



Travel Talk — The 2026 FIFA World Cup

BY JEREMY WAYNE / jwayne@westfairinc.com • Page 6

ECONOMY

Yonkers Mayor Spano proposes \$1.57B FY2027 executive budget

Yonkers' \$1.57 billion budget proposes a 5.25% tax increase, boosts education funding, and addresses rising costs, federal aid cuts, and economic uncertainty while maintaining lean city spending. • Page 4

WESTCHESTER COUNTY

Donald Trump endorses Rep. Mike Lawler for re-election

Trump endorsed Rep. Mike Lawler's re-election while attacking Democrat Effie Phillips-Staley with fraud claims, despite a judge finding no evidence she or her campaign engaged in wrongdoing. • Page 18

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Fairfield's Penfield Reef to Be designated Vertical Flight Society Heritage site

Penfield Reef in Fairfield will be named a Vertical Flight Society Heritage Site, honoring the 1945 first helicopter hoist rescue that transformed search and rescue operations worldwide. • Page 19

Monday
May 18

ISSUE #20

Blumenthal hears stories about sports betting ills at SHU

BY GARY LARKIN / glarkin@westfairinc.com



Sen. Richard Blumenthal addresses sports gambling issues with, from left, Jeff LaBella, director of counseling and collegiate recovery, and Seamus McNamee of Great Blue Research. Photo courtesy of Sacred Heart University

FAIRFIELD – For Stephen Coffey and Ava Adiletti at Sacred Heart University, sports betting on campus – whether it involves athletes or fellow students – is a lot more than just a way to enjoy their favorite team. It’s a growing problem that can destroy relationships, careers and even lives.

It’s an addiction just like drugs and alcohol abuse that has become even more socially acceptable due to the proliferation of such companies as DraftKings and FanDuel, legal sports books. But unlike the two major addictions, sports gambling has no federally funded recovery or treatment programs.

“I was a former college athlete,” said Adiletti, an accomplished swimmer for Millersville University. “For me, the thought of gambling and risking my college career was enough for me to stay away from it. I definitely knew some athletes who I knew were gambling. It’s upsetting.”

Adiletti was one of three SHU sports media and communications students who sat on a panel sponsored by that department May 5 at Martire Center for the Liberal Arts building. She was joined by Coffey, a senior undergraduate, and Zach Seymour, a graduate student.

The Roundtable Discussion with U.S. Sen. Richard Blumenthal was led by professor Andrew Miller, SHU Director of Sports Communication and Media Graduate program, and included Jeff LaBella, SHU director of counseling and collegiate recovery

and Seamus McNamee of Great Blue Research, co-author of the 2026 Sacred Heart University Nationwide Sports Gambling Poll. That poll, which was released this winter, found that 63% of respondents are concerned that college athletes may be pressured from gambling activity and 62% expressed concern

about gambling advertising on young viewers, according to McNamee. The poll was conducted Feb. 2–5, among 1,500 U.S. adults.

What concerns Adiletti even more is how often college students are gambling on teams they watch on a regular basis.

“I think there is pressure, especially with college athletes because they are sports fans,” she said. “Now, it’s happening more often and at bigger levels like in the pros. It’s not just players involved. It’s coaches and college students who are betting on their own teams. It’s not a new concept but it’s much worse now.”

For Coffey, his experience with betting on sports teams is a personal one.

“When I turned 18, I downloaded an app – Underdog Sports – the summer before I went to college,” he said. “I found out very fast it was not a very good idea. It’s very scary to see some of my friends fall down that hole.”

The targeting of young students, specifically men, by sports book companies that bring sports betting right to their smart phones is a problem that disturbs him.

“Very recently, there is an app called Kalshi,” Coffey added. “They say it’s

“Sports gambling is an addiction just like drugs and alcohol—but without the safety net of federally funded recovery programs.”

— U.S. Sen. Richard Blumenthal

an investment app. It’s not an investment app. It’s a sports gambling app.”

Kalshi is the first regulated U.S. exchange that allows people to buy and sell “event contracts” based on real-world outcomes, such as economic data, weather, or political events. While it is regulated as a financial exchange by the U.S. Commodities Future Trading Commission, over 90% of its activity in early 2025 was tied to sports.

“What I have learned in the past few years is that young people are a target for the gambling companies,” said Sen. Blumenthal. “They are the predominant target for gambling corporate giants, not just DraftKings and FanDuel. We see a whole new collection of companies in the prediction market. They are gambling, even though they say they aren’t.”

Blumenthal, who has proposed two pieces of legislation to rein in the sports betting and prediction market apps, described how the DraftKings and FanDuels go after young fans to feed their addictions.

“What I know about these companies is that they target people, they track people,” Blumenthal said. “They use algorithms and AI to target the bets that you place, the prop bets and all of the others. The technology has so advanced what they can do.”

The senator representing Connecticut has proposed the Gambling Addiction Recovery Investment and Treatment (GRIT) act, which would take some of the sports betting excise tax and devote it to treatment and research for addiction. Another piece of legislation he co-sponsored is the Supporting Affordability and Fairness with Every Bet (SAFE Bet) Act, legislation that would create nationwide consumer protections and standards for the mobile sports gambling industry.

Sacred Heart University decided to hold the panel discussion because it believes the sports gambling issue is affecting the lives of their students and those at other NCAA schools with sports teams.

“At the counseling center, we know the population least likely to reach out for help is young men, who are the most affected,” SHU’s LaBella said. “It’s a challenging population to outreach for and educate and encourage to come in. By the time someone actually comes through our doors it’s often at that point of problematic gambling with relationships destroyed, anxiety and depression as well as suicidal ideation.”



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MAIN OFFICE TELEPHONE
914-694-3600
OFFICE FAX
914-694-3699
EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)
WRITE TO
4 Smith Ave., Suite 2
Mount Kisco, NY 10549

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Co-Publisher
Dan Viteri

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Ex-employees claim Purchase company failed to thwart hackers

BY BILL HELTZEL / bheltzel@westfairinc.com

Two former employees of a global paper products business based in Purchase have sued the company for allegedly failing to protect their personal information from hackers.

Alexis Romero, of Bayshore, Suffolk County, and Samantha Campbell, of Tarpon Springs, Florida, accused Central National Gottesman Inc. of negligence, in separate class action complaints filed on April 6 in U.S. District Court in White Plains.

"There has been no acknowledgment yet by defendant that the data breach occurred," both complaints state, "nor any assurances that defendant is taking steps to protect the private information going forward."

Central National Gottesman is a fifth generation family business founded in 1886. It sells products such as paper stock for books and catalogs,

newsprint, towels, diapers, cleaning tissue, packaging, paper pulp, and cans. It employs more than 4,200 people in 29 offices worldwide.

On March 2, a notorious ransomware group, Payoutsking, or Payouts King, claimed responsibility for a data breach that gained access to the names, Social Security numbers, dates of birth, addresses and contact information of current and former employees.

Such personal information is a "gold mine for data thieves," the complaints state. Hackers typically sell the stolen information on "dark market" online platforms where crooks anonymously buy illicit goods.

Then thieves use the personal information to drain bank accounts, open new financial accounts, take out loans, run up credit card charges, obtain medical services, apply for governmental



Ransomware crooks targeted Central National Gottesman

benefits, file fraudulent tax returns, and conceal their true identity during arrests.

Since the data breach, Romero and Campbell claim, they have received more spam calls, text messages and emails, "evidencing misuse of (their) private information."

They argue that Central National

Gottesman should have known the inherent risks of collecting personal information from employees, yet failed to properly secure and safeguard the information.

It should have used an intrusion detection system to monitor attempted hacks and recognize breaches as soon as they occur, according to the complaints, to quickly notify employees and law enforcement and to mitigate the damages.

The lawsuits were filed on behalf of all individuals nationwide whose personal information was taken from Central National Gottesman.

Campbell and Romero are demanding at least \$5 million in damages and lifetime credit monitoring and identity theft insurance for everyone whose private and personal information was exposed in the data breach.

Central National Gottesman did not reply to a request for comment that was submitted through its website.

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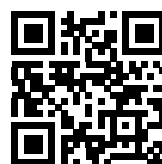
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Yonkers Mayor Mike Spano delivers his Fiscal Year 2027 executive budget.

ECONOMY

Yonkers Mayor Spano proposes \$1.57B FY2027 executive budget

BY GARY LARKIN / glarkin@westfairinc.com

No cuts to municipal services and active workforce; maintains historic education funding

Yonkers Mayor Mike Spano on Monday released his \$1.57 billion proposed fiscal year 2027 Executive Budget, which contains no cuts to municipal services or active workforce and maintains historic funding to Yonkers Public Schools.

“As we await the passage of New York State’s budget, this year’s Executive Budget is based on the governor’s proposed budget and must take into account the current global economic climate, such as cuts in federal funding, tariffs, inflation and a volatile market,” Mayor Spano said. “As such, this Executive Budget is honest and lean, and will look to offset the uncertainties left by many of these economic stressors.”

BUDGET SNAPSHOT

- \$1.57 billion total budget
- Sets the combined city and school tax rate at \$1,013.69 per one thousand of assessed value, an increase of 5.25% over last year’s \$963.14 per one thousand of assessed value.

- \$298.4 million appropriation for the Board of Education
 - \$17.3 million in school construction in its capital budget for infrastructure and enhancing Wi-Fi
 - The city’s water and sewer usage rates are proposed at a combined 3.17% increase, which is approximately half of the increase proposed in water rates charged by New York City to Yonkers.
 - Includes a \$64 million Capital Budget for City operations.
- The proposed budget includes a tax rate increase of 5.25%, which is a result of settling union contracts and prudently setting aside funds through a contingency for outstanding contracts at similar wage increases to the settled, paying for a 9% increase to health insurance, or \$9.4 million, which is a 2% tax levy increase alone, and supporting the district. Under the proposal, a typical home at the median assessed value of \$10,900 would see their annual property tax bill increase by \$551, or

approximately \$45.91 per month.

The Executive Budget includes a \$298.4 million appropriation for the Board of Education.

This year’s Executive Budget recommit to education and Yonkers students despite a difficult fiscal outlook. The transfer to education will provide an additional \$16.3 million through an equivalent increase to the Maintenance of Effort of \$5.2 million that includes the absorption of the district’s IT department, a \$4.6 million contribution towards the Joint School Construction Board costs, and assumption of \$6.5 million in textbooks and equipment costs that will collectively assist in freeing up funds to be spent in the classroom.

“Together, we have fought hard over the years to build the District back,” the mayor said. “That includes our 90% graduation rate and programs like sports, music and art. However, during recent years, we have lost critical federal dollars that once helped stabilize our schools in the aftermath of COVID-19. Today, Washington leaders are unwilling to fully recognize

the unique challenges facing urban school districts like ours and provide additional funding.”

Spano added that as a result of less federal aid, pending additional state aid, Yonkers Public Schools will need to restructure and consolidate to accommodate for the changing District that has seen a 10% reduction in-district regular students.

Overall, the 2027 Executive Budget minimizes departmental spending, except for contractual and state mandated increases, eliminates three vacant positions and comes with internal instructions to limit travel, fill vacant positions only when necessary, preserve spending flexibility, and emphasize additional efficiency measures where possible.

The FY27 Budget is the 50th under the Special Local Finance and Budget Act of 1976. General Fund Wages and Fringe Benefits represent approximately 74% of General Fund expenditures.

The Yonkers City Council must review and adopt the City budget for the new fiscal year, which begins July 1, 2026.

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1 Travel Talk — The 2026 FIFA World Cup

As the countdown to the 2026 FIFA World Cup intensifies – the New York/New Jersey-hosted 2026 FIFA World Cup coincides with “Sail 4th 250” week, New York City’s massive Fourth of July initiative— millions of Americans and an estimated five million international visitors are gearing up to follow the cup action across North America.



But not everyone is planning to be swept up entirely in the soccer frenzy. As Travel Talk learned in a recent exchange with Victor de Vita, managing director of Travel & Luxury at the Brooklyn-based communications and consulting agency BPCM, a quieter, more considered approach is emerging.

Think of it as World Cup travel with a twist – itineraries that “orbit” the spectacle rather than dive into it headfirst. These so-called “anti-FIFA” journeys are all about slipping just beyond the matches and even beyond the host cities, discovering places rich in culture and character and without the crush of the crowds.

“Matches are no longer the sole destination; they’re the anchor. From Los Angeles to Toronto, New York City to Miami and down to Mexico City, the tournament is transforming cities into interconnected cultural stages, where sport intersects with hospitality, design, dining and nightlife,” he said.

This World Cup is set to be unlike any before it. With 48 teams spread across 16 cities in the United States, Canada and Mexico, the sheer scale is staggering. Travel demand continues to surge with hotel bookings climbing well above seasonal norms, while private aviation and high-end concierge services are seeing a noticeable uptick.

Put another way, for today’s luxury traveler, the question has evolved. It’s no longer just where to watch the game but how to experience the journey around it.

For those who want to immerse themselves fully, proximity is, of course, everything. In Los Angeles, The Ritz-Carlton, Los Angeles places

guests right in the heart of L.A. Live – the place to be for screenings, celebrations and the city’s electric sports culture. It’s not just about the matches; it’s about being part of the atmosphere that surrounds them.

By contrast, though, for a complete reset, a property like the newly reimagined The Ritz-Carlton, Laguna Niguel, provides a coastal counterpoint to the buzz of Los Angeles. Perched above the Pacific, it trades noise for ocean air and crowd for calm.

Across host cities, Marriott Bonvoy is leaning into its role as an official partner, offering members access to match tickets, curated hospitality packages and exclusive experiences.

But you can enjoy the soccer, and even follow it, without having to be in the thick of it. In Miami, Mr. C Miami Coconut Grove strikes that perfect balance. Overlooking Biscayne Bay, this beautiful property (operated by the Cipriani hotel and restaurant family), offers a more relaxed, residential feel, complete with terrace-lined rooms, a rooftop pool and long, languid lunches that are going to feel a world away from the roar of Hard Rock Stadium. It’s the kind of place where you can dip into the excitement, then retreat and reengage on your own terms.

Not everyone, however, wants to savor the sidelines. If the past few years were defined by pared-back, “quiet luxury” escapes, the pendulum is swinging decisively in the opposite direction.

“Travel, like fashion, is embracing boldness again,” De Vita said, with “more color, more contrast and more experiences packed into a single trip.”

And as for how to travel, with air-

port traffic in World Cup cities expected to hit an all-time high, this summer could be the time to get acquainted with private or semiprivate jet services, like PS (formerly The Private Suite), if your budget runs to it. With private terminals in key World Cup hubs like Los Angeles and Atlanta – and Dallas Fort Worth and Miami coming soon – PS allows guests to bypass traditional airports entirely. It promises no queues and no crowds – just a seamless glide from one city to the next, “turning even transit into part of the luxury experience,” De Vita added.

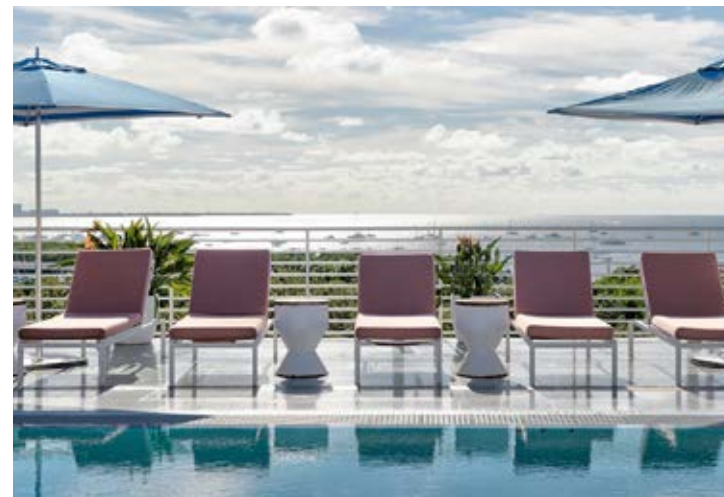
Certainly, luxury advisers are seeing a clear shift: Travelers are no longer content with one destination. Instead, they’re stitching together multi-city, even multi-country itineraries, often combining two, three or four stops into a single journey. The World Cup, with its cross-border format, is the perfect catalyst for this kind of travel.

In other words, this isn’t – or needn’t be – just about soccer. It’s about crafting a journey that feels as dynamic as the tournament itself. This will work especially well for families where some members are crazy for the game, but others, well, less so. They’ll be the ones sitting around a blissfully quiet swimming pool or visiting a deserted city art gallery while their friends or family members will be shouting their lungs out at the pitch.

The takeaway? Whether you’re chasing the roar of the crowd or deliberately skirting its edges, the 2026 FIFA World Cup may well be reshaping how – and why – we travel. The matches may be the headline, but for many, it’s everything around them that’s becoming the real story.



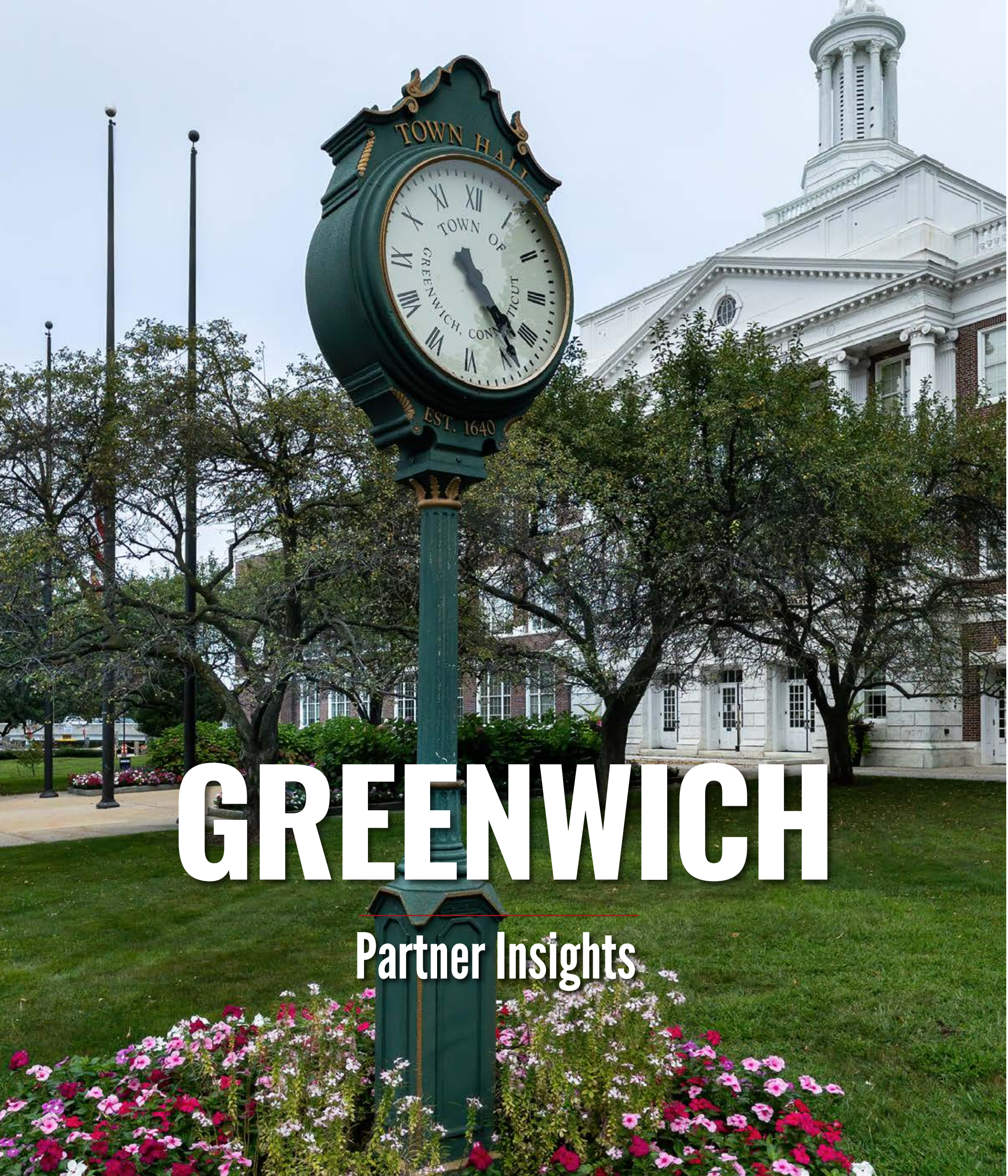
Ritz Carlton suite living room at The Ritz-Carlton, Los Angeles. *Courtesy The Ritz-Carlton – Luxury Hotels & Resorts.*



Pool at Mr. C., Coconut Grove, Florida. *Courtesy Mr. C Hotels.*



Jeremy Wayne is also a travel adviser with Superior Travel of New York. Email him at jeremy@superiortravel.com.



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Regan Development, RHAC picked to redevelop Sain Building

BY GARY LARKIN / glarkin@westfairinc.com

Regan Development Corp. of Ardsley and Rockland Housing Action Coalition (RHAC) were selected to redevelop the roughly 3.69-acre Sain Building site at 18 New Hempstead Road, according to Rockland County Executive Ed Day and outgoing Director of Community Development Alexandra Obremski.

