buchanan, 2021 - 2022 personal income and retirement plan penalty, \$28,212.

Laifook, Martina S.: Chappaqua, 2019 - 2020, 2022 personal income, \$120,222.

Nakamura, Stephen H.: Katonah, 2018 - 2019, 2022 - 2023 personal income, \$36,176.

O'Neill, Andrew P. and Lena O'Neill: Valhalla, 2018, 2021 - 2023 personal income, \$50,578.

Payne, Richard and Loren Rones: White Plains, 2015, 2018 - 2024 personal income, \$92,057.

Pfaff, Jenny: Eastchester, 2014, 2021 - 2022 personal income, \$11,858.

Pfaff, Louis A.: Eastchester, 2014 personal income, \$797,030.

Priority Ground Force Construction Inc.: Yonkers, 2024 quarterly taxes, \$35,717.

Ramos, Ingrid I: Katonah, 2018 - 2019, 2022 - 2023 personal income, \$36,176.

Wasserman, Neil and Yael Wasserman: Scarsdale, 2020 personal income, \$17,162.

JUDGMENTS

610 West 178th Street Housing Development Fund Corp., Yonkers. \$41,843 in favor of Sprague Operating Resources LLC, Harrison. Filed Feb. 20.

A&M Concrete Works LLC, Thornwood. \$26,490 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed Feb. 18.

ABCUS LLC, Pelham. \$132,975 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 5.

Alessandro, Edmondo F., Baldwin Place, \$25,220 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Feb. 18.

ANB Holdings GCCM LLC, New Rochelle. \$17,980 in favor of Amanda Scoca. Filed Feb. 18.

Andy Telecom LLC, Dobbs Ferry. \$73,070 in favor of Millennium Leasing LLC. Filed Feb. 20.

Barnett, Jermaine, Mount Vernon. \$1,788 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 19.

Beckford, Ricardo P., Mount Vernon. \$14,495 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 17.

Bunch, Terry, Ossining. \$4,355 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 20.

Castellano, Zinnia M., Mount Vernon. \$2,873 in favor of TD Bank USA NA, Brooklyn Park, Minnesota. Filed Feb. 11.

Castro, Jessica, Ossining. \$1,275 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

Cavaluzzo, Carolinda, Yonkers. \$83,994 in favor of Sallie Mae Bank. Filed Feb. 18.

Cavaluzzo, Carolinda, Yonkers. \$78,759 in favor of Sallie Mae Bank. Filed Feb. 18.

Cavaluzzo, Carolinda, Yonkers. \$80,630 in favor of Sallie Mae Bank. Filed Feb. 18.

Celaj, Elisa, Cortlandt Manor. \$9,158 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Feb. 18.

Chalk, Stacy C., Buchanan. \$1,286 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

Chavez, Glenda, Yonkers. \$5,412 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 11.

Chavez, Jorge, Yonkers. \$4,860 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 9.

Cruz, Eric, Utah. \$2,599 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 17.

DeRaff, Jake, Elmsford. \$28,537 in favor of Notable Finance LLC., Filed Feb. 13.

DM Insurance Services Inc., Yonkers. \$45,000 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 3.

Fecedio, Douglas, Yonkers. \$21,197 in favor of Municipal Credit Union, New York. Filed Feb. 18.

Figueroa, Beverly, White Plains. \$4,993 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

Fowles, Cherris, Mount Vernon. \$3,478 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

Gordon, Natalie, Mount Vernon. \$1,605 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 4.

Guest, Charles, Mount Vernon. \$2,769 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 20.

Harris, Glenroy, Mamaroneck. \$1,637 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 11.

Huitzil, Perfecto, Mount Vernon. \$14,835 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 17.

La2 Demo LLC, Yonkers. \$11,464 in favor of Sunbelt Rentals Inc., Fort Mill, South Carolina. Filed Feb. 18.

Lyken, Duane, Mount Vernon. \$3,358 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

Martinez, Xiomara Gil, Yonkers. \$69,525 in favor of Municipal Credit Union, New York. Filed Feb. 13.

Massaro, Diane, Yorktown Heights. \$16,563 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 18.

McCusker, Paul, Crestwood. \$100,334 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 3.

Mercedes, Georgina, Yonkers. \$1,727 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 9.

Morales, Iris M., Hartsdale. \$1,996 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 11.

Moya, Deyanira, Sleepy Hollow. \$2,768 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 4.

Pantoja, Susan, Yonkers. \$2,725 in favor of Midland Credit Management Inc., San Diego, California. Filed Feb. 6.

Perez, Hector, Harrison. \$4,270 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 11.

Respect Auto Yonkers LLC, Yonkers. \$20,647 in favor of TD Bank NA, Brooklyn Park, Minnesota. Filed Feb. 9.

Santiago, Jennifer, Cortlandt Manor. \$4,117 in favor of Synchrony Bank, Draper, Utah. Filed Feb. 5.

LIS PENDENS

American Express National Bank, as owner. Filed by Deutsche Bank National Trust Company. Action: Foreclosure of a mortgage in the principal amount of \$474,000 affecting property located at 141 Lorraine Ave., Mount Vernon. Filed March 9.

Americas Wholesale Lender, as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 81 Hobart Ave., Port Chester. Filed March 18.

Avallone, Michelina, as owner. Filed by Federal Home Loan Mortgage Corporation Trust. Action: Foreclosure of a mortgage in the principal amount of \$417,000 affecting property located at 1066 Pelham Dale Ave. Pelham. Filed March 11.

Barragan, Irma, as owner. Filed by Lakeview Loan Servicing Inc. Action: Foreclosure of a mortgage in the principal amount of \$540,000 affecting property located at 214 S. Fifth Ave., Mount Vernon. Filed March 25.

Bedford Single Family LLC, as owner. Filed by KFNy Bedford LLC. Action: Foreclosure of a mortgage in the principal amount of \$2,600,000 affecting property located at 1 Guion Lane, Bedford. Filed March 16.

Builders Irvington, as owner. Filed by Citibank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$800,700 affecting property located at 11 Hudson Place, Tarrytown. Filed March 19.

Byram Concrete & Supply LLC, as owner. Filed by KFNy Whippoorwill LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,315,000 affecting property located at 11 Whippoorwill Lane, Armonk. Filed March 17.

Cavalry Spv I LLC, as owner. Filed by CitiMortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$688,000 affecting property located at 109 Todd Road, Katonah. Filed March 20.

Estate of Chen Franklin, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$70,000 affecting property located at 25 Rockledge Ave., Unit 512, White Plains. Filed March 19.

David K., as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,127,186 affecting property located at 60 Clinton Ave., Rye. Filed March 24.

DMR Development Group LLC, as owner. Filed by Toorak Capital Partners LLC. Action: Foreclosure of a mortgage in the principal amount of \$311,000 affecting property located at 2 Martens Place, Mount Vernon. Filed March 17.

East Coast Wall Coatings Inc., as owner. Filed by Lorch Construction Management LLC. Action: Foreclosure of a mortgage in the principal amount of \$294,000 affecting property located at 2000 Central Park Ave., Yonkers. Filed March 17.

Francis, Millicent V., as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$448,000 affecting property located at 292 Hawthorne Ave., Yonkers. Filed March 25.

Killen Deborah A., as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$110,000 affecting property located at 183 Robert Drive, New Rochelle. Filed March 16.

Munoz, Angelica, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$417,302 affecting property located at 111 Mayflower Ave., New Rochelle. Filed March 13.

MECHANIC'S LIENS

2700 Central Park Avenue Partners, Greenburgh/ Yonkers. \$32,000 in favor of Ener-Con Technical Services Corp., Brooklyn. Filed April 7.

BA Leasing BSC LLC, Mount Pleasant. \$9,620 in favor of Benfield Electric Supply Corp., Mount Vernon. Filed April 6.

IPark Riverdale LLC, Yonkers. \$397,193 in favor of MDS HVAC-R Inc., Walden. Filed April 8.

JJE33 Holdings LLC, Lewisboro. \$1,356,157 in favor of Flow Con Inc., Summit, New Jersey. Filed April 8.

Lucky Holdings NY LLC, Ossining. \$20,000 in favor of 13937496 Canada Inc., Ontario, Canada. Filed April 7.

Martinez, Armando, Pelham. \$18,355 in favor of Innov8tive Environmental Service, Valhalla. Filed March 27.

Ninan, Lorena, White Plains. \$17,720 in favor of Adria Tile Inc., Yonkers. Filed March 31.

Son & DNB LLC, Mount Vernon. \$10,600 in favor of Air Sync HVAC Inc., Bronx. Filed April 8.

UB Rye LLC, Rye. \$1,831 in favor of Mechanical Installation Corp., Bronx. Filed April 8.

West Hayley SS, Greenburgh. \$15,073 in favor of Prime Building Services Inc., Armonk. Filed April 8.

NEW BUSINESSES

Partnerships

Guerrero Iron Works, 799 Nepperhan Ave., Yonkers 10703. c/o Guadalupe Moran Garcia and Zeferino Moran Esteban. Filed March 17.

Sole Proprietorships

Global Corporate Intercession, 40 Lorraine Ave., No.2a, Mount Vernon 10553. c/o Katina Noland-Ricketts. Filed March 19.

Igotmachines, 11 Fisher Court Apt. 7c, White Plains 10601. c/o Frederick H. Leonard. Filed March 23.

In Breeze Publishing, 10 Hudson Drive, Dobbs Ferry 10522. c/o Amanda Rose Loftin. Filed March 19.

J. Vasquez Landscaping, 2 Sarles Lane, Second floor, Pleasantville 10570. c/o Jonny Isai Vasquez Reyes. Filed March 25.

JC Dollaz Cards, 105 Waverly Road, Scarsdale 10583. c/o John Cirillo. Filed March 27.

Kate Willsey Consulting, 448 Bedford Road St., Armonk 10504. c/o Kaitlyn Willsey. Filed March 27.

L&F Contractor, 166 Archer Ave., Mount Vernon 10550. c/o Leandro Ferreira. Filed March 23.

La Casita Nutritiva, 183 Brookdale Ave., New Rochelle 10801. c/o Mariana Salazar. Filed March 23.

Law Office of Warren Sussman, 2900 Westchester Ave., Purchase 10577. c/o Warren Sussman. Filed March 20.

Liss Bouquets, 156 S. Broadway, Yonkers 10701. c/o Ivania Lisseth Espinal Palacios. Filed March 24.

Little Steps Together, 52 Homewood Ave., Yonkers 10701. c/o Jessica Pino. Filed March 18.

Living Proof Landscapes & Trees, 127 Bismark St., Pleasantville 10570. c/o. Filed March 30.

Living Proof Landscapes, 127 Bismark St., Pleasantville 10570. c/o. Filed March 23.

Louis Lens Media, 202 W. Lincoln Ave., Mount Vernon 10550. c/o Devon Louis. Filed March 25.

Marz Unclaimed Property Solutions, 3290 Lookout St., Mohegan Lake 10547. c/o Mhyrynde Nóa. Filed March 25.

Materinno, 709 Palmer Court, 2f, Mamaroneck 10543. c/o Sudip Bhattacharya. Filed March 23.

Michael & Josephs Barber Shop, 146a North Ave., New Rochelle 10801. c/o Roselia Resendiz. Filed March 25.

Michelle James Bookkeeping & Notary Services, P.O. Box 564, Yonkers 10702. c/o Michelle James Darrieux. Filed March 20.

Myriad Signing & Notary, 17 Madison Ave., Valhalla 10595. c/o Janett Marta Florindo. Filed March 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

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

133 North Miller Realty Partners LLC, as owner. Lender: Rhinebeck Bank. Property: 133 North Miller St., Newburgh (city) Amount: \$1.1 million. Filed March 18.

35 Forest Funding LP, as owner. Lender: Miron Estates LLC. Property: 35 Forest Road, Monroe. Amount: \$2 million. Filed March 17.

Broadview Capital LLC, as owner. Lender: 4 Lone Oak LLC. Property: 4 Lone Oak Circle, Blooming Grove. Amount: \$1.4 million. Filed March 20.

Broadview Capital LLC, as owner. Lender: 86 Duelk Avenue LLC. Property: 86 Duelk Ave., Monroe. Amount: \$1.4 million. Filed March 24.

Loan Funder LLC Series 111739, as owner. Lender: Goldview Homes LLC. Property: in Monroe. Amount: \$1.4 million. Filed March 17.

Northeast Community Bank, as owner. Lender: BG Holdings NY 3 LLC. Property: 201 and 203 Prospect Road, Monroe. Amount: \$15 million. Filed March 18.

Below \$1 million

Anchor Loans LP, as owner. Lender: Bem Nguyen Property LLC. Property: in Newburgh. Amount: \$47,700. Filed March 25.

EH Capital LLC, as owner. Lender: Equity Homes NY II Inc. Property: 17 Sunset Lane, Wawayanda. Amount: \$100,000. Filed March 20.

Lendvent Spv 1 LLC, as owner. Lender: Avgla LLC. Property: 118 Mineral Springs Road, Highland Mills. Amount: \$125,000. Filed March 20.

Loan Funder LLC Series 90334, as owner. Lender: 261 Spring St LLC. Property: 261 Spring St., Monroe. Amount: \$403,000. Filed March 23.

DEEDS

Above \$1 million

18 Old Nyack Turnpike LLC, Montebello. Seller: 18 Old Nyack Holdings LLC, Suffern. Property: 18 Old Nyack Turnpike, Nanuet. Amount: \$1.3 million. Filed March 30.

520 Landmark LLC, Congers. Seller: JNK Realty Group LLC, Clarkstown. Property: 520 Landmark Drive, Congers. Amount: \$6 million. Filed April 2.

9 Crestview LLC, Monsey. Seller: Kenneth Schneider, Monsey. Property: 9 Crestview Terrace, Monsey. Amount: \$1.2 million. Filed March 31.

A&S RE Realty VI LLC, Garnerville. Seller: Silber Properties LLC, Stony Point. Property: 15 Holt Drive, Stony Point. Amount: \$5 million. Filed March 31.

CAG National Fund III LLC, Edina, Minnesota. Seller: Starkman, Mark T. Starkman -referee, Goshen. Property: 25 River Road, Grandview. Amount: \$1.4 million. Filed April 1.

Eisdorfer, Bernard, Monsey. Seller: Highview Hills LLC, Suffern. Property: 22 Silverwood Circle, Suffern. Amount: \$1.1 million. Filed March 26.

Falkowitz, Joel, Brooklyn. Seller: KS Asset Holding LLC, Brooklyn. Property: 8 Apple Blossom Court, Airmont. Amount: \$1.1 million. Filed March 26.

Friedmann, Hersh, Brooklyn. Seller: Funston Estates LLC, Chester. Property: 20 W. Funton Ave., Spring Valley. Amount: \$1.1 million. Filed March 30.

Menczer, Yitty, Brooklyn. Seller: 15 Northbrook LLC, Monsey. Property: 15 Northbrook Road, Spring Valley. Amount: \$1.5 million. Filed March 26.

Sooknanan, Larry, Valley Cottage. Seller: Kose Enterprises Ltd., Nanuet. Property: 29 Greenbush Road, Orangeburg. Amount: \$1.5 million. Filed April 6.

Thiells Properties LLC, Spring Valley. Seller: 121 Thiells LLC, Pomona. Property: 121 Thiells Road, Stony Point. Amount: \$1.1 million. Filed March 27.

Below \$1 million

10 Brooks YSB LLC, Brooklyn. Seller: Miriam Oshry, Spring Valley. Property: 10 Brook St., Suffern. Amount: \$775,000. Filed March 30.

11 Merrick LLC, Pomona. Seller: Ralph L. Puglielle - referee, New Windsor. Property: 11 Merrick Lane, Spring Valley. Amount: \$711,000. Filed April 2.

1113 Parkview Sv LLC, Spring Valley. Seller: Henry Spitzer, Spring Valley. Property: 1113 Parkview Drive, Spring Valley. Amount: \$825,000. Filed April 1.

2 Park Street LLC, Spring Valley. Seller: Herman Shlomo, Lakewood, New Jersey. Property: 2 Park St., Spring Valley. Amount: \$10. Filed March 26.

3 Leni LLC, Monsey. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 3 Leni Lenape Court, Stony Point. Amount: \$728,100. Filed March 27.

71 Washington Avenue LLC, Spring Valley. Seller: 71 Washington LLC, Brooklyn. Property: 71 Washington Ave., Suffern. Amount: \$960,000. Filed March 27.

76 Division Avenue LLC, Spring Valley. Seller: Estate of Frances Thomas, Spring Valley. Property: 76 Division Ave., Spring Valley. Amount: \$525,000. Filed March 26.

Antares East Holdings LLC, Miami, Florida. Seller: Robert Sepinski - deceased, Stony Point. Property: 34 Crickettown Road, Stony Point. Amount: \$346,500. Filed March 27.

Breuer, Chaya Y., Spring Valley. Seller: Park National Capital Funding LLC, Nanuet. Property: 28 Jefferson Ave., New Square. Amount: \$252,500. Filed March 31.

Chester Estates Holdings LLC. Seller: US Bank National Trust, Dallas, Texas. Property: 1 Locust Hollow Drive, Monsey. Amount: \$999,000. Filed March 30.

Clear Path House Buyers LLC, Washingtonville. Seller: Mielcarek, Dawid, NorthEast, Maryland. Property: 709 Kennedy Drive, Spring Valley. Amount: \$140,395. Filed March 26.

Delfierro Jr., George T., Nyack. Seller: Clay House LLC, Nyack. Property: 81 Elysian Ave., Nyack. Amount: \$751,000. Filed March 30.

Familia Esperanza LLC, Haverstraw. Seller: Estate of karen Baptiste, South Nyack. Property: 100 Dowd St., Haverstraw. Amount: \$170,000. Filed April 1.

Federal Home Loan Mortgage Corp., Carrollton, Texas. Seller: Alden H. Wolfe - referee, New city. Property: 137 Sierra Vista Lane, Valley Cottage. Amount: \$300,294. Filed March 27.

Feola Jr., Frank J., Nanuet. Seller: Estate of June Niblo. Property: 34 Ploar, Nanuet. Amount: \$661,000. Filed March 30.

Gersh One LLC, Monsey. Seller: Wilmington Savings Fund Society Trust, et al, Lansing, Michigan. Property: 37 Wayne Ave., Stony Point. Amount: \$291,000. Filed March 31.

Green, Zalmen, Spring Valley. Seller: Mirlande Bonaventure, Spring Valley. Property: 66 Gerow Ave., Spring Valley. Amount: \$995,000. Filed March 26.

Heartland Homes LLC, New City. Seller: Eleanor E. Berk Trust, Valley Cottage. Property: 139 Sierra Vista Lane, Valley Cottage. Amount: \$305,000. Filed March 26.