The redevelopment proposal calls for a three-story mixed-use space with 23 age restricted affordable senior rental units, 25 non-age restricted affordable rental units and 3,100 square feet of retail space. The existing Sain building will be demolished to make for the development.

“Today marks an important step forward in transforming a long-vacant property into high-quality, affordable housing for seniors, vulnerable residents, essential workers and volunteers,” Day said. “We are helping ensure that long-time residents — and those who serve our community — can continue to live and thrive here.”

The redevelopment also includes:

- Preference for 10% of units for veterans, 5% for first responders/essential workers, and 10% for individuals with Intellectual/Developmental Disabilities (IDD).
- 40,000 sq. ft. of recreation and park space.
- A mix of units affordable to those earning 30%, 50%, 60% and 80% of Area Median Income (AMI).

“As a company whose principals grew up in Rockland County right in the Town of Clarkstown, Regan Development is proud to partner with Rockland County and the Town of Clarkstown to create new high quality, energy efficient, affordable rental housing units,” said Larry Regan, President of Regan Development. “Rockland residents across the board are struggling to find affordable housing rental options in the County and these 48 new units will help alleviate the shortage.”

Rockland County Legislature Chair Jay Hood Jr. believes the project shows what can happen when a community comes together.

“This property has long served the public and through this new effort, it will continue to do so by providing vital affordable housing for those most

in need of it,” Hood said. “This project reflects what can happen when government, nonprofit organizations and responsible developers work together toward a common goal.”

The Request for Proposals was published in June 2025. Of the four applications submitted, Regan and RHAC’s submission was awarded

the exclusive negotiating agreement. Final proposal details are still under negotiation.

Proposals were evaluated based on the following criteria:

- Meeting goals for workforce and affordable housing, commercial uses, public space and sustainability
- Experience with similar affordable housing and mixed-use projects
- References and performance with similar developments within the past 5 years
- Strength of financial proposal and overall financial health of the developers
- Proposed community benefits like parks and open space

A public presentation of three redevelopment proposals took place in the County Legislative Chambers on Feb. 9. Survey responses from neighbors and the public after the presentations overwhelmingly preferred the Regan/RHAC proposals because of the amount of green space, sensitivity to local needs and more affordable rents.

“The RFP process was thorough and competitive, and this proposal stood out for its feasibility, the strong experience of the development team which have built and operate a combined 30 affordable rental developments across New York, and its overall alignment with community priorities,” said Alexandra Obremski, director of Rockland County Community Development.

Rockland County Legislature Minority Leader Lon Hofstein was glad to see something being done about the Sain Building site.

“The deteriorating structure known as the Sain building has been an eyesore in the heart of New City for many years,” Hofstein said. “As the county legislator representing the district where this property is located, I am pleased that this structure will be removed and the property will

“Rockland residents across the board are struggling to find affordable housing rental options... and these 48 new units will help alleviate the shortage.”

— Larry Regan

be redeveloped to include a building that will provide affordable housing along with community space for the residents to enjoy.”

The County’s 2024 Housing Needs Assessment identified significant gaps in housing affordability and availability including +40% of Rockland residents spend +30% of their income on housing costs. To address this crisis, the county has launched several key initiatives, including:

- **Housing Action Loan Opportunity:** \$13.5 million in American Rescue Plan Act (ARPA) funds allocated to provide direct loans for creating or preserving workforce housing.
- **Keep Rockland Home Campaign:** A new marketing and education campaign informing residents about the county’s housing needs and dispelling common myths about affordable housing.

“We are grateful to collaborate with the County on a project that reflects thoughtful planning, real community engagement, and a shared commitment to affordability,” concluded Teresa Smith, Executive Director of Rockland Housing Action Coalition.

The Resolution awarding the exclusive negotiating agreement is being processed for submission to the County Legislature and is on track to be voted on during the June 16 meeting. After approval there will be several additional steps, final redevelopment details of the project will be negotiated by the County and Regan/RHAC, the redevelopment proposal will proceed through Clarkstown’s Planning Board process, the developers will seek federal, state and local funding support, and the County Legislature will vote on the final disposition of the property. These steps will occur over the next several years.



The dilapidated Sain Building in New City is going to be redeveloped. Regan Development Corp. and the RCAH were selected to be the contractors. Photo courtesy of Sain Redevelopment

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Companies sign leases totaling 54,000 SF at Stamford Plaza

BY GARY LARKIN / glarkin@westfairinc.com

STAMFORD — CBRE has competed 54,000 square feet in new leases and renewals at Stamford Plaza, a four-building, 1 million-square-foot office campus.

Stamford Plaza is home to companies ranging from asset managers and financial services firms to life sciences, consumer product and media companies. A partnership of CBRE, real estate investment firm RFR and fiduciary service company Trigild allows Stamford Plaza to aggressively pursue new tenants and retain existing ones.

Among the largest new leases signed at the complex is a lease for 9,505 square feet for CBRE, which will relocate its Stamford office to part of the 14th floor of 3 Stamford Plaza from 201 Tresser Blvd. Other new commitments include a lease for 2,409-square-feet by Shay Capital and a lease for 2,478 square feet by Hudson Ferry Capital at 1 Stamford

Plaza. Lease renewals include 23,961 square feet by Hexcel, 6,167 square feet by a financial institution, and 2,340 square feet by Trisura at 2 Stamford Plaza, as well as 6,840 square feet by an investment management firm at 1 Stamford Plaza.

The CBRE team of David Block, Jacqueline Novotny, and Joseph Weaver led the leasing campaign at the office complex.

"Major office tenants continue to make long-term commitments at this iconic campus in Stamford's central business district," Block said. "Substantial capital has been earmarked to meet tenant demands and ensure that Stamford Plaza operates at the highest standard – making it an easy decision for CBRE to move our office there."

Stamford Plaza features a 2.5-acre landscaped plaza with gardens, a putting green, bocce court, fountains, outdoor dining, and an array of seating options, an idyllic alfresco



Stamford Plaza owners have inked new leases and renewals with several companies, including CBRE. Photo courtesy of CBRE

environment in which tenants can work or unwind. RFR recently executed a significant capital improvement campaign at the complex that included dramatic new lobbies for 3 and 4 Stamford Plaza, boasting rift sawn white oak and Verdi marble.

"Stamford Plaza continues to stand out as a premier destination in the Stamford top tier office market, driven by its prime location, robust amenity offering and unwavering commitment of ownership to deliver an exceptional tenant experience," said JoAnn McGrath of RFR.

The campus also features the Terrace Café, a 130-seat restaurant designed by Meaghan Apfel's Carnelian Studio and operated by Guckenheimer, an award-winning international catering firm that specializes in creating custom dining experiences for corporate users. Other amenities at the complex include a modern fitness center, teleconferencing centers, shuttles and black car service to the nearby train station, ATM, car wash and dry-cleaning.

HEALTH CARE

Orthopaedic Specialty Group, OrthoConnecticut join in statewide expansion

BY GARY LARKIN / glarkin@westfairinc.com

DANBURY – Orthopaedic Specialty Group (OSG) of Fairfield is merging with OrthoConnecticut of Danbury, creating the leading physician-led musculoskeletal care platform in Connecticut.

The partnership brings together two highly respected practices with deep musculoskeletal care subspecialty expertise, a shared commitment to exceptional patient experience, and a focus on advancing high-quality orthopedic care. Together, the organizations will offer comprehensive musculoskeletal services across an expanded footprint that improves access to specialized care closer to home

while supporting long-term clinical and operational excellence.

OSG and OrthoConnecticut have also partnered with Healthcare Outcomes Performance Company (HOPCo), the global leader

in musculoskeletal value-based care, outcomes management, and clinical transformation.

Through this relationship, the combined organization will benefit from HOPCo's advanced analytics, digital patient engagement and care management tools and the most advanced value-based care program management platform in the healthcare market.

With the HOPCo platform, OSG

and OrthoConnecticut will continue to improve care quality and drive down the cost of care for patients and employers throughout Connecticut.

"This partnership represents an important step forward in our mission to deliver high-quality, physician-led orthopedic care across Connecticut," said Paul Sirois, CEO, OrthoConnecticut. "By aligning with Orthopaedic Specialty Group, we are expanding access to specialized expertise while remaining focused on clinical excellence and the patient experience."

OSG is widely recognized throughout Southern Connecticut for its experienced physician team and comprehensive approach to orthopedic care, including advanced

Physician led partnership strengthens clinical collaboration and access to care across the state

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"Partnering with OrthoConnecticut allows us to collaborate with like-minded physicians who share our values and commitment to patient-centered care," said Dante A. Brittis, president, Orthopaedic Specialty Group. "Together, with the HOPCo care management platform, we can enhance access, elevate quality, and continue delivering outstanding outcomes for the communities we serve."

Poughkeepsie restaurateur seeks bankruptcy support

BY BILL HELTZEL / bheltzel@westfairinc.com

A Poughkeepsie restaurateur has filed for personal bankruptcy protection in the hope of stabilizing his finances to continue running a fast food enterprise.

Ricardo Juan Grey declared \$407,103 in assets and more than \$4.4 million in liabilities in a Chapter 11 reorganization petition filed on April 6 in U.S. Bankruptcy Court, Poughkeepsie.

"In the event of liquidation, creditors would receive little, if anything," he stated in an affidavit. "If a plan can be negotiated with creditors, the results will be the rehabilitation of my family. For all the above reasons, I desire to continue in business and successfully reorganize my financial affairs."

Grey founded Scotch Bonnet LLC in 2016 and Scotch Bonnet Restaurant Corp. in 2024, to operate fast food restaurants that feature Jamaican dishes

such as jerk chicken made with fiery and fruity Scotch bonnet peppers.

He opened restaurants at shopping centers, including Poughkeepsie Galleria, the Galleria at Crystal Run in Middletown, and The Mall at Bay Plaza in the Bronx. Now he has one location, at Danbury Fair in Connecticut.

He blames the demise of restaurants on Covid and the increased costs of goods. As locations failed, according to his affidavit, he became personally liable for sales taxes, leases and vendor debts, and he fell behind on his home mortgage.

Grey says he owes \$1.5 million to the U.S. Small Business Administration, for example, \$561,000 on a home mortgage, \$505,000 to Mall at Jefferson Valley, \$328,000 in New York sales taxes, \$324,000 for a U.S. Department of Education student



loan. Central Hudson Gas & Electric Corp. has threatened to shut down utility services at his home, over \$47,877 in unpaid bills.

He makes about \$13,456 a month in business income. His primary asset is his half-ownership of a \$808,000 home on Old Field Road, Poughkeepsie valued at \$808,000. Other than the home, he declared \$3,350 in personal and household items, and \$3 in a financial account.

Grey argues that restructuring his debts would be in the best interest of creditors, himself, and the community.

He is represented by Wappingers Falls attorney Michelle L. Trier.

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At the American Cancer Society's "Women Leading the Way to Wellness" event, May 7 at the Hyatt Regency Greenwich. From left, Wally Lamb, Dorothy Lyman, Julie Stein, Zakiya Dalila Harris, Brittany Thompson and Alisyn Camerota. *Photographs by Laura St. John Photography.*

EVENTS

Fiction and real life meet at American Cancer Society event

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

According to the American Cancer Society, one in three Americans will be diagnosed with cancer in his or her lifetime, and 600,000 Americans will die of some form of the disease this year. Perhaps even more alarming: Certain cancers, like breast cancer and colorectal cancer, are on the rise among younger adults.

But, as the society notes, Americans have made significant strides against the disease, as evidenced by a 34% decline in overall U.S. cancer mortality since 1991, averting an estimated 4.8 million cancer deaths. Improved early detection, targeted treatments like immunotherapy and reduced smoking rates have driven five-year survival rates for all cancers combined to 69%. Still, whether it's research into new treatments or providing free rides to those treatments, fighting cancer takes money.

On Thursday, May 7, the American Cancer Society raised more than \$200,000 with its "Women Leading the Way to Wellness" event at the Hyatt Regency Greenwich that brought together the world of fiction and stories that were all too real.

Some 500 attendees saluted Community Impact Volunteer award winner Julie Stein and Choose Your Champion award winner Brittany Thompson, who shared their different but equally defiant approaches to the disease.

New Canaan resident Julie Stein was 47 when she was diagnosed with DCIS

(ductal carcinoma in situ) breast cancer, the earliest form, or stage 0, of the disease, in which abnormal cells in the milk duct have not spread to the surrounding tissue. After initially being floored, Stein went into what an event video called "Julie mode." She decided to have a double mastectomy with reconstruction.

"I just said, this is what I'm doing," she told the *New Canaanite* in 2023. "I am going to beat this.... And then, God willing, once I'm over the hump, I'm gonna dedicate my time, my resources, to raising awareness, raising funds and helping everyone, because breast cancer affects everybody."

Stein went on to found Project Pink New Canaan, a fundraiser that turns downtown New Canaan pink each October for Breast Cancer Awareness Month, raising more than \$30,000 for breast cancer research since the fundraiser's inception. She also sits on the board of the Greenwich-based Breast Cancer Alliance.

While cancer is no match for this dynamo, there is one fear that Stein hasn't overcome and that is public speaking. So her acceptance speech was delivered by husband Jeff as she and their children, Karly and Ryder, looked on.

Choose Your Champion honoree Thompson was hit with cancer in two different ways, both threatening the life of her second child, daughter Mara. Thompson herself was diag-



Jeff Stein accepting the Community Impact award for his public speaking-shy wife, Julie, who listened with their two children Ryder and Karly.

"I just said, this is what I'm doing. I am going to beat this."

— Julie Stein

nosed with cancer while pregnant with Mara. But her doctor was convinced that she could bring the baby successfully to term, which she did.

But cancer wasn't finished with Thompson. At age 3, Mara was diagnosed with acute myeloid leukemia (AML). In each case, Thompson told the audience, mindset, movement and nourishment were among the keys to battling cancer twice. Thompson's yoga mat, for instance, was a constant companion during Mara's treatment.

Mara, now 4, and brother Ford, 7, stood beside their mother as she accepted her award.

The event switched gears for a panel discussion with writers Alisyn Camerota, Zakiya Dalila Harris, Wally Lamb and Dorothy Lyman. Camerota – the Emmy Award-winning former CNN anchor and author of the new novel "Combat Love," about sex, drugs and (punk) rock'n' roll on the Jersey shore of the 1980s, served as moderator for the panelists, who shared tales from

their childhoods and working lives, some of which have found their way into their fiction.

Harris said her debut novel, "The Other Black Girl," a *New York Times* best seller that became a Hulu series, was inspired by her own experience in the publishing world, where hers was often the only Black face. What she discovered, however, was the race does not define friendship.

Lamb, a northeastern Connecticut author of more *New York Times* best sellers ("She's Come Undone," "The River Is Waiting"), described how growing up surrounded by female relatives inspired his female characters. (Being the only boy had its advantages: He was the sultan whenever his sisters played harem girls, which he said made for quite the story when he made his first confession to prepare for his first Holy Communion.)

Lyman, author of the plays "Upstate" and "The Bleak Midwinter," is probably better known to audiences as an actress. The Washington Depot, Connecticut, resident won two Emmy Awards as Opal Sue Gardner, the feisty, loving though meddlesome pal to Erica Kane on the ABC soap opera "All My Children," continuing in the role at least initially as she did prime-time duty as the flirtatious Naomi Harper on CBS' "Mama's Family." After the latter ended, Lyman took up producing and directing, notching 75 episodes of "The Nanny" with Fran Drescher.

The panelists' conversation demonstrated that life is not only stranger than fiction; it's inevitably the stuff of it.

Mother's Day – and McLain Ward's day – at Old Salem Farm's Spring Horse Shows

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

On Sunday, May 10, Old Salem Farm in North Salem celebrated not only Mother's Day but another 'M' – six-time Olympian and two-time gold medalist McLain Ward – as he took both first and second places in the \$125,000 Old Salem Farm Grand Prix Presented by J.P. Morgan Private Bank, capping the first weekend of the farm's "Spring Horse Shows."

Ward set the pace as the first rider in the timed jumping event aboard Lestro VD Valckenborg, a bay gelding, then came back later to turn in another excellent performance, this time aboard Jordan Molga M, also a bay gelding. He was not the only rider to do double duty as Georgina Bloomberg of neighboring Gotham North farm, rode the gray mare Cassina and the liver chestnut stallion Tulara Colmine, while last year's winner, Ireland's Jordan Coyle, rode the bay gelding For Gold and then the gray gelding Ariso; and Colombia's Mark Bluman appeared aboard the chestnut stallion S&L Hello Sunshine, then returned with the black mare S&L Haquinsa.

In the five-person jump-off, Ward was back aboard Lestro and Jordan for the one-two finish. The breeder and trainer of horses at his Castle Hill Farm in Brewster even had a hand as a trainer in the third-place finish of McKayla Langmeier of East Granby, Connecticut, riding the gray gelding Isidore de Chalusse.

It was an impressive showing from Ward, who led a field that also included Jessica Springsteen, part of

the U.S. silver medal-winning team with him at the 2020/21 Tokyo Games; Israel's Daniel Bluman; and Egypt's Nayel Nassar in what was billed as a preview of Olympic hopefuls for the 2028 Los Angeles Games.

It was Ward's second winning outing in three days. On Friday, May 8, he defended his title in the \$63,000 New York Welcome Stake presented by Evergate Stables, this time

claiming top honors with Lestro. He and the 10-year-old Dutch Warmblood gelding, owned by E.T.C. Custodian FBO Marta Mattox, brought home the win in 34.65 seconds.

But the spring shows are not only about all things equestrian. They're also about food, fun, fashion, family and other furry friends. (Think plenty of dogs.) This year, the shows are also very much about equestrian art. On



McLain Ward aboard Jordan Molga M for a second place finish in the \$125,000 Old Salem Farm Grand Prix Presented by J.P. Morgan Private Bank on Mother's Day at Old Salem Farm in North Salem. He also took first place riding Lestro VD Valckenborg. Photographs by Georgette Gouveia.



From left, Precious Egoigbodin, his sculpture "The Resilient Beauty II" and J.C. Hopkins of Rohmer Gallery.

Mother's Day, Nigerian sculptor Precious Egoigbodin was on hand to talk about his work "The Resilient Beauty II" (2026), a rearing horse made out of what looked like ribbons of reclaimed stainless steel. For Egoigbodin, art is about more than the love of nature.

He sees the horse as his spirit animal. He's represented by Rohmer Gallery in Saugerties, New York, whose owner, J.C. Hopkins, is also a writer with his own imprint, Eponymous Books.

Another lover of the horse – and indeed all kinds of wild things – is photographer and small-group tour guide Drew Doggett, whose works grace the VIP tent during the horse shows.

At 6 p.m. Saturday, May 16, Old Salem Farm & New Canaan Mounted Troop will present an evening with the photographer. You can register for the event and bid on some of his works here.

The remainder of the "Spring Horse Shows" – which run Tuesday, May 12, through Sunday, May 17 – continue to feature an array of amateur and professional riders of all ages in athletic jumping and aesthetic hunter competitions.

Saturday, May 16, includes face painting, pony rides, arts and crafts with the North Salem Historical Society, A New Chance Animal Rescue dog adoptions and an ice cream party with the Wolf Conservation Center of South Salem. Besides face painting, pony rides and arts and crafts with the North Salem Historical Society, Sunday, May 17, will spotlight a visit from the Animal Embassy.

The shows conclude that day with the \$225,000 Empire State Grand Prix Presented by Old Salem Farm, in which Ward is the defending champion.

"In the five-person jump-off, Ward was back aboard Lestro and Jordan for the one-two finish."

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Impatient for impatiens? Wait no longer

BY MELINDA MYERS

Impatiens' easy-care nature, season-long bloom and shade tolerance make it one of the most popular garden annuals. The introduction of downy mildew-resistant varieties has helped it maintain this status. For these reasons, as well as its butterfly and hummingbird appeal, the National Garden Bureau has declared 2026 the Year of the Impatiens.

The name "impatiens" is Latin for "impatient." It refers to the seeds abruptly exiting the ripe seed pods. Orange jewelweed (*Impatiens capensis*) and yellow jewelweed (*Impatiens pallida*) are also known by the common name touch-me-not since their ripe seed pods burst at a slight touch. These two North American native plants attract and support bumblebees, other long-tongued bees, butterflies and hummingbirds.

Some impatiens species' flowers undergo a sex change as they mature known as sequential hermaphroditism. Their flowers start as male and, after the pollen sheds, they morph into a female.

Most gardeners are familiar

with *Impatiens walleriana*, also known as Busy Lizzie, and have grown them in containers, hanging baskets and garden beds. You will find a variety of colors and double-flowered varieties like Musica, Silhouette series, Glimmer and Fiesta. Look for Beacon, Glimmer and Imara XDR, which are resistant to the downy mildew disease that devastated many plantings of impatiens

starting in 2011.

New Guinea impatiens (*Impatiens hawkeri*) are resistant to downy mildew, grows 12 to 15 inches tall and prefers partial shade. Introduced to the United States in the 1970s, the diverse cultivars feature dark green, bronze and variegated leaves, along with large white, pink, red, orange and violet flowers. Look for the flower color and plant size that best fits your container or garden design.