JE Realty USA LLC, Monsey. Seller: Joseph Kohn, Monsey. Property: 44 Sharon Drive, Spring Valley. Amount: \$10. Filed March 31.

Llamas, Xena, Bardonia. Seller: Blinn Mazzucca Realty LLC, New Fairfield, Connecticut. Property: 32 Germonds Village, Nanuet. Amount: \$295,000. Filed April 1.

Marin, Carlos, Stony Point. Seller: US Bank National Trust, Dallas, Texas. Property: 9 Simenovsky Drive, Haverstraw. Amount: \$509,000. Filed April 3.

MM Mehring Irrevocable Trust, et al, Spring Valley. Seller: Summit Patio Homes LLC, Monsey. Property: 23 Dessau Circle, New Hempstead. Amount: \$875,000. Filed April 1.

Morris, Yechiel, Brooklyn. Seller: 29 Calvert LLC, Monsey. Property: 29 Calvert Drive, Monsey. Amount: \$999,000. Filed March 31.

Mueller, Solomon, Monsey. Seller: 1 Manor Drive LLC, Suffern. Property: 1 Manor Drive, Monsey. Amount: \$870,000. Filed March 27.

Neiman, Pinchus, Monsey. Seller: Stanton LLC, Nanuet. Property: 164 Lafayette Ave., Suffern. Amount: \$510,000. Filed March 31.

Patrick, Alek, Nyack. Seller: RCH Associates Inc., New City. Property: 105 Jackson Ave., Nyack. Amount: \$485,000. Filed April 7.

Stoneview Estates LLC, Brooklyn. Seller: Chaskel Scharf, Monsey. Property: 40 Calvert Drive, Monsey. Amount: \$760,000. Filed March 26.

Talinn LLC, New Milford, New Jersey. Seller: Kristine M. Esposito, New City. Property: 4 Goebel Road, New City. Amount: \$610,000. Filed April 7.

Walter, Shmuel, Spring Valley. Seller: Sunshine Gardens Realty LLC, Airmont. Property: 19 Lazer Court, Spring Valley. Amount: \$750,000. Filed March 30.

JUDGMENTS

Aujero, Jose S., Warwick. \$8,721 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 18.

Berjuste, Jean E., Tuxedo Park. \$2,063 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Buckley, Christopher, Greenwood Lake. \$5,291 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 18.

Comizio, Lauren M., Montgomery. \$1,838 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Corrado, Kimberly E., Sparrow Bush. \$4,240 in favor of Capital One, McLean, Virginia. Filed March 18.

Delamota, Glenn, Warwick. \$3,347 in favor of Synchrony Bank, Draper, Utah. Filed March 17.

Dupree, Sharon P., Middletown. \$1,715 in favor of Midland Credit Management Inc., San Diego, California. Filed March 20.

Durr, Christopher J., Middletown. \$3,830 in favor of Capital One, McLean, Virginia. Filed March 20.

Einhorn, Shmuel, Monroe. \$15,762 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 17.

Epps, Dominique A., Middletown. \$10,327 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 17.

Fernandez, Maraya, Montgomery. \$3,360 in favor of Capital One, McLean, Virginia. Filed March 18.

Finish Line Maintenance Services LLC, Davie, Florida. \$111,735 in favor of Retro Advance Inc., Westbury. Filed March 19.

Growing & Glowing Academy Inc., Douglasville, Georgia. \$22,012 in favor of Retro Advance Inc., Westbury. Filed March 18.

Henderson, Qwanisha, Chester. \$6,313 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 18.

Howington Jr., Carlos A., New Windsor. \$5,073 in favor of Bank of America, Charlotte, North Carolina. Filed March 19.

James, Watson Lerone, Port Jervis. \$12,292 in favor of Walkkill Gardens LLC, Clifton, New Jersey. Filed March 17.

Johnson, Jquan, New Windsor. \$3,065 in favor of Discover Bank, Columbus, Ohio. Filed March 20.

Karnas, Victoria, Newburgh. \$4,705 in favor of Discover Bank, Columbus, Ohio. Filed March 17.

Kuveke, Marisa D., Westtown. \$10,631 in favor of Capital One, McLean, Virginia. Filed March 17.

Lacher, Penny S., Greenwood Lake. \$10,945 in favor of KeyBank National Association, Buffalo. Filed March 17.

Landau, Nathan, Monroe. \$34,535 in favor of M&T Bank, Buffalo. Filed March 19.

Lyons, Tarsha T., Middletown. \$3,299 in favor of Bank of America, Charlotte, North Carolina. Filed March 19.

Mark, Stephanie K., Chester. \$18,331 in favor of Capital One, McLean, Virginia. Filed March 18.

Martinez, Nasasha, Chester. \$1,446 in favor of Midland Credit Management Inc., San Diego, California. Filed March 19.

May, Arthur J., New Windsor. \$23,432 in favor of Hudson Valley Federal Credit Union, Kingston. Filed March 19.

McTaggart, Jacqueline, Highland Mills. \$6,447 in favor of Capital One, McLean, Virginia. Filed March 17.

Mortimer, Anisah, Sparrow Bush. \$1,194 in favor of Synchrony Bank, Draper, Utah. Filed March 19.

Moultrie, Melvin, Middletown. \$4,972 in favor of Discover Bank, Columbus, Ohio. Filed March 18.

Osuba, Pamela N., Newburgh. \$4,602 in favor of Capital One, McLean, Virginia. Filed March 19.

Otanwa, Emmanuel Adakole, Middletown. \$4,302 in favor of Bank of America, Charlotte, North Carolina. Filed March 19.

Powell, Tatanisha, Newburgh. \$1,981 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 18.

Reese, Nativia L., Middletown. \$7,064 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 17.

Rood, Felix, Middletown. \$4,598 in favor of Citibank, Sioux Falls, South Dakota. Filed March 19.

Roper, Takemmia, Newburgh. \$7,208 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Rose, Erica L., Slate Hill. \$4,137 in favor of Capital One, McLean, Virginia. Filed March 17.

Rubin, Shaindy, Monroe. \$9,840 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 18.

Russo, Jovelyn, Godefroy. \$4,003 in favor of Synchrony Bank, Draper, Utah. Filed March 19.

Saez, Rosemarie, Otisville. \$4,488 in favor of Capital One, McLean, Virginia. Filed March 20.

Schwartz, Richard M., Warwick. \$1,312 in favor of Capital One, McLean, Virginia. Filed March 20.

Starkes, Eric, Montgomery. \$2,778 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Stewart, Aj, Montgomery. \$2,745 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 19.

Stuart, Travis M., Monroe. \$19,752 in favor of Bank of America, Charlotte, North Carolina. Filed March 19.

Sulich, Gabriela, Monroe. \$1,422 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Tavares, Bianca, Chester. \$3,503 in favor of Capital One, McLean, Virginia. Filed March 18.

Taylor, John, Central Valley. \$22,992 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed March 19.

Thomas, Corey, Middletown. \$2,081 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Tonrey, Tara, Middletown. \$4,805 in favor of Midland Credit Management Inc., San Diego, California. Filed March 17.

Vargas, Jennifer Rebecca, Otisville. \$1,058 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed March 17.

Vega, Tommy Sr., Walden. \$6,072 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed March 17.

Viking Fitness Center Inc., Marysville, Michigan. \$92,689 in favor of Retro Advance Inc., Westbury. Filed March 17.

Wong, Chin Yee, New Windsor. \$45,109 in favor of KeyBank National Association, Buffalo. Filed March 17.

MECHANIC'S LIENS

Bard, College, as owner. \$645,664 in favor of Precision Mechanical HVAC Corp. Property: 31-33 Robbins Road, Red Hook. Filed March 18.

Carmax Auto Superstores Inc, as owner. \$3,000 in favor of Ryan Sand & Gravel Inc. Property: 1105-1115 Route 9, Wappinger. Filed March 13.

Churchill, Patricia M., as owner. \$5,450 in favor of AG Williams Company Inc. Property: 5 Woodland Ave., city of Poughkeepsie. Filed March 4.

Hudson Terrace Owners Corp., as owner. \$11,152 in favor of Messco Building Supply. Property: 18 Hurlihe St., city of Poughkeepsie. Filed March 18.

JVR Homes LLC, as owner. \$200,000 in favor of JVR Homes LLC. Property: 26 Rodina Drive, Pawling. Filed March 4.

Pardell, Jamie, as owner. \$8,275 in favor of Joe Wilson Designs LLC. Property: 85 Dutchess Hill Road, town of Poughkeepsie. Filed March 16.

Roberts, Jonathan W., as owner. \$77,000 in favor of Lucent Energy Management Inc. Property: 68 Fuller Lane, Hyde Park. Filed March 19.

Smith, Jeramey, as owner. \$4,688 in favor of Southern NY Windows Inc. Property: 9 Verplanck Ave., East Fishkill. Filed March 13.

Turchyn, Christopher, as owner. \$5,210 in favor of Crescent Moon LLC. Property: 65 Colburn Drive, town of Poughkeepsie. Filed March 10.

Whimsy Woods LLC, as owner. \$56,620 in favor of Gkontos Inc. Property: 461 Woodstock Road, Washington. Filed March 27.

NEW BUSINESSES

Partnerships

2 Dogs Hot Dogs, 29 Villa Parkway, Highland Falls 10928. c/o Jesse Marvin and Clarissa Marvin. Filed March 31.

Sole Proprietorships

Best Knife Guy, 27 Windwood Drive, Newburgh 12550. c/o Ian Bruce Cowen. Filed March 26.

Dannys Helping Hand, 71 Sunrise Ridge, Florida 10921. c/o Daniel Wayne Martin. Filed March 31.

Dazed Unicorn, 47 Rapelje Road, Walden 12586. c/o Ashley A. Harveco. Filed March 31.

Dynamics Infinite Security Svcs, 165 Lattintown Road, 61 Newburgh 12550. c/o Tanairi Morales. Filed March 26.

Elite Exterior Solutions, 1593 Route 17k, Montgomery 12549. c/o Michael Taylor. Filed April 1.

Gerigk Juliana L., 67 Harth Drive, New Windsor 12553. c/o Juliana L. Gerigk. Filed March 26.

Ixion Press, 305 Mountain Ave., Monroe 10950. c/o Constantine Gregory Ladikos. Filed March 30.

Kim E. Peralta Band, 20 Clinton Ave., Warwick 10990. c/o Kim E. Peralta. Filed March 27.

Mid-Hudson Chiropractic, 53 Willow Lane, New Windsor 12553. c/o Robert J. DeSantis DC. Filed April 1.

Shared Roots, 4 Forester Ave., No.14 Warwick 10990. c/o Danielle Ann Sinisi. Filed March 26.

Steensma Sports Surfaces, 5 Taylor Road, Warwick 10990. c/o Jonathan Steensma. Filed March 31.

Straight Line, 142 Dickison Road, Westtown 10998. c/o Robert John Festa. Filed March 31.

Therasas Cleaning, 11 Waterbury Road, Warwick 10990. c/o Theresa Warren. Filed March 30.

BUILDING PERMITS

Commercial

35 Myrtle Street LLC, Norwalk, contractor for 35 Myrtle Street LLC. Add dormer and finish attic at 35 Myrtle St., Norwalk. Estimated cost: \$45,000. Filed March 5.

Block, Stephanie, Norwalk, contractor for Stephanie Block. Alter and remodel the existing single-family residence at 1 Raymond Terrace, Norwalk. Estimated cost: \$150,000. Filed March 4.

CT Home Improvement Solutions LLC, Norwalk, contractor for Steven and Alison Sherman. Finish existing basement at 205 Silver Creek Lane, No. 205, Norwalk. Estimated cost: \$38,300. Filed March 4.

Curtis, Jade A. and Matthew Pogoreski, Norwalk, contractor for Jade A. Curtis and Matthew Pogoreski. Demolish single-family residence at 11 Auburn St., Norwalk. Estimated cost: \$5,000. Filed March 4.

Danjor LLC, Norwalk, contractor for Danjor LLC. Perform replacement alterations at 115 New Canaan Ave., Norwalk. Estimated cost: \$15,000. Filed March 2.

Dedicated Service, Norwalk, contractor for Haralambos Paschalidis. Demolish single-family residence at 25 Shorefront Park, Norwalk. Estimated cost: \$10,000. Filed March 4.

Greenwich Home Inspections and Property Management LLC, Riverside, contractor for D.D. DeLuca. Remove existing roof and reroof 94 Lincoln Ave., Stamford. Estimated cost: \$127,620. Filed March 31.

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

High Street LLC, Norwalk, contractor for High Street LLC. Construct foundation only for eight units and retail lower-level of Building C at 80 Main St., Norwalk. Estimated cost: \$80,000. Filed March 5.

Ion Developer LLC, Orem, Utah, contractor for Ion Developer LLC Solar. Install solar panels on existing residential roofs at 14 Ogden Road, Stamford. Estimated cost: \$46,640. Filed March 11.

Metro Sign & Awning, Chipman, Brian, Stamford, contractor for Brian Chipman, Metro Sign & Awning. Install a set of face-lit channel letters and replace the face of an existing double-sided under-canopy blade sign at 1101 High Ridge Road, Stamford. Estimated cost: \$10,141. Filed March 16.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Install rooftop railed solar pv modules at 25 Shady Knoll Drive, Stamford. Estimated cost: \$91,420. Filed March 19.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Install rooftop railed solar PV system at 2620 High Ridge Road, Stamford. Estimated cost: \$78,855. Filed March 23.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Expand the solar array by adding 14 modules at 126 Brook Run Lane, Stamford. Estimated cost: \$28,155. Filed March 30.

New England Foundation Crack Repair LLC, Whitinsville, Massachusetts, contractor for New England Foundation Crack Repair. Install Lally columns with footing at 191 Winesap Road, Stamford. Estimated cost: \$2,875. Filed March 5.

Property Group LLC, SDA, Norwalk, contractor for Property Group LLC. Renovate the second-floor kitchen and tile the existing bathroom at 1 Eversley Ave., Norwalk. Estimated cost: \$15,000. Filed March 2.

Residential

12 Thomes Street LLC, Norwalk, contractor for 12 Thomes Street LLC. Replace 18 windows at 21 Gilbert Hill Road, Norwalk. Estimated cost: \$17,000. Filed March 4.

ACM Home Remodeling LLC, Norwalk, contractor for Welder A. Gomez and Maria Liliana Alzato Figueroa. Construct addition over existing garage at 68 Broad St., Norwalk. Estimated cost: \$79,000. Filed March 4.

Buck, Daniel G., Norwalk, contractor for Keystone House Inc. Replace existing fire escape with steel stairs at 4 St. John St., Norwalk. Estimated cost: \$15,000. Filed March 4.

Cannondale Generators Inc., Norwalk, contractor for Jessica and Jason Larche. Install generator at rear of single-family residence at 10 Old Kings Highway, Norwalk. Estimated cost: \$18,091. Filed March 4.

Cislo, Marian and Krystyna Cislo, Norwalk, contractor for Marian Cislo and Krystyna Cislo. Replace 10 windows at 22 Bobwhite Drive, Norwalk. Estimated cost: \$5,100. Filed March 4.

Ford Ltd., Norwalk, contractor for David M. Murphy. Renovate two full bathrooms at 120 Rowayton Ave., Norwalk. Estimated cost: \$77,118. Filed March 4.

Gardiner and Larson Homes LLC, Norwalk, contractor for Ann Marie and Stephen Cannon. Add dormer at side of single-family residence at 11 Silvester Court, Norwalk. Estimated cost: \$17,500. Filed March 2.

Guerra, Jose, Norwalk, contractor for Rai Pamela Bertoli. Renovate single-family residence at 34 Yarmouth Road, Norwalk. Estimated cost: \$500,000. Filed March 4.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove and replace existing roof at 223 Hillandale Ave., Stamford. Estimated cost: \$11,170. Filed March 10.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove and replace existing roof at 458 Rock Rimmon Road, Stamford. Estimated cost: \$24,500. Filed March 17.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove the existing roof and replace at 181 Turn of River Road, Unit 11, Stamford. Estimated cost: \$33,434. Filed March 17.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove and replace the existing roof at 36 Cook Road, Stamford. Estimated cost: \$7,725. Filed March 23.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove and replace the existing roof at 31 Bellmere Ave., Stamford. Estimated cost: \$17,280. Filed March 24.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove and replace the existing roof at 31 Carriage Drive, Stamford. Estimated cost: \$18,125. Filed March 25.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove existing roof and replace at 37 Heather Drive, Stamford. Estimated cost: \$23,003. Filed March 26.

Hip Construction LLC, Greenville, Rhode Island, contractor for Mark Pietros. Demolish and install a bathtub and shower, including wall surrounds, vanity, sink, toilet and new luxury vinyl plank floor; replace lighting and exhaust fans at 55 Linwood Lane, Stamford. Estimated cost: \$57,748. Filed March 2.

Home Depot USA Inc., Atlanta, Georgia, contractor for Glynn Norgan. Remove and replace four windows, maintaining the same size with no structural change; include apartment 2 in the scope at 34 Leonard St., Stamford. Estimated cost: \$3,617. Filed March 2.

Home Depot USA Inc., Atlanta, Georgia, contractor for Glynn Norgan. Replace four windows of the same size, with no structural change at 16 Leroy Place, Stamford. Estimated cost: \$4,511. Filed March 3.

Home Depot USA Inc., Atlanta, Georgia, contractor for Glynn Norgan. Remove and replace four windows without making any structural changes at 38 Penzance Road, Stamford. Estimated cost: \$5,918. Filed March 25.

J&T Builders LLC, Bethel, contractor for John Hamlin. Replace the deck with a new one of equal size and dimension, maintaining its location and installing new footings, lumber and hardware at 43 Randall Ave., Stamford. Estimated cost: \$14,000. Filed March 10.

JMLS Consulting Services LLC, Monroe, contractor for Jason Henry. Construct a fitness facility on the first floor and create meeting rooms and a lounge on the second at 300 Atlantic St., Stamford. Estimated cost: \$1,391,520. Filed March 19.

JMLS Consulting Services LLC, Monroe, contractor for Jason Henry. Expand the suite to include one huddle room, four offices and an open area at 700 Canal St., Stamford. Estimated cost: \$92,745. Filed March 22.

Jordanopoulos, Paul, Stamford, contractor for Paul Jordanopoulos. For serving fresh smoothies at 1051 Long Ridge Road, Stamford. Estimated cost: \$65,000. Filed March 26.

JP Graphics Inc., Stamford, contractor for John P. Urey. Install a blade sign at 821 E. Main St., Stamford. Estimated cost: \$3,433. Filed March 3.