Interspecific hybrid impatiens were bred by crossing two different species of impatiens for some adaptability or aesthetic benefit. Bounce, and Spectra grow well in part sun to shady locations while Solarscape XL and Sunpatiens thrive in a full or half-

day of direct sunlight. All are downy mildew resistant.

For something different, try growing a few Garden Balsams (*Impatiens balsamina*). Popular during the Victorian era, their cup-shaped flowers grow by the leaves all along the upright stems. The peppermint stick garden balsam cultivar has red and white flowers that are spotted, striped and ruffled. Camellia balsam impatiens have large double flowers reminiscent of the flowers on a camellia shrub.

Keep the soil consistently moist for healthy and attractive impatiens. Spread a layer of leaves, evergreen needles or other organic mulch over the soil surface to help retain moisture and suppress weeds. Regular fertilization according to label directions will help you maximize the floral display.

Pinch back leggy impatiens plants as needed. Use a sharp bypass pruner or snips to reduce the plants by up to one-half their height. Make the cut just above a set of leaves or node to encourage more compact growth and a better-looking plant in just a couple of weeks.

With the many color choices and their adaptability, you are sure to find the right impatiens for your containers and garden beds.



The unique *Impatiens balsamina* has cup-shaped flowers that grow by the leaves all along the upright stems. *Courtesy MelindaMyers.com.*

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

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CPI for New York-Newark-Jersey City went up 1% in April

BY GARY LARKIN / glarkin@westfairinc.com

Energy prices went up the most with 7.1% spike, followed by food

The Consumer Price Index for All Urban Consumers (CPI-U) in the New York-Newark-Jersey City area advanced 1% in April, the U.S. Bureau of Labor Statistics (BLS) reported Tuesday.

Regional Commissioner Mark J. Maggi noted that the indexes for all items less food and energy (+0.6%), energy (+7.1%), and food (+1%) rose over the month. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect the impact of seasonal influences.)

The New York area all items CPI-U advanced 4.6% for the 12 months ending in April. The index for all items less food and energy rose 3.3%. Over the same period, the energy index advanced 24%, and the food index increased 4.9%.

FOOD

Food prices rose 1 percent for the month of April. The index for food at home (grocery store purchases) advanced 1.5%, with higher prices in five of the six major grocery store

food groups. Within the food-at-home group, categories experiencing increases included processed fish and seafood; bread; cakes, cupcakes, and cookies; and other fresh fruits. Prices for food away from home (restaurant, cafeteria, and vending purchases) increased 0.3%.

The food index rose 4.9% over the year. Prices for food at home advanced 5.9%, and prices for food away from home increased 3.4%. All six major grocery store food group indexes rose over the year, led by fruits and vegetables (+11.8%).

ENERGY

The energy index increased 7.1% over the month. Gasoline prices rose 13.5%.

Energy prices advanced 24% from April 2025 to April 2026. Gasoline prices advanced 33.9%, the largest over-the-year increase since July 2022.

ALL ITEMS LESS FOOD AND ENERGY

The index for all items less food and energy rose 0.6% in April. The index for shelter advanced 0.8%, with increases in owners' equivalent rent (+0.7%), rent of primary residence (+0.9%), and prices for lodging away from home. Other indexes contributing to the increase included medical care (+0.6%) and airline fares.

The index for all items less food

and energy increased 3.3% over the year. A 4.1% rise in shelter prices included increases in owners' equivalent rent (+4.1%), rent of primary residence (+4.3%), and prices for lodging away from home.

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Consumer Price Index for New York is published monthly.

The New York-Newark-Jersey City, NY-NJ-PA Core Based Statistical Area includes Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, and Westchester Counties in New York; Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, and Union Counties in New Jersey; and Pike County in Pennsylvania.

GOVERNMENT

Donald Trump endorses Rep. Mike Lawler for re-election

BY PETER KATZ / pkatz@westfairinc.com

“Mike will most likely be running against a Radical Left Democrat named Effie Phillips-Staley...”

— Donald Trump

In a post on his social media website Truth Social, President Donald Trump issued an enthusiastic endorsement for the re-election of Republican Congressman Mike Lawler to his seat representing New York's 17th Congressional District. The district includes parts of Westchester and Dutchess and all of Rockland and Putnam.

At the same time, Trump slammed Democrat Effie Phillips-Staley, a Tarrytown trustee, who is running in June's Democratic Primary for the nomination to oppose Lawler in the November election. Trump accused her of cheating even though a judge had ruled there was no evidence of that.

“Congressman Mike Lawler is doing a terrific job for New York's 17th Congressional District! Mike

will most likely be running against a Radical Left Democrat named Effie Phillips-Staley, who loves High Taxes, Open Borders, Anti-Semitism, Men in Women's Sports, and Transgender for Everybody, among other CRAZY ideas,” Trump wrote.

Trump repeated what had been determined in a court case in which Lawler was a plaintiff, that Phillips-Staley's petitions to get on the primary ballot contained fraudulent signatures. However, Trump failed to mention that Judge David Fried of New York State Supreme Court in Rockland County who decided the case determined, “the Petitioners have not introduced a single piece of evidence to indicate that Candidate Phillips-Staley, her campaign, or the Democratic Party in

whose primary she aspires to participate, personally engaged, knew, or should be chargeable with knowing in any fraudulent activity.”

The judge found that a person who the campaign had hired to gather signatures to get Phillips-Staley on the ballot submitted petitions with some fraudulent names but there were more than enough legitimate names and signatures on Phillips-Staley's petitions to qualify her to appear on the primary ballot.

Other candidates running in the Democratic Primary include Beth Davidson, Cait Conley, Jessica Reinmann, Mike Sacks and John Cappello. Davidson, Conley and Phillips-Staley are projected to be the front-runners according to recent polling.

In his post, Trump did not make note of the judge's findings and instead said, “Effie Phillips-Sta-

ley's campaign has just been caught CHEATING, RED-HANDED, trying to file hundreds of fraudulent signatures to get on the ballot. Justice should be sought, and the fraud should be investigated, IMMEDIATELY! Effie Phillips-Staley is a FRAUDSTER, but the good news is that Congressman Mike Lawler is a WINNER, and has my Complete and Total Endorsement — MIKE WILL NEVER LET YOU DOWN.”

A scan of Lawler's Facebook and “X” internet postings for the few days prior to May 9 did not show a post from him accepting Trump's endorsement or supporting Trump's allegations against Phillips-Staley. There was a post on his Facebook site criticizing Cait Conley for “trying to run on her national security experience, but she won't answer for her role with the Biden Administration during the disastrous Afghanistan withdrawal.”

Fairfield's Penfield Reef to Be designated Vertical Flight Society Heritage site

BY GARY LARKIN / glarkin@westfairinc.com

FAIRFIELD —The Penfield Reef will be officially designated a Vertical Flight Society Heritage Site, recognizing the location of the world's first successful helicopter hoist water rescue. That first-in-aviation history act revolutionized search and rescue operations from that day forward and established a model still in use today.

In 1945, during a fierce storm, two men stranded on a barge off Penfield Reef fired emergency flares that were spotted by Fairfield residents along the shoreline. With rescue boats unable to reach the barge, local Fairfield police turned to nearby Sikorsky Aircraft in Stratford to attempt an aerial rescue.

Engineers and flight crews quickly mobilized, preparing a Sikorsky R-5 helicopter equipped with a newly developed hoist system that had only recently been demonstrated to the U.S. Coast Guard. The helicopter with two crew on board hovered above the barge and dropped a note to the men, promising a return with rescue harnesses. On its return, in a first-of-its-kind maneuver, the helicopter rescued the two men in successive lifts, transporting one partially in the cabin, and carrying the other suspended beneath the aircraft.

To commemorate this historic rescue, the Vertical Flight Society (VFS) and Sikorsky, a Lockheed Martin Co., will formally designate Penfield Reef as a Heritage Site at 1 p.m. on May 15 at Penfield Pavilion back deck.

The VFS will present to the Town of Fairfield a commemorative plaque honoring the feat. As a tribute, Sikorsky plans to fly a company-owned Black Hawk helicopter to the Penfield Reef from its factory in Bridgeport, hover over the area of rescue, and then return to Bridgeport.

"This remarkable story of bravery, teamwork and innovation is a testament to community action in the face of adversity," said First Selectperson Christine Vitale. "We are honored to have Penfield Reef recognized as the site where rescue aviation was forever changed. Countless lives have been saved due to the quick response and ingenuity of Sikorsky and the Fairfielders of 1945."

Sikorsky Vice President and General Manager Rich Benton is proud of his company's involvement in such a historic rescue event.

"The first-ever helicopter rescue using a hoist showed the world the tremendous potential of a machine that could hover and bring people out of danger," he said. "Deservedly, the two crew members and two rescues received the first Sikorsky helicopter rescue awards, a practice we continue 80 years later. Lessons learned from the Penfield Reef incident by Sikorsky engineers changed the trajectory of vertical lift aviation; the design of larger, more powerful helicopters with reliable hoists to bring multiple people on board — capabilities that save thousands of lives every year around the world."



▲ Joseph Pawlik, captain of the barge aground on Penfield Reef off Fairfield CT is lowered to safety from a Sikorsky R-5 helicopter piloted by Jimmy Viner, the company chief pilot, assisted by Captain Jack Beighle of the Army Air Force. November 29, 1945. Photo courtesy of Sikorsky Aircraft

This moment is woven into the very fabric of vertical flight history, Vertical Flight Society Director Angelo Collins said. "Just miles from where Sikorsky and the Vertical Flight Society were founded in Stratford, Connecticut, this rescue demonstrated, for the first time, what helicopters could truly do. Eighty years later, Sikorsky continues to add new threads of innovation, helping define the broader vertical flight community," Collins added.

Information about the world's first helicopter hoist rescue is posted at the Igor I. Sikorsky Historical Archives.

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7Beans owner Zack Ullah, center, with his family and employees at the new Brookfield coffee shop. Photo courtesy of Zach Ullah

BUSINESS

Owner brews up new business on Federal Road in Brookfield

BY PAMELA BROWN

“Opening a coffee shop has always been my dream... to create a gathering place where people can find comfort, inspiration, and a sense of community.”

— Zack Ullah

A love of coffee inspired Ziga (Zack) Ullah to take a leap of faith and start a new business after arriving in the U.S. only 13 years ago at age 30. His vision for offering a space where customers can connect, unwind, and experience coffee crafted from seven different regions, became a reality last month when he celebrated the grand opening of 7Beans, a coffee shop located at 782 Federal Road in Brookfield.

“Opening a coffee shop has always been my dream. I have a deep passion for coffee culture and the way it brings people together,” Ullah said. “The inspiration comes from wanting to create a gathering place where people can find comfort, inspiration, and a sense of community – as I’ve always envisioned.”

Ullah acknowledges the retail coffee business is a competitive industry, but he, along with a staff of seven, is ready for the challenge.

“We set ourselves apart by focusing on quality, authenticity, and choice.

Our coffee is freshly ground to order, and customers can select beans from seven unique regions. This personalized approach, combined with our cozy atmosphere and attentive service, ensures every visit is a memorable experience,” said Ullah who oftentimes can be found behind the counter.

Ullah designed it to be cozy and inviting, featuring a sleek rustic farmhouse-style ambiance with wood tables, modern orange chairs, glass cases, and a coffee-themed mural.

According to Brookfield Community Development Specialist Greg Dembowski, 7Beans is among several new business in opening in town over the past several months.

“Zack (Ullah) is among a group of other franchisees and entrepreneurs who have opened store fronts along Brookfield’s commercial corridor on Federal Road,” he said. “In 2025, for example, several restaurants reopened with new menus, and the Food Emporium opened in the heart of the Town Center District.

“The Economic Development Commission in partnership with the Greater Danbury Chamber are hosting two ribbon cuttings a month – a trend that we hope continues. I have been talking to business owners who tell me they are pleased with the activity they are seeing in their stores. Offering variety to shoppers and residents is complimentary to everything Brookfield has to offer.”

A large portion of the 7Beans menu focuses on coffee.

“Our coffee is locally sourced, and sustainability is very important to us; we strive to support local suppliers and maintain environmentally friendly practices,” Ullah said.

The menu includes iced coffee, hot coffee, iced and hot tea, Turkish coffee, and mocktails.

As for the name, it was inspired by the seven regions the café’s coffee beans are sourced from, Ullah said. He described the coffee as “refinement in a cup.” The coffee beans are harvested with care, curated to feature a wide range of bold, balanced, and nuanced flavor profiles and roasted in small batches by passionate artisans, to preserve peak flavor and aroma.

“There is a growing trend toward specialty coffees and personalized experiences,” he added. “Customers are seeking high-quality beans, unique blends, and the opportunity to explore flavors from around the world.”

The menu also includes variety of fresh food options, including bagels; muffins; danish; mini chocolate lava cakes; tarts; macarons; cheesecake; Mediterranean Kessh; bacon, egg, and cheese sandwiches, and more. Many of the baked goods are made on-site daily.

For Ullah, who also owns the Edible Arrangements franchise business, this is his first venture building a business from scratch. “I’ve always been dedicated to learning, growing, and serving others,” he said. “The journey is new, but my commitment to excellence and hospitality is strong, and I’m excited to bring my vision to life.”

Looking ahead, Ullah plans to improve the business.

“Our long-term goal is growth, both in serving more people and deepening our roots in the community,” he added. “We hope to expand our offerings, reach new neighborhoods, and continue evolving to meet the needs of our guests.”

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, May 6 - 12

Diamond Elite Albuquerque LLC, Highland Mills, Avraham Majer, chief restructuring officer, 26-35494-KYP: Chapter 11, assets and liabilities \$10 million - \$50 million Attorney: Mitchell Canter.

Ricardo Juan Grey, Poughkeepsie re. codebtor Scotch Bonnet LLC, Poughkeepsie, 26-35495-KYP: Chapter 11, assets \$407,103, liabilities \$4,408,846. Attorney: Michelle L. Trier.

Rye Marbel Inc., Rye, Alexander DiPietro, president, 26-22478-KYP: Chapter 11, assets \$11,172,918, liabilities \$2,367,256. Attorney: Anne J. Penachio.

2565 NE 207th Street LLC, White Plains, 26-22479-SHL: Involuntary Chapter 7. Petitioner: Don Yosef Anabi, Brooklyn, et al.

Alexander Phillip LLC: West Haverstraw, Joseph Klein, member, 26-22481-SHL: Chapter 7: assets and liabilities \$100,000 - \$500,000. Attorney: Pro se.

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

U.S. District Court, White Plains

Local business cases, May 6 - 12

Alex Romero, Bayshore, New York vs. Central National Gottesman Inc., Purchase, 26-cv-3747-JGLC: Negligence, data breach, class action. Attorney: Mark Svensson.

Samantha Campbell, Tarpon Springs Florida vs. Central National Gottesman Inc., Purchase, 26-cv-3756-JGLC: Negligence, data breach, class action. Attorney: Leanna A. Loginov.

Lindon F. Morrison, Springfield Gardens, New York vs. Trinamco Inc. White Plains, et al, 26-cv-3760-NSR: Fair Labor Standards Act. Attorney: James P.P. O'Donnell.

SR Video Pictures Ltd., Haverstraw vs. Progressive Foot Care PC, New City, et al, 26-cv-3797-PMH: Copyright infringement. Attorney: Angelo Notaro.

Juan Sebastian Mossos, Hopewell Junction vs. Noches de Columbia Newburg, 26 cv-3818-PMH: Fair Labor Standards Act. Attorney: Jennifer S. Echevarria.

Teamsters Local 456, Elmsford vs. Aim Carriers LLC, Carmel, et al, 26-cv-3844-NSR: Employee Retirement Income Security Act. Attorney: Daniel E. Kornfeld.

Brittany Bonilla, Bronx vs. Ecco II Enterprises Inc., Yonkers, 26-cv-3848-NSR: Americans with Disabilities Act. Attorney: Joshua J. Lax.

Olga Burbano, Queens vs. NSC Abatement Services Inc., Mount Vernon, et al, 26-cv-3856-JGLC: Fair Labor Standards Act, class action. Attorney: Michael Taubenfeld.

DEEDS

Above \$1 million

33 Virginia Road LLC, Harrison. Seller: BGB Realty LLC, Bluffton, South Carolina. Property: 33 Virginia Road, North Castle. Amount: \$1 million. Filed April 16.

70 Gedney Way LLC, White Plains. Seller: Starlifter Sixth Properties LLC, White Plains. Property: 70 Gedney Way, White Plains. Amount: \$2.9 million. Filed April 14.

Batista, Sharon, Tarrytown. Seller: Grace Mere Partners LLC, Hawthorne. Property: 11 Grace Mere Road, Greenburgh. Amount: \$1.9 million. Filed April 15.

Desrocher Jonathan, Chappaqua. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 15 Wallace Way 20, New Castle. Amount: \$1.6 million. Filed April 16.

Fiorella, Kenneth S., Katonah. Seller: LI Parcel H LLC, Fort Washington, Pennsylvania. Property: 4 Lighthouse Landing 325, Mount Pleasant. Amount: \$2 million. Filed April 21.

Ford, James R., Yorktown Heights. Seller: Residences At Underhill Farms LLC, Yorktown Heights. Property: 1808 Soundview Court 1808, Yorktown. Amount: \$1.1 million. Filed April 17.

Greater New York Corporation of Seventh-Day Adventists, Manhasset. Seller: HCJV 115 and 135 Hoyt Avenue Owner LLC, New York. Property: 115 Hoyt Ave., Mamaroneck. Amount: \$4.6 million. Filed April 16.

Hillari Boritz Revocable Trust, Tarrytown. Seller: LI Parcel H LLC, New York. Property: 4 Lighthouse Landing, Mount Pleasant. Amount: \$1.5 million. Filed April 20.

Keeper III - Bedford Hills LLC, Portland, Maine. Seller: LHDVM LLC, Bedford Hills. Property: 709 Bedford Road, Bedford. Amount: \$2.1 million. Filed April 15.

Peekskill Plaza Owner LLC, New York. Seller: Courtyard Housing LLC, Peekskill. Property: 901-907 Main St., Peekskill. Amount: \$22.7 million. Filed April 17.

Rajagopal, Mohan, Port Chester. Seller: KQS of Port Chester LLC, Katonah. Property: 565 King St., Rye Town. Amount: \$1.3 million. Filed April 17.

Restrepo, Melissa, New Rochelle. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 21 Marker Ridge, Greenburgh. Amount: \$1.6 million. Filed April 20.

Schettino, Frank, Tequesta, Florida. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., Cortlandt. Amount: \$1.2 million. Filed April 20.

Westchester Family Property LLC, White Plains. Seller: The Sinns of Court Properties LLC, White Plains. Property: 99 Court St., White Plains. Amount: \$4.1 million. Filed April 20.

Below \$1 million

109 LSY LLC, Brooklyn. Seller: 109 Linden Property LLC, Yonkers. Property: 109 Linden St., Yonkers. Amount: \$850,000. Filed April 21.

3 Hudson Street Inc., Buchanan. Seller: Carlos Rodrigues, Buchanan. Property: Hudson Street, Greenburgh, Mount Pleasant. Amount: \$10. Filed April 21.

41 Clover Realty LLC, Brooklyn. Seller: Paolo Georgeo, Yonkers. Property: 41 Clover St., Yonkers. Amount: \$600,000. Filed April 16.

82 Morningside Avenue LLC, Yonkers. Seller: Parker Hart Ltd. Partnership, New York. Property: 82 Morningside Ave., Yonkers. Amount: \$880,000. Filed April 20.

Andrews, Craig, Yorktown Heights. Seller: Hallocs Square LLC, Goldens Bridge. Property: 2019 Millstone Court 19, Yorktown. Amount: \$825,000. Filed April 20.

Ashworth, Alexa, Ossining. Seller: 157 Phyllis LLC, Yorktown Heights. Property: 157 Phyllis Court, Yorktown. Amount: \$855,000. Filed April 17.

Babayan, Arusyak, Elmsford. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., Cortlandt. Amount: \$480,000. Filed April 17.

Church, Galen, New York. Seller: Richard E. Cappiello, Ossining. Property: 33 Ryder Road, Ossining. Amount: \$679,000. Filed April 17.

Costanzo, Bianca L., Thornwood. Seller: Mem Flipp Corp., Bronxville. Property: 26 Old Mill Road, Somers. Amount: \$405,000. Filed April 17.

Herrmann, Jared, Brooklyn. Seller: R&R Equities NY LLC, Yonkers. Property: 128 Kimball Terrace, Yonkers. Amount: \$750,000. Filed April 15.

LW Premier Development Realty Corp., Pelham. Seller: Robert Berggren, Pelham. Property: 335 Sixth Ave., Pelham. Amount: \$675,000. Filed April 21.

Maasai Properties LLC, Yonkers. Seller: Allegheny Holdings LLC, Mount Vernon. Property: 142 N. Terrace Ave., Mount Vernon. Amount: \$365,000. Filed April 21.