Judge, Robert, Stamford, contractor for Robert Judge. Demolish the carport and deck on the right side of the house and build a new structure in the same footprint that provides unconditioned storage on the ground floor, extending the existing bedrooms over the storage unit. Construct a small cantilever deck off the side of the house with master bedroom access to the deck at 15 Flint Rock Road, Stamford. Estimated cost: \$40,000. Filed March 16.

K&X Services LLC, Shelton, contractor for Kristian Marku. Transform the space at 156 Wild Duck Road, Stamford. Estimated cost: \$55,000. Filed March 23.

Knight & Grabowski Construction LLC, Stamford, contractor for Swagie Sharma. Add one-car garage to the existing garage and build over it, create bedrooms and a bath, extend the existing kitchen and complete interior demo and renovation at 65 Stanton Lane, Stamford. Estimated cost: \$710,000. Filed March 29.

Kumar, Narinder, Stamford, contractor for Narinder Kumar. Expand the existing commercial hood of the deli kitchen stove to measure 10 feet while adding a two-foot deep fryer and a six-foot griddle-oven, maintaining a total BTU of 550,000 at 425 W. Main St., Unit L & G Italian Deli, Stamford. Estimated cost: \$25,000. Filed March 30.

L&M Interior Construction LLC, White Plains, New York, contractor for Scott Tangredi. Renovate the elevator lobby at building No. 6, ground floor at 101 Broad St., Stamford. Estimated cost: \$235,000. Filed March 30.

Lecla Home Improvements and Roofing Inc., Danbury, contractor for Luis Clavijo or Maria V. Lema Tacuri. Construct a new elevated composite deck system at the rear of the home, including site preparation, installation of gravel with weed-blocking fabric beneath the deck area, structural framing, timber tech composite decking, white composite railing, stair system, concrete landing pads and full-site cleanup at 42 Andover Road, Stamford. Estimated cost: \$26,000. Filed March 10.

Liguori, David A., Stamford, contractor for Lisa Terenzio. Install a 20k Generac generator on the existing concrete pad and connect it to LP tanks at 625 Webbs Hill Road, Stamford. Estimated cost: \$12,000. Filed March 9.

Linn, Graham, Stamford, contractor for Graham Linn. Remove tile and decorative wall coverings on walls and build a new L-shaped bar at 163 Bedford St., Stamford. Estimated cost: \$100,000. Filed March 13.

Longo Jr., Philip J., Norwalk, contractor for Katie Wagner. Expand the space for a second-floor addition over the existing first-floor footprint, incorporating a TV room, two bedrooms, one bathroom, an office/gym, and a playroom/guest bedroom. Renovate the first floor, including the entry/foyer, closet/sitting area, living room, library, mudroom, staircase, kitchen window, pantry, rear door and various windows and install one new condenser at 24 Rippowam Road, Stamford. Estimated cost: \$453,000. Filed March 12.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Alter electrical, plumbing, and mechanical systems at 400 Main St., Stamford. Estimated cost: \$80,000. Filed March 4.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Alter interior office space alterations to 3,010 square feet of tenant space on the fifth floor, maintaining no change of occupancy or use at 429 Washington Blvd., Stamford. Estimated cost: \$500,000. Filed March 10.

Magna Construction Limited LLC, Stamford, contractor for Frank Lovello. Transform the interior for tenant fit-out in business occupancy of 1,735 square feet on the Fourth floor at 2187 Atlantic St., Stamford. Estimated cost: \$150,000. Filed March 20.

Maryse, Jean-Pierre, Stamford, contractor for Jean-Pierre Maryse. Renovate the interior of the existing basement to create an accessory dwelling unit, including the installation of a kitchen and a bedroom, with a new opening from the bedroom to the kitchen. Move the laundry room to another area in this new plan, while the previously approved work for the bathroom and laundry room continues at 382 High Ridge Road, Stamford. Estimated cost: \$30,000. Filed March 18.

Oyervide, Marcelo, Norwalk, contractor for Marcelo Oyervide. Renovate existing kitchen, relocate existing powder room and remodel basement at 14 Park Hill Ave., Norwalk. Estimated cost: \$78,000. Filed March 4.

Zoeller, Beau Couden and **Jacqueline**, Norwalk, contractor for Beau Couden and Jacqueline Zoeller. Construct one-story addition at 41 Park Hill Ave., Norwalk. Estimated cost: \$15,000. Filed March 2.

COURT CASES

Bridgeport Superior Court

Goncalves, Steven, et al, Trumbull. Filed by Kimberly Escarcega, West Haven. Plaintiff's attorney: Weber & Rubano LLC, Wallingford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157070-S. Filed March 2.

Large, Brian, Southport. Filed by Grace Lange, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157407-S. Filed March 9.

Progressive Direct Insurance Company, Hartford. Filed by Mohammad Ashraf, Stamford. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157760-S. Filed March 18.

Wright, Donald Wayne. et al, Prairieville, Louisiana. Filed by Cesar Rojas Danis, Norwalk. Plaintiff's attorney: Goff Law Group LLC, West Hartford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6157334-S. Filed March 5.

Danbury Superior Court

Armstrong, Jomo K., New Fairfield. Filed by Capital One, N.A., McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association which the defendant used for a credit account 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. Case no. DBD-CV-26-6057629-S. Filed Jan. 7.

Morais, Sidney Lino, Danbury. Filed by Brianna Jattan, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057975-S. Filed Feb. 2.

Pulford, Jessica, Ridgefield. Filed by Stephanie Conroy, Ridgefield. Plaintiff's attorney: Adamucci LLC, Greenwich. Action: the plaintiff entered into an agreement with the defendant to form a basketball team called the CT Pioneers, aimed at participating in tournaments. To fund operations, both parties aimed to raise money for tournament fees, equipment, coaching, travel and other expenses. The plaintiff paid for various team expenses, including equipment and insurance, while the defendant collected around \$9,000 from team members. The CT Pioneers participated in a basketball tournament in April 2025, after which the plaintiff could no longer take part due to the defendant's unreasonable demands. The defendant continued registering the team for further tournaments but refused to reimburse the plaintiff for equipment and related costs, despite multiple requests. 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-26-6057730-S. Filed Jan. 15.

The Ridgewood Country Club Inc., Danbury. Filed by William Salomon, Danbury. Plaintiff's attorney: Walsh Woodard LLC, West Hartford. Action: the plaintiff was lawfully present on the premises controlled by the defendant when the plaintiff attempted to enter the public men's restroom inside the clubhouse. Upon entering the men's restroom, the plaintiff was caused to slip and fall due to the wet, slick condition of the floor, which the plaintiff could not anticipate or avoid. Due to the defective and unreasonably dangerous condition of the restroom floor, the plaintiff was caused to fall hard to the ground, sustaining serious injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6057970-S. Filed Feb. 2.

Stamford Superior Court

Habib, Sylvia, Greenwich. Filed by Vincente-Burlin Architects, LLC, Fairfield. Plaintiff's attorney: Eric Herman Opin, Milford. Action: the plaintiff and defendant entered a contract wherein the defendant guaranteed to pay the plaintiff for its goods and services, including but not limited to architectural services at plaintiff's premises. The defendant made an initial deposit to plaintiff when work was commenced. The defendant has allegedly breached his contract with plaintiff by failing to pay plaintiff for its goods and services. Despite demand, the defendant has failed or refused to pay plaintiff. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6078628-S. Filed Feb. 2.

KR Comm LLC, et al, Buffalo, New York. Filed by Legendary Funding Group LLC, Stamford. Plaintiff's attorney: Neubert Pepe & Monteith PC, New Haven. Action: The plaintiff entered into an agreement with the defendants whereby defendants will pay defendant for future receivables and other fees. However, the defendants allegedly breached the agreement and plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6078820-S. Filed Feb. 10.

Propel Companies LLC, et al, Wilmington, Delaware. Filed by EBS Digital LLC, Norwalk. Plaintiff's attorney: Richard John Rapice, Stamford. Action: the plaintiff performed services in a diligent and professional manner for the defendant. The defendants terminated the agreement. At the time the agreement was terminated, plaintiff had submitted an invoice, which was due and payable. Defendants have allegedly breached the agreement by failing, refusing, or neglecting to pay the invoice and/or termination fee. 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-26-6078721-S. Filed Feb. 4.

Robinson, John, Greenwich. Filed by the town of Greenwich, Connecticut, d.b.a. The Nathaniel Witherell SNF, Greenwich. Plaintiff's attorney: Wiggin & Dana LLP, New Haven. Action: the plaintiff operates a skilled nursing facility called The Nathaniel Witherell SNF, providing care and services to residents. The defendant's wife was admitted to the facility, under an admission agreement signed by her husband, who agreed to use her assets for her care and to apply for Medicaid if necessary. The defendant has not utilized his wife's assets for her care or qualified her for Medicaid, despite his promises. Additionally, just one month after her admission, he transferred Mary Robinson's real estate property to himself, despite her significant clinical care needs. This has resulted in damages for the center due to unpaid services. The plaintiff seeks more than \$15,000 in monetary damages and such other further relief the court deems appropriate. Case no. FST-CV-26-6078821-S. Filed Feb. 10.

DEEDS

Commercial

135 Josephine Evaristo Avenue LLC, Greenwich. Seller: Shari Mari Fuki, No. 3 LLC, Greenwich. Property: 555 W. Putnam Ave., Greenwich. Amount: \$10. Filed March 23.

16 WRW LLC, Greenwich. Seller: 16 Windrose LLC, Wilmington, Delaware. Property: 16 Windrose Way, Greenwich. Amount: \$10. Filed March 24.

37 Manor LLC, Stamford. Seller: Andrew R. Manjuck, Stamford. Property: 37 Manor St., Stamford. Amount: \$550,000. Filed March 13.

48 Lexave LLC, Greenwich. Seller: 48 Lexington LLC, Greenwich. Property: 48 Lexington Ave., Greenwich. Amount: \$7,200,000. Filed March 26.

Blansky, Deanna Troy and **Paul James Cammarata**, Milford. Seller: 146 Wheeler Park LLC, Southport. Property: 146 Wheeler Ave., Fairfield. Amount: \$665,000. Filed March 20.

Chen, Lei, Southport. Seller: Tierny AMP LLC, Fairfield. Property: Unit 1, 336 Hunyadi Ave., Fairfield. Amount: \$1,022,500. Filed March 16.

Chvatik, Jitka and **Daniel Chvatik**, Greenwich. Seller: 151 Elm Street East LLC, Greenwich. Property: 151 E. Elm St., Greenwich. Amount: \$4,100,000. Filed March 27.

Dafcik, Nicholas, Monroe. Seller: 2 Sixteen Ventures, New Canaan. Property: 100 Maple Tree Ave., Unit 7, Stamford. Amount: \$650,000. Filed March 11.

Diaz, Nereo D. and **Naomi N. Nieves**, Stamford. Seller: JCW Real Estate LLC, Stamford. Property: 10 Lipton Place, Stamford. Amount: \$620,000. Filed March 9.

Friedman, Jaclyn, Stamford. Seller: 19 Stillwater Ave. LLC, Fairfield. Property: 19 Stillwater Ave., Unit E, Stamford. Amount: \$525,000. Filed March 13.

Gruber, Nancy and **Brian Gruber**, Courtland Manor, New York. Seller: CLT Development Holdings LLC, Fairfield. Property: 20 Cutler Road, Greenwich. Amount: \$5,700,000. Filed March 25.

Halstead 124 LLC, Brooklyn, New York. Seller: Philomena Doonan, Stamford. Property: 114 Pine Hill Ave., Stamford. Amount: \$835,000. Filed March 9.

Hansen, Eric and **Minoo Makkencherry**, Norwalk. Seller: Far Mill River Real Estate Holdings LLC, Fairfield. Property: 3989 Park Ave., Unit 21 and Garage G21, Fairfield. Amount: \$452,500. Filed March 18.

Ho, Dong, New Canaan. Seller: Seaside Capital LLC, Branford. Property: 80 Coolidge Ave., Stamford. Amount: \$850,000. Filed March 9.

Joshua Lane Venture LLC, Norwalk. Seller: William B. Shea and Mary Weir Shea, Greenwich. Property: 12 Joshua Lane, Greenwich. Amount: \$1. Filed March 23.

Psaki, Jeffrey and **Liliana Psaki**, Greenwich. Seller: 25 Mountain Wood LLC, Greenwich. Property: 25 Mountain Wood Drive, Greenwich. Amount: \$0. Filed March 24.

Seca Holdings LLC, Fairfield. Seller: Martha B. Brown, Stamford. Property: 105 Richmond Hill Ave., No. 2, Stamford. Amount: \$170,000. Filed March 10.

Tessera Tessera Tessera LLC, Harrison, New York. Seller: Frank J. Severo, Greenwich. Property: 15 Henry St., Greenwich. Amount: \$600,000. Filed March 25.

The Studio @ Den Road LLC, Stamford. Seller: John Francis Downing III and Olivia Laroche Downing, Stamford. Property: 276 Den Road, Stamford. Amount: \$75,000. Filed March 13.

The town of Fairfield, Fairfield. Seller: Lee M. Yarosh, Ossining, New York. Property: 377 Riverside Drive, Fairfield. Amount: \$N/A. Filed March 19.

TMJP Capital Holdings LLC, Stamford. Seller: 101 Turn of River Road LLC, Stamford. Property: 101 Turn of River Road, Stamford. Amount: \$265,000. Filed March 10.

Residential

Archino, Stephen M., Riverside. Seller: Elizabeth DiFabio, et al, Greenwich. Property: 28 Reynolds Place, Greenwich. Amount: \$870,000. Filed March 23.

Barnhard, Mary, Fairfield. Seller: Olga Shikhman, Fairfield. Property: 250 Lockwood Road, Fairfield. Amount: \$989,375. Filed March 19.

Bird, Beth and **Nicholas Tuths**, Greenwich. Seller: Angela S. Swift, Greenwich. Property: 65 Stirrup Lane, Building 7, Riverside. Amount: \$1,400,000. Filed March 26.

Bovich, Francine Jane, Greenwich. Seller: Francine Jane Bovich, Greenwich. Property: 35 W. Brother Drive, Greenwich. Amount: \$10. Filed March 24.

Bradley, Marian, Fairfield. Seller: Marian Bradley, Fairfield. Property: N/A Mill Hill Road, Fairfield. Amount: \$0. Filed March 16.

Carestia, Miira N. and **Gregory Alan Sizelove**, Stamford. Seller: Valerie Volpe, Stamford. Property: 75 Saddle Rock Road, Stamford. Amount: \$2,200,000. Filed March 10.

Cooper, Lisa, Greenwich. Seller: Lisa Cooper, Greenwich. Property: Unit 6C, Building 2, Greenwich Towers Condominium, Greenwich. Amount: \$10. Filed March 26.

Day, Austin C., Greenwich. Seller: Kathleen E. Bassett, Riverside. Property: 33 Chapel St., Greenwich. Amount: \$1,250,000. Filed March 27.

Doherty, Laurie and **Brian Doherty**, Old Greenwich. Seller: Jennifer Murray and Neil Murray, Old Greenwich. Property: 51 Forest Ave., Unit 13, Greenwich. Amount: \$2,075,000. Filed March 24.

Estatico, Danielle and **Tom Dedivani**, Stamford. Seller: Mitchell G. Migden and Luann T. Migden, Stamford. Property: 239 E. Hunting Ridge Road, Stamford. Amount: \$1,100,000. Filed March 10.

Falcon, Andrew M. and **Natalie J. Falcon**, Stamford. Seller: Howard I. Sherman, Mount Kisco, New York. Property: 117 Schooner Cove and 105 Harbor Drive, Stamford. Amount: \$627,000. Filed March 10.

Gruder, Kenneth M., Fairfield. Seller: Kenneth M. Gruder, Fairfield. Property: 261 Coventry Lane, Fairfield. Amount: \$1. Filed March 17.

Keenoy, Lauren and **Alexander Brodette**, Fairfield. Seller: Courtney Dabrowski and Drew Richard Dabrowski, Fairfield. Property: 824 Riverside Drive, Fairfield. Amount: \$1,700,000. Filed March 19.

Koummal, Monir, Fairfield. Seller: Cheryl DeLong, Carmel, New York. Property: 146 Warsaw St., Fairfield. Amount: \$675,000. Filed March 19.

Lee, Edwin, Stamford. Seller: Nancy M. Cohen, Stamford. Property: 20 Wardewell Ave., Stamford. Amount: \$1,075,000. Filed March 10.

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

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

Lobsenz, Sylvie, Stamford. Seller: Richard Buxenbaum, New York, New York. Property: 1 Strawberry Hill Court, Unit 4C, Stamford. Amount: \$403,750. Filed March 11.

Lokuta, Mark, Stamford. Seller: Deborah Johnson, Stamford. Property: 950 Cove Road, B6, Stamford. Amount: \$429,671. Filed March 13.

Majekford, Desiree and **Oghenehalome Adeiza Odiedi**, Bronx, New York. Seller: Luis A. Garcia and Diana M. Acevedo, Stamford. Property: 209 Seaside Ave., Unit 2, Stamford. Amount: \$495,000. Filed March 11.

McCarter, James and **Brianna DiPanni**, Stamford. Seller: Justin Nuzzi, Newtown. Property: 168 Belltown Road, Unit D-1, Stamford. Amount: \$10. Filed March 9.

McGeady, Patrick and **Nicole McGeady**, Fairfield. Seller: Mary Ellen Higgins and William John Higgins, Fairfield. Property: 171 Rockland Road, Fairfield. Amount: \$690,000. Filed March 17.

Millard, Benjamin Nettleton and **Madeline Rose Millard**, Greenwich. Seller: Joseph Rooney, Eastchester, New York. Property: 105 Houston Terrace, Stamford. Amount: \$950,000. Filed March 9.

Minor, Daniel and **Darcy Lopez**, Hoboken, New Jersey. Seller: Karen E. Dvornek, Stamford. Property: 2700 Bedford St., Unit J, Stamford. Amount: \$556,000. Filed March 13.

Schermerhorn, Jamie E. and **Peter S. Schermerhorn**, Greenwich. Seller: Steven Wolosky and Zehava Wolosky, Sunny Isles Beach, Florida. Property: 72 Shore Road, Old Greenwich. Amount: SN/A. Filed March 25.

Schwartz, Yonatan T. and **Shira D. Schwartz**, Stamford. Seller: Andrew M. Falcon and Natalie J. Falcon, Stamford. Property: 31 Gurley Road, Stamford. Amount: \$1,761,000. Filed March 10.

Smith, Ashley and **Richard Stanley Smith III**, Brooklyn, New York. Seller: Nicholas Campofranco and Emily Solomon Campofranco, Greenwich. Property: 153 Lake Ave., Greenwich. Amount: \$10. Filed March 24.

Tzoannopoulos, Eugenia C. and **Ihor Laba**, Stamford. Seller: Adam Coppola, Stamford. Property: 99 Prospect St., Unit P-4D, Stamford. Amount: \$265,000. Filed March 9.

MORTGAGES

328 Palmer Hill Road LLC, Redding, by Diane Inzitari. Lender: Stormfield Capital Funding I LLC, 200 Pequot Ave., Southport. Property: 328 Palmer Hill Road, Riverside. Amount: \$10. Filed March 12.

Amin Construction LLC, Stamford, by Daniel II. Walsh. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 56 Cognewaugh Road, Cos Cob. Amount: \$900,000. Filed March 12.

Anarcay, Alfonso W., Riverside, by Mario P. Musilli. Lender: HomeBridge Financial Services Inc., 99 Wood Avenue South, Suite 301, Iselin, New Jersey. Property: 45 Sound Beach Avenue Extension, Riverside. Amount: \$1,260,000. Filed March 13.

Aysseh, Suzanne F. and **Charles W. Aysseh**, Cos Cob, by Rene Hilarice. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 10 Hilton Heath, Cos Cob. Amount: \$200,000. Filed March 13.

Bailey, Chase, Fairfield, by Thomas Moore. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 1215 Unquowa Road West, Fairfield. Amount: \$673,700. Filed March 2.

Bassett, Michael R. and **Kirsten L. Niosi**, Stamford, by Michael R. Lowitt. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 202 Soundview Ave., Unit 55, Stamford. Amount: \$480,000. Filed Feb. 24.

Baxendale, Terrence and **Donna Baxendale**, Stamford, by Shetal Nitin Malkan. Lender: Longbridge Financial LLC, 61 S. Paramus Road, Suite 500, Paramus, New Jersey. Property: 21 Club Road, Stamford. Amount: \$1,497,000. Filed Feb. 25.

Berdoft, Matthew and **Lara Berdoft**, Brooklyn, New York, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 10 Wyckham Hill Lane, Greenwich. Amount: \$3,600,000. Filed March 12.

Blind, Irena, Fairfield, by Andrew L. Wallach. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 100 Jessica Lane, Southport. Amount: \$2,345,000. Filed March 4.

Brown, Nicolas Rudolf and **Anisa Aouida-Brown**, Coppell, Texas, by Andrew L. Wallach. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 24 Harold St., Apt. E, Cos Cob. Amount: \$1,493,834. Filed March 10.

Byrum, Cullen and **Carson Byrum**, Fairfield, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 335 Suburban Ave., Fairfield. Amount: \$521,027. Filed March 3.

Cebo, Michael and **Susanne Cebo**, Brooklyn, New York, by Sheila L. Chun. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 117 Blackwood Lane, Stamford. Amount: \$1,216,000. Filed Feb. 27.

Circelli, Jennifer, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 239 Dundee Road, Stamford. Amount: \$140,000. Filed Feb. 24.

Clarke, Mark N. and **Karen M. Clarke**, Fairfield, by Stacy Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 100 Barlow Place, Fairfield. Amount: \$450,000. Filed March 5.

Cobuzzi, Michael and **Christine Cobuzzi**, Greenwich, by Robin A. Mish. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 186 Byram Shore Road, Greenwich. Amount: \$500,000. Filed March 10.

Conn, Scott Thomas and **Karlie Jon Conn**, Fairfield, by Peter Ambrose. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 296 Springer Road, Fairfield. Amount: \$600,000. Filed March 4.

Connard, Benjamin D. and **Sunyua Song**, Greenwich, by Marketta Orrico. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 47 Shady Lane, Greenwich. Amount: \$986,000. Filed March 11.

Craig, Stephen and **Naima Shea**, Greenwich, by Eileen M. Pate. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 267 Riversville Road, Greenwich. Amount: \$2,250,000. Filed March 11.

Cullinane, Julie Rose and **Kevin Cullinane**, Riverside, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 72 Lockwood Road, Riverside. Amount: \$1,606,000. Filed March 9.

DeGiorgio, Michelle and **Christopher Canzone**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 38 Tall Oaks Court, Stamford. Amount: \$141,250. Filed Feb. 24.

Donegan, Connor and **Isabel Mann**, Stamford, by Tamara L. Peterson. Lender: AFC Mortgage Group LLC, 471 Monroe Turnpike, Monroe. Property: 121 Alden St., Fairfield. Amount: \$975,000. Filed March 3.

Dunster, Shawn S. and **Kylie C. Poe**, Greenwich, by James Kavanagh. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 1154 Stillwater Road, Stamford. Amount: \$636,000. Filed Feb. 24.

DuPree, Lavandra and **Anthony D. DuPree**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 14 Keith St., Stamford. Amount: \$112,500. Filed Feb. 24.

Flores, Evelyn and **Christian S. Villa**, Cos Cob, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 5 Cos Cob Ave., Cos Cob. Amount: \$65,000. Filed March 12.

Gallinelli, Keith and **Lina Gallinelli**, Fairfield, by Matt Kelly. Lender: The Milford Bank, 33 Broad St., Milford. Property: 183 Autumn Ridge Road, Fairfield. Amount: \$150,000. Filed March 5.

Goswami, Sanjay and **Lauren Lombardo**, Fairfield, by John M. Eichholz. Lender: Better Mortgage Corp., 1 World Trade Center, 80th floor, New York, New York. Property: 115 Gay Bowers Road, Fairfield. Amount: \$674,155. Filed March 2.

Gupta, Kunal and **Kendall Gupta**, Greenwich, by John M. Eichholz. Lender: Leader Bank NA, 864 Massachusetts Ave., Arlington, Massachusetts. Property: 18 Sound Beach Ave., Old Greenwich. Amount: \$1,109,400. Filed March 9.

Hayum, Max and **Graham Hayum**, Riverside, by N/A. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 6 Hendrie Ave., Riverside. Amount: \$2,153,500. Filed March 11.

Heredia, Andrew, Fairfield, by Adam J. Hirsch. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 242 Farmington Ave., Fairfield. Amount: \$468,864. Filed March 2.

Higgins, Brendan and **Caitlin Fernandez**, Fairfield, by Robert E. Colapietro. Lender: Better Mortgage Corporation, 1 World Trade Center, 80th floor, New York, New York. Property: 747 Tahmore Drive, Fairfield. Amount: \$80,000. Filed March 2.

Holliday, Erin and **Kevin Cullen**, Rye, New York, by Jonathan T. Hoffman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 71 Country Club Road, Stamford. Amount: \$412,500. Filed Feb. 24.

Infurchia, Anthony and **Shannon Infurchia**, Mamaroneck, New York, by Charles A. Fiore. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 1521 Newfield Ave., Stamford. Amount: \$825,000. Filed Feb. 25.

Jenks, Jaqueline L., Fairfield, by C. Kirk. Lender: Rooted Wealth Ventures LLC, 23 N. Pine Circle, Belleair, Florida. Property: 430 Aran Hill Road, Fairfield. Amount: \$353,000. Filed March 3.

Johnson, Sohan, Greenwich, by Seth J. Arnowitz. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 55 Byram Road, Greenwich. Amount: \$700,000. Filed March 9.

Jozsa, Igor L., Bethel, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 2493 Redding Road, Fairfield. Amount: \$670,000. Filed March 6.

JPG Real Estate LLC, Bridgeport, by David K. Kurata. Lender: New Silver Lending LLC, 28 N. Main St., Suite 202, West Hartford. Property: 148 Ridgeley Ave., Fairfield. Amount: \$423,000. Filed March 5.

Kareddy, Vinod and **Phillippa Purdy**, Stamford, by Antonio Faretta. Lender: USAlliance Federal Credit Union, 300 Apollo Drive, Chelmsford, Massachusetts. Property: 93 Neponsit St., Stamford. Amount: \$219,006. Filed Feb. 26.

Lee, Melissa, New York, New York, by Robert E. Murray Jr. Lender: Loandepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 2437 Bedford St., Unit H4, Stamford. Amount: \$416,000. Filed Feb. 26.

Leslie Lane LLC and **Nam Wha Cho**, Greenwich, by Sonia M. Kraus. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 35 Mooreland Road, Greenwich. Amount: \$1,000,000. Filed March 9.

Maldonado, Nerlin G. and **Eida M. Maldonado**, Stamford, by Natasha H. Rose. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 76-78 Quintard Terrace, Stamford. Amount: \$220,000. Filed Feb. 24.

Mansylla, Adrian L. and **Hannah Dince Mansylla**, Cos Cob, by Donna Castronovo. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 25 Summit Road, Riverside. Amount: \$2,000,000. Filed March 9.

McGeehan, James and **Jennifer McGeehan**, Westport, by Andrew L. Wallach. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 115 Fern St., Fairfield. Amount: \$1,675,000. Filed March 2.

Moura Amaral, Jesu Alfredo, Bridgeport, by Susan Kohn. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 28 Mill Hill Road, Unit 28, Southport. Amount: \$440,000. Filed March 6.

O'Meara, Brendan and **Juliann O'Meara**, Stamford, by Susan L. Goldman. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 2435 Bedford St., Unit 12B, Stamford. Amount: \$355,000. Filed Feb. 27.

Orna, James, Fairfield, by Derek Smith. Lender: Island Federal Credit Union, 120 Motor Parkway, Hauppauge, New York. Property: 52 Homefair Drive, Fairfield. Amount: \$125,000. Filed March 2.

Palmer, Samantha and **Ravindra Mehrotra**, Greenwich, by Erin Spiess Chang. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 105 Hamilton Ave., Apt. 9, Greenwich. Amount: \$1,020,000. Filed March 10.

Paltanin, Osni and **Francis Paltanin**, Fairfield, by Samuel D. Bush. Lender: Luxury Mortgage Corp., 4 Landmark Square, Suite 300, Stamford. Property: 167 Bullard St., Fairfield. Amount: \$412,000. Filed March 4.

Petrosino, Joseph J. and **Emma R. Leibell**, Fairfield, by Scott Rogalski. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 33 Bennett St., Fairfield. Amount: \$764,000. Filed March 3.

Pu, Fang Fang and **Gang Yu**, Greenwich, by Marvin Rigoberto Lopez. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 63 Sound Beach Avenue Extension, Riverside. Amount: \$500,000. Filed March 11.

Rausch, Pamela M. and **Peter L. Rausch**, Fairfield, by Leah M. Parisi. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 324 Sunnieholme Drive, Fairfield. Amount: \$2,760,000. Filed March 2.

Robbins, Jared and **Cathy Liu**, New York, New York, by John J. Bove. Lender: Ives Bank, 220 Main St., Danbury. Property: 109 Jeniford Road, Fairfield. Amount: \$1,260,000. Filed March 2.

Rogers, Evelyn E., Greenwich, by John S. Demetre. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 991 Lake Ave., Greenwich. Amount: \$2,500,000. Filed March 12.

Rollins, Gregory D. and **Kerry B. Mulvihill**, Fairfield, by C H Barrington. Lender: Amerisave Mortgage Corp., 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 418 Crestwood Road, Fairfield. Amount: \$137,282. Filed March 3.

Sammis, Jean Tilt, Greenwich, by Shetal Nitin Malkan. Lender: East Coast Capital Corp., 2 Corporate Center Drive, Suite 110, Melville, New York. Property: 216 W. Lyon Farm Drive, Greenwich. Amount: \$2,850,000. Filed March 9.

Selya, Leonid and **Irina Selya**, North Bethesda, Maryland, by Brad M. Aron. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 77 Aspen Lane, Stamford. Amount: \$1,080,000. Filed Feb. 26.

Shorr, Steven Andrew and **Sarah Shorr**, Stamford, by Andrew L. Wallach. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 105 Charter Oak Road, Fairfield. Amount: \$730,000. Filed March 3.

Smith, Mary E., Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 44 Strawberry Hill Ave., Apt. 9E, Stamford. Amount: \$80,000. Filed Feb. 25.

Solomon, Lee and **Heather Solomon**, Greenwich, by unreadable. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 207 Round Hill Road, Greenwich. Amount: \$4,400,000. Filed March 9.

Stearns, Craig and **Kerry Hensley**, Fairfield, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 18800 W. Larchmont Ave., Chicago, Illinois. Property: 79 Lloyd Place, Fairfield. Amount: \$812,000. Filed March 3.

Steinhauer, Brian and **Elizabeth Steinhauer**, Fairfield, by Chris Barreto. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 53 Sleepy Hollow Road, Fairfield. Amount: \$803,000. Filed March 3.

Stephenson, Richard and **Margot Stephenson**, Palm Beach, Florida, by Natalia D'Onofrio. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and Second floors, Elgin, Illinois. Property: 7 Perryridge Road, Greenwich. Amount: \$2,890,000. Filed March 9.

Torres, Jose and **Melissa Spitzer**, Greenwich, by Cynthia M. Salemme-Riccio. Lender: Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, Florida. Property: 33 Talbot Lane, 2, Greenwich. Amount: \$473,000. Filed March 12.

Walsh, Thomas J. and **Catherine T. Walsh**, Fairfield, by Noemi Kovasznai. Lender: M&T Bank, 1 Fountain Plaza, Sixth floor, Buffalo, New York. Property: 90 N. Cedar Road, Fairfield. Amount: \$500,000. Filed March 4.

Wu, Xiaoyu, Harrison, New York, by Colleen D. Andriyenko. Lender: General Mortgage Capital Corp., 1350 Bayshore Highway, Suite 740, Burlingame, California. Property: 65 Perkins Road, Greenwich. Amount: \$2,590,000. Filed March 10.

Zhou, Xiaolei, Greenwich, by Antonio Faretta. Lender: Homebridge Financial Services Inc., P.O. Box 2026, Flint, Michigan. Property: 414 Riversville Road, Greenwich. Amount: \$400,000. Filed March 9.

NEW BUSINESSES

Adow Pools, 393 Glenbrook Road, Stamford 06906, c/o RMZ Pool Servicing Inc. Filed April 13.

All About Kids Dentistry, 26 Belden Ave., Norwalk 06850, c/o Michael Skolnick. Filed March 4.

Fine Bouche Academy, 74 Elaine Drive, Stamford 06902, c/o The Sweet Spot Bakery by Annie B LLC. Filed April 15.

Global Recruiters of Fairfield, 38 Davenport Ridge Road, Stamford 06903, c/o Ena Ventures Inc. Filed April 14.

JN Connections, 1234 Summer St., Sixth floor, Stamford 06905, c/o Coastal Connections Inc. Filed April 13.

Love Cuts Barbershop, 7 Broad St., Stamford 06901, c/o Michael Valentine. Filed April 15.

MamaSkin, 7 Broad St., Suite 116, Stamford 06901, c/o Markell Whitley. Filed April 13.

MMC Metabolic & Weight Medicine, 70 New Canaan Ave., Norwalk 06850, c/o Megan Campbell. Filed March 10.

Prince & Hart of the Prince Law Group, 1010 Washington Blvd., Suite P202, Stamford 06901, c/o Law Offices of Wendy Prince & Associates LLC. Filed April 14.

Professional Touch Cleaners, 99 New Canaan Ave., Norwalk 06850, c/o Suh Hoon Suk. Filed March 5.

Project Blanco, 439 Glenbrook Road, E, Stamford 06906, c/o Paragon Leather Crafts LLC. Filed April 14.

Selah Music Project, 960 Hope St., Apt. 7L, Stamford 06907, c/o Rodrigo Henrique Fedalto. Filed April 9.

Selah Music Project, 960 Hope St., Apt. 2L, Stamford 06907, c/o Unity Fused Arts & Solutions LLC. Filed April 10.

Tetra, 5 Hillandale Ave., Stamford 06901, c/o Orkan LLC. Filed April 9.

Tiana's Table, 24 Monroe St., Norwalk 06854, c/o Tiera Aighewi. Filed March 5.

Unity 7 Solutions, 960 Hope St., Apt. 7L, Stamford 06907, c/o Rodrigo Henrique Fedalto. Filed April 9.

Unity 7 Solutions, 960 Hope St., Apt. 2L, Stamford 06907, c/o Unity Fused Arts & Solutions LLC. Filed April 10.

Walmart Depot, 4227, 654 Main Ave., Norwalk 06851, c/o Geoffrey Edwards. Filed March 5.

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Legal Notices

Notice of Formation of PB Golf Shop LLC Art. Of Org. filed with SSNY on 02/24/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the PB Golf Shop LLC, 1195 North Ave, New Rochelle, NY 10804. Purpose: any lawful purpose. #63974

Notice of Formation of Avieul Media LLC Art. Of Org. filed with SSNY on 2/4/26. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 07 Crossbay Blvd Floor 2 Ozone Park NY. 11417. Purpose: any lawful purpose. #63981

Notice of Formation of E.D. 16, LLC. Arts. of Org. filed with SSNY on 03/10/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Kristen N. Gizzi, Esq., 12 Paulding Street, Pleasantville, NY 10570. Purpose: any lawful act or activity. #63982

Notice of Formation of CauseLink, LLC Arts. of Org. filed with SSNY on 1/26/26. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Holly Alexander, 41 Todd Hill Circle, Goldens Bridge, NY 10526 Purpose: any lawful act or activity. #63985

Notice of formation of Simplify with Amy, LLC. Arts. Of Org. filed with SSNY on 3/15/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Simplify with Amy, LLC, 80 Burr Farms Road, Mt. Kisco, NY 10549. Purpose: any lawful purpose. #63986

Notice of Formation of ESSENCE HAUS PILATES, LLC. Articles of Organization filed with SSNY on 02/21/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Gloria LaCourse, 15 Lincoln Avenue, Apartment 1, Tuckahoe, NY 10707. Purpose: any lawful purpose. #63987

Notice of Formation of VELARE PHOTOGRAPHY, LLC. Articles of Organization filed with SSNY on 01/13/2026. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Northwest Registered Agent, LLC, 418 Broadway, Suite N, Albany, NY 12207. Purpose: any lawful purpose. #63988

Notice is hereby given that a license, No. NA 0340 25 123410, for beer, cider, liquor and wine, has been applied for by the undersigned to sell beer, cider, liquor and wine, at retail in a restaurant under the Alcoholic Beverage Control Law at 6 Church St., City of White Plains, Westchester County, for on premises consumption. A&R Hospitality Group LLC DBA La Bocca Ristorante & Vineria 6 Church St. White Plains, NY 10601 #63989

LLC Name: Hudson & Shannon Group, LLC County: Westchester Date of Formation: 01/05/26 Principal Office Address: 200 Parkway North, Yonkers, NY, 10704 Registered Agent / Service of Process: Secretary of State of New York (SSNY) Business Purpose: Consulting #63992

Notice is hereby given that an On Premises Tavern Full Liquor License, Application ID NA 0370 26 104625 has been applied for by The Rye Pub Restaurant Group LLC d/b/a The Rye Pub serving beer, wine, cider and liquor to be sold at retail for on premises consumption in a tavern for the premises located at 3 Elm Place Rye NY 10580. #63993

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). Name: Soleil Global Enterprise LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 04/02/2026. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: Soleil Global Enterprise LLC, 41 Carpenter Ave Apt. A, Mt Kisco, NY 10549, principal business location of the LLC. Purpose: Any lawful activity. #63994

Notice is hereby given that an On Premises Food & Beverage Business Liquor License, NYS Application ID: NA 0370 26 106210 has been applied for by SSP America Westchester County Airport LLC to sell liquor, beer, wine and cider at retail in an on premises Food & Beverage Business liquor establishment. For on premise consumption under the ABC Law located at 240 Airport Rd West Harrison NY 10604 1315. #63995

Sealed bids will be received as set forth in instructions to bidders until 10:30 A.M. on Thursday, May 21, 2026 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.