Magana, Leticia, New Rochelle. Seller: Isaac Fence & Masonry Corp., New Rochelle. Property: 42 Warren St., New Rochelle. Amount: \$575,000. Filed April 20.

MCLP Asset Company Inc. Seller: Kaur Satvir, Mahopac. Property: 31 Bleakley Drive 2-1 Unit 26, Peekskill. Amount: \$374,000. Filed April 21.

Monte Kisco LLC, Sleepy Hollow. Seller: 11 Knowlton LLC, Mount Kisco. Property: 234 N. Bedford Road, Mount Kisco. Amount: \$675,000. Filed April 15.

Paulino Ariel, Mount Vernon. Seller: X Multiple LLC, Yonkers. Property: 11 Lafayette Place, Yonkers. Amount: \$759,000. Filed April 17.

Poli, Dennis, Tarrytown. Seller: 36 Wagon Wheel Circle LLC, Tarrytown. Property: 36 Wagon Wheel Circle, Greenburgh. Amount: \$990,000. Filed April 15.

Sohen Property LLC, Bronx. Seller: Seung H. Kang, Mount Vernon. Property: 9 S. Fourth Ave., Mount Vernon. Amount: \$470,000. Filed April 17.

Tenax 66 Joyce LLC, Marlon. Seller: Rosanne R. Kapp, Valhalla. Property: 66 Joyce Road, Eastchester. Amount: \$780,000. Filed April 17.

Thelisma, Ana. Seller: Winning Bidz LLC, Yonkers. Property: 445 Franklin Ave., Mount Vernon. Amount: \$775,000. Filed April 17.

TIAO Mortgage LLC, Farmington, Connecticut. Seller: Epps Jerrice, White Plains. Property: 161 Saw Mill River Road, Yonkers. Amount: \$1,000. Filed April 15.

Uvaydova, Amy, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., 9M, Yonkers. Amount: \$410,000. Filed April 20.

Wagner, Gary B., Cortlandt Manor. Seller: Croton Riverside LLC, New Rochelle. Property: 25 S. Riverside Ave., Cortlandt. Amount: \$485,000. Filed April 20.

Waseda Academy Company Ltd., Mamaroneck. Seller: Nishide Hiroyuki, Rego Park. Property: 543 Main St., 410, New Rochelle. Amount: \$349,000. Filed April 21.

Westchester Design Team LLC, Chappaqua. Seller: Charles D'Agostino, Pleasantville. Property: 48 Glen Wood Road, New Castle. Amount: \$651,000. Filed April 15.

Xenakis Jason, Stamford, Connecticut. Seller: Willmerc 2023 LLC, Yorktown Heights. Property: 1713 Jessica Court, Yorktown. Amount: \$995,000. Filed April 17.

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

Westchester County, May 6 - 12

Alperin, Reva: Somers, 2023 - 2024 personal income, \$46,775.

Burnham, William P.: Yonkers, 2018 - 2022 personal income, \$103,038.

Cruz, John: Yonkers, 2022 personal income, \$140,894.

DeRaaff, Jake: Elmsford, 2018 - 2022 personal income, \$118,500.

Fava, Dina: Harrison, 2024 personal income, \$23,564.

Federico, Philip J. and **Rossana Federico:** Yorktown Heights, 2019 - 2022, 2024 personal income, \$60,733.

Foti, Robert: Yonkers, 2017 - 2018, 2020 - 2021, 2023 - 2024 personal income, \$465,403.

Hallahan, Richard: Ossining, 2023 - 2024 personal income, \$72,544.

Johnson, Pearl: Yonkers, 2016, 2023 personal income, \$23,779.

Landron, Anny B.: New Rochelle, 2024 personal income, \$15,855.

Lombardi, Edward and **Rosalie Lombardi:** Mount Vernon and Tuckahoe, 2017 - 2024 personal income, \$127,300.

Marschke, Lynn C. and **Maria Marschke:** Somers, 2016 - 2023 personal income, \$62,915.

Mascetta, William: Yonkers, 2023 - 2024 failure to collect employment taxes, \$480,420.

Mirkin, Gary and **Camille Mirkin:** Mount Kisco, 2014, 2018, 2022 - 2024 personal income, \$76,059.

Mogg, Richard and **Carol Mogg:** Somers, 2011 - 2013, 2020 - 2024 personal income, \$475,732.

Mruk, Eva: White Plains, 2022 personal income, \$25,951.

Muriqi, Bajram and **Gjyljeta Muriqi:** Yorktown Heights, 2018 - 2024 personal income, \$435,196.

O'Sullivan, Michael and **Lauren O'Sullivan:** South Salem, 2021 - 2024 personal income, \$129,095.

Padilla, Jeffrey: Rye Brook, 2023 - 2024 personal income, \$82,524.

Palmiotto, Anthony: Harrison, 2024 personal income, \$23,564.

Parmet, David: Mount Kisco, 2020 - 2021, 2023 - 2024 personal income, \$55,855.

Quality Glass and Metal Corp.: Port Chester, 2022, 2025, quarterly taxes, \$23,090.

Sanabria, Celeste: Ossining, 2023 - 2024 personal income, \$72,544.

Stadlen, Hyman: Peekskill, 2024 personal income, \$18,027.

Valouch, J.: Rye Brook, 2023 - 2024 personal income, \$82,524.

JUDGMENTS

Abhiva, Leslie, Yonkers. \$4,298 in favor of Capital One NA, McLean, Virginia. Filed March 16.

Abner, Catherine, Peekskill. \$2,072 in favor of Capital One NA, McLean, Virginia. Filed March 9.

Acheampong, Anthony, Yonkers. \$8,709 in favor of Capital One NA, McLean, Virginia. Filed March 23.

Alonso, Rodolfo A., Yonkers. \$11,294 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 18.

Andre, James, Yonkers. \$5,403 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 9.

Arciniega, Eduardo O., Yonkers. \$4,518 in favor of Capital One NA, McLean, Virginia. Filed March 9.

Arlicha, LLC, Yonkers. \$146,393 in favor of GCM Prime LLC, White Plains. Filed March 9.

Ayora, Claudio, Ossining. \$5,805 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Bakry, Jilsana, Pelham. \$3,835 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 17.

Basalyga, Mary T., Peekskill. \$11,622 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Bates, Carol A., Elmsford. \$3,805 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 16.

Bertrand, Winde, Yonkers. \$4,348 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Broccoli, John P., Dobbs Ferry. \$10,496 in favor of Capital One NA, McLean, Virginia. Filed March 25.

Brohmi, Kathy C., New Rochelle. \$4,859 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Brown, Kayon L, Croton-on-Hudson. \$7,652 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 9.

Canilao, Erika, Ardsley. \$5,679 in favor of Capital One NA, McLean, Virginia. Filed March 18.

Cardenas, Cinthia, Port Chester. \$3,041 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Carpaneto, Jeffrey, Purdys. \$29,824 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 18.

Carvajal, Angel A. G., Yonkers. \$5,097 in favor of Capital One NA, McLean, Virginia. Filed March 16.

Casanas, Jkeonye D., Mount Vernon. \$8,032 in favor of Capital One NA, McLean, Virginia. Filed March 16.

Castillo, Ana, Yonkers. \$2,578 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Castro, Selma J., New Rochelle. \$15,427 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 16.

Catedrilla, Josefina, New Rochelle. \$2,445 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Charla III, Joseph J., Larchmont. \$16,530 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed March 9.

Chilongo, Emily, White Plains. \$1,666 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 18.

Cifuentes, Jairo B., New Rochelle. \$1,895 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 9.

Cobb, Anthiel, Yonkers. \$2,378 in favor of Capital One NA, McLean, Virginia. Filed March 9.

Conteh, Lamin, Ossining. \$4,638 in favor of Capital One NA, McLean, Virginia. Filed March 9.

Cordero Diaz, Alberto M., Yonkers. \$4,259 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 23.

Cruz, Brandon H., South Salem. \$15,711 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Cruz, Erick, Yonkers. \$2,383 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed March 18.

Dale, Donna M., Cortlandt Manor. \$2,006 in favor of Capital One NA, McLean, Virginia. Filed March 17.

Daly, Ryan T., Mount Kysco. \$3,915 in favor of Bank of America NA, Charlotte, North Carolina. Filed March 17.

De Oliveira, Andressa A., Harrison. \$6,601 in favor of Capital One NA, McLean, Virginia. Filed March 17.

Delarosa, Samuel, Mamaroneck. \$5,807 in favor of Capital One NA, McLean, Virginia. Filed March 9.

Del Rosario, Minelsa C., Yonkers. \$5,259 in favor of Citibank NA, Sioux Falls, South Dakota. Filed March 18.

Diaz, Guillermo, Peekskill. \$3,972 in favor of Capital One NA, McLean, Virginia. Filed March 25.

Diaz, Stephanie, Yonkers. \$5,489 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Duran, Erika, Yonkers. \$6,337 in favor of Capital One NA, McLean, Virginia. Filed March 24.

Elliot, Carene L., Harrison. \$27,538 in favor of 235 Lincoln Holdings LLC, West Harrison. Filed March 16.

Empire Coffee Company Inc., Port Chester. \$537,724 in favor of 21 Grace Church Street Realty LLC, Bronx. Filed March 19.

Estevez, Mary N., Elmsford. \$7,317 in favor of Capital One NA, McLean, Virginia. Filed March 16.

Garo, Mary, Peekskill. \$2,445 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Genao, Gloria R., Yonkers. \$3,620 in favor of Capital One NA, McLean, Virginia. Filed March 25.

Granados, Ronald, White Plains. \$4,584 in favor of Capital One NA, McLean, Virginia. Filed March 24.

Guzman, Clara N., Mohegan Lake. \$4,484 in favor of Capital One NA, McLean, Virginia. Filed March 23.

Harris, Tabitha, Mount Vernon. \$2,778 in favor of Capital One NA, McLean, Virginia. Filed March 25.

Hernandez, Jessica A., Yonkers. \$3,841 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Jacques, Geraldine Jean, New Rochelle. \$4,482 in favor of Capital One NA, McLean, Virginia. Filed March 23.

Landolt, Brian E., Rye. \$5,658 in favor of Capital One NA, McLean, Virginia. Filed March 24.

Lombardi, Miriam, Mohegan Lake. \$3,536 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Lopez, Gisselle, Elmsford. \$16,554 in favor of American Express National Bank, Sandy, Utah. Filed March 24.

Lora, Luis, Yonkers. \$1,582 in favor of Capital One NA, McLean, Virginia. Filed March 23.

Mathai, Samuel, Yonkers. \$4,570 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

McBean, Juliet, Mount Vernon. \$2,548 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 23.

Miller, Coleen A., Mount Vernon. \$16,682 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Pagan, Solangel, White Plains. \$14,108 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Rosado, Toni Ann, Mohegan Lake. \$3,094 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Shilleh, Amer, Mount Vernon. \$8,247 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

Ulic, Luca, Baldwin Place. \$12,346 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed March 25.

LIS PENDENS

Blanks, Bennie L, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$437,000 affecting property located at 619 Cardinal Road, Cortlandt. Filed April 1.

Cavalry Spv I LLC, as owner. Filed by Gitsit Solutions LLC-Trust. Action: Foreclosure of a mortgage in the principal amount of \$364,000 affecting property located at 43 Villa Drive, Peekskill. Filed April 2.

Chau, Ratha, as owner. Filed by NewRez LLC. Action: Foreclosure of a mortgage in the principal amount of \$636,000 affecting property located at 146 Sutton Manor Road, New Rochelle. Filed April 3.

Cleary, Christina, as owner. Filed by US Alliance Federal Credit Union. Action: Foreclosure of a mortgage in the principal amount of \$339,000 affecting property located at 200 Warburton Ave., Greenburgh. Filed April 1.

DeCola, Elizabeth, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at Mamaroneck. Filed April 2.

HSBC Mortgage Corporation USA, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$184,000 affecting property located at 208 N. Columbus Ave., Mount Vernon. Filed April 1.

Logan, Joy, as owner. Filed by United Wholesale Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$526,000 affecting property located at 513 S. Eighth Ave., Mount Vernon. Filed April 1.

Moore, Christine, as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$775,000 affecting property located at 2 Iroquois Road, Mount Pleasant. Filed April 3.

Petronella, Frank, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$402,000 affecting property located at 1607 Half Moon Bay Drive, Cortlandt. Filed April 1.

RRA CP Opportunity Trust 2, as owner. Filed by Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$260,000 affecting property located at 11 Scenic View, Yorktown. Filed April 2.

Saintkitts, Roger, as owner. Filed by MidFirst Bank. Action: Foreclosure of a mortgage in the principal amount of \$466,000 affecting property located at 457 S. Third Ave., Mount Vernon. Filed April 2.oun

Secretary of Housing & Urban Development, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$370,000 affecting property located at 128 Croton Ave., Ossining. Filed April 2.

Weiler, Joan, as owner. Filed by Wilmington Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$784,000 affecting property located at 17 High View Road, Pound Ridge. Filed April 10.

White, Deborah, as owner. Filed by Carrington Mortgage Services Inc. Action: Foreclosure of a mortgage in the principal amount of \$283,000 affecting property located at 42 W. Fifth St., Mount Vernon. Filed April 3.

MECHANIC'S LIENS

AD Chappaqua LLC, Bedford. \$3,322 in favor of Metro Interior Distributors Corp., Hauppauge. Filed April 23.

Berkeley 99 Church Street LLC, White Plains. \$236,000 in favor of MJS Plumbing & Heating Inc., Beacon. Filed April 22.

Caparelli, Justin, Greenburgh. \$7,170 in favor of D Builders NYC Inc, Harrison. Filed April 20.

Chester WP II LLC, White Plains. \$26,555 in favor of Core Scaffold Systems Inc., Brooklyn. Filed April 20.

Conceicao, Angela, Yonkers. \$4,202 in favor of Sam Dahdal Inc., Yonkers. Filed April 24.

CS Grand Acquisitions LLC, Mount Vernon. \$83,840 in favor of Skill Craft General Contracting, Yonkers. Filed April 23.

DaSilva, Rosely, New Rochelle. \$92,512 in favor of Procyon Inc., New Rochelle. Filed April 22.

DiMartino, Daniel, White Plains. \$43,460 in favor of Skill Craft General Contracting, Yonkers. Filed April 17.

Edson Avenue Development LLC, Mount Vernon. \$175,261 in favor of Grayline Construction LLC, New Rochelle. Filed April 21.

JLC1958 LLC, Greenburgh. \$59,862 in favor of Victorious Contracting Group Inc. Filed April 20.

JLG 1980 Realty LLC, Yonkers. \$10,000 in favor of EKM Construction, Sanford. Filed April 20.

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

Mamaroneck White Plains LLC, White Plains. \$36,747 in favor of Franklin & Lennon Paint Company Inc., New York. Filed April 22.

Montefiore SS Holdings LLC, New Rochelle. \$15,351 in favor of Epic Electric Inc., New York. Filed April 23.

Nassif, Kimberly, Yorktown. \$1,892 in favor of Kitchen Headquarters Inc., Yorktown. Filed April 20.

NEW BUSINESSES

Sole Proprietorships

914 Hudson Supply & Co., 38 Sunnyside Drive, Yonkers 10705. c/o Daniel Esteada. Filed April 9.

A. Karing Co., 462 S. Broadway, Yonkers 10705. c/o Ashley Poothikoho Filed April 27.

AB Handyman, 1723 Lincoln Terrace, No. 2, Peekskill 10566. c/o Angel B. Contreras Calle. Filed April 14.

Adar Academy for Developing Advanced Responders, P.O. Box 441, Mount Vernon 10552. c/o Arthur Lee Smith. Filed April 28.

Americana Security School, 14 Dexter Road, Yonkers 10710. c/o Marlon Larin. Filed April 10.

Ana M. Santana, 46 N. Bleeker St., No. 11, Mount Vernon 10550. c/o Ana M. Santana. Filed April 16.

Ana M. Vazquez Therapy, 2951 Sherman Court, Mohegan Lake 10547. c/o Ana M. Vazquez. Filed April 13.

Anna Yudaeva Couture Art & Design, 20 Bronxville Glen Drive, Bronxville 10708. c/o Anna Ludaieva. Filed April 16.

Ark of Safety Restoration 2020, 100 Stevens Ave., Mount Vernon 10550. c/o Kim Scarlett. Filed April 9.

Ark of Safety Salvation Center, 100 Stevens Ave., Mount Vernon 10550. c/o Kim Scarlett. Filed April 9.

Atelier Ami, 41 Butler Road, Scarsdale 10583. c/o Akiko and Emma Senda and Masutsuyu Senda. Filed April 20.

Aventa, 37 Merritt St., Port Chester 10573. c/o Jose Diaz Pernia Rainer. Filed April 13.

Awlum, 101 Old Mamaroneck Road, White Plains 10606. c/o John Ryan Jackson. Filed April 28.

Blight-TCG, 41 Morris St., Apt. 1w, Yonkers 10705. c/o Edgar Bravo. Filed April 16.

Body By Elina, 300 Mamaroneck Ave., White Plains 10605. c/o Elina Flax. Filed April 29.

Caddio, 424 Glen Ave., Port Chester 10573. c/o Claudio Russo. Filed April 8.

Celilabco, 445 Hamilton Ave., 100, White Plains 10601. c/o Marcellu Luizzi Ribeiro Aridio. Filed April 29.

CW-J Floral Arrangements Katering & Kakes, 324 E. Fourth St., Mount Vernon 10553. c/o Carlene Williams-Jach. Filed April 30.

Ultimate Therapy, P.O. Box 256, Crompond 10517. c/o Kristina Sanchez. Filed April 2.

Viva, Morphs, 11 Soundview St., New Rochelle 10805. c/o Vivian Alvarez Filed April 1.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Broadview Capital LLC, as owner. Lender: 21 Mountain LLC. Property: 21 Mountain Road, Monroe. Amount: \$2.2 million. Filed April 17.

Broadview Capital LLC, as owner. Lender: Diligent Gardens LLC. Property: 49 Fort Worth Place, Monroe. Amount: \$11.4 million. Filed April 16.

Builder Finance Inc., as owner. Lender: Marlboro Vinyards LLC. Property: 2 and 4 Camp Monroe Road, Chester. Amount: \$1.3 million. Filed April 22.

Northeast Community Bank, as owner. Lender: Cong Yetev Lev Vyoel Moshe of KJ. Property: 27 Chevron Road, Palm Tree-Kiryas Joel. Amount: \$4.7 million. Filed April 10.

Northeast Community Bank, as owner. Lender: 35 37 Virginia LLC. Property: in Blooming Grove. Amount: \$6 million. Filed April 23.

Valley National Bank, as owner. Lender: BG NY Development LLC. Property: in Monroe. Amount: \$93 million. Filed April 15.

Below \$1 million

Burghardt, Jeffrey A., as owner. Lender: Ulster Savings Bank. Property: in Warwick. Amount: \$115,000. Filed April 13.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Middletown. Amount: \$100,000. Filed April 16.

TEG Federal Credit Union, as owner. Lender: Christopher Euvin and Katie Laux. Property: 56 Crawford St., Crawford. Amount: \$480,000. Filed April 10.

Walkill Valley Federal Savings&Loan Association, as owner. Lender: Craig S. and Gwen Dawes. Property: in Newburgh. Amount: \$418,000. Filed April 17.

DEEDS

Above \$1 million

80 82 Bates LLC, Monsey. Seller: Burchi Nafshi LLC, Bronxville. Property: 80 82 Bates Drive, Monsey. Amount: \$1.3 million. Filed April 20.

Bank of New York Mellon-Trust, Greenville, South Carolina. Seller: Charlotte Ramsey-referee, Wesley Hill. Property: 125 Burrows Lane, Blauvelt. Amount: \$1.1 million. Filed April 27.

Blauvelt Realty Holdings LLC, Congers. Seller: Arri Americas Inc., Burbank, California. Property: 617 Route 303 and 618 Route 303, Blauvelt. Amount: \$5.2 million. Filed April 21.

Enterprise Capital LLC, Monsey. Seller: Feivish Michalowitz, Spring Valley. Property: 141 Union Road, Spring Valley. Amount: \$1.2 million. Filed April 27.

Goldman, Aaron, Spring Valley. Seller: 134 Union Road LLC, Monsey. Property: 128 Union Road, Spring Valley. Amount: \$2 million. Filed April 16.

Hirsch, Monsey LLC, Monsey. Seller: Fredric Lewis Trust, Monsey. Property: 3 MacIntosh Lane, Monsey. Amount: \$1 million. Filed April 23.

Kahan, Avi, Suffern. Seller: Empire Builders of Rockland County Inc., Spring Valley. Property: 45 Tranquility Road, Wesley Hills. Amount: \$1.3 million. Filed April 17.

Maple Gardens Developments LLC, Spring Valley. Seller: Shloma Friedman, Spring Valley. Property: 66 and 68 Herrick Ave., Spring Valley. Amount: \$2.9 million. Filed April 16.

Solid Condos LLC, Monsey. Seller: 1 Nancy Lane LLC, Spring Valley. Property: 1 Nancy Lane, Monsey. Amount: \$2.5 million. Filed April 22.