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

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting. Region 08: New York State Department of Transportation

4 Burnett Blvd., Poughkeepsie, NY, 12603

D265783, PIN 813133, FA Proj , Westchester Co., WALL REPAIR - Route 22 (SH 5606), Village of Scarsdale., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: DBE: 0.00%

D265781, PIN 809947, FA Proj , Westchester Co., INTERCHANGE IMPROVEMENT - Cross County Parkway, Exit 3, City of Yonkers., Bid Deposit: 5% of Bid (~ \$125,000.00), Goals: DBE: 0.00%



40 Fairfield County UNDER FORTY

TWENTY26

APRIL 30



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Business Journal



MARTIN^{LLP}

Counselors at Law



We're proud to congratulate our partner,
Chris Geotes, on being named
a 40 Under 40 honoree

Your achievements reflect not only your talent but your unwavering commitment to making a meaningful difference. We're proud to celebrate this milestone with you.

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SPECIAL ACKNOWLEDGEMENTS

To the entire **Westfair Business Journal** team:

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Advertising sales: Mary Connor, Anne Jordan Duffy and Barbara Hanlon

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THE EVENING OF APRIL 30

5:30 - 6:20 P.M.

Cocktail hour • Passed hors d'oeuvres • Networking and vendors

6:25 - 7:45 P.M.

Formal award ceremony

WELCOME

Natalie Holland, *Events Director*
Westfair Business Journal

GUEST SPEAKER

Michael Crystal, *Founder and Managing Principal*
Myriad Development Group

MASTER OF CEREMONIES

Matt Scott, *Meteorologist / Co-Host*
Fox 61 Morning News

7:45 - 8 P.M.

Closing dessert, coffee and tea

#Westfair40under40

connect with us during the event @[westfaironline](#)



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Congratulations to our colleague
Emily McDonough Souza,
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Congratulations to
our very own winners.



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Internal Medicine Residency
Program Director
Bridgeport Hospital



Andrew Keltz, MS, CCC-SLP
Voice Specialized Speech-
Language Pathologist
Greenwich Hospital

YaleNewHaven**Health**



Emcee
MATT SCOTT
METEOROLOGIST / CO-HOST
FOX 61 MORNING NEWS

MATT SCOTT is the weekday morning meteorologist, part of the "Fox61 Morning News." He joined FOX61 in 2013 and brings more than 20 years of broadcasting experience to the FOX61 weather team. Originally from New York City, Scott attended the University of Maryland and Mississippi State University. He has spent the last 15 years working as a meteorologist in Connecticut. In addition, he has worked in West Virginia, Mississippi, Charlotte and Boston. His work has been nominated for Emmy Awards many times. When he's not on air, he's online. Scott has won awards from the New Haven Advocate, the Hartford Advocate and New Haven Living magazine for his social media influence. But his two biggest accomplishments are at home – his two children. When he has a little spare time and is not sleeping, Scott loves to cook, play golf, play poker and read. He would probably be a better chef, a stronger golfer, a smarter poker player and a more accomplished reader if he could pry himself away from Facebook once in a while.

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Speaker

MICHAEL CRYSTAL

**FOUNDER AND MANAGING PRINCIPAL
MYRIAD DEVELOPMENT GROUP**

Michael Crystal is an executive coach and leadership advisor with more than 30 years of experience across financial services, insurance, advertising and the wine industry. He is the founder of Myriad Development Group, where he leads leadership development and organizational transformation programs for organizations worldwide. His work focuses on executive coaching, talent assessment, organizational design and strategic planning. He previously held roles at The Paradigm Group, Wilson Learning Corp. and Development Dimensions International, and began his career at ITT Corp. and Bankers Trust. Crystal has coached Fortune 500 executives and high-potential leaders, including several who have advanced to C-suite roles. He has also taught leadership communications and organizational behavior at the graduate level and authored three books on leadership and professional growth. He serves on multiple boards and supports organizations focused on workforce development and leadership advancement. Crystal holds a BA in psychology and political science, an MBA in organization management, and has completed executive education at Harvard University and Columbia University.



Leading Today. Shaping Tomorrow.

Sacred Heart University proudly congratulates the Westfair 40 Under 40 honorees—an inspiring group of professionals making a lasting impact across our communities.

A special congratulations to Sacred Heart University's **James Geisler, Ph.D., NCC, LPC**, executive director of wellness services, and **Deirdre Valinsky, MHS, R.R.A., R.T.(R)(CT)(ARRT)**, radiography program director. We are proud to celebrate your achievements and leadership.



Sacred Heart UNIVERSITY



HUGE CONGRATULATIONS
TO
LUKE ANDRIUK
FROM THE ENTIRE TEAM AT
SAUGATUCK FINANCIAL!



Luke, we could not be more grateful for your contribution to the success of our team, firm and clients or more proud of your success!



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BUSINESS ADVISOR
**CONNECTICUT SMALL BUSINESS
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A business advisor with the Small Business Development Center, Nelson Merchan services prospective and business owners in Connecticut. In 2019, he was the business advisor with the highest-lending impact in the state of Connecticut. Nelson is a board member with the Foundation at Western Connecticut State University Housatonic Habitat for Humanity, Housatonic Industrial Corporation Inc., and Community Council Member at United Way of Western Connecticut. Merchan has advised businesses in Costa Rica and has been invited, as keynote speaker, to Chile and El Salvador. He earned his MBA from Georgia State University and BBA from Universidad del Rosario in Bogota, Colombia.



DR. NIKKI WINGATE

ASSOCIATE PROFESSOR OF MARKETING
**WELCH COLLEGE OF BUSINESS AND
TECHNOLOGY, SACRED HEART UNIVERSITY**

Dr. Wingate earned her Ph.D. in marketing from the Leonard N. Stern School of Business, New York University and has published in the top marketing journals. In addition to teaching and developing numerous marketing courses at New York University, Rutgers University, Fairfield University, the University of Bridgeport, and Sacred Heart University, Wingate consults on branding and marketing research projects.



Leadership in Action. Conservation at Heart.

Celebrating Ashley Volkens!

Connecticut's Beardsley Zoo proudly celebrates Ashley Volkens on being named a Westfair 40 Under Forty honoree—a recognition of emerging leaders making a meaningful impact across our region.

Ashley's passion, vision, and boundless energy help drive the Zoo's mission forward every day. Through her leadership, the Zoo continues to expand its reach as a place where conservation, education, and community come together to inspire the next generation of wildlife stewards.

Her work reflects what this honor represents: leadership with purpose and a commitment to making our community—and our natural world—stronger for the future.

Congratulations, Ashley
Your impact is being felt far beyond the Zoo gates.

We proudly join the community in congratulating all 2026 Westfair 40 Under Forty honorees for their impact, leadership, and commitment to our region.



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ZOO

Scan to experience Connecticut's Beardsley Zoo.



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Fairfield County's 40 under Forty, 2026

Congratulations to our friend and colleague Joe Weaver, on his well-deserved recognition amongst the exceptional talent enriching Fairfield County. Joe's professionalism, diligence and innovative spirit raise the standards of excellence within our industry.

Thank you for your continued commitment to the communities in which we live and serve.

Joseph Weaver

Vice President
Stamford, CT

cbre.com/stamford

WHY 40 UNDER FORTY MATTERS

Tonight is about more than recognition. It is about momentum and the people driving it. We are here to celebrate a group of young leaders who continue to move forward, take on challenges and deliver results. Their work is already shaping Fairfield County in measurable ways.

For more than 20 years, the Fairfield County 40 Under Forty has recognized individuals who lead with purpose and follow through. These honorees represent a wide range of industries, but they share a common approach — they show up, put in the work and find ways to make an impact. They are building companies, leading teams, launching ideas and contributing to the strength of the local economy.

What sets this group apart is not just what they have accomplished, but how they approach their work. They adapt, stay focused and continue to push forward, even when the path is not clear. Their impact can be seen in the organizations they support, the people they mentor and the communities they help shape. Recognizing this group is not just about highlighting individual success. It reinforces the importance of investing in the next generation of leaders. Their work drives progress, creates opportunity and raises expectations across Fairfield County.

The Fairfield County 40 Under Forty also serves as a reminder that leadership is happening now. The decisions these individuals are making today will influence the direction of businesses and communities for years to come. This recognition is an investment in the future. It brings together a network of professionals committed to growth, collaboration and long-term impact. The work they are doing today is only the beginning, and what comes next will shape the region in even greater ways.

2026 WINNERS, A GLIMPSE

Our honorees' responses to a series of questions offer a deeper look at who they are — their interests, sense of humor and the way they think. Those answers reflect the same focus, perspective and drive that helped them earn a place in the 2026 40 Under Forty.

Take a moment to read through them and get to know this year's class.

#Westfair40under40

connect with us during the event @**westfaironline**



CONGRATULATIONS



Patrick J.
McNamara

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as one of
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40 Under Forty



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LUKE ANDRIUK

DIRECTOR OF INVESTMENTS
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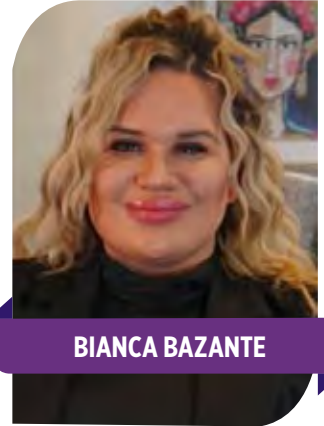
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DIGITAL OPERATIONS MANAGER
Cheil



BIANCA BAZANTE

OWNER AND CREATIVE DIRECTOR
The Artist Loft

What's something your parents warned you about that ended up being true?

Regardless of the obstacle, 100% effort is required to succeed. Eighty percent won't do it — and may even lead to an adverse outcome.

What's your approach to turning down projects that don't align with your goals without burning bridges?

I explain where I can add the most value and where the superior skills or resources of others may be better suited.

What would your past self think of you now?

He would be proud that I have overcome imposter syndrome, developed a confident voice and found a team that allows me to continue to grow and reach my potential.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

My grandfather. I would ask whether my dad was as stubborn as I was growing up.

What's something your parents warned you about that ended up being true?

When you place God at the center of everything you do, you can trust your path will be guided by purpose, integrity and faith, and that you will not be led astray.

What would your past self think of you now?

My past self would be proud and would better understand why I chose hard work over the easy path when it did not lead to meaningful growth. The challenges and setbacks would make more sense in the bigger picture. He would appreciate how my family's influence shaped my values, integrity and willingness to speak up and face difficult conversations. Most importantly, he would feel reassured — more confident that the path ahead offers opportunities to grow, make a positive impact and honor the sacrifices my parents made when they immigrated to the United States.

What's a common misconception about young professionals today?

A common misconception is that young professionals want success without putting in the work. In reality, many are highly motivated and simply approach work differently. They value impact, collaboration and continuous learning because the professional world is constantly evolving. What some interpret as impatience is often ambition paired with a desire to create meaningful work.

If you could have dinner with anyone, living or dead, who would it be and what's the first question you'd ask?

I would choose Frida Kahlo. Her ability to transform adversity into powerful creative expression while remaining authentic continues to inspire artists across disciplines. As someone who writes and values creative expression, I would ask how she protected her voice and vision while turning life's challenges into work that resonates across generations.

What would your past self think of you now?

My younger self would be proud that I chose curiosity and courage over certainty. My path has not been perfectly linear, but each step created an opportunity to learn, adapt and grow while building my career. I learned that the right moment rarely appears on its own — it is created by having the courage to move forward. When ambition meets opportunity, it can open doors beyond what we once imagined possible.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

My grandmother. She was my biggest supporter and loved me no matter what. I would ask her, "Are you proud of me?"

What's a compliment you always hope to hear after a project wraps?

Beyond my clients loving the results of their hair, I hope to hear how the time they took for themselves made them feel. As mothers or businesswomen, we are often busy and forget about ourselves. I want every client to leave feeling renewed.

What would your past self think of you now?

I think my past self would be surprised, because I never planned to own a salon, and now I do. She would be proud and grateful that I did not allow others' expectations to limit my vision.



PERSON TO PERSON & EMBOSS, LLC CELEBRATE
Corey P. Paris

2026 **40 Under 40** Honoree

State Representative Corey P. Paris has committed his life to public service, believing that when we work to address inequality and bring communities together, transformative ideas can lead to real change.

At Person to Person, his work supports individuals and families as they move toward stability.

Through it all, his focus remains on creating lasting impact for the people he serves.



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Stephanie Van Albert, CFP®
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Congratulations to Paul Brown for being named a Fairfield County 40 Under Forty honoree!

Paul leads the multidisciplinary team dedicated to providing personalized, compassionate care to residents and patients at Ridge Crest.

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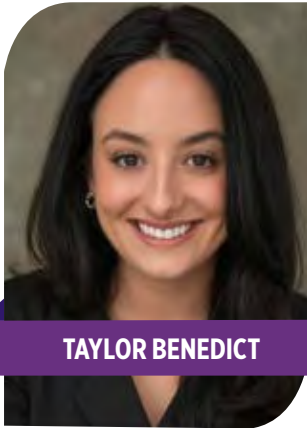
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PAUL BROWN

ASSOCIATE EXECUTIVE DIRECTOR
Benchmark Senior Living



DAVID ALEJANDRO CABRE

REGIONAL GENERAL MANAGER
RMS Companies

What's a common misconception about young professionals today?

A common misconception is that young professionals lack loyalty or patience. In reality, we are highly invested in the work we do — we just want it to matter. Many of us are motivated by purpose, collaboration and the opportunity to contribute meaningfully early in our careers. When organizations give young leaders the chance to step up, they often bring fresh energy, new ideas and a strong commitment to growth.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is hearing that something I worked on made a real impact. Whether it improves someone's experience, helps a team operate more effectively or creates something meaningful for the community, that is what motivates me. I appreciate hearing, "That was really well done," but even more when I hear it made a difference. To me, success means the work continues to benefit people long after the project is finished.

What would your past self think of you now?

I think my younger self would be both surprised and excited by the direction my career has taken. I always knew I wanted to be involved in leadership and community, but I did not fully realize how much I would enjoy building organizations, connecting people and creating opportunities for others. I hope she would be proud that I continued saying yes to opportunities that helped me grow.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

It would be Oprah Winfrey. She has navigated significant challenges and built a company that impacts many communities and audiences. My first question would be: Knowing what she knows now about her career, would she still choose the same path?

What's something your parents warned you about that ended up being true?

That you must choose your friends carefully. Not everyone will understand where you want to go, and you need people who will support and encourage you.

What's a compliment you always hope to hear after a project wraps?

"I am proud of you." I often work very hard and can feel discouraged during the process, so hearing those words reminds me that the effort mattered and that I did not give up.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

Frederick Douglass. I would ask, "It is 2026 and there is still struggle, but do you see progress? Has it been enough?" His words, "If there is no struggle, there is no progress," continue to resonate today, and his perspective would be invaluable.

What's something your parents warned you about that ended up being true?

People will doubt you — they always have and always will. Believe in yourself and prove it to yourself. Your opinion is the one that matters most.

What would your past self think of you now?

You dreamed of a better future, and now that dream is your reality. What new dreams do you have for yourself and for society? I am proud you kept those dreams alive and continue striving to make a difference.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

My first instinct is Michael Scott — the greatest (and most chaotic) boss ever. But on a more serious note, I would choose Pope Francis. His understanding of people, culture and the world was remarkable. I would ask what he might have pursued if he had not chosen a life in religion, given the depth of his perspective and influence. Ideally, the setting would be a hidden speakeasy with live jazz — the kind of place only a few people know about — with great food, good wine and conversation that shifts from thoughtful to lighthearted.

What's something your parents warned you about that ended up being true?

My parents always emphasized taking care of people and treating others the way you want to be treated. I did not fully understand it at first, but working in hospitality made everything click. This industry is built on how you treat others, and that principle continues to guide how I approach both guests and colleagues.

What would your past self think of you now?

My past self would probably be surprised in the best way. I arrived in Orlando from Venezuela without speaking English and had no idea what the future would hold. He would be proud of how far we have come and of the resilience, patience and sense of humor that helped along the way. Most of all, he would appreciate the sacrifices my parents made to create new opportunities for our family.

Celebrating Fairfield County's 40 Under Forty

Congratulations, Paul!

Your commitment to local businesses is fueling meaningful growth throughout Fairfield County.



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Vice President, Commercial Lender



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Mandelbaum Barrett PC is proud to recognize Gillian Ingraham on her nomination to Fairfield County's 40 Under 40 Class of 2026. This distinction honors emerging leaders who are making a meaningful impact in their professions and communities. Gillian's dedication to her clients, leadership within the firm, and contributions to the community exemplify the qualities this recognition celebrates.



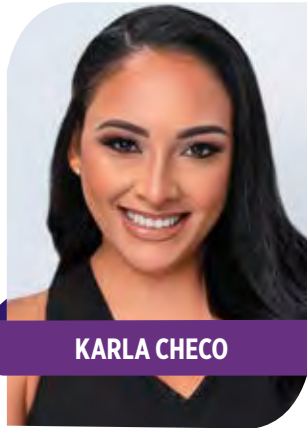
GILLIAN INGRAHAM | RESIDENTIAL REAL ESTATE CO-CHAIR
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SENIOR VICE PRESIDENT, PEOPLE
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FOUNDER
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KATE DILLON

MANAGING DIRECTOR
Prosek



EVERETT DOLAN

PROGRAM MANAGER, MARKETING
Wings Unlimited Inc.

What's something your parents warned you about that ended up being true?

Do not follow the money, as those opportunities rarely bring fulfillment. Instead, pursue opportunities that align with who you are and what energizes you. From there, good things tend to follow.

What's a compliment you always hope to hear after a project wraps?

That I encouraged the group to stay curious, ask thoughtful questions and consider outcomes that were not assumed at the start of the project.

What would your past self think of you now?

She would be proud that I said yes to opportunities that felt intimidating and that I followed through on my desire to be a leader for other young women. She would also be excited that I now work for a fashion lifestyle brand — something that once felt out of reach for a girl from a small town.

What's a common misconception about young professionals today?

A common misconception is that young professionals, especially young women, need more time before they are ready to lead and take on responsibility, and that experience only comes with age. As a woman who now owns her own business, I have learned that readiness does not come from waiting — it comes from taking action. I built confidence over time by embracing challenges before I felt fully prepared, navigating uncertainty and learning in real time. The pressure to prove myself sharpened my instincts and strengthened my resilience. Many young professionals today have grown up in fast-moving, high-expectation environments and have adapted quickly. We often step forward, take ownership and build something of our own rather than wait for permission. For me, entrepreneurship was not about having all the answers at the start, but about trusting that I could figure them out along the way.

What's something your parents warned you about that ended up being true?

My parents always told me I could achieve anything I set my mind to, and for many years I did not fully believe them. My goals felt bigger than my circumstances. As a Hispanic business owner, I have learned they were not promising ease, but teaching accountability. Belief, paired with discipline, resilience and action, is transformative. My parents' confidence in me became the foundation for my own. They were right — your mindset shapes the limits of your life.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is hearing that my work exceeded a client's expectations. I invest significant thought, care and energy into every project, aiming not only to deliver what is requested but to create something exceptional. When clients recognize that effort, it affirms that the impact I strive for has been achieved.

What's something your parents warned you about that ended up being true?

While other kids received allowances for good grades, my mom would say that feeling proud of your hard work was better than any reward someone else could give you. She was right. I could not have asked for better role models than my parents. They taught my brother and me the importance of showing up, saying yes to things that scare you and, above all, working hard and being kind.

What's a compliment you always hope to hear after a project wraps?

The best compliment a client can give is that we felt like an extension of their team — that we elevated each other's ideas, solved problems they did not know existed, listened carefully and would gladly work together again. From my team, I hope people feel they learned something new, felt supported enough to speak up or take a risk and enjoyed the process along the way.

What would your past self think of you now?

I hope she would be pleasantly surprised. During my time at Fairfield University, I learned from exceptional professors and gained valuable internship experience that helped shape a career path I had not yet imagined — one that ultimately brought me back to Fairfield. I have always believed curiosity can be a superpower, and I hope my past self would be proud that it led me to a career that is purposeful, challenging and constantly evolving. She would also probably be surprised by how much I now value a good night's sleep.

What's a common misconception about young professionals today?

A common misconception is that young professionals lack effort. In reality, many successful young professionals have a strong understanding of themselves and how to best use their time and energy. They often prioritize efficiency and productivity, even when their approach does not follow a traditional work schedule.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would choose my late uncle, Jim Flaherty. He was sharp, humble and served as Canada's minister of finance, where he helped pass legislation to eliminate the penny. As a child, I had the opportunity to spend time with him and attend a parliamentary session, which left a lasting impression. I would ask how he maintained composure in environments filled with strong personalities and differing opinions.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is hearing that the program ran smoothly. That feedback reflects the preparation, organization and calm approach required to manage challenges behind the scenes, keep teams focused and ensure everything progresses without disruption.

DR Bank celebrates Alex Lieberman for being young and good at his job.



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40 UNDER FORTY AWARDS 2026 | WINNERS



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VICE PRESIDENT, COMMUNITY RELATIONS OFFICER
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KENNETH FELDKAMP

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Aquarion Water Company



JAMES GEISLER

FOUNDER & CEO | AUTHOR & CONTINUING EDUCATOR
JG Counseling, Consultation, and Education, LLC



CHRISTOPHER GEODES

PARTNER
Martin LLP

What's something your parents warned you about that ended up being true?

My family tended to offer advice more than warnings. One message that has stayed with me came from my grandfather: "You only have one name, so keep it good." It was his way of emphasizing the importance of integrity. He believed integrity is reflected in how you behave when no one is watching — when there is no recognition and no one telling you what to do next. In challenging moments, both personal and professional, I return to his words as a reminder that attitude, effort and decisions always reflect who you are.

What's your approach to turning down projects that don't align with your goals without burning bridges?

When I need to decline a project that does not align with my goals, I focus on clear and respectful communication. I begin by asking questions to fully understand what is being proposed. If I decide it is not the right fit, I explain my reasoning and acknowledge the value behind the idea. These conversations often become learning opportunities, and when appropriate, I offer guidance on how the idea could move forward. Even when the answer is no, maintaining respect helps keep relationships strong and leaves the door open for future collaboration.

What would your past self think of you now?

I am not sure my past self knew exactly what to expect, as I did not have a defined career path in mind. That flexibility allowed me to pursue roles based on curiosity and opportunities to build skills rather than titles. Today, I am happy to be working for a great company in a role I genuinely enjoy, and I believe my past self would feel proud of where that approach has led.

What's a common misconception about young professionals today?

A common misconception is that young professionals prefer to work independently. After a period of isolation during the COVID-19 pandemic, many are now seeking opportunities to connect through groups and professional networks that create shared value for individuals and their communities. I have seen this through Aquarion's U35 employee network and the Exchange Club, where people come together to support meaningful causes and build relationships through shared experiences.

What's a compliment you always hope to hear after a project wraps?

After a project concludes, I hope to hear that everyone involved had a positive experience working together toward a shared goal. I aim for projects to create meaningful connections that lead to lasting relationships and future opportunities.

What's your approach to turning down projects that don't align with your goals without burning bridges?

My approach is to show appreciation for the opportunity while respectfully declining. When possible, I recommend another individual who may be a better fit and continue to offer encouragement as the project moves forward. This helps maintain strong relationships and keeps the door open for future collaboration.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would have dinner with my grandfather, Jimmy, and ask, "Did you know how profoundly your decision to become the best version of yourself shaped the generations that followed?" If choosing a celebrity, I would select John Candy and ask, "While you gave so much to the world, what did you hope the world would give to you?"

What's something your parents warned you about that ended up being true?

My mom often reminded me that the world is smaller than it seems. She emphasized that good character, hard work and treating people with respect will carry you further than you might expect, as paths often cross again. I did not fully understand it at the time, but experience has shown me how true that is.

What would your past self think of you now?

My past self would be proud — not only of accomplishments, but of the person I have become. He would value the commitment to personal growth and the ability to face challenges without losing sight of who I am, continuing to strive to reach my full potential.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

Julia Child. I am an avid cook and a student of her recipes, but I have always admired her unflappable nature. I would ask how she remained lighthearted in the face of setbacks. In business, as in French cuisine, mistakes are inevitable. Julia showed that how you respond to challenges matters more than the challenge itself — a lesson I try to apply in everyday decisions.

What's a compliment you always hope to hear after a project wraps?

I hope clients say I treat every transaction as if my own family's name is on it. I strive to be responsive, anticipate issues and remain steady when challenges arise. My goal is to be practical, dependable and fully committed to helping clients reach the finish line with confidence and as little friction as possible.

What would your past self think of you now?

Surprised by what I do, but reassured by how I do it. My younger self might be overwhelmed by the scope of the work, but would take comfort in knowing I have stayed true to my principles while continuing to grow.

Aquarion Water Company congratulates this year's 40 Under 40 honorees. We are especially proud to recognize our own Ken Feldkamp on being named one of this year's award recipients. Ken's dedication, leadership and commitment to excellence exemplify the values that drive our company forward.



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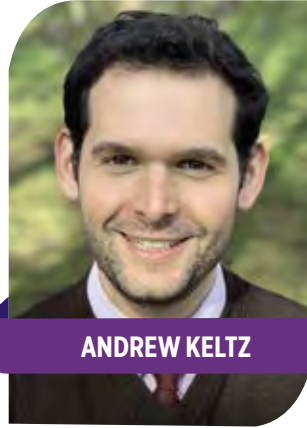
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What's something your parents warned you about that ended up being true?

My parents often reminded me to “slow down.” I continue to work on this, but I have learned in both my personal and professional life that taking time to carefully consider an issue or decision leads to better outcomes. While society often values instant results, rushing can create problems that thoughtful consideration might have prevented.

What's a compliment you always hope to hear after a project wraps?

I appreciate hearing, “We couldn't have done this without you.” While it is a compliment to me and the firm, it also reflects that the client feels a sense of relief and resolution, which is ultimately the outcome I aim to achieve.

What's your approach to turning down projects that don't align with your goals without burning bridges?

As an attorney, my goal is to help clients achieve the best possible outcome. At times, I may not be the right fit for a particular matter, and it is important to address that directly. When there is not strong alignment, building trust can be challenging, so I often refer the potential client to another attorney who may be better suited to assist. Clients typically appreciate the honesty and respect the decision when it is communicated clearly and thoughtfully.

What's a common misconception about young professionals today?

A common misconception is that younger generations do not want to work hard, often because of the rise of remote or hybrid schedules. In reality, many young professionals are simply approaching work differently, striving to achieve success while also prioritizing family responsibilities and maintaining a healthy work-life balance.

What's something your parents warned you about that ended up being true?

My parents often reminded me that some people want to see you succeed, but not more than they have. While that can be difficult to accept, they also taught me not to let others' opinions or jealousy stand in the way of pursuing my goals. There will always be distractions, but it is important to stay focused and continue working toward what you want to achieve.

What's your approach to turning down projects that don't align with your goals without burning bridges?

It often depends on the situation, but honesty is usually the best approach. I aim to be thoughtful and respectful in how I communicate. Sometimes a matter falls outside my scope of practice, and other times I may not have the capacity to take on additional work. When a project does not align with my practice area or professional goals, I explain this clearly and, when possible, help guide the person toward someone better suited to assist.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would love to have dinner with all four of my grandparents. I was fortunate to be very close with them, and I cherish the values they passed on and the memories we shared. I am not sure I would begin with a specific question — I would simply enjoy catching up, sharing updates on my life and hearing their perspectives on current events, theater, travel and more.

What's a compliment you always hope to hear after a project wraps?

One of the most meaningful compliments I hear when a patient completes voice therapy is that they feel empowered to use the tools they developed during our work together. It is incredibly rewarding to know I have helped someone strengthen their communication skills and feel confident managing future voice challenges. While I am always available for support, it is fulfilling when a patient feels they no longer need my help because their symptoms have improved.

What would your past self think of you now?

I believe my past self would be both surprised and delighted. Speech-language pathology is my second career after more than a decade as a singer and actor. While I once imagined performing full time, I am grateful to still use my voice and communication skills every day. I value being part of a collaborative health care team that works together to develop thoughtful, individualized treatment plans for each patient we serve.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would have dinner with Warren Buffett and ask whether he is ready to switch banks and experience the DRB difference.

What's something your parents warned you about that ended up being true?

My mom always warned me that being a sports fan can be brutal. As a devoted Aston Villa supporter — and a long-suffering Mets and Nets fan — I can confirm that losses are never easy. But when they win, it makes the experience worthwhile.

What would your past self think of you now?

Ten years ago, I lived in Los Angeles producing film and television projects, so my past self might be surprised to see me working at a bank in Darien, Connecticut. However, he would understand that I am exactly where I am meant to be. My role allows me to draw on my entertainment background to help entrepreneurs and creative professionals unlock opportunities in their businesses. At DRB, we support the next generation of changemakers through specialized banking services and tailored lending solutions. Most importantly, my past self would be happy to know that I am married, raising a wonderful son in New York City and truly enjoying this stage of life.

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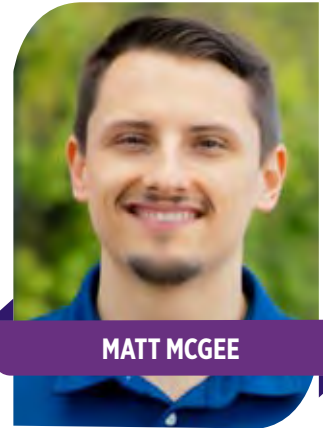
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If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

Abraham Lincoln. I would ask how he remained so consistent and steadfast in his commitments and values despite facing doubt and criticism along the way.

What's a compliment you always hope to hear after a project wraps?

"Your effort and hard work helped make this possible. Thank you for being a reliable partner."

What's your approach to turning down projects that don't align with your goals without burning bridges?

I approach declining a project the same way I approach accepting one — as an opportunity to build a relationship. I acknowledge and thank the client for the opportunity, clearly explain why the project is not the right fit and outline the types of opportunities that align with my focus. A direct and respectful response helps build credibility and keeps the door open for future opportunities that may be a better match.

What's a common misconception about young professionals today?

A common misconception is that younger professionals are less driven because they are more vocal about boundaries and work-life balance. In reality, I see the opposite. Many are thoughtful about how they use their time and energy and are motivated to do meaningful work while also building fulfilling lives outside of it. In my experience managing teams, when people feel balanced and respected, they often produce their best and most creative work.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is hearing that a client felt fully supported and advocated for throughout their buying or selling journey. My goal is to combine strategic insight with genuine care so clients feel informed, confident and supported every step of the way.

What would your past self think of you now?

I think my past self would be surprised and proud. Early in my career, I followed a traditional path in investment banking, corporate strategy and large global companies. I would not have predicted building a career in luxury residential real estate while raising a family and becoming deeply involved in my community. Over time, I have learned that success is not just about title or company, but about applying your skills in ways that create meaningful impact. Today, I draw on the strategic and financial experience I developed earlier in my career to help clients navigate one of the most important decisions of their lives.

What's a common misconception about young professionals today?

One common misconception is that younger professionals are less committed to their work. In my experience, the opposite is true. Many are deeply invested in their careers while also being intentional about building lives outside of work. Many are raising families, serving on nonprofit boards and contributing to their communities while continuing to grow professionally. That balance reflects a broader definition of success, not a lack of ambition.

What's something your parents warned you about that ended up being true?

My parents always emphasized that reputation matters more than any single success or mistake. Over time, I have seen how true that is in the legal profession and in the community more broadly. How you treat people, how reliable you are and whether others trust your word will follow you far longer than any individual outcome or accolade.

What's a compliment you always hope to hear after a project wraps?

That I made something complicated feel manageable. Employment law is constantly evolving, and clients often seek guidance when the stakes are high and the path forward feels unclear. The greatest reward is hearing that a client understands their options and feels confident moving ahead.

What's a common misconception about young professionals today?

A common misconception is that young professionals do not want to work. In reality, many of the hardest-working people I know are part of my generation. Today's young professionals are navigating rising costs such as housing, student loans, transportation and child care, often while working longer hours for less pay than previous generations. Acknowledging these pressures does not reflect a lack of motivation. In many cases, it creates a stronger drive to build better institutions, stronger communities and a more equitable economy for the future.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is hearing that I was responsive and easy to work with. Clear communication is the foundation of successful projects and strong professional relationships. I make it a priority to remain accessible and ensure that no one is left waiting for an answer, especially when timelines are tight and expectations are high.

What would your past self think of you now?

I believe my past self would be proud, but also motivated to continue doing more. My work is driven by a desire to help others, whether assisting residents in navigating the legislative process, supporting policies that encourage inclusive communities or promoting civic engagement through initiatives such as The Shelton Clean-Up Project. My goal is to strengthen connections within the community and foster empathy in everything I do. In an era of digital connection, there is still meaningful work to be done to rebuild strong community values, and that continues to motivate me each day.

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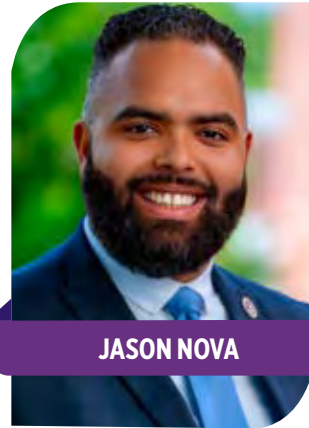
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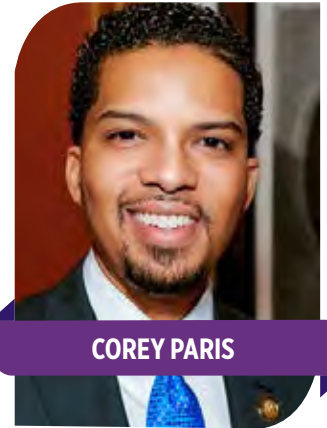
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What's a compliment you always hope to hear after a project wraps?

It is always meaningful when a client or colleague expresses appreciation for the work completed. A simple "thank you" or "great job" goes a long way.

What's your approach to turning down projects that don't align with your goals without burning bridges?

My approach is rooted in mutual respect. You are not rejecting the person — you are recognizing that the fit may not be right. When a project does not align with my goals, I try to guide the individual to someone better suited to support their needs.

What would your past self think of you now?

My past self would be proud of who I have become. I have accomplished more than I once thought possible, especially after losing my hearing at a young age.

What's a common misconception about young professionals today?

A common misconception is that young professionals change jobs frequently and lack long-term commitment. In reality, many are seeking healthier work environments, better work-life balance and meaningful opportunities for growth. Many in this generation are more willing to advocate for themselves, prioritize mental health and build careers that align with their values, goals and passions.

What's a compliment you always hope to hear after a project wraps?

I hope to hear that my work made a meaningful difference and contributed positively to a larger purpose. I see every project as an opportunity to collaborate, create and continue learning.

What would your past self think of you now?

My past self would be proud of the woman I am becoming. Even through challenges, I remained faithful and continued moving forward with resilience. She would celebrate the journey — from a young girl in Haiti to becoming a leader committed to making a difference in the lives of others — and feel encouraged knowing the best is still ahead.

What's a common misconception about young professionals today?

A common misconception is that young professionals lack loyalty. In reality, many are deeply committed, but their loyalty is earned through meaningful work, opportunities for growth and strong leadership. Rather than staying out of obligation, they choose to invest in organizations and leaders that invest in them.

What's a compliment you always hope to hear after a project wraps?

I hope people say I genuinely enjoyed the work and brought positive energy to the process. That reflects being fully present, passionate and helping make the experience meaningful, not just the outcome. Whether leading small projects or large initiatives, what matters most is creating an environment where others feel motivated, engaged and excited about the work.

What would your past self think of you now?

My past self would be proud of where I am today. Growing up in the Bronx as the child of immigrant parents, I always aspired to contribute to social change and public service. While I did not know exactly what the path would look like, I knew I wanted to make a difference. Today, I have the opportunity to work alongside local, state and federal leaders while serving my community, bringing that early sense of purpose to life.