US Bank National Trust, Salt Lake City, Utah. Seller: Barbara Gionta-referee, New City. Property: 18 Lady Godiva Way, New City. Amount: \$1.2 million. Filed April 24.

Below \$1 million

10 Valley LLC, Spring Valley. Seller: Valley Drive LLC, Brooklyn. Property: 10 Valley Drive, Nanuet. Amount: \$710,000. Filed April 27.

115 West Street LLC, Spring Valley. Seller: Harriet Equity Holdings LLC, Brooklyn. Property: 115 Harriet Tubman Way, Spring Valley. Amount: \$999,000. Filed April 22.

140 Park LLC, Spring Valley. Seller: Rivkah Faivelson, Spring Valley. Property: 140 144 Park Lane, Monsey. Amount: \$999,000. Filed April 22.

16 Highview Avenue LLC, Brooklyn. Seller: Estate of Roberta C. Doremus, Suffern. Property: 16 Highview Ave., Airmont. Amount: \$784,500. Filed April 17.

21 Hearthstone Lane LLC, Clifton, New Jersey. Seller: Elsa E. Villalobos, Monsey. Property: 21 Hearthston Lane, Chestnut Ridge. Amount: \$630,000. Filed April 16.

254 N. Main LLC, New City. Seller: David A. Marrero, Ridgefield, Connecticut. Property: 254 N. Main St., New City. Amount: \$715,000. Filed April 22.

55 Carlton LLC, Monsey. Seller: Aaron Graus, Spring Valley. Property: 53 and 55 Carlton Road, Monsey. Amount: \$850,000. Filed April 21.

55 New Main LLC, Spring Valley. Seller: Schwartz Main Street LLC, Brooklyn. Property: 55 New Main St., Haverstraw. Amount: \$676,200. Filed April 21.

7 Clinton LLC, Thiells. Seller: Reic Cudworth, West Point. Property: 7 Clinton Place, Suffern. Amount: \$500,000. Filed April 20.

Avila, George, Sloatsburg. Seller: Ken Rose Properties 20 Richard LLC, Guilford, Connecticut. Property: 20 Richard St., Sloatsburg. Amount: \$400,000. Filed April 21.

Berman Mishpacha Trust, Spring Valley. Seller: Summit Patio Homes LLC, Monsey. Property: 16 Dessau Circle, New Hempstead. Amount: \$749,000. Filed April 23.

Biderman, Chaim, Brooklyn. Seller: 15 Beachwood MS LLC, Brooklyn. Property: 15 Beechwood Lane, Garnerville. Amount: \$652,000. Filed April 23.

Birnbaum, Yechezkel, Monsey. Seller: Wilmington Trust Co., Coppell, Texas. Property: 41 Hurd Ave., West Haverstraw. Amount: \$378,000. Filed April 16.

Brook Equities LLC, Spring Valley. Seller: Wilson Delva, Spring Valley. Property: 12 Dwight Ave., Spring Valley. Amount: \$725,000. Filed April 21.

Camp Spectra Inc., Monsey. Seller: Greater New Jersey Annual Conference of The United Methodist Church. Property: 47 E. Main St., Stony Point. Amount: \$525,000. Filed April 23.

Choen, Chaya S., Suffern. Seller: Tobit Group LLC, Valley Cottage. Property: 170 Leber Road, Blauvelt. Amount: \$600,000. Filed April 20.

Depew Realty LLC, Spring Valley. Seller: 123 Depew LLC, Brooklyn. Property: 123 Depew Ave., Nyack. Amount: \$565,000. Filed April 22.

Gonzalez, Guillermo F., Nyack. Seller: Wilmington Savings Fund Society FSB-Trust, Anaheim, California. Property: 21 Stephens Road, Tappan. Amount: \$495,000. Filed April 22.

Harvest Estates LLC, New City. Seller: Gary E. Eisenberg -referee, New City. Property: 170 Kearsing Parkway, Spring Valley. Amount: \$356,000. Filed April 21.

L&E 721 LLC, Yonkers. Seller: Sinanaj Holdings LLC, Ardsley. Property: 53 and 55 W. Catherine St., Nyack. Amount: \$530,000. Filed April 21.

Meoded, Roy, Nanuet. Seller: GK Realty USA LLC, Nanuet. Property: 269 Treetop Circle, Nanuet. Amount: \$505,000. Filed April 23.

New Garden Home LLC, Monsey. Seller: Solgi Hilario, Haverstraw. Property: 12 Pratt St., Haverstraw. Amount: \$30,000. Filed April 23.

Sapater LLC, Tappan. Seller: 80 Old Tappan Road LLC, Valley Cottage. Property: 80 Old Tappan Road, Tappan. Amount: \$775,000. Filed April 20.

Schneebalg, David, Kiryas Joel. Seller: ACI Realty NY LLC, Monsey. Property: 5 Jeffrey Place, Spring Valley. Amount: \$859,000. Filed April 23.

Schwartz, Joseph, Brooklyn. Seller: Summit Patio Homes LLC, Monsey. Property: 67 Dessau Circle, New Hempstead. Amount: \$850,000. Filed April 24.

SF and SH Realty LLC, Spring Valley. Seller: Michael Krutchick, Nanuet. Property: 25 Rockland Terrace, Suffern. Amount: \$515,000. Filed April 17.

Somerset 452 LLC, Pearl River. Seller: Siobhan Doyle, Orangeburg. Property: 452 Somerset Drive, Pearl River. Amount: \$375,000. Filed April 23.

Spira, David, Monsey. Seller: 2 Gilmore LLC, Monsey. Property: 2 Gilmore Drive, Stony Point. Amount: \$10. Filed April 24.

Timotheou, Maria, Valley Cottage. Seller: Michael Conklin, Valley Cottage. Property: 3 Church Lane, Valley Cottage. Amount: \$299,000. Filed April 21.

YYB 108 LLC, Spring Valley. Seller: TBF Prestige LLC, Spring Valley. Property: 7 Ward Lane, Spring Valley. Amount: \$73,674. Filed April 27.

JUDGMENTS

Ayala, Pedro, Washingtonville. \$4,118 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 2.

Baptiste, Jean Marie Jean, Middletown. \$3,276 in favor of Midland Credit Management Inc., San Diego, California. Filed April 7.

Bascomb, Richard, Newburgh. \$1,668 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

Bedoya, Jessica, New Windsor. \$1,923 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 6.

Bingell, Niesa D., Newburgh. \$14,228 in favor of Toyota Motor Credit Corp., Plano, Texas. Filed April 1.

Blank, Maria, Florida. \$3,664 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 6.

Blue Shoe USA Inc., Monroe. \$110,877 in favor of M&T Bank, Buffalo. Filed April 1.

Borges, Jessica, Monroe. \$10,268 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 8.

Borges, Jessica, Monroe. \$16,070 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 8.

Casey, Karen, Washingtonville. \$9,148 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

Cortese, Peter, Goshen. \$2,271 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 8.

Deer, Ann Marie, Rock Hill. \$22,430 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

Demont, Carol, Tuxedo Park. \$3,408 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 1.

Dilia Flores Studio LLC, Memphis, Tennessee. \$13,965 in favor of Simply Funding LLC, Chester. Filed April 1.

Dmar Enterprises Inc., Framingham, Massachusetts. \$24,168 in favor of Simply Funding LLC, Chester. Filed April 1.

Eisenstadt, Carolyn, New Windsor. \$3,993 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

Fazio, Robert, Highland Mills. \$40,833 in favor of Velocity Investments LLC, Wall, New Jersey. Filed April 2.

Ferara, Elisha A., Middletown. \$1,971 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 7.

Fernandez, Lynette, Newburgh. \$12,000 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 8.

Fontaine, Victoria, Middletown. \$16,208 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 6.

Fraser, Eneida I., Middletown. \$19,616 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 2.

Gallo, Janeth S., Newburgh. \$1,450 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed April 1.

Gold Hose LLC, Monroe. \$241,263 in favor of M&T Bank, Buffalo. Filed April 8.

Greenhill, Nancy K., Cornwall-on-Hudson. \$3,490 in favor of TD Bank USA, Portland, Maine. Filed April 1.

Gutierrez, Xiomara L., Newburgh. \$8,829 in favor of Synchrony Bank, Draper, Utah. Filed April 2.

Jimenez, Elvis, Washingtonville. \$5,957 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 1.

Jones, John, Highland Mills. \$2,184 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 8.

Kaiser, Annette K., New Windsor. \$2,737 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

Koch, Richard, Monroe. \$3,014 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 1.

Kraus, Kriendal, Monroe. \$3,843 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 7.

Lederle, Joan F., Pine Bush. \$4,023 in favor of TEG Federal Credit Union, Poughkeepsie. Filed April 1.

Lovelace, Jamie L., Tuxedo Park. \$8,461 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 6.

McKenzie, Deborah, Newburgh. \$1,667 in favor of Midland Credit Management Inc., San Diego, California. Filed April 2.

Medina, Antonio Javier, Kerhonkson. \$12,288 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed April 2.

Michel, Nahum, New Windsor. \$2,337 in favor of TD Bank USA, Portland, Maine. Filed April 2.

Miller, Eric, Monroe. \$856 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 8.

Molina, Cesar, Monroe. \$2,918 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 6.

Myke, Jeanette, Middletown. \$11,570 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed April 1.

Papa, Gianna, Marlboro. \$1,694 in favor of Synchrony Bank, Draper, Utah. Filed April 3.

Pomales, Christy, Walden. \$21,000 in favor of Unique Empires LLC. Filed April 2.

Randolph Entertainment LLC, Chicago, Illinois. \$68,178 in favor of Simply Funding LLC, Chester. Filed April 1.

RCR Industries LLC, Lantana, Florida. \$163,814 in favor of Vox Funding LLC, New York. Filed April 7.

Roby, Marcus J., Cornwall-on-Hudson. \$10,984 in favor of TD Bank USA, Portland, Maine. Filed April 3.

Rojas, Jose J., Newburgh. \$5,407 in favor of Midland Credit Management Inc., San Diego, California. Filed April 7.

Sander, Cheskel, Highland Mills. \$16,833 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 8.

Scholten, Thomas Michael, Naples, Florida. \$89,575 in favor of Vox Funding LLC, New York. Filed April 3.

Smith, Shane, Middletown. \$1,389 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 3.

Snyder, James, Cuddebackville. \$1,743 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 8.

Stewart, Craig II, Newburgh. \$1,787 in favor of Lvnv Funding, Greenville, South Carolina. Filed April 3.

Urgo, Michael, Warwick. \$2,805 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 9.

MECHANIC'S LIENS

1274 Newburgh LLC, as owner. \$34,416 in favor of United AC Refrigeration Plumbing & Heating Inc. Property: in Newburgh. Filed April 14.

14 Green LLC, as owner. \$41,945 in favor of Gotham Ready Mix LLC. Property: 14 Green Road, Monroe. Filed April 10.

16 Green Road LLC, as owner. \$15,069 in favor of Gotham Ready Mix LLC. Property: 16 Green Road, Blooming Grove. Filed April 10.

81 Duelk LLC, as owner. \$16,086 in favor of Gotham Ready Mix LLC. Property: 81 Duelk Ave., Monroe. Filed April 10.

Carbone, Rosalie, as owner. \$2,489 in favor of VMT Development LLC. Property: 313 Chestnut Ave., New Windsor. Filed April 22.

Carter, Clint, as owner. \$19,118 in favor of AMS Builders LLC. Property: 65 Wickham Ave., Goshen. Filed April 21.

Cheng, Chiu Wah, as owner. \$6,050 in favor of Gotham Ready Mix LLC. Property: 10 Bristol Drive, Middletown. Filed April 10.

Globe Garden LLC, as owner. \$6,271 in favor of Gotham Ready Mix LLC. Property: 14 Dallas Drive, Monroe. Filed April 10.

Huh Wallkill Town Center 2016 LLC, as owner. \$6,881 in favor of Gotham Ready Mix LLC. Property: 505/511 Schutt Road, Middletown. Filed April 10.

Ordonez, Elmer Elias Reyes, as owner. \$10,725 in favor of Gotham Ready Mix LLC. Property: 219 Van Ness St., Newburgh. Filed April 10.

NEW BUSINESSES

Sole Proprietorships

AGI Industries, 20 Rolands Way, Bloomingburg 12721. c/o Janet Han. Filed April 23.

Parker D., Angelica, 2 Weslin Lane, Cornwall-on-Hudson 12518. c/o Angelica D. Parker. Filed April 16.

Aunties Early Enrichment, 160 Highland Ave., Middletown 10940. c/o Tiasha Taylor Rosa. Filed April 17.

British Luxury Nail & Hair Bar, 6 On the Green, New Windsor 12553. c/o Camille K. Sabrina Bryan. Filed April 23.

Dal Group Solutions, 88 Clinton St., Apt. 3, Newburgh 12550. c/o Jose Francisco Vallejos Meza. Filed April 16.

Dirt Retrievers Cleaning, 42 Winona Ave., Newburgh 12550. c/o Anthony Tobar. Filed April 22.

Empire Painting & Construction, 69 Horton Ave., Middletown 10940. c/o Michael Huestipac. Filed April 20.

Faerie Meadow Farm, 14 Canal Drive, Godeffroy 12729. c/o Kimberly Martin. Filed April 22.

Home & Heart Pet Care, 7F Heritage Drive, Harriman 10926. c/o Nicole Whitney Schnell. Filed April 23.

Hudson Valley Heat Co., 111 Locust Lane, Newburgh 12550. c/o Robert Benjamin. Filed April 21.

Smooth Skyn Studio, 42 Quassaick Ave., New Windsor 12553. c/o Marlene Enamorada. Filed April 23.

Sozo Botanicals, 7 Ridgefield Road, Warwick 10990. c/o Rachel Bevacqua. Filed April 20.

Susan L. Finnegan Consultant, 221 Margo St., New Windsor 12553. c/o Susan Laura Finnegan. Filed April 17.

Tech Galaxy, 38 Panorama Drive, New Windsor 12553. c/o Trudy V. Moore Mckenzie. Filed April 16.

Wonderwax Chronicles, 703 Kayla Court, Newburgh 12550. c/o Steven Albert Colon. Filed April 16.

BUILDING PERMITS

Commercial

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Boyd Sefton Jr. Replace 12 double windows at 42 Bayne St., Norwalk. Estimated cost: \$16,570. Filed March 20.

Cappo, Thomas A., Norwalk, contractor for Thomas A. Cappo. Renovate single-family residence at 16 Ox Yoke Lane, Norwalk. Estimated cost: \$7,500. Filed March 26.

DiGiorgi Roofing & Siding Inc., Norwalk, contractor for Brendan and Jennifer Carney. Replace one double window at 421 Rowayton Ave., Norwalk. Estimated cost: \$5,044. Filed March 20.

Earthsake Initiatives LLC, Norwalk, contractor for Gregory Smith. Renovate single-family residence at 19 Highview Ave., Norwalk. Estimated cost: \$67,000. Filed March 27.

Home Renovation & Design LLC, Norwalk, contractor for Robert W. Uly and Jane Gamcsik. Renovate a single-family residence at 65 Newtown Ave., Norwalk. Estimated cost: \$25,000. Filed March 27.

Jeff Contractors Inc., Norwalk, contractor for Peter Mumma. Remove existing roof and reroof 184 Woodward Ave., Norwalk. Estimated cost: \$1,000. Filed March 25.

JM Roofing & Siding LLC, Norwalk, contractor for Walter R. and Lynn MaGinnis. Replace existing asphalt roof on house and garage at 11 Old Witch Court, Norwalk. Estimated cost: \$27,650. Filed March 24.

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

Moisiadis, Simela, Norwalk, contractor for Simela Moisiadis. Perform replacement alterations at 249 Westport Ave., No. F, Norwalk. Estimated cost: \$25,000. Filed March 26.

Outdoor Design LLC, Norwalk, contractor for Brian Cruse and Elysa Jacobs. Remove existing deck and replace with new deck at 5 Cottontail Road, Norwalk. Estimated cost: \$37,000. Filed March 27.

Rinaldi Brothers Roofing LLC, Norwalk, contractor for Rodrigo A. and Angela Y. Guzman. Replace roof at 38 N. Bridge St., Norwalk. Estimated cost: \$22,571. Filed March 25.

Shoreline Home Renovations LLC, Norwalk, contractor for Laura Piacenza and Joshua Sette. Remove above-ground pool and deck at 7 Red Oak Lane, Norwalk. Estimated cost: \$3,500. Filed March 27.

Stanley Construction LLC, Norwalk, contractor for Stanley Construction LLC. Install new concrete ADA ramp at building front and rear at 25 Chapel St., Norwalk. Estimated cost: \$55,450. Filed March 26.

Structure LLC, Norwalk, contractor for 12 Thomes Street LLC. Renovate single-family residence at 21 Gilbert Hill Road, Norwalk. Estimated cost: \$80,000. Filed March 23.

Structure LLC, Norwalk, contractor for 12 Thomes St LLC. Remove detached above-ground pool at 21 Gilbert Hill Road, Norwalk. Estimated cost: \$10,000. Filed March 23.

The Greyrock Companies LLC, Norwalk, contractor for Greyrock Woods LLC. Construct a new one family foundation only at 14 Singing Woods Road, Norwalk. Estimated cost: \$12,000. Filed March 26.

Two Cousins Masonry LLC, Norwalk, contractor for ACR Property LLC. Convert basement to a dwelling unit at 88 Main St., Norwalk. Estimated cost: \$50,000. Filed March 27.

Residential

Brown Roofing Company Inc., Norwalk, contractor for Xavier Lourdes. Remove existing roof and reroof 6 Neptune Ave., Norwalk. Estimated cost: \$20,000. Filed March 27.

Christova, Elina, Norwalk, contractor for Elina Christova. Install a detached structure to be used as an office at 45 Bayne St., Norwalk. Estimated cost: \$50,000. Filed March 20.

Domain Construction LLC, Norwalk, contractor for Khanal LLC. Renovate single-family residence at 30 Friendly Road, Norwalk. Estimated cost: \$15,000. Filed March 30.

ERT Painting & Carpentry LLC, Norwalk, contractor for Edgar Arpi. Replace siding at 18 Chipping Lane, Norwalk. Estimated cost: \$25,000. Filed March 27.

Herman, Brian, Norwalk, contractor for Jacob Jay Silver. Renovate bathroom at 100 Seaview Ave., No. 4/ EL, Norwalk. Estimated cost: \$14,880. Filed March 20.

Home Depot USA Inc., Norwalk, contractor for Jeffrey S. and Kiersten S. Wilson. Remove and replace four windows at 8 Phillene Road, Norwalk. Estimated cost: \$4,558. Filed March 30.

Home Depot USA Inc., Norwalk, contractor for Arlene T. Benincasa. Remove and replace 10 windows at 181 Strawberry Hill Ave., Norwalk. Estimated cost: \$13,974. Filed March 30.

Home Depot USA Inc., Norwalk, contractor for Michelle and Jude Molin. Remove and replace six windows at 23 Garner St., Norwalk. Estimated cost: \$15,711. Filed March 30.

Jaccarino, Steve, Norwalk, contractor for Stephen and Samantha Pumfleet. Renovate single-family residence at 19 Woodchuck Court, Norwalk. Estimated cost: \$100,000. Filed March 20.

Kerschner Development Company LLC, Norwalk, contractor for 9 Flicker Lane LLC. Construct foundation only single-family residence at 9 Flicker Lane, Norwalk. Estimated cost: \$45,000. Filed March 23.

Layvay Home Improvement LLC, Norwalk, contractor for Mehnoosh Afkari. Replace hole in roof at 2 Colony Place, Norwalk. Estimated cost: \$53,502. Filed March 25.

Michael Stadler Construction LLC, Norwalk, contractor for Osborne Avenue LLC. Perform replacement alterations at 48 Osborne Ave., Norwalk. Estimated cost: \$150,000. Filed March 24.

New England Foundation Crack Repair LLC, Norwalk, contractor for Nancy B. Wells. Install 2 steel concrete columns and new footing at 18 Auburn St., No. 18, Norwalk. Estimated cost: \$3,000. Filed March 24.

R&D Renovations LLC, Norwalk, contractor for Samuel A. Deycaza. Remodel asingle-family residence at 25 Deepwood Lane, Norwalk. Estimated cost: \$100,000. Filed March 30.

Simpson, Joshua P., Norwalk, contractor for Patricio Maldonado. Install auto standby generator at 7 Braybourne Drive, Norwalk. Estimated cost: \$27,650. Filed March 23.

SONO 50 LLC, Norwalk, contractor for Sono 50 LLC. Perform replacement alterations at 50 Washington St., Norwalk. Estimated cost: \$200,000. Filed March 24.

The Builders & Cleaners LLC, Norwalk, contractor for Howard Margolskee. Install above-ground pool at 37 Cedar Crest Place, Norwalk. Estimated cost: \$3,800. Filed March 30.

White Home Products Inc., Norwalk, contractor for Mitrel Andronic. Remove existing roof and reroof 25 Parallel St., Norwalk. Estimated cost: \$16,215. Filed March 30.

White Home Products Inc., Norwalk, contractor for Stuart Heights Condo. Remove existing roof and reroof 45 Stuart Ave., Norwalk. Estimated cost: \$43,000. Filed March 30.