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would choose Robert F. Kennedy. He led during one of the most turbulent periods in American history and spoke with moral clarity about justice, poverty and the responsibility of government to serve the most vulnerable. I would ask how he maintained hope and the courage to pursue meaningful change when political and social forces resisted it.

What's something your parents warned you about that ended up being true?

My grandparents often reminded me that character and reputation take a lifetime to build and only a moment to damage. Over time, I have come to understand how true that is. The way you treat people, the decisions you make when no one is watching and the integrity you bring to your work shape the trust others place in you. That lesson continues to guide how I approach leadership, relationships and service in my community.

What's your approach to turning down projects that don't align with your goals without burning bridges?

My approach is grounded in appreciation, clarity and respect. When a project does not align with my priorities, I acknowledge the opportunity and the trust behind it, then explain honestly where my focus or capacity lies. When possible, I suggest another way to stay connected, whether by revisiting the opportunity in the future or recommending someone who may be a strong fit. This helps preserve the relationship while protecting the time and focus needed to pursue work aligned with my mission.



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If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would choose dinner with my grandfather, who passed away before I graduated college. Growing up without a father figure, he was my constant support, and many of the steady influences in my life trace back to him. He taught me golf, but more importantly, he taught me patience, humility and how to carry myself, especially when no one is watching. He lived by a true family-first mindset, not just in words, but through his actions every day. I would want him to see me now and know how much his guidance shaped the husband, father and attorney I have become. The first question I would ask is, "Do you see the person you hoped I would become?" Hearing his answer would mean more than any title or accomplishment.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is, "You made this easy, and I always knew you had it handled." Real estate transactions move quickly and involve many parties, so my goal is to keep clients informed, protected and never caught off guard. I want them to feel confident in each step, with clear communication and strong advocacy throughout the process. Earning long-term trust, repeat business and referrals is the greatest compliment.

What would your past self think of you now?

My past self would likely feel proud and perhaps a bit surprised, especially considering I was voted "Teacher's Worst Nightmare" as a high school superlative. I was raised in a close-knit family by a single mother who worked tirelessly for my twin sister and me, which instilled grit, gratitude and perspective. I have achieved goals I once thought were out of reach, but what matters most is that I have stayed true to who I am. I am equally proud of the life I have built at home as a husband and father of two, which continues to ground me and remind me why the work matters.

What's a common misconception about young professionals today?

A common misconception is that young professionals lack loyalty or commitment to their employers. In reality, many are highly driven and willing to invest long term when they see opportunities for growth, fair compensation and meaningful work. Career mobility often reflects strategic decision-making and adaptability, not disengagement.

What's something your parents warned you about that ended up being true?

My parents often emphasized that your work ethic becomes your reputation. How you show up, follow through and treat others reflects your character long before your achievements do. In many ways, it also represents the values of the family and community that shaped you.

What's your approach to turning down projects that don't align with your goals without burning bridges?

I approach declining projects with transparency and respect. I express appreciation for the opportunity and briefly explain when a project does not align with my current priorities. When appropriate, I offer alternatives such as a different timeline, adjusted scope or a referral. This helps preserve strong relationships while remaining focused on strategic goals.

What's a common misconception about young professionals today?

A common misconception is that a successful and fulfilling career must come at the expense of family life. With intention and effort, it is possible to build both a meaningful professional path and a strong family foundation, even if maintaining that balance is not always easy. Nothing brings me more joy than coming home and spending time with my husband and three children.

What's your approach to turning down projects that don't align with your goals without burning bridges?

I begin by acknowledging the value of the idea and the benefits it may offer. Even when a project does not align with my current goals, it often brings worthwhile perspectives. I then clearly and respectfully explain why the opportunity is not the right fit at this time. Recognizing the strengths of the concept helps maintain positive relationships and encourages future collaboration.

What would your past self think of you now?

I think she would be surprised that I have managed to live without social media. She would be proud that I remained committed to helping others through patient care while also contributing to the education and development of future physicians. She would likely feel reassured that the effort invested along the way led to a meaningful outcome.

What's a common misconception about young professionals today?

A common misconception is that technical expertise, credentials or the "right" major matter most. As an English major and advocate for the liberal arts, I have seen the opposite. The ability to keep learning, read the room, tell a compelling story and offer thoughtful feedback can be powerful career accelerators. Technical skills may open the door, but communication, critical thinking and sound decision-making are what make someone indispensable once inside.

What's a compliment you always hope to hear after a project wraps?

Success looks different for every family, and the goal is to create options everyone can feel confident about. The deeper work is helping students understand who they are becoming, what interests them and where they will thrive in the years ahead. When a parent shares that their child gained confidence and clarity through the college application process, and that they themselves learned to step back and offer support, that feels especially meaningful.

What would your past self think of you now?

My past self would be proud, a bit surprised and probably curious about how the story unfolded. She would be grateful for the growth that came through both challenges and successes, especially in becoming a mother and business leader. Those experiences shaped my perspective and now allow me to help others move forward with confidence, intention and resilience.



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If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

I would choose my late grandfather, Stew Leonard Sr., founder of Stew Leonard's. He was a visionary who was also grounded, thoughtful and full of humor. He inspired people while keeping things simple and authentic. I would ask, "What does great leadership look like today, especially in a world that is changing so quickly?" He always thought outside the box and pushed others to reach their full potential. I know his perspective would be insightful and unforgettable.

What's something your parents warned you about that ended up being true?

My parents always emphasized empathy and integrity. My mom used to say, "The way you treat people matters," and that advice has stayed with me. She often reminded me that you never fully know what someone else may be going through, so it is important to approach people with understanding and compassion. At the same time, my parents stressed the importance of doing the right thing, even when it is not the easiest path. Over time, I have realized how much those values shape strong relationships and effective leadership. It is something I try to apply every day, both professionally and personally.

What's your approach to turning down projects that don't align with your goals without burning bridges?

My approach is to be transparent and respectful while remaining supportive. If a project does not fully align with my priorities or where I can add the most value, I communicate that thoughtfully while still showing enthusiasm for the goal behind it. I believe in being a "green-light" thinker — helping move ideas forward, offering perspective and supporting the team, even if I am not the one leading the project. It is important to protect relationships and remain collaborative while being intentional about where I can contribute most effectively.

What's a common misconception about young professionals today?

One common misconception is that young professionals do not have the same work ethic as previous generations. In reality, many are highly motivated but may approach work differently. They often value mentorship, clear expectations and meaningful work. When those elements are present, they tend to be highly engaged and quick to learn. Many also bring strong collaboration skills and comfort with new technology, which can be valuable in today's workplaces.

What's a compliment you always hope to hear after a project wraps?

I appreciate hearing that the outcome made a meaningful difference and that people felt supported throughout the process. When a project helps others learn something new or feel more confident in their skills, it reflects both a positive experience and a lasting impact.

What would your past self think of you now?

My past self would be proud that I chose to pursue teaching and mentoring. Earlier in my career, I focused on developing technical expertise, but over time I discovered how rewarding it is to help students grow and build confidence in their profession. I believe my past self would be proud that I have taken on leadership and educational roles while remaining connected to the clinical side of health care. I hope she would also see that I have built a career centered on growth and meaningful impact, while balancing the responsibilities of being a young mother, which has deepened my sense of purpose both professionally and personally.

What's a compliment you always hope to hear after a project wraps?

I hope to hear that I created clarity and brought simplicity to the project. When I can make finances and investments more understandable — areas many of us were never formally taught — it creates a deeper connection to my work and to the people I serve. That makes the work especially meaningful.

What's your approach to turning down projects that don't align with your goals without burning bridges?

I have learned that honesty is the best approach. Taking on more than you can realistically manage does not serve you or the people depending on you. Sometimes saying no simply means saying "not right now." It can also be an opportunity to connect someone with a person who may be a better fit for their needs. Maintaining strong connections is important.

What would your past self think of you now?

My past self would be proud. There were many moments in high school, college and early in my career when the future felt uncertain. Even without a clear long-term view, continuing to make thoughtful decisions led to a fuller and more meaningful life than she could have imagined.

What's something your parents warned you about that ended up being true?

In addition to my work with the company, I remain actively involved in local government and civic affairs, serving as chair of the Board of Education and as a member of the Town Building Committee. When I first entered public service, my father warned me that putting yourself in the public eye often brings criticism along with the opportunity to serve. He was right. Community leadership can bring both constructive feedback and, at times, misinformed criticism. Despite that, I believe it is far better to be involved and working toward solutions than to remain on the sidelines. The opportunity to give back and help make meaningful improvements for my community has always outweighed the challenges.

What's a compliment you always hope to hear after a project wraps?

The compliment I value most is hearing, "Your crew was friendly, professional and did a great job." As a business owner, creating a culture that encourages professionalism and a positive client experience is essential. While relationships may begin at the leadership level, they are sustained through daily customer interactions and the quality of the work delivered.

What would your past self think of you now?

I believe my past self would feel a sense of relief knowing the hard work and focus ultimately paid off. When you are in the middle of challenges, it can be difficult to see the long-term goal. My experience has shown that staying committed, navigating obstacles and maintaining a clear vision can lead to meaningful results.



Congratulations to the 2026 Nominees!

You represent the talent and commitment driving
Connecticut forward. Wishing you continued success
in all that you do!



40 UNDER FORTY AWARDS 2026 | WINNERS



ASHLEY VOLKENS

**DIRECTOR, DEVELOPMENT
AND MARKETING**
Connecticut's Beardsley Zoo



JOSEPH WEAVER

VICE PRESIDENT
CBRE



MALCOLM WILSON

FOUNDER AND OWNER
Level Up Gym



KEVIN WING

DIRECTOR OF MEMBERSHIP
Greater Norwalk Chamber

If you could have dinner with anyone, living or dead, who would it be, and what's the first question you'd ask?

If I could have dinner with anyone, it would be Fred Rogers. As a lifelong PBS viewer, his unwavering belief in kindness and humanity has deeply influenced how I approach the world. He reminded us that compassion is never small and empathy is never wasted. I would ask, "What episode of Mister Rogers' Neighborhood would you create today?"

What's a compliment you always hope to hear after a project wraps?

It is less about what I hope to hear and more about how I hope we feel. I want everyone involved to feel proud of their work and contributions, and to know they were part of the project's success. I hope people feel a sense of belonging and impact, and that we contributed to something greater than ourselves. Personally, I hope to feel proud that I remained honest and optimistic, even through challenges.

What would your past self think of you now?

My past self would be proud that I have stayed true to who I am while continuing to grow and evolve. I am grateful for the people who have supported me along the way. My future self would simply say, "Keep going." There is always more to learn, and every opportunity is a chance to create something positive.

What's a compliment you always hope to hear after a project wraps?

The greatest compliment I can receive is when a client is confident enough in my work to refer me to a friend, colleague or acquaintance. In commercial office leasing, reputation and time are everything. When someone is willing to put their name next to mine, that trust speaks louder than any formal praise.

What's your approach to turning down projects that don't align with your goals without burning bridges?

When I need to deliver disappointing news, I have found that being direct, yet considerate, helps maintain trust. As a broker, I am constantly evaluating which opportunities are in my client's best interest. Whether a project moves forward or not, every conversation is an opportunity to provide value, share insight and leave the door open for future collaboration.

What would your past self think of you now?

My past self would likely do a double take if he saw me today. The days of exploring the woods and fishing along the Connecticut River have been replaced by cityscapes, an incredible wife, two children and a profession I truly enjoy. While he might be surprised by the path, he would recognize that this life reflects what he always hoped to build.

What's a common misconception about young professionals today?

A common misconception is that young professionals are impatient or always looking for shortcuts. In reality, many are willing to work extremely hard but also want their work to have purpose. That mindset led me to start Level Up Gym, a place where people build discipline, confidence and support one another. Many young professionals today are creating opportunities and building communities where none existed before. We are not just pursuing success — we are striving to make an impact.

What's something your parents warned you about that ended up being true?

My parents always emphasized that discipline matters more than motivation. Motivation can come and go, but discipline keeps you moving forward. Building a business and leading a community at Level Up Gym has reinforced that lesson. Early mornings, long days and responsibility require consistency, which ultimately builds trust and progress. That principle continues to guide how I lead each day.

What would your past self think of you now?

I believe my younger self would be proud, but also surprised by the level of responsibility that comes with leadership. When I started Level Up Gym, my focus was simply to create a place where people could train and challenge themselves. Over time, it grew into a supportive community where people build discipline and grow together. Seeing individuals improve their lives through fitness and accountability has been incredibly rewarding. My younger self would likely say, "Keep going — you are building something meaningful."

What's a common misconception about young professionals today?

A common misconception is that young professionals are too informal, with the assumption that we send emails filled with emojis. In reality, I often spend far too much time deciding whether "Best" or "Thanks!" strikes the right tone. It is not about being casual — it is about communicating thoughtfully and professionally.

What's something your parents warned you about that ended up being true?

My parents always said I would miss their cooking once I moved out, and that "we have food at home" was some of the best financial advice I would ever receive. As a child, it felt disappointing. As an adult, looking at the cost of delivery when I already have ingredients in the fridge, I often hear my mother's voice reminding me to keep things simple and practical.

What would your past self think of you now?

Instead of scrolling through Instagram, you are now scrolling through LinkedIn. I am proud of the responsible adult you have become. Do not lose sight of your passions, hobbies or friendships. Life is what you make of it — just be sure to approach it with positivity.



Congratulations from the Greater
Danbury Chamber of Commerce

2026 WINNERS

Karla Checo

KGC Consulting

Patrick McNamara

Citrin Cooperman Advisors

Jason Nova

City of Danbury

Matt Vogt

New England Aquatic Services

Julia Douglas

Newtown Savings Bank

Your success strengthens our region and
inspires fellow members!



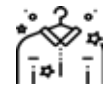
Best Collaborator



EMILY CAMPBELL
*Senior Vice President,
People*
Vineyard Vines



JASON NOVA
*Communications Advisor for
Mayor Alves*
City of Danbury



Best Dressed Innovator



KALTRINA SEDALIU, MD
*Internal Medicine Residency
Program Director*
Bridgeport Hospital



KATE DILLON
Managing Director
Prosek Partners



Best Early Career Success Story



DAVID ALEJANDRO CABRE
Regional General Manager
RMS Companies



KARLA CHECO
Founder
KGC Consulting Services, Inc.



Best Networker



TAYLOR BENEDICT
Director of Operations
Coastal Connecticut Oral &
Maxillofacial Surgery



PAUL LUTSKY
Commercial Lender
Fairfield County Bank



CONGRATULATIONS

— on your —

Achievement

Luke Andriuk
Saugatuck Financial

Bianca Bazante
The Artist Loft

Paul Lutsky
Fairfield County Bank

Lindsay Tanne Howe
LogicPrep

You've made
Westport
proud

40

Under

40



April 30, 2026

CONGRATULATIONS to all the
“40 Under Forty” Honorees for their
achievements, success and stellar
contributions to the business community!



Taylor Benedict

Director of Operations
Coastal Connecticut Oral Surgery; Co-Owner Dash's Lock & Key



Kate Dillon

Managing Director
Prosek Partners



Deirdre Valinsky

Radiography Program Director,
Assistant Clinical Professor
Sacred Heart University



Stephanie Van Albert, CFP

Principal Wealth Advisor
Moneco Advisors



Fairfield Chamber of Commerce
200 Mill Plain Road
Fairfield, CT 06824
203.255.1011
www.FairfieldCTChamber.com

ENDORSEMENTS

This year, we asked coworkers, friends, and family to share their thoughts about our honorees. Here's what they had to say:

“CLASS OF 2026!! Keep doing amazing, it doesn't go unnoticed. All your hard work and dedication is so inspiring and I'm always so proud!! keep it up”

- Chelsea L., Mude

“Taylor, thanks for being a great leader! You have raised the bar for excellence and you bring out the best in everyone. You deserve this nomination!”

- Alex C., Coastal Connecticut Oral & Maxillofacial Surgery

“David, your 40 Under 40 nomination reflects the leadership and impact you've made. Well deserved... keep going and keep inspiring others.”

- John K., The Uniform Atelier

“James is a powerhouse in his never ending pursuit to assist young adults to thrive. He is a change maker, a difference maker, a life saver.”

- Henry D., Joel Barlow High School

“Askar, We love you so much and this is so well deserved! Keep shining and we are so proud to see the woman and leader you are becoming!”

- Love Dad

“Continue to be yourself and continue to make meaningful impact and change in the community!”

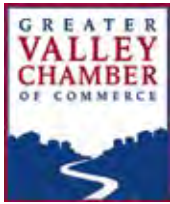
- Daniel R., Person To Person

“Watching Gabriela's growth is inspiring, her confidence and leadership motivate others to strive for more.”

- Jasmin G., Durango Insurance and Financial Services Inc

“There's a quiet confidence in the way you show up: grounded in grit, driven by purpose, and steadily becoming unstoppable. There are no shortcuts to kind of work that got you here, what you've built, and the progress you've made. Keep going with that same drive and integrity because you're not done yet. I can't wait to see the impact you continue to make.”

- Natalie Holland, Westfair Business Journal



Congratulations!



to our Valley's Own 2026 Awardees.



Abby Arrindell
Mutual Security Credit Union



Taylor Benedict
Coastal Connecticut Oral Surgery
& Dach's Lock & Key



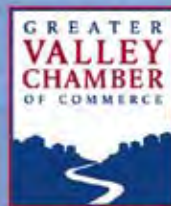
Julia Douglas
Newtown Savings Bank



Kenneth Feldkamp
Aqurion Water Company



Matt McGee
State of Connecticut



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Best Social Media Influencer



ALEX LIEBERMAN
Digital Product and Marketing Manager
DR Bank



DAN MCCAMBLAU
Luxury Real Estate Salesperson
Brown Harris Stevens



Best Team Player



JOSEPH WEAVER
Vice President
CBRE



PAUL BROWN
Associate Executive Director
Benchmark Senior Living



Best Work Culture Advocate



BRITTNEY TAVELLO
Director of Training and Development
Stew Leonard's



MATT VOGT
Owner, President
New England Aquatic Services LLC



Leading Voice in Diversity



CHRISTOPHER GEOTES
Partner
Martin LLP



ELLEN HAIN
Principal
Cohen and Wolf, P.C.



Celebrating Kevin Wing

-Westfair Business Journal-
40 Under 40 Honoree



Kevin brings energy, creativity, and a genuine passion for connecting and championing our local business community.

His leadership helps Norwalk grow stronger, together.

Congratulations, Kevin!

Proudly representing the Greater Norwalk business community.

ENDORSEMENTS

This year, we asked coworkers, friends, and family to share their thoughts about our honorees. Here's what they had to say:

“Congratulations! Your talent, leadership, and dedication are shaping a brighter future for our communities. Wishing you continued success!”

- Lorie G., Stew Leonard's

“Bianca is such an amazing soul and truly is a master at her craft! I love her so much and truly wish her the most success !”

- Wandaliz N., Liz Envi

“Taylor, you always succeed in what you do. Although sometimes it seems you bit off more than you could chew, you always come out on top! Congrats!”

- Brian C., JG Advance Planning

“David's knowledge and professionalism within the hotel industry are remarkable for someone at his stage in his career. He is deserving of this award.”

- David L., Boston Textile Company, Inc.

“James Geisler, your passion, positive energy, and collaborative spirit are helping advance mental health across our country. Merci!”

- Stephanie S.

“Askar, Thank you for all you do for Ankorz Up! We are so honored to be under your leadership. Thank you for being visionary!”

- Ankorz Up Board

“It is profoundly reassuring to see your generation leaning in and excelling. Life is about making a difference and having an impact! Bravo!!”

- Marc J., Welch Center for Emotional Connection

“Gabriela builds people and community, not just a business. Her leadership has personally inspired me to think bigger and lead with purpose.”

- Fabian D., Durango Insurance and Financial Services Inc

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Congratulations to our Greenwich stars
Gillian Ingraham and Andrew Keltz.



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Most Creative Thinker



MARIAJOSE AVEIGA VARELA
Digital Operations Manager
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STEPHANIE VAN ALBERT
Principal Wealth Advisor
Moneco Advisors



Most Dedicated Advocate



ASKAR P. MORISSEAU
Founder and CEO
Ankorz Up, Inc.



PATRICK MCNAMARA
Managing Director
Citrin Cooperman



Most Engaging Speaker



JAMES GEISLER
Founder & CEO | Author & Continuing Educator
JG Counseling, Consultation, and Education, LLCnc.



ANDREW KELTZ
Voice Specialized Speech-Language Pathologist
Yale Voice Center at Greenwich Hospital



Most Impactful Mentor



DEIRDRE VALINSKY
Director of Radiography Program and Assistant Clinical Professor
Sacred Heart University



KEVIN WING
Director of Membership
Greater Norwalk Chamber



Congratulations To This Year's 40 Under 40 Winners!

- | | |
|-----------------------|--|
| Maria Jose Aveiga | Cheil |
| David Cabre | RMS Companies |
| Everett Dolan | Wings Unlimited |
| Christopher Geotes | Martin LLP |
| Emily McDonough Souza | Shipman & Goodwin LLP |
| Corey Paris | Person to Person
State of Connecticut |
| Austin Provost | Robinson+Cole |
| Joe Weaver | CBRE |

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ONE CLUB Tequila Lounge in the Residence Inn
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21+ Only



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ENDORSEMENTS

This year, we asked coworkers, friends, and family to share their thoughts about our honorees. Here's what they had to say:

“Congratulations Britt! We are all super proud of you. We are happy on your achievement. Keep working hard and doing your best! Keep it up!”

- Evelyn M., Stew Leonard's

“CLASS OF 2026!! Keep doing amazing, it doesn't go unnoticed. All your hard work and dedication is so inspiring and I'm always so proud!! keep it up”

- Chelsea L., Mude

“Class of 2026: dream boldly, stay driven, and trust your journey. Your talents can inspire change and shape the world ahead.”

- Alina S., Durango Insurance & Financial Services

“Congrats Class of 2026! The world has high expectations for you but you can do it!!”

- Sarah L., Person To Person

“To the Class of 2026: this is your moment. Trust your journey, embrace the challenges, and never underestimate what you're capable of achieving.”

- Jeffrey F., Sandia National Laboratory

“Bianca is one of one - she gives her ALL to her clients and everything that she does. She is passionate, creative, kind and beyond talented.”

- Lara K.

“Congratulations, Bianca! Your hard work and entrepreneurial spirit are so impressive keep shining and changing the world, one client at a time.”

- Dez P.

“We're proud to congratulate our 2026 Fairfield County 40 Under 40 honorees—your hard work and the impact you're making across our community do not go unnoticed, and we're excited to celebrate this well-earned recognition with you.”

- Dan Viteri, Westfair Business Journal

WOMEN INNOVATORS IN OUR REGION 2026

AWARDS PRESENTATION:

September 2026 | 5:30 - 8:00 PM

events.westfaironline.com/WOMEN-INNOVATORS



**CELEBRATE
WOMEN**
SHAPING OUR REGION

**NOMINATE
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Westfair Business Journal's 2026 Women Innovators celebrates the transformative power of female leadership, connecting outstanding women who take initiative, drive positive change, and redefine the workplace across industries.

NOMINEE MUST

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Westchester
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Hudson Valley

Exhibit

remarkable
problem-solving
skills

Be

a true inspiration to
those around her

Have

exceptional
communication skills

SUBMISSION DEADLINE:

June 26, 2026

PRESENTED BY

**Westfair
Business Journal**



SPONSORSHIP INQUIRIES: Anne Jordan Duffy at anne@westfairinc.com
EVENT INFORMATION: Natalie Holland at nholland@westfairinc.com



Most Inspirational Leader



GABRIELA RIVERA
CEO
Durango Insurance & Financial
Services Inc



JULIA DOUGLAS
Vice President, Community
Relations Officer
Newtown Savings Bank



Most Likely to Change the World



COREY PARIS
Chief Impact and
Strategy Officer and State
Representative
Person to Person and the State of
Connecticut



BOBBI BROWN
CEO
#100GirlsLeading, Inc



Most Likely to Start the Next Trend



LUKE ANDRIUK
Director of Investments
Saugatuck Financial



EVERETT DOLAN
Program Manager, Marketing
Wings Unlimited Inc.



Most Passionate Entrepreneur



BIANCA BAZANTE
Owner and Creative
Director
The Artist Loft



MALCOLM WILSON
Founder and Owner
Level Up Gym

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MATT MCGEE
Legislative Aide
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AUSTIN PROVOST
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Tech Whiz of the Year



LINDSAY TANNE HOWE
Founder and CEO
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EMILY MCDONOUGH SOUZA
Counsel
Shipman & Goodwin LLP



ABBY ARRINDELL
Branch Manager
Mutual Security Credit Union



WESTFAIR BUSINESS JOURNAL

A privately held company based in Mount Kisco, New York, Westfair Communications Inc. is the publisher of the Westchester County Business Journal and the Fairfield County Business Journal, providing readers with a variety of business news and features. Westfair also publishes the popular News @ Noon and Morning Brief e-newsletters for late-breaking developments, as well as industry-specific newsletters. For more than 60 years, the business journals have been the only weekly countywide business newspapers. They were founded by former Westchester resident David Moore, a grandson of New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with their founders' principles, the publications focus on the business communities in Fairfield, Westchester, and the Hudson Valley, offering breaking news, trends, tips, and behind-the-scenes profiles of professionals and entrepreneurs. Their expanded content delves beyond the business world to explore food, travel, health and wellness, and home topics, while the entertainment-focused calendar suggests where readers should be and when. The papers and newsletters have gained credibility and respect in the region for their accurate and timely insights. Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions, and debates. For more, visit westfaironline.com or call 914-694-3600.



MARTIN LLP
Counselors at Law

MARTIN LLP

Martin LLP is a trusted advisor to local and national clients on corporate, litigation, and real estate matters. As a sophisticated law practice, we are particularly valued for our relationships with growth companies and their private equity and venture capital investors. With a proactive approach, we partner with our clients, anticipating their needs and providing practical advice focused on maximizing the value of their business opportunities.

Martin LLP is a focused team of highly experienced, senior lawyers from large international law firms that practices in a setting that enables us to deliver personalized, extraordinarily responsive client service. Our unique advantage is our ability to provide clients with sophisticated, innovative and effective counsel without the disadvantages of working with large law firms. We believe that delivering the best possible legal advice, particularly in complex, dynamic, high-stakes situations, requires exceptionally close working relationships with our clients. To facilitate that, every practice group at our firm is small, highly focused, and specifically designed to address issues where our expertise, judgment and strategic thinking will have the most impact on the end result.

We practice in three broad categories:

Corporate Practice: Our Corporate practice is focused on middle-market growth companies where our corporate attorneys specialize in innovative M&A transactions, private equity and venture financings and debt finance arrangements.

Dispute Resolution/Litigation Practice We are aggressive, savvy trial lawyers and skilled negotiators, who represent clients in cases ranging from allegations of fraud to contract rights, trade secrets, and shareholder and partnership disputes.

Real Estate Practice Martin's real estate attorneys represent the full spectrum of stakeholders in commercial real estate, from lenders to developers to companies, in acquisition, development and disposition. We specialize in complex transactions, as well as conveyancing, leasing and real estate financing.

Regardless of the issue at hand, Martin LLP is a firm that consistently delivers innovative, hands-on solutions to intricate legal challenges. Seasoned attorneys plus the immediacy and attentiveness of a small-firm setting produce, we believe, top-notch lawyering and, more importantly, exceptionally satisfied clients.



ACTION ENTERTAINMENT

At Action Entertainment, we understand that competence, experience and attention to detail define your event's success. Based in Rockland County, New York, we bring joy and excitement to occasions ranging from bar and bat mitzvahs to weddings across New York, New Jersey, Connecticut, and Pennsylvania. Capable of managing up to six events simultaneously, our team tailor services to your needs. Our offerings include large-scale celebrations and our sister division, Just DJs, specialized in more intimate gatherings.



CBRE

CBRE Group Inc. (NYSE: CBRE) is the world's largest commercial real estate services and investment firm and a leading provider of critical infrastructure services. The company holds the No. 1 global market position in leasing, property sales, property management, occupier facilities management and valuation. It also owns several industry-leading businesses:

- CBRE Investment Management: A global real estate investment management firm.
- Industrious: A provider of premium flexible workplace solutions.
- Trammell Crow Company: The largest real estate developer in the U.S.
- Turner & Townsend (majority-owned): A global project management firm across commercial real estate, infrastructure, energy and natural resources.

CBRE has been included in the Fortune 500 since 2008 and is currently ranked No. 128. The company has more than 155,000 employees, including Turner & Townsend, and serves real estate investors and occupiers in more than 100 countries.

CBRE has received numerous recognitions for its leadership, including:

- Named Fortune's "Most Admired Real Estate Company" in 2026, marking its 16th consecutive year on the list.
- Voted the industry's top brand by the Lipsey Company for 25 consecutive years.
- Recognized as one of the World's Most Ethical Companies by the Ethisphere Institute for 13 consecutive years.
- Received an A- score from the Climate Disclosure Project, a leading global standard for environmental reporting.
- Ranked No. 11 on Barron's list of the 100 Most Sustainable Companies.



CITRIN COOPERMAN

Citrin Cooperman is one of the nation's largest professional services firms, helping companies and high net worth individuals find smart solutions. Whether your operations and assets are located around the corner or across the globe, we can provide new perspectives on strategies that will help you achieve your short- and long-term goals.



DR BANK

Headquartered in Darien, Connecticut, DR Bank is committed to helping customers stay at the forefront of financial innovation. With a comprehensive suite of digital products and solutions for both consumers and businesses, the bank combines modern technology with a personalized approach to banking. Its services include commercial lending, fintech sponsor banking, and tailored financial solutions designed to support lasting growth. DR Bank partners with a diverse range of clients—from law firms and commercial real estate developers to fintech founders—throughout Connecticut, New York, and across the country. To learn more about the DRB difference, visit drbank.com



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Lexus of Westport - now under new ownership by Keeler, representing over 50 Years of automotive excellence. Founded in 1967, Keeler set out to deliver something unique — not just selling and servicing vehicles, but creating long-lasting relationships built on integrity, transparency, and care. That foundation has shaped every chapter of our story. Today, that spirit lives on across every Keeler location — powered by the same family values, dedication to service, and belief that trust is earned, not assumed. We represent Mercedes-Benz, BMW, Honda, MINI, Genesis, and more — supported by factory-trained technicians, digital-first tools, and a team of over 300 dedicated professionals. But what truly sets Keeler apart isn't our size — it's our commitment to putting people at the heart of every interaction. Explore our family of 10 dealerships across Ridgefield and Westport, CT, and Hawthorne and Latham, NY: www.keeler.com



LEWIS & KIRK

Lewis and Kirk Expeditions Inc., doing business as Lewis and Kirk Music, is a Westchester County-based music production, management and artist performance collective led by Sheila Baptista. Operating for more than 25 years, the company has worked with clients, including Major League Baseball, MasterCard, PBS, Jazzmobile, the city of New York, and many others. The artists perform across genres, including jazz, blues, R&B, Latin, reggae, classical, Broadway, soul and gospel. Notably, Lewis and Kirk supports the careers of women in jazz, including Lakecia Benjamin and Jazzmeia Horn. Their signature event is Martha's Vineyard Jazz and Blues Summer.



MONECO ADVISORS

Founded in 1980, Moneco Advisors is an independent registered investment advisory firm providing integrated financial planning, investment management, tax, and business advisory services to individuals, families, and business owners. Moneco Advisors is built on a partnership model that aligns its 24 partners around a shared mission: to place clients first, always. The firm oversees more than \$3 billion in total client assets and operates across eight offices throughout New England and the New York City metropolitan area. The firm employs more than 75 professionals, including over 40 advisors, and continues to grow across the Northeast by welcoming teams that share its commitment to planning excellence, collaborative service delivery, and enduring client relationships.



MANDELBAUM BARRETT PC

In January 2026, the attorneys of Ivey, Barnum & O'Mara joined Mandelbaum Barrett PC, strengthening the firm's presence in Connecticut and uniting two firms with deep regional roots and a shared commitment to client focused legal service. Founded in 1930, Mandelbaum Barrett PC has served clients for nearly a century, growing from a local practice into a full service law firm with a national footprint. The Connecticut office reflects this evolution, combining the long standing relationships, local insight, and market knowledge of Ivey, Barnum & O'Mara with the depth, resources, and multidisciplinary capabilities of Mandelbaum Barrett PC. Clients throughout Connecticut benefit from direct access to experienced attorneys who collaborate seamlessly across offices and practice areas to deliver comprehensive, strategic legal solutions. Whether advising businesses, individuals, or families, the Connecticut team emphasizes practical counsel, responsiveness, and proactive problem solving tailored to each client's needs. Consistent with the firm's nearly 100 year legacy, the Connecticut office is built on enduring relationships. Many clients work with the firm through multiple stages of growth, transition, and change, valuing attorneys who understand not only the legal issues at hand but also their broader objectives. As Mandelbaum Barrett PC continues to expand, its Connecticut presence remains grounded in the values that have defined the firm since its founding—collaboration, integrity, and an unwavering commitment to client success.



NEW ENGLAND ANTIQUE LUMBER

At New England Antique Lumber Inc. in Mount Kisco, New York, we breathe new life into trees that have fallen or have been cut down, transforming them into unique works of art that reflect our clients' tastes. Family-owned with over 10 years of experience, we source wood from historical and agricultural buildings slated for demolition. We carefully dismantle each piece, turning reclaimed wood into custom products such as live-edge slabs, flooring, beams, siding, shutters, furniture, antiques and mantelpieces. We craft beautiful, functional art that tells a story and enhances any space.



SACRED HEART UNIVERSITY

As one of the nation’s largest Catholic universities and among the fastest-growing private doctoral institutions in the U.S., Sacred Heart University is a national leader in shaping higher education for the 21st century. SHU offers more than 100 undergraduate, graduate and doctoral programs on its Fairfield, Conn., campus. Sacred Heart also has a campus in Dingle, Ireland, and offers online programs. Nearly 10,000 students attend the University’s nine colleges and schools: College of Arts & Sciences; School of Communication, Media & the Arts; School of Social Work; School of Performing Arts; College of Health Professions; the Isabelle Farrington College of Education & Human Development; the Jack Welch College of Business & Technology; School of Computer Science & Engineering and the Dr. Susan L. Davis, R.N., & Richard J. Henley College of Nursing. Sacred Heart, a Laudato Si’ campus, stands out from other Catholic universities as it was established to be led by the laity. This contemporary Catholic university is rooted in the rich Catholic intellectual tradition and the liberal arts and, at the same time, cultivates students to be forward thinkers who enact change—in their own lives, professions and in their communities. The Princeton Review includes SHU in its Best 391 Colleges: 2026 Edition and Best Business Schools: 2025 Edition. Sacred Heart is home to the award-winning, NPR-affiliate station, WSHU Public Radio; a Division I athletics program and an impressive performing arts program that includes choir, band, dance and theatre. www.sacredheart.edu



SHARC CREATIVE

Sharc Creative is a production company that was founded in January 2001. Known for enhancing caller experiences with on-hold messaging solutions, Sharc has expanded its audio platform to include licensed overhead music with customized messaging. The company also produces and publishes podcasts. Additionally, Sharc is the creator and publisher of Westchester Talk Radio, a mobile streaming podcast station that amplifies community events. During the summer, Sharc teams up with Westchester County Parks for the Robison Summer Concert Series and White Plains Hospital’s Screenings Under the Stars. Find them online @SharcCreative.



YALE NEW HAVEN HEALTH

Yale New Haven Health is one of the largest and most comprehensive healthcare systems in Connecticut. We are committed to excellence in patient care and service to our communities. Our network includes five hospitals, multispecialty centers and outpatient locations spanning from Westchester County, New York, to southern Rhode Island. Through our affiliation with Yale School of Medicine, patients benefit from access to the latest medical treatments, research and innovation. Serving Fairfield and Westchester Counties

- **Bridgeport Hospital** has campuses in Bridgeport and Milford, plus outpatient sites across upper Fairfield County. We have the only burn center in Connecticut and the second inpatient campus of Yale New Haven Children’s Hospital.
- **Bridgeport Hospital** represents all medical specialties and offers advanced surgical specialties, including cardiac surgery. The Joint Commission’s Advanced Certification for Total Hip and Knee Replacement demonstrates our commitment to the highest level of care and patient safety. BridgeportHospital.org
- **Greenwich Hospital** serves patients from lower Fairfield County, Connecticut, and Westchester County, New York. We provide a wide range of medical, surgical, diagnostic and wellness programs. Yale Medicine pediatric specialists from Yale New Haven Children’s Hospital offer care for children in Greenwich Hospital’s pediatric emergency department, ambulatory surgery center, and neonatal intensive care unit, bringing the most advanced pediatric services to the area. GreenwichHospital.org
- **Smilow Cancer Hospital** locations in Fairfield, Greenwich, Stamford, Trumbull. ynhh.org/Smilow
- **Yale New Haven Children’s Hospital Pediatric Specialty Centers** in Bridgeport, Greenwich, Norwalk and Trumbull. ynhh.org/childrens-hospital

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