Zakhar, Theodore, Norwalk, contractor for Linda J. Lambert. Remove existing roof and reroof 1 Thorn Apple Way, Norwalk. Estimated cost: \$14,950. Filed March 30.

COURT CASES

Bridgeport Superior Court

Cebollero, Ciara, et al, Canton. Filed by Gary Williams, Stratford. 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-26-6158551-S. Filed April 8.

DelGreco, John, et al, Hartford. Filed by Susan Randolph, Fairfield. Plaintiff's attorney: Lerner Guarino & Foodman LLC, Westport. Action: the plaintiff hired the defendant to value a ServePro business owned by her and her husband, intending to use this valuation for her divorce settlement. The defendants worked with the plaintiff, assisting with mediation and settlement issues, while defendants analyzed the business's value, for which the plaintiff paid. By accepting the plaintiff as a client, the defendants assumed the responsibility to adhere to applicable standards of care in financial valuations for divorce cases. The plaintiff relied on their advice during her divorce proceedings. However, the defendants allegedly breached their professional duty by inadequately performing and analyzing the valuation of the husband's business. 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-26-6158037-S. Filed March 26.

Geico Secure Insurance Co., Hartford. Filed by Richard Nixon Montenegro Portocarrero, Stamford. Plaintiff's attorney: Jason L. McCoy Law Offices LLC, Vernon. Action: The plaintiff suffered a collision allegedly caused by a tortfeasor driver. The defendant is the plaintiff's insurance company and required to provide benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for her injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6157839-S. Filed Dec. 22.

Wheeler, Trenton, et al, Stamford. Filed by Ahmed Nabi, Stamford. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: the plaintiff suffered a collision 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-26-6158098-S. Filed March 27.

Danbury Superior Court

Fernandez-Ventura, Ricardo Cesarin, et al, Danbury. Filed by Yamira Gibson, Danbury. Plaintiff's attorney: Alan Barry & Associates, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058688-S. Filed March 25.

Russel Speeder's Car Wash, East Hampton. Filed by Tiffany Cardin, Danbury. Plaintiff's attorney: Senich Law Firm The LLC, Middlebury. Action: the plaintiff was at the defendant's premises when she attempted to enter through a door to a room for cleaning car mats when suddenly and without warning the door slammed shut closing on the plaintiff's right hand. The incident was allegedly caused by the negligence and carelessness of the defendant. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058719-S. Filed March 26.

Vadas, Christopher S., et al, Redding. Filed by Jacqueline Herran Torrijos, Tarrytown, New York. Plaintiff's attorney: Ventura and Ribeiro LLC, Danbury. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-26-6058604-S. Filed March 17.

Yamin, Michael R., Brookfield. Filed by Capital One NA, McLean, Virginia. Plaintiff's attorney: London & London, Newington. Action: The plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant allegedly failed to make payments. The plaintiff seeks monetary damages less than \$15,000, exclusive of interest and costs. Case no. DBD-CV-26-6058403-S. Filed March 5.

Stamford Superior Court

Brown, Sean S., et al, Darien. Filed by Wells Fargo Bank, NA, Charlotte, North Carolina. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff was assigned the mortgage property of the defendants. who defaulted on the terms of the agreement and failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the property premises, and 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-26-6079376-S. Filed March 17.

Fred, Daniel John, Westport. Filed by Batuhan Daban, Norwalk. Plaintiff's attorney: Ralph A. Romano, Norwalk. Action: the plaintiff was driving north on Saugatuck Avenue Westport, Connecticut, with the defendant, as a passenger. Without warning, the defendant allegedly attacked the plaintiff from behind, striking him forcefully in the face and body, which constituted an assault and resulted in harmful and offensive contact. The plaintiff had to abruptly stop the vehicle to avoid further harm, suffering injuries because of the assault. 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-26-6079980-S. Filed March 31.

Huzina, John, et al, Norwalk. Filed by Francesca Danielle Kurkjian, Norwalk. Plaintiff's attorney: Wool Leydon LLC, Stamford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-26-6079614-S. Filed March 16.

Kaufman, Tammy, Seneca Falls, New York. Filed by Black Rock Asset Management, LLC, Portland, Oregon. Plaintiff's attorney: Philip Russell LLC, Cos Cob. Action: the plaintiff and defendant entered into an agreement for the defendant to transport a Lexus from Darcars in Greenwich to West Coast Shipping in Linden, New Jersey. The plaintiff fulfilled its obligations under the agreement: however, the defendant breached the contract by failing to deliver the Lexus. Consequently, the plaintiff suffered damages as a direct result of this breach. 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-26-6079431-S. Filed March 10.

DEEDS

Commercial

101 Applegate Road LLC, Fairfield. Seller: Mark P. Michael, et al, Milford. Property: 101 Applegate Road, Fairfield. Amount: \$629,000. Filed April 8.

11 Rex Street Trust, Greenwich. Seller: Celeste Guerrero and Jader Tuiran Laras, Fairfield. Property: 11 Rex St., Greenwich. Amount: \$823,000. Filed April 16.

228 Seaside Avenue LLC, Stamford. Seller: Nancy Ali, Kissimmee, Florida. Property: 228 Seaside Ave., Stamford. Amount: \$675,000. Filed April 1.

276 ORD LLC, Greenwich. Seller: Brian F. Carroll and Melinda C. Carroll. Greenwich. Property: Meadow Wood Drive. Greenwich. Amount: \$10. Filed April 15.

94 Seaside Avenue LLC, Redding. Seller: Salvatore Massimo, Redding. Property: 94 Seaside Ave., Stamford. Amount: SN/A. Filed April 2.

Bennett Browne, Daniel and Veronica Margarita Rodriguez Miranda Greenwich. Seller: Nucastle of Central Florida LLC, Lakeland, Florida. Property: View Street, Greenwich. Amount: \$1. Filed April 15.

Brenner, Terence D. and Claudia Brenner, Stamford. Seller: Alexandra I. Salvatore, Stamford. Property: 20 Norman Road, Stamford. Amount: \$900,000. Filed March 31.

East Clark Properties LLC, Stamford. Seller: Frank J. Steinegger, et al, Darien. Property: 19 Daly St., Stamford. Amount: \$10. Filed March 31.

East Clark Properties LLC, Stamford. Seller: Frank J. Steinegger, et al, Darien. Property: 38 Clarks Hill Ave., Stamford. Amount: \$10. Filed March 31.

East Clark Properties LLC, Stamford. Seller: Frank J. Steinegger, et al, Darien. Property: 41-43 Clarks Hill Ave., Stamford. Amount: \$10. Filed March 31.

Fitzell, Jordyn M., Stamford. Seller: Bedford A8 LLC, Stamford. Property: 2289 Bedford St., Unit A8, Stamford. Amount: \$395,000. Filed March 30.

Gjoni, Mikel, Stamford. Seller: Jing Xu, New Canaan. Property: 17 Oenoke Place, Stamford. Amount: \$1,200,000. Filed April 1.

Hulls Farm Partners LLC, Fairfield. Seller: Gregory R. Madzio and Hanna A. Madzio, Southport. Property: 85 Jessica Lane, et al, Fairfield. Amount: \$80,000. Filed April 7.

King Carlos LLC, Greenwich. Seller: Jerome Walsh and Jacqueline Walsh, Greenwich. Property: 16 Orchard Drive, Greenwich. Amount: \$0. Filed April 14.

Lowden, Catherine Anne, Greenwich. Seller: Old Church Road LLC, New York, New York. Property: 1 Old Church Road, Unit 1, Greenwich. Amount: \$10. Filed April 13.

Luu, Austin and Monica Wong, Norwalk. Seller: L3X LLC, Fairfield. Property: 115 Mayfair Road, Fairfield. Amount: \$1,160,000. Filed April 6.

Natoli-Sheehan, Lisa and David V. Sheehan III, Fairfield. Seller: 154 Gorham LLC, Monroe. Property: 154 Gorham Road, Fairfield. Amount: \$2,600,000. Filed April 7.

NMS Lafayette LLC, Cos Cob. Seller: Margaret J. Keteltas, Valley Cottage, New York. Property: 47 Lafayette Place, Unit 6-J, Greenwich. Amount: \$700,000. Filed April 14.

Rabanales, Uris A., Stamford. Seller: 46 Stafford LLC, Stamford. Property: 46 Stafford Road, Stamford. Amount: \$583,000. Filed March 30.

Ramkalawan, Aaron, Stamford. Seller: Gator Management LLP, Stamford. Property: 50 North St., Unit 202, Stamford. Amount: \$225,000. Filed April 1.

Shore Holdings LLC, Greenwich. Seller: Andrew Dinesh Adams and Laura Adams, Greenwich. Property: 249 Shore Road, Greenwich. Amount: \$10. Filed April 13.

Smith, Alexander C., Fairfield. Seller: 42 Robin Circle LLC, Fairfield. Property: 42 Robin Circle, Fairfield. Amount: \$2,069,000. Filed April 8.

Stamford 260 MP RK7 LLC, Chicago, Illinois. Seller: 260 Long Ridge Land LLC, Stamford. Property: 260 Long Ridge Road, Stamford. Amount: \$10. Filed March 30.

Starfish Gerry Street LLC, Greenwich. Seller: 37 Gerry Street LLC, Stamford. Property: 37 Gerry St., Greenwich. Amount: \$1,625,000. Filed April 16.

STGRI LLC, Brooklyn, New York. Seller: 28 Dolsen LLC, Stamford. Property: 28 Dolsen Place, Stamford. Amount: \$940,000. Filed March 30.

Residential

Allen, Kathleen and Robert C. Allen, Fairfield. Seller: Katherine C. Gent and Patrick M. Meggers, Fairfield. Property: 11 Tuckahoe Lane, Fairfield. Amount: \$1,590,000. Filed April 9.

Baer, Frederick A. and Sharyn N. Baer, Stamford. Seller: Frederick A. Baer and Sharyn N. Baer, Stamford. Property: 60 Revonah Circle, Stamford. Amount: \$1. Filed March 30.

Bennett, Scott, Hartford. Seller: Maxwell J. Loeb, Stamford. Property: 25 Forest St., Unit 15E, Stamford. Amount: \$435,000. Filed April 1.

Ceci, Vittorio and Maryann Ceci, Greenwich. Seller: Salvatore R. Longo III, Cos Cob. Property: 55 Cos Cob Ave., Cos Cob. Amount: \$910,000. Filed April 13.

Downey, Christopher, Stamford. Seller: Janice Linnan and William Mark Linnan, Stamford. Property: 188 Emery Drive East, Stamford. Amount: \$795,000. Filed April 2.

Downey, Christopher, Stamford. Seller: Janice Linnan and William Mark Linnan, Stamford. Property: 91 Knobloch Lane, Stamford. Amount: \$680,000. Filed April 2.

England, Eilhys, Greenwich. Seller: Eilhys England, Greenwich. Property: 260 Riversville Road, Greenwich. Amount: SN/A. Filed April 13.

Fattori, Ruth A., Greenwich. Seller: Deborah M. Reif, Greenwich. Property: Winthrop House, Unit 65, Greenwich. Amount: \$10. Filed April 16.

Fokina, Natalia, Fairfield. Seller: Alice Fournier, Fairfield. Property: 855 Riverside Drive, Fairfield. Amount: \$980,000. Filed April 8.

Hopkins, William, Stamford. Seller: Rosemary Rigakos, Stamford. Property: 1611 Washington Blvd., Penthouse A, Stamford. Amount: \$495,000. Filed April 2.

Hubbert, Daniel, Riverside. Seller: William J. Park and Marilyn H. Park, Greenwich. Property: 108 Husted Lane, Greenwich. Amount: \$1. Filed April 15.

Kennedy, Madeline and Nathan Cull, Brooklyn, New York. Seller: Ana Marte, Stamford. Property: 102 Hirsch Road, Stamford. Amount: \$820,000. Filed April 2.

Kolenberg, Olivia Jacqueline and Robert Andrew Kolenberg II, Stamford. Seller: Arpan AtulKumar Shah and Kaushikbhai Parekh, Trumbull. Property: 62 Ridge Park Ave., Stamford. Amount: \$715,000. Filed March 30.

LaBrie, Joseph and Marie LaBrie, Fairfield. Seller: Beverly J. Wright, Fairfield. Property: 208 Glengarry Road, Fairfield. Amount: \$525,000. Filed April 10.

Labrosciano, Sergio, Stamford. Seller: Christian M. Spano and Miranda E. Spano, Stamford. Property: 5 Hundley Court, Unit LL, Stamford. Amount: \$310,000. Filed March 30.

Lynch Dean, Virginia Dorothy, Fairfield. Seller: Virginia Lynch, Fairfield. Property: 215 Fair Oak Drive, Fairfield. Amount: \$0. Filed April 8.

Mathur, Ritesh and Vineeta Mathur, Stamford. Seller: John Isacs, Stamford. Property: 1400 Bedford St., Unit 11, Stamford. Amount: \$455,000. Filed April 1.

Ostrup, Matthew and Laura Minskoff, New York, New York. Seller: Marcy Y. Hanna and Tim N. Hanna, Greenwich. Property: 182 Taconic Road, Greenwich. Amount: \$6,325,000. Filed April 13.

Pickard, Lynne Sparks, Washington, D.C. Seller: Ashley Jaffe and Zach Israel, Riverside. Property: 10 Lockwood Road, Riverside. Amount: \$10. Filed April 13.

Pinto Junior, Vagner Luis and Chrystianne Barcelar, Greenwich. Seller: Justin A. Friedman, Portland, Maine. Property: 57 View Street West, Greenwich. Amount: \$775,000. Filed April 14.

Proctor, Woodrow and Katherine Suzanne Proctor, Stamford. Seller: Harold J. Topper and Sharlee F. Topper, Stamford. Property: 49 Minivale Road, Stamford. Amount: \$975,000. Filed March 31.

Reville Jr., Philip C., Port Chester, New York. Seller: Joseph I. Loonan, Ridgefield. Property: 5 Old Wagon Road, Stamford. Amount: \$1,025,800. Filed April 1.

Rykowski, Katherine, Croton-on-Hudson, New York. Seller: Christian Essner, Stamford. Property: 40 Oenoke Place, Unit 13, Stamford. Amount: \$696,000. Filed April 2.

Talkington, Gregory Joshua and Lesley Schiffman, Baltimore, Maryland. Seller: Erik Martin and Leia Sopata, Fairfield. Property: 1353 Mill Plain Road, Fairfield. Amount: \$920,000. Filed April 10.

Tamayo, Julie L. and Jose L. Tomayo, Fairfield. Seller: Lorraine M. de Hahn, Fairfield. Property: 16 Paisley Lane, Fairfield. Amount: \$650,000. Filed April 7.

Uddin, Ala, Stamford. Seller: Noel Sainrilus and Exilienne Sainrilus, Stamford. Property: 107 Lockwood Ave., Unit 1B, Stamford. Amount: \$307,000. Filed April 1.

Welsh, Stephen and Susan Welsh, New York, New York. Seller: Nina Fattahi and Christopher Terry, Fairfield. Property: 88 Overhill Road, Fairfield. Amount: \$1,610,000. Filed April 7.

AVP, Principal API Software Development Engineer, Synchrony Bank, Stamford, CT.

Desgn soltns for bus needs by docmntg systs, data, & bus logc of an end-to-end bus prcss. Req Bach's deg or frgn equiv deg in Comp Sci, Comp Engg or a rel fld, & 6 yrs of pst-bach, prgrssve, rel wrk exp. 100% Telcmmtng prmttd. To apply, email resume referencing job code CT0088 in subject line to: kristine.mackey@syf.com.

Williams Jr., Frank R. and **Victoria R. Williams**, Stamford. Seller: David P. Rosenzweig and Karen P. Ross, Stamford. Property: 490 June Road, Stamford. Amount: \$2,500,000. Filed March 31.

MORTGAGES

10 CBR LLC and **10 CBR 2 LLC**, Greenwich, by David W. Hopper. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 10 Copper Beech Road, Greenwich. Amount: \$2,031,000. Filed April 2.

135 Josephine Evaristo Avenue LLC, Greenwich, by James Kavanagh. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 555-557 W. Putnam Ave., Greenwich. Amount: \$720,000. Filed April 2.

Amato, Henry and **Christine Amato**, Old Greenwich, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 3 Lockwood Ave., Old Greenwich. Amount: \$500,000. Filed March 30.

Bablak, Robert and **Madelyn Bablak**, Fairfield, by Albert T. Strazza. Lender: Reliant Home Funding Inc., 445 Broadhollow Road, Suite 334, Melville, New York. Property: 136 Crane St., Fairfield. Amount: \$538,000. Filed March 26.

Bravo Beneitez, Rodrigo and **Sharon Wiley Bravo**, Riverside, by David E. Hoyle. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 18 Terrace Ave., Riverside. Amount: \$2,636,710. 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

Calicchio, Samantha Lynae, Stamford, by Seth J. Arnowitz. Lender: Ives Bank, 220 Main St., Danbury. Property: 2437 Bedford St., Unit C11, Stamford. Amount: \$300,000. Filed March 16.

Campbell, Robert F.K. and **Zuzanna I. Campbell**, Greenwich, by M. Cassin Maloney Jr. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 39 Boulder Brook Road, Greenwich. Amount: \$3,350,500. Filed April 1.

Catalano Jr., Robert and **Dominique Catalano**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 123 Brook Run Lane, Stamford. Amount: \$609,800. Filed March 20.

Cepeda, Jose Alberto and **Esther Ramirez-Cepeda**, Stamford, by Antonio Faretta. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 8 Crab Apple Place, Stamford. Amount: \$250,000. Filed March 19.

Colon, Paige D., Fairfield, by Daniel Vincent Randazzo. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 260 Weeping Willow Lane, Fairfield. Amount: \$269,000. Filed March 23.

Como Jr., Dominick J. and **Christina A. Como**, Fairfield, by Anna Chmarzynska. Lender: First County Bank, 117 Prospect St., Stamford. Property: 183 Rowland Road, Fairfield. Amount: \$150,000. Filed March 26.

Curley, Craig A. and **Gatherine R. Curley**, Fairfield, by Tenneil Bailey. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 109 Lakewood Drive, Fairfield. Amount: \$100,000. Filed March 25.

Dietz, Debra Lynn and **Mazyar Yaghmaie**, Stamford, by Benjamin McEachin. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 1 Ocean View Drive, Stamford. Amount: \$500,000. Filed March 16.

Donovan, Sean Patrick, Stamford, by Leon M. Krolikowski. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 175 West Ave., No. 2, Stamford. Amount: \$516,750. Filed March 17.

Doyle, Michael and **Margaret Doyle**, Stamford, by Carolyn Elizabeth Smith Brown. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 160 Joffre Ave., Stamford. Amount: \$51,021. Filed March 18.

Farrington, David K. and **Cynthia A. Farrington**, Fairfield, by Jennifer E. Ganim. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 108 Roseville St., Fairfield. Amount: \$528,750. Filed March 23.

Ferraro, Amy W. and **Michael E. Boyle**, Fairfield, by Kathlyn L. Braun. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 49 Warde Terrace, Fairfield. Amount: \$447,000. Filed March 26.

Gerlach, Kaitlyn Arlene and **Christopher Gerlach**, Riverside, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 36 Hendrie Ave., Riverside. Amount: \$2,535,000. Filed March 31.

Henry, Marie, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 86 Lawrence Road, Fairfield. Amount: \$400,000. Filed March 27.

Higgins IV, Richard and **Rachel Higgins**, Greenwich, by N/A. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 25 Indian Harbor Drive, Apt. 1, Greenwich. Amount: \$758,000. Filed April 2.

Hossain, Mohammad Ima and **Nurnaheer Bina Hossain**, Stamford, by Antoinette R. Kaine. Lender: Meadowbrook Financial Mortgage Bankers Corp, 1600 Stewart Ave., Suite 701, Westbury, New York. Property: 656 Cove Road, Stamford. Amount: \$692,000. Filed March 19.

Humphrey, Thomas P. and **Cynthia A. Humphrey**, Greenwich, by Joseph Cessaro. Lender: Morgan Stanley Private Bank, NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati. Property: 479 North St., Greenwich. Amount: \$3,000,000. Filed March 31.

Islam, Afnan and **Parisha Alam**, Stamford, by Michael T. Nedder. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 850 E. Main St., No. 518, Stamford. Amount: \$538,461. Filed March 18.

Jensen, Alex and **Natalie Jensen**, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 1622 Shippan Ave., Stamford. Amount: \$1,424,830. Filed March 18.

Katalan, David and **Lindsey Katalan**, Greenwich, by Vicki K. Johnson. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 28 Thunder Mountain Road, Greenwich. Amount: \$4,912,500. Filed March 31.

Kelly, Peter Thomas and **Emma Alice Pochintesta**, Riverside, by Ann Brown. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 8 Mary Lane, Riverside. Amount: \$221,804. Filed April 1.

Klein, Matthew and **Alexandra Cannon**, Riverside, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 32 Crescent Road, Riverside. Amount: \$2,882,800. Filed March 31.

Kutay, Leland and **Chelsea Kutay**, Greenwich, by William Zorzy. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 66 N. Old Stone Bridge Road, Greenwich. Amount: \$2,360,000. Filed April 2.

Lehaney Myers, Erin K., Fairfield, by Chris Barreto. Lender: Kind Lending LLC, 1920 Main St., Suite 1200, Irvine, California. Property: 199 Henderson Road, Fairfield. Amount: \$695,000. Filed March 25.

Losey, Anthony, Fairfield, by Patrick Q. Mitchell. Lender: Pentagon Federal Credit Union, 7940 Jones Branch Drive, Tysons, Virginia. Property: 59 Emmy Lane, Fairfield. Amount: \$59,250. Filed March 25.

Lysobey, Zachary and **Hallie Picarello**, Westport, by Elizabeth A. Edwards. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 357 Harvester Road, Fairfield. Amount: \$457,500. Filed March 24.

Martin, Kevin M., Fairfield, by Descera Daigle. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 599 Old Dam Road, Fairfield. Amount: \$610,000. Filed March 26.

McKibben, Jack and **Nicole McKibben**, New York, New York, by M. Cassin Maloney Jr. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 29 Sound Beach Ave., Old Greenwich. Amount: \$1,870,000. Filed March 30.

McMahon, Matthew and **Barbara Silva**, Harrison, New York, by Ryan Schlotterback. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 1465 E. Putnam Ave., Unit 306, Old Greenwich. Amount: \$382,500. Filed March 31.

Menon, Sunita and **Charles W. Hill**, Stamford, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 695 Hunting Ridge Road, Stamford. Amount: \$225,000. Filed March 17.

Mintz, Stacey Meryl, Fairfield, by Brian S. Cantor. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 342 Midlock Road, Fairfield. Amount: \$570,500. Filed March 27.

Moco, Luis, Fairfield, by Tracey Ann N. Plummer. Lender: Valon Mortgage Inc., 14647 S. 50th St., Suite A150, Phoenix, Arizona. Property: 37 Redfield Road, Fairfield. Amount: \$105,120. Filed March 23.

Molettieri, Francis and **Elizabeth Fesenmeyer**, Rye, New York, by Charles P. Abate. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 154 Knox Road, Stamford. Amount: \$743,400. Filed March 19.

Morley, Stephanie L., West Greenwich, Rhode Island, by Lisa E. Verducci. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 235 Mishnock Road, West Greenwich, Rhode Island. Amount: \$200,000. Filed April 2.

O'Kane, Paul J. and **Amy M. O'Kane**, Darien, by Glen J. Moore. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 137 Millard St., Fairfield. Amount: \$1,312,500. Filed March 23.

Paart, Marcus, Stamford, by Marlene E. Macaуда. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 53 Hilltop Drive, Southport. Amount: \$633,625. Filed March 23.

Pang, Xiaoran and **Xiao Xiao**, Stamford, by Jonathan J. Martin. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 200 Davis Ave., Greenwich. Amount: \$1,425,000. Filed March 31.

Parelli, Michael and **Dana Parelli**, Greenwich, by Laura Carolina Silva. Lender: First County Bank, 117 Prospect St., Stamford. Property: 192 Hobart Ave., Greenwich. Amount: \$350,000. Filed March 30.

Parker-Stephens, Stacy and **Craig Stephens**, Fairfield, by Cynthia M. Salemme-Riccio. Lender: Amerisave Mortgage Corporation, 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 70 Thornhill Road, Fairfield. Amount: \$197,000. Filed March 27.

Parker, Andrew J. and **Juliette P. Parker**, Stamford, by Scott Rogalski. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 49 Black Twig Place, Stamford. Amount: \$460,000. Filed March 16.

Paternina, Gabriel and **Maria Fuertes Valles**, Stamford, by Peter B. Benedict. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 211 Pinewood Road, Stamford. Amount: \$375,000. Filed March 20.

Pednekar, Dipti N. and **Nilesh Pednekar**, Greenwich, by Shetal Nitin Malkan. Lender: Loandepot.com, LLC, 6561 Irvine Center Drive, Irvine, California. Property: 4 Sheephill Road, Riverside. Amount: \$250,000. Filed April 2.

Plessner, Jon Brent and **Christine Stallone**, Fairfield, by Crystal E. Ogrinc. Lender: Sikorsky Financial Credit Union Inc, 1000 Oronoque Lane, Stratford. Property: 120 Paddock Hill Lane, Fairfield. Amount: \$250,000. Filed March 24.

Pope, William H. and **Beth R. Pope**, Stamford, by Shetal Nitin Malkan. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 93 Rockledge Drive, Stamford. Amount: \$200,000. Filed March 16.

Rodriguez Esquivel, Gerardo and **Carmen Suarez Gonzalez**, Old Greenwich, by Jonathan J. Martin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 71 S. Park Ave., Old Greenwich. Amount: \$2,680,000. Filed April 2.

Romero, Augusto, Stamford, by Alexander Zuluoga. Lender: CMG Mortgage Inc., 55 Walls Drive, Suite 201, Fairfield. Property: 444 Bedford St., Apt. 3R, Stamford. Amount: \$300,000. Filed March 20.

Romero, Maria I. and **Norman Romero**, Stamford, by Benjamin McEachin. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 76 Russet Road, Stamford. Amount: \$1,005,000. Filed March 17.

Rose, Simon, Greenwich, by Florence V. Watson. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 55 Mooreland Road, Greenwich. Amount: \$2,000,000. Filed March 30.

Rossi, Danielle E. and **Jeremy D. Rossi**, Greenwich, by Shetal Nitin Malkan. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 34 Pleasant St., Cos Cob. Amount: \$475,000. Filed March 31.

Schwartz, Peter L. and **Karen S. Schwartz**, Fairfield, by Christopher A. Stratton. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 74 Coach Lane, Fairfield. Amount: \$747,500. Filed March 24.

Skeats, Lawrence, Stamford, by Cynthia M. Salemme-Riccio. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 58 Skymeadow Drive, Stamford. Amount: \$118,000. Filed March 20.

Slutsky, Richard M., Greenwich, by Debra A. Gasbarri. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 92 Greenwich Hills Drive, Greenwich. Amount: \$300,000. Filed April 1.

Smith, Mabel Jennings and **Christopher Smith**, Fairfield, by Antonio Faretta. Lender: Mutual of Omaha Mortgage Inc., 3131 Camino del Rio N., San Diego, California. Property: 84 Salt Meadow Road, Fairfield. Amount: \$141,866. Filed March 27.

Sproule, David and **Sue Sproule**, Old Greenwich, by Robert E. Murray Jr. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 25 West Way, Old Greenwich. Amount: \$10,000,000. Filed April 1.

Stone, Shoshana, Stamford, by Seth J. Arnowitz. Lender: Ives Bank, 220 Main St., Danbury. Property: 212 High Clear Drive, Stamford. Amount: \$840,000. Filed March 20.

Sutin, Ekaterina, Stamford, by Donald K. Bradford. Lender: Liberty Bank, 315 Main St., Middletown. Property: 22 Winesap Road, Stamford. Amount: \$665,100. Filed March 17.

Tapia, Philip and **Alexa Tapia**, Greenwich, by Cynthia M. Salemme-Riccio. Lender: NBKC Bank, 8320 Ward Parkway, Kansas City, Missouri. Property: 44 Angelus Drive, Greenwich. Amount: \$642,000. Filed March 30.

Tawfik, Romany W. Sanaa Wassef, Fairfield, by Jonathan T. Hoffman. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 212-214 York Road, Fairfield. Amount: \$512,000. Filed March 24.

Valle, Joseph A. and **Christine Valle**, Fairfield, by Hanna Zmarlicka. Lender: Achieve Financial Credit Union, P.O. Box 7030, Berlin. Property: 77 Reynolds Drive, Fairfield. Amount: \$100,000. Filed March 25.

Wakeling, Emily M. and **Eric C. Lee**, Greenwich, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 79 Pemberwick Road, No. B, Greenwich. Amount: \$162,000. Filed April 2.

Wiener, Jonathan I. and **Miriam S. Lieber**, Stamford, by Robert A. Pacelli Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 32 Lindsey Ave., Stamford. Amount: \$581,000. Filed March 19.

Wilson, Christina Elizabeth, Fairfield, by Jeff Dearden. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 132 Beaver St., Fairfield. Amount: \$365,000. Filed March 24.

Zampa, Robert and **Staci Zampa**, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 761 Stillwater Road, Stamford. Amount: \$450,000. Filed March 18.

Zanfardino, J. Robert and **Lauren Zanfardino**, Fairfield, by Stacy Surgeon. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 393 Winnepege Drive, Fairfield. Amount: \$500,000. Filed March 27.

NEW BUSINESSES

Ajax Energy, 9 W. Broad St., Ninth floor, Stamford 06902, c/o TFS Energy Futures LLC. Filed May 1.

Arsens Gym, 112 Main St., Norwalk 06851, c/o Sapsa Arsen. Filed March 23.

Balance and Bloom Pediatric Therapy, 132 Flax Hill Road, Unit 1-B, Norwalk 06854, c/o Deborah Lang. Filed March 30.

Balanced Horizons Therapy, 132 Flax Hill Road, Unit 1-B, Norwalk 06854, c/o Deborah Lang. Filed March 30.

Ceja Tech and Trade, 252 Richards Ave., Norwalk 06850, c/o Sergio Ceja. Filed March 23.

De Vivo Consulting, 13 Yankee Doodle Court, Norwalk 06851, c/o Antonio De Vivo. Filed March 31.

Everlasting Beauty Salon, 43 Bank St., Stamford 06901, c/o SMS Services LLC. Filed April 30.

Flawless Capital Group, 9 W. Broad St., Suite 320, Stamford 06902, c/o DMS Equities LLC. Filed April 24.

Gaby Magazine International, 23 Charles St., Apt. 01, Norwalk 06855, c/o Milagros D. Blanco. Filed March 27.

Musician (Bravo Wilson), 238 East Ave., Norwalk 06855, c/o Clayton W. Merton. Filed March 25.

Nail's by Castro, 7 Broad St., No. 105 Stamford 06901, c/o Vanessa Castro. Filed April 27.

On The Brew Coffee Company, 21 Davenport St., Stamford 06902, c/o On the Brew Coffee Company LLC. Filed April 29.

Pinot's Palette, 25 Harbor Point Road, Stamford 06902, c/o Creative Corks LLC. Filed April 30.

PMI U.S. Sales & Distribution Company, 677 Washington Blvd., Suite 1100, Stamford 06901, c/o Swedish Match North America LLC. Filed April 29.

Resonant Wave Healing, 27 Gilford St., Stamford 06907, c/o Resonant Wave Healing LLC. Filed April 30.

The Champagne Room International, 916 Hope St., Stamford 06907, c/o Gregory Martin. Filed April 29.

Triple S Interiors, 337 Westport Ave., Norwalk 06851, c/o Steve DeMarco. Filed March 26.

Wecycle We. Move, 35 Van Zant St., Norwalk 06855, c/o Joshua Deon McCoy. Filed March 25.

Well Played, 66 Glenbrook Road, 1329, Stamford 06902, c/o Alice Houel. Filed April 30.

Wolf & Co, 25 Bobwhite Drive, Norwalk 06851, c/o Anna Wolf. Filed March 26.



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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

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WELCOME

Congratulations to the 2026 Doctors of Distinction: Total Wellness honorees. This recognition honors not only your professional excellence, but also the compassion, leadership and dedication you bring to improving the health and well-being of our communities.

Westfair Business Journal is proud to celebrate your achievements and provide a forum where medical professionals can connect, share knowledge and inspire one another. Your work continues to make a meaningful impact on patients, colleagues and the future of health care, and we are honored to recognize your contributions tonight.

PROGRAM

5:30 – 6:20 p.m.: Cocktail hour
Beer & Wine • Passed Hors-d'Oeuvres • Networking

Opening Remarks

Natalie Holland, *Events Director*
Westfair Business Journal

Peter P. Semczuk, DDS, MPH, *Regional Senior Vice President for New York City and Executive Director, Moses Campus & Faculty Practice Group*

Montefiore Einstein

6:20 – 6:50 p.m.: Panel Discussion

6:50 – 8 p.m.: Awards ceremony

Congratulations Dr. Christopher Iannuzzi

Medical Director, Radiation Oncology
Chairman, Department of Oncology

Recipient of the 2026 Doctors of Distinction: Total Wellness Awards

We are proud to celebrate your leadership, expertise, and compassion. You continue to touch the lives of countless colleagues and patients.

Your dedication to advancing cancer treatment in our community reflects our mission to provide exceptional care for those we serve.



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A silver Lucid Gravity SUV is parked on a dirt road in a forest. The car is shown from a side profile, facing left. The background consists of tall, thin trees and dense foliage, creating a natural and serene setting. The lighting is soft, suggesting a forest environment.

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CARA PENSABENE, MD
Global Medical Director at Mastercard
**American Heart Association of
Westchester and Fairfield Counties Board of Director**

Dr. Cara Pensabene is Mastercard's global medical director, serving as the primary medical adviser to the organization and supporting employee health and well-being. She has more than 10 years of clinical experience in internal medicine, primary care and telemedicine, along with corporate leadership experience in health initiatives including prevention, women's health, lifestyle medicine, mental well-being, and occupational health and wellness. Pensabene is board-certified in internal medicine and serves on the board of directors for the American Heart Association's Eastern States Region. She earned her medical degree from the Stony Brook University School of Medicine and completed her residency training in internal medicine at Stony Brook University Medical Center. Pensabene lives in Westchester County with her husband and three young children.

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*Doctors of Distinction 2026
Total Wellness Honoree*



**Kristine Sposato, DNP,
MSN-FNP, RN**

Senior Director of Occupational
Health Services & Employee Wellness
White Plains Hospital



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VANESSA M. REISER, LCSW

Author, Founder and CEO

Tell a Therapist, LLC

Vanessa Reiser is a mother, author, entrepreneur, two-time Ironman and psychotherapist licensed in New York, New Jersey, Massachusetts and Florida, specializing in narcissistic and cult abuse. She is the founder of Tell a Therapist LLC and is best known for running across New York state — 285 miles in 11 days — in a wedding dress to raise awareness about narcissistic abuse. She later completed runs across New Jersey, Connecticut, Massachusetts and Rhode Island, with plans to run across Maryland on June 5, 2026. Her insights are both personal and professional, giving her a unique perspective on this form of domestic abuse. Reiser recently published “Narcissistic Abuse: A Therapist’s Guide to Identifying, Escaping, and Healing from Toxic and Manipulative People,” available through Hachette Book Group and Amazon. Reiser holds a bachelor’s degree in political science and a Master of Social Work from the University of Southern California with a focus on community organizing. She is also a social media influencer who shares educational and validating information for people impacted by narcissistic abuse. Reiser has been interviewed by outlets including People Magazine, The New York Times, Fox News, MSN and New York Post.

Congratulations to the Doctors of Distinction recipients including our very own.

Here at Yale New Haven Health, we are proud to recognize Hande Omur, MD, representing Greenwich Hospital as this year's recipient of the prestigious Doctors of Distinction award. Her compassion, talent, and dedication are exceeded only by tireless commitment to treating each and every patient with the greatest of care.

Total Wellness honoree

Hande Omur, MD
Associate Medical Director of
Interventional Psychiatric Services
Greenwich Hospital





LORI SOLOMON, M.D., M.P.H., FAAFP
Chair of Family & Community Medicine and Medical Director
Family Health Center at New York Medical College

Dr. Lori Solomon earned a Bachelor of Science from University of California San Diego and both her medical degree and Master of Public Health from New York Medical College. She completed her residency in family medicine at Brown University, where she served as chief resident. Solomon is chair of the Department of Family and Community Medicine and medical director of the NYMC Family Health Center. Inspired to improve the patient experience and health outcomes, she launched a new family medicine practice at New York Medical College co-located with the dental clinic at Touro College of Dental Medicine. She is passionate about helping patients adopt healthy lifestyles throughout every stage of life. Her experience includes developing community teaching sites, establishing a longitudinal integrated clerkship and redesigning the medical education curriculum at New York Medical College. She also worked with the National Board of Medical Examiners to develop questions for Steps 2 and 3 of the U.S. Medical Licensing Examination and serves on the Leadership Development Committee for the Association of Departments of Family Medicine. Her professional interests include improving clinical practice models, leadership development, mentorship and longitudinal skill development. Solomon is a member of the medical honor society Alpha Omega Alpha and was named a 2022 Healthcare Hero by Westchester Magazine.

2026
**Doctors of
Distinction**



Optum Medical Care and Crystal Run Healthcare proudly congratulate Doctors of Distinction honorees

***Adele El Kareh, MD, PhD, FACOG,
and Sherma Winchester-Penny, MD***

Thank you for your unwavering commitment
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Michael DiGiorno, DO, MHA, FASN
Chief Operating Officer
St. John's Riverside Hospital

Michael DiGiorno, DO, MHA, FASN, is chief of nephrology at St. John's Riverside Hospital, director of the Joshi Center for Comprehensive Renal Care in Yonkers and medical director of the St. John's Medical Group. He has received Vitals' Compassionate Doctor, Top 10 Doctor and Patients' Choice recognitions. DiGiorno is an active member of St. John's Riverside Hospital, where he serves in administration and medical education. To help secure the region's future physicians, DiGiorno organized the Lake Erie College of Osteopathic Medicine education program for medical students and championed the implementation of ACGME-accredited residencies in internal medicine and emergency medicine at St. John's Riverside Hospital. He received regional recognition for his leadership during the peak of the COVID-19 pandemic and has continued working with private and government agencies to improve health care in the region. DiGiorno is board-certified in nephrology and internal medicine. He graduated from Lake Erie College of Osteopathic Medicine and completed his residency in internal medicine at Maimonides Medical Center, where he also served as chief resident. He completed his fellowship in nephrology at Brookdale University Hospital and Medical Center. He was named a fellow of the American Society of Nephrology and earned a master's degree in health services administration. DiGiorno was named a Top Doctor in 2025 and 2026.



Mill Etienne
Chief of Medicine and Neurology
WMCHHealth's Good Samaritan Hospital

Dr. Mill Etienne has worked across private practice, academia, military medicine and low-resource settings. He is a professor of neurology and medicine at New York Medical College, where he serves as vice chancellor and associate dean for student affairs. He is director of neurology and medicine at WMCHHealth's Good Samaritan Hospital and a past president of the New York State Neurological Society. Etienne has served in the U.S. Navy for more than 20 years and is currently executive officer of the reserve unit of the USNS Comfort. He is the founding director of the Comprehensive Epilepsy Center at Walter Reed National Military Medical Center and served as chief of ethics aboard the USNS Comfort during the response to the 2010 Haiti earthquake. He later supported the COVID-19 response at the Javits Medical Station in New York City. Etienne earned his bachelor's degree from Yale University, his medical degree from New York Medical College and his Master of Public Health degree from Columbia University, where he also completed his neurology residency and fellowship training. He is board-certified in neurology, epilepsy, clinical neurophysiology, brain injury medicine and public health. Etienne is committed to ensuring that residents across the Hudson Valley have access to high-quality medical care and is dedicated to mentoring the next generation of health care professionals, with a focus on culturally humble care for an increasingly diverse patient population.

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AUTHOR, FOUNDER & CEO
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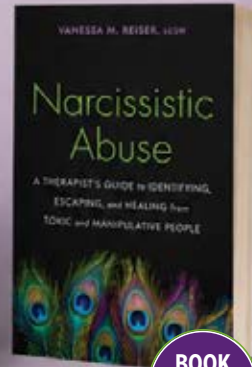
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 Narcissistic Abuse with Vanessa Reiser



Daniel Gold, MD
CMIO, Physician Partner
ENT & Allergy Associates

Daniel Gold, MD, was born and raised in Brooklyn and trained at SUNY Downstate Health Sciences University before completing his otolaryngology training at Tufts Medical Center. After completing his training, he returned to New York 17 years ago and has since served as a full-time private practice otolaryngologist in the White Plains community, caring for patients in both office and hospital settings. For the past 14 years, Gold has also served as a managing partner and board member of ENT and Allergy Associates. He currently serves as the group's chief medical information officer, leading the digital transformation of patient care. Beyond his clinical role, Gold is an advocate for physicians and patients, representing their interests at both the state and national levels. He previously served as president of the Westchester County Medical Society and as a counselor for the 9th District at the Medical Society of the State of New York. Gold's work in health care policy and patient care has made him a respected leader in both clinical and advocacy settings. Outside of medicine, he enjoys exploring New York's cultural scene and spending time with his family.



Adam Hammerman
EMT
Hatzalah Volunteer Ambulance
Vice President and Chief Financial Officer
New York Medical College

Adam D. Hammerman, MBA, CNE, EMT, serves as vice president and chief financial officer of New York Medical College, where he provides strategic financial leadership that has strengthened the institution's fiscal health and operational transparency. Under his guidance, the college has implemented a streamlined and transparent budgeting process and achieved a sustainable budget surplus, positioning the institution for long-term stability and growth. Hammerman has also dedicated more than 35 years to emergency medical service as a volunteer emergency medical technician with Hatzalah Volunteer Ambulance Corps, responding to emergencies across Westchester, Manhattan, Queens and Rockland County. He remains on call nearly 24 hours a day, providing care during critical moments in patients' lives. Hammerman was among the first responders at the September 11 attacks, providing triage to survivors at the World Trade Center before escaping the collapse of the first tower. In 2009, he was also among the first responders to the emergency landing of US Airways Flight 1549 emergency landing in the Hudson River, helping ensure passenger safety and transportation in freezing conditions. Throughout his service, Hammerman has delivered babies, resuscitated patients in cardiac arrest and managed countless emergencies. Known for his calm demeanor and decisive action, he continues to balance his leadership role in higher education with frontline emergency medical service.



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DANIEL GOLD, MD

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Mill Etienne, MD
Chief of Medicine and Neurology
WMCHealth's Good Samaritan Hospital
Vice Chair for Education,
WMCHealth Neurology



Julia G. Keltz, MD
Ob/Gyn Residency Program Director
Associate Vice Chair of Education for
the Ob/Gyn Department
Interim Section Chief of Minimally Invasive
Gynecologic Surgery





Christopher Iannuzzi

Medical Director Radiation Oncology

Saint Vincent's Medical Center - Hartford Healthcare

Dr. Christopher M. Iannuzzi is a senior physician leader at Hartford HealthCare, serving as medical director of radiation oncology and chairman of the Department of Oncology. He also serves as MSK Care Partner Site Director, helping align clinical care, quality outcomes and innovation across the network in collaboration with Memorial Sloan Kettering Cancer Center. Dr. Iannuzzi is recognized for advancing high-quality, patient-centered cancer care through clinical excellence, multi-disciplinary collaboration and operational leadership. He has led systemwide initiatives to improve cancer outcomes, including efforts to reduce readmissions, improve postoperative mortality metrics and ensure timely goals-of-care discussions. His work focuses on practical, scalable solutions that translate evidence into everyday clinical practice. A leader in innovation, Dr. Iannuzzi helped introduce adaptive radiation therapy using the Varian Ethos system, bringing advanced image-guided treatment to patients in Connecticut. He is actively involved in clinical research and program development aimed at improving treatment precision, patient experience and long-term outcomes. Dr. Iannuzzi's career reflects a commitment to advancing cancer care through leadership, innovation and a continued focus on improving the lives of patients and families.



Adele El Kareh, MD, PhD, FACOG

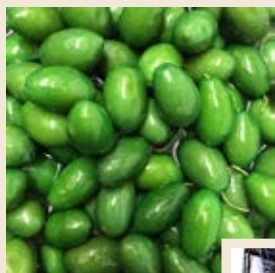
Board-Certified Obstetrician-Gynecologist

Optum Medical Care

Dr. Adele El Kareh is a board-certified OB/GYN who provides comprehensive women's health care. She earned her master's degree and doctorate from Columbia University Vagelos College of Physicians and Surgeons and her medical degree from David Geffen School of Medicine at UCLA. She completed her obstetrics and gynecology residency at Icahn School of Medicine at Mount Sinai and a fellowship at Columbia University. Dr. El Kareh has received multiple honors, including the Top Doctor Award from Hudson Valley Parent and recognition among the publication's Favorite Docs. She was also named a Castle Connolly Top Doctors physician and included among Best Doctors in America.

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Julia Keltz
*Associate Vice-Chair of Education,
Residency Program Director OB/GYN
Westchester Medical Center*

Julia Keltz, M.D., FACOG, is a board-certified OB/GYN, residency program director at Westchester Medical Center and assistant professor at New York Medical College. She earned her undergraduate degree from University of Rochester and her medical degree from Albert Einstein College of Medicine. She completed her residency at NYU Langone Medical Center and a minimally invasive gynecologic surgery fellowship at Montefiore Medical Center. Dr. Keltz specializes in minimally invasive gynecologic surgery and chronic pelvic pain. She is passionate about medical and surgical education, leadership development, health equity initiatives and mentoring the next generation of health care professionals. She regularly leads educational initiatives, including sessions focused on leadership and teamwork for health care teams. Outside of her professional work, Dr. Keltz enjoys traveling with her family, exploring nature, dancing and engaging in her community.



Dr. Inna Lazar, OD
*OD
PRO EYECARE*

Dr. Inna Lazar, O.D., is the founder of PRO EYECARE, a multi-location practice serving Greenwich and Darien, Connecticut, focused on concierge-style eye care. With an emphasis on ocular longevity, Dr. Lazar has built a patient-centered practice that combines advanced diagnostics with customized in-office treatments designed to preserve and optimize vision over time. Recognized by Newsweek as one of America's Best Eye Doctors, Dr. Lazar specializes in ocular surface disease, dry eye and myopia management, offering a technology-driven approach that focuses on treating underlying causes rather than symptoms. In addition to her clinical work, she is a speaker, consultant and educator within the eye care industry, collaborating with leading organizations and promoting advancements in vision care. Dr. Lazar is also the founder of Eye Care from the Heart, a nonprofit organization dedicated to providing comprehensive eye care and myopia management to children regardless of financial circumstances.

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vice president and
chief financial officer

Julia Keltz, M.D.

associate professor of
obstetrics and gynecology

Robin Saide, LCSW-R

associate vice chancellor of student
mental health and wellness and
assistant professor of psychiatry and
behavioral sciences



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Anne Limowski

Assistant Director & Attending Psychologist
Montefiore Einstein Psychiatry Associates

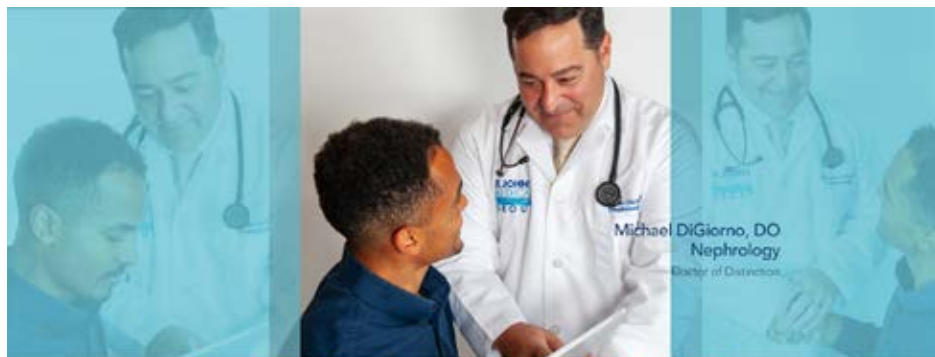
Dr. Anne Limowski is an attending psychologist and assistant director of Montefiore Einstein Psychiatry Associates. She also serves as a supervisor and CBT curriculum director in the Montefiore Psychiatry Residency Program. Dr. Limowski completed her training at Hofstra University, Northwell Health Zucker Hillside Hospital, Montefiore Medical Center and The Reeds Center. She is focused on improving access to evidence-based care for anxiety, obsessive-compulsive disorder and related conditions. Dr. Limowski is a member of several professional organizations, including the Association for Behavioral and Cognitive Therapies, the Anxiety and Depression Association of America and the International OCD Foundation, and has presented at their annual conferences. In her free time, she enjoys spending time with loved ones, hiking, birdwatching and cheering on her favorite sports teams.



Mooyeon Oh-Park, MD, MHC

Chief Physician, Research and Innovation
Burke Rehabilitation Hospital and
Montefiore Health System

Dr. Mooyeon Oh-Park is chief physician of research and innovation at Burke Rehabilitation Hospital and professor of rehabilitation medicine and neurology at Albert Einstein College of Medicine and Montefiore Health System. Her work focuses on advancing wellness and healthy aging through collaboration among clinical care, academia and industry. Dr. Oh-Park earned her medical degree from Seoul National University College of Medicine and holds a Master of Science in health care management from Harvard T.H. Chan School of Public Health and a Master of Science in clinical research methodology from Albert Einstein College of Medicine. She is board-certified in physical medicine and rehabilitation, sports medicine, lifestyle medicine and electrodiagnostic medicine. Dr. Oh-Park has authored more than 100 peer-reviewed articles and book chapters and delivered more than 150 presentations worldwide. Her research focuses on delirium and frailty prevention, health care innovation, and preserving mobility and function in older adults. She has received 17 teaching awards from three medical schools and has been recognized by Crain's New York Business, the Westchester Business Council, the Association of Academic Physiatrists and the American Academy of Physical Medicine and Rehabilitation for her leadership, service and contributions to health care.



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Hande Omur, MD
*Associate Medical Director
of Interventional Psychiatry Services
Greenwich Hospital*

Dr. Hande Omur is a board-certified psychiatrist recognized for her leadership in advancing whole-person mental health care and for the deep connection she builds with her patients. Specializing in consultation-liaison and interventional psychiatry, she works at the intersection of mental and physical health, often caring for patients during some of the most vulnerable moments in their lives. She serves as associate medical director of interventional psychiatry services at Greenwich Hospital, part of the Yale New Haven Health System, and is an assistant professor of behavioral sciences and psychiatry at Yale School of Medicine. Dr. Omur completed her psychiatry residency at Maimonides Medical Center and a fellowship in psychosomatic medicine and psycho-oncology at Memorial Sloan Kettering Cancer Center and NewYork-Presbyterian/Weill Cornell Medical Center. She is board-certified in psychiatry and consultation-liaison psychiatry, with expertise in caring for medically complex patients. Known for her warmth, attentiveness and authenticity, Dr. Omur builds strong relationships with patients and families, who often express gratitude not only for clinical improvement, but also for the hope and stability she brings to their lives. Her work across medical specialties allows her to recognize subtle patterns, identify serious conditions early and advocate for patients beyond standard protocols. A dedicated mentor, Dr. Omur has also had a lasting impact on residents and trainees, many of whom describe working with her as formative to their development as physicians.



David Raizen
*President, Volunteer Leader
Scarsdale Volunteer Ambulance Corps.*

As the volunteer leader of the Scarsdale Volunteer Ambulance Corps, David Raizen has implemented numerous life-saving programs for residents of Scarsdale and Westchester County. During his 45 years as president of SVAC, Raizen has been recognized for his leadership and dedication to community health. Under his leadership, SVAC developed a pilot community paramedicine program that brings medical care into the home, including blood and urine testing, helping reduce hospital admissions and readmissions. The program also provides flu and RSV testing and vaccinations. During the COVID-19 pandemic, Raizen led SVAC in providing tens of thousands of COVID-19 tests and vaccinations throughout Scarsdale and Westchester County. He also launched an EMT training program that prepares individuals for New York state EMT certification, including specialized classes for Scarsdale High School students. Raizen also led the effort to build a new headquarters for SVAC at 5 Weaver St., expanding the organization's ability to provide 24/7 emergency coverage.

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Robin Saide

Associate Vice Chancellor, Student Mental Health and Wellness
New York Medical College

Robin Saide is associate vice chancellor of the Office of Student Mental Health and Wellness and an assistant professor in the Department of Psychiatry and Behavioral Sciences at New York Medical College, as well as an adjunct professor at Touro University Graduate School of Social Work. A licensed clinical social worker, educator and mental health leader, she brings more than 20 years of experience across higher education, health care, research and nonprofit sectors. At NYMC, Saide provides operational, clinical and strategic leadership for the Office of Student Mental Health and Wellness, overseeing programs and services that support graduate students. Her work emphasizes prevention and campuswide well-being, while maintaining an active clinical practice with students. She has co-created several wellness initiatives, including a mental health and safety app and a peer-led wellness ambassador program. Saide also established the college's therapeutic relaxation room and developed the MSW internship training program, which she continues to oversee alongside clinical operations and crisis services. She also serves as faculty adviser for three student clubs. Saide is trained in several therapeutic modalities, including cognitive behavioral therapy, problem-solving therapy, behavioral activation and supportive psychotherapy, and provides training to students, faculty, staff and affiliated medical institutions. Her previous leadership roles include positions at the American Cancer Society and CancerCare, along with clinical experience in emergency, rehabilitation and hospice settings throughout New York.



Kristine Sposato, DNP, MSN, FNP

Senior Director of Occupational Health Services & Employee Wellness
White Plains Hospital

Kristine Sposato, DNP, MSN, FNP, is senior director of occupational health services at White Plains Hospital, where she has spent more than 25 years advancing health care delivery and workforce wellness. She began her career in 2000 as a registered nurse on the ICU step-down unit, caring for critically ill patients before moving into leadership as an assistant nurse manager, where she helped launch a medical-surgical and stroke program. Sposato later earned her family nurse practitioner degree and returned to bedside care as a hospitalist. In 2012, she transitioned into occupational health services, where she now oversees programs supporting the health and well-being of more than 6,000 employees across the hospital system and partner organizations. Under her leadership, White Plains Hospital's occupational health department has expanded into a workforce wellness program integrating preventive care, behavioral health support and chronic disease management. She oversees initiatives including systemwide vaccination programs, employee health screenings and wellness outreach, while promoting a culture that encourages health care workers to seek care themselves. Sposato is recognized for her hands-on leadership style and her commitment to connecting employees with critical health resources. Her work also extends into the community through vaccination efforts, partnerships with the Westchester County Department of Health and other public health initiatives.

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Sherma G. Winchester-Penny, MD
Cardiologist
Optum Medical Care

Sherma G. Winchester Penny, M.D., is a board-certified cardiologist specializing in general cardiology, with additional board certifications in internal medicine, cardiovascular disease and nuclear cardiology. She earned her medical degree from Temple University School of Medicine and completed her internship and residency in internal medicine at Bronx Municipal Hospital Center, followed by a cardiology fellowship at Jacobi Medical Center. Dr. Winchester Penny has

provided patient-centered care since entering practice in 1997. She is affiliated with Garnet Health Medical Center, Garnet Health Medical Center – Catskills, Montefiore St. Luke’s Cornwall Hospital and St. Anthony Community Hospital. Inspired to become a physician at age 12, Dr. Winchester Penny chose cardiology because of its impact on overall health and her desire to help as many patients as possible. Outside of work, she enjoys gardening and attending church.



JANINE MILLER joined the Westchester County Medical Society (WCMS) and the Westchester Academy of Medicine as the Executive Director in March 2015. Prior to her role with WCMS and WAM, Miller held positions at Columbia University and the Bronx County Medical Society. In her role with WCMS Miller is in charge of overseeing the day-to-day operations and functions of its administrative office and of more than 1,000 members. Her roles encompass the whole of the society's functions, including administrative, legislative, meeting organization and overseeing CME accrediting body through the Academy of Medicine. Miller works very closely with the WCMS physician Board of Directors and Executive Committee to achieve the goals of the Society and Academy as put forth by the mission of each organization. In doing this, she has built relationships with community leaders and organizations to further the interests and priorities of the WCMS, its members and New York state physicians as a whole. One of the top priorities of the WCMS is advancing State Medical Society legislative priorities by building relationships with state and county legislators and members of Congress who represent portions of Westchester County. Miller also works closely with the Medical Society of the State of New York (MSSNY), New York - based county medical societies, New York specialty societies and business partners in all advocacy efforts to strengthen organized medicine and enhance the value of membership.



GARY SASTOW is a partner at the law firm of Danziger & Markhoff LLP and has over 30 years of experience in the practice of law. While maintaining a broad scope of practice, Sastow focuses on representing health care professionals in all aspects of their business, professional and personal lives. Having been raised in a family of physicians, he possesses a unique understanding and insight into the business of practicing a health care profession. Combined with his years of practice in what has become a more complex and highly regulated industry, Sastow's clients see him as a trusted advisor, confidant and advocate. On an ongoing basis, he works with clients on transactional matters, regulatory compliance issues and problem solving, including providing representation to clients under professional investigation before OPMC, OPD or the Justice Center. He is a prolific speaker and author of professional articles in various publications. He has also served as an adjunct professor at Pace University teaching Health Law and Policy and Not-for-Profit Organizations, and he is a recommended legal services provider for the New York State Dental Association.



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.



Montefiore Einstein

Montefiore Einstein is a premier academic health system renowned for pushing the boundaries in every arena, from research to discoveries of life-saving cures, from innovations in patient care, to advancements in public health, and to world-class medical education. Montefiore Einstein comprises 13 hospitals, including the Children’s Hospital at Montefiore Einstein and Burke Rehabilitation Hospital, and over three hundred outpatient ambulatory care sites across NYC, Westchester and the Hudson Valley. The advanced clinical and translational research at its medical school, Albert Einstein College of Medicine, directly informs patient care and improves outcomes.



White Plains Hospital is a 292-bed not-for-profit health care organization and a proud member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley. Its mission is to provide exceptional acute, preventive, and specialty services to the people who live in, work in, and visit Westchester County and beyond. With more than 30 locations across Westchester — including multispecialty practices in Armonk, Hawthorne, Larchmont, New Rochelle, Rye Brook, Scarsdale, Somers, and Yorktown Heights — White Plains Hospital and its physician network, White Plains Hospital Physician Associates, bring advanced care close to home for communities throughout the region. Nationally recognized for quality and safety, the Hospital has earned a 5-star rating from the Centers for Medicare & Medicaid Services (CMS) for four consecutive years, Magnet® designation from the American Nurses Credentialing Center (ANCC), and 15 straight “A” Safety Grades from The Leapfrog Group. White Plains Hospital has begun construction on a 10-story, nearly 500,000-square-foot Expansion. Scheduled to open in 2028, the new facility will feature 240 new private rooms, additional state-of-the-art operating suites, an expanded Emergency Department while providing an exceptional experience for patients and families.



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Burke Rehabilitation®, a proud member of the Montefiore Health System, is a nationally recognized and accredited, not-for-profit healthcare organization specializing in rehabilitation medicine, research, and graduate medical education. Burke is ranked among the nation's top rehabilitation hospitals by U.S. News & World Report and Newsweek and is New York's largest provider of stroke rehabilitation. The Burke mission is to provide the highest quality medical care and rehabilitation services to ensure that each patient achieves the maximum functional recovery from illness, injury, or disability. Based in White Plains, NY, Burke offers a full spectrum of inpatient and outpatient rehabilitation services at its hospital, Outpatient Physician Practice, and 15 outpatient therapy locations throughout the Bronx, Westchester County, and the Hudson Valley. Learn more at www.burke.org.



Crystal Run Healthcare, powered by Optum, is a multispecialty medical practice serving the Hudson Valley with hundreds of physicians and advanced practice clinicians across primary care, pediatrics and a wide range of specialties. The organization offers same-day primary care appointments, telehealth visits and diagnostic imaging services, including MRI, CT, X-ray and ultrasound. Crystal Run's Urgent Care locations also provide walk-in, extended-hour care for non-life-threatening conditions. In 2023, Crystal Run Healthcare joined Optum, a health care solutions and care delivery organization, allowing the practice to continue expanding technology and patient services while maintaining the care patients have come to expect.

Optum Medical Care provides coordinated, physician-led care across New York and New Jersey through a network of primary, specialty and urgent care providers. With locations throughout the Hudson Valley, New York City, Long Island, Westchester and New Jersey, Optum Medical Care focuses on accessible, connected and patient-centered care. Providers work collaboratively across specialties within one system to support improved outcomes and a more consistent patient experience. Through integrated access to providers, services and medical records, Optum emphasizes continuity, convenience and informed clinical decision-making.

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The Westchester Medical Center Health Network (WMCH Health) is the pre-eminent provider of integrated health care in New York's Hudson Valley region, serving nearly 2.5 million residents across more than 6,000 square miles. A 1,700-bed healthcare system headquartered in Valhalla, New York, including nine hospitals on seven campuses and 60 ambulatory care sites, WMCH Health is home to the region's only Level I (adult and pediatric) trauma center and the only Academic Medical Center between New York City and Albany. The Network employs more than 13,000 people and has nearly 3,000 attending physicians – seeing nearly 300,000 unique patients every year, and is the State's largest Medicaid provider north of New York City, serving 1 in 3 Medicaid patients in the region. WMCH Health also features Level II and Level III trauma centers, a nationally renowned pediatric hospital that is the region's only acute care children's hospital and leading pediatric hospital across the country, the region's only Level IV NICU, the region's only Organ Transplant Center, several community hospitals, and dozens of specialized institutes and centers. The Network also includes Comprehensive and Primary Stroke Centers, Burn Center, skilled nursing, and one of the largest mental health systems in New York State. For more information about WMCH Health, visit WMCHHealth.org or follow WMCH Health on Facebook or Instagram.



Greenwich Hospital is a community hospital serving lower Fairfield County, Connecticut and Westchester County, New York. As part of one of the largest and most comprehensive health systems in the country, Yale New Haven Health, and an academic affiliate of the prestigious Yale School of Medicine, Greenwich Hospital has evolved into a progressive medical center and teaching institution representing all medical specialties serving patients throughout their lifespan. Offering a wide range of medical, behavioral health, surgical, diagnostic and wellness programs, Greenwich Hospital is recognized throughout the healthcare industry as a leader in service and excellence in patient satisfaction. As a three-time recipient of the prestigious Magnet designation from the American Nurses Credentialing Center, the nation's highest honor of nursing excellence, Greenwich Hospital is proud to continuously meet the needs of the many communities it serves. greenwichhospital.org



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