

Ex-WWE Chair, CEO McMahon wants back in on wrestling

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Caramoor celebrates its 80th birthday

WITH A NEW CEO – AND SEASON

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Gillian Fox, the new president and CEO of Caramoor Center for Music and the Arts in Katonah. Photograph by Lisette Rooney.

Dusk at Caramoor's Venetian Theater as Rosanne Cash took the stage in 2014. Photographs of Caramoor by Gabe Palacio.

AFFORDABLE HOUSING

NYS to spend \$60M on HV projects

New York state's Mid-Hudson Momentum Fund will be spending \$60 million on 10 projects in the Hudson Valley region. Gov. Kathy Hochul made the spending announcement during an event in Yonkers... • Page 12

REAL ESTATE

Office park on Westchester Avenue sells for \$37M

The office park on Westchester Avenue that includes buildings with addresses of 701, 707, 709, 711 and 777 Westchester Ave. has been sold for \$37 million. An entity formed by Partners Rose Equities and Garden Commercial... • Page 20

CONSTRUCTION

Ganim: Park City rebirth will be driven by lots of housing

BRIDGEPORT – City residents and businesses have heard it all before. The Park City is going to be reborn as a destination not only for the state but for those outside Connecticut. Page 21

Tuesday
June 09

ISSUE #22

A 'new' PeoplesBank name will adorn the old Hartford Civic Center

BY GARY LARKIN / glarkin@westfairinc.com

HARTFORD – Massachusetts-based PeoplesBank is the latest company to put its name on a Connecticut sports and concert venue. When the Hartford Civic Center reopens in October, it will be called PeoplesBank Arena. Its name will be alongside such venues as the Total Mortgage Arena, Hartford Health-Care Amphitheater, Xfinity Theatre, Pratt & Whitney Stadium, and the Mohegan Sun Arena and Fox Theatre at the state's two casinos.

And, no, it's not that People's Bank, formerly known as People'sUnited before it was gobbled up by M&T Bank. This bank will have its name on the 50-year-old downtown venue that was once home to the NHL's Hartford Whalers and now hosts games for the Hartford Wolf Pack of the AHL and the NCAA champion University of Connecticut men's and women's basketball teams.

XL Center operator Oak View Group (OVG) and the Capital Region Development Authority (CRDA), Monday, June 2, announced a new multi-year naming rights partnership with PeoplesBank to rename Hartford's 16,000-seat sports and entertainment venue, effective immediately. According to published reports, the Holyoke, Massachusetts, bank will pay an average of \$2 million annually

for 10 years for the naming rights, with two, five-year extension options.

"Today we are proud to share that this iconic arena, long known as the Hartford Civic Center and currently as the XL Center, will now be known as the PeoplesBank Arena," said PeoplesBank Chair and CEO Tom Senecal. "This is more than just a naming rights agreement for the City of Hartford and the state of Connecticut. This is a statement from PeoplesBank about who we are and who

we are not, what we believe in and where we are headed together."

The bank executive made it a point that there is no affiliation to the former People's Bank and People'sUnited Bank and that his financial institution is going to grow its footprint in Connecticut.

Prior to the announcement the CRDA and Hartford agreed to grant OVG a 20-year contract to manage Hartford's arena in return for the company contributing \$20 million toward the ongoing renovation project. Under that agreement, OVG gets to pocket the first \$4 million in annual profits from the venue, then split additional profits with the city.

Michael Freimuth, CRDA executive director, told a story about how the \$145 million renovation of the XL Center came together including the naming rights.

"This is more than just a naming rights agreement... This is a statement from PeoplesBank about who we are and who we are not, what we believe in and where we are headed together."

— Tom Senecal, Chairman and CEO, PeoplesBank

"About four years ago when we were coming out of Covid, we were in the building and try and decide what the future of this building would truly be," Freimuth said. "I was walking the structure with Peter Luuko (OVG co-chair) and he said, 'what are we going to do? At that time, their (XL Insurance) existing agreement was coming to an end.

"I said to him the simple logic of this is we only go forward if we have private partner. The challenge there was not just to make simple improvements to the building but also change how it operates and how it positions itself against the larger arenas across the country."

Luuko agreed. And they brought the idea to Gov. Ned Lamont.

"We really believe in Hartford," Luuko said. "The governor said, 'I want some skin in the game.' And that's what we did."

According to Freimuth, a modern brand new arena costs north of a \$1 billion. "So, a \$145 million renovation seems modest," he said about the arena renovation. The renovation will focus on replacing Lower Bowl seating, a refreshed concourse, bunker suites, loge boxes, an event level club and "first-class" locker rooms, according to Ben Weiss, general manager of the arena.

"Over the last few years, it has been a pleasure working with PeoplesBank as they have stepped up and played a larger role in financing new housing in the Hartford region in partnership with CRDA," Freimuth added. "Adding their name to the civic center is further affirmation of their commitment to the central Connecticut marketplace while helping to refresh one of our premier entertainment venues."

The 10-year partnership was executed by OVG Global Partnerships, the sponsorship and naming rights division of Oak View Group that connects world-class brands with world-class live entertainment properties.

PeoplesBank, which is a mutual bank beholden to depositors, associates and the community, currently 20 full-service banking centers located in Connecticut and Massachusetts.

"I love it," Lamont said at Monday's press conference. "This is a really big deal. PeoplesBank Arena – the naming rights are a lot more valuable this time around because the value of the arena is going up. I want to say thank you to PeoplesBank."



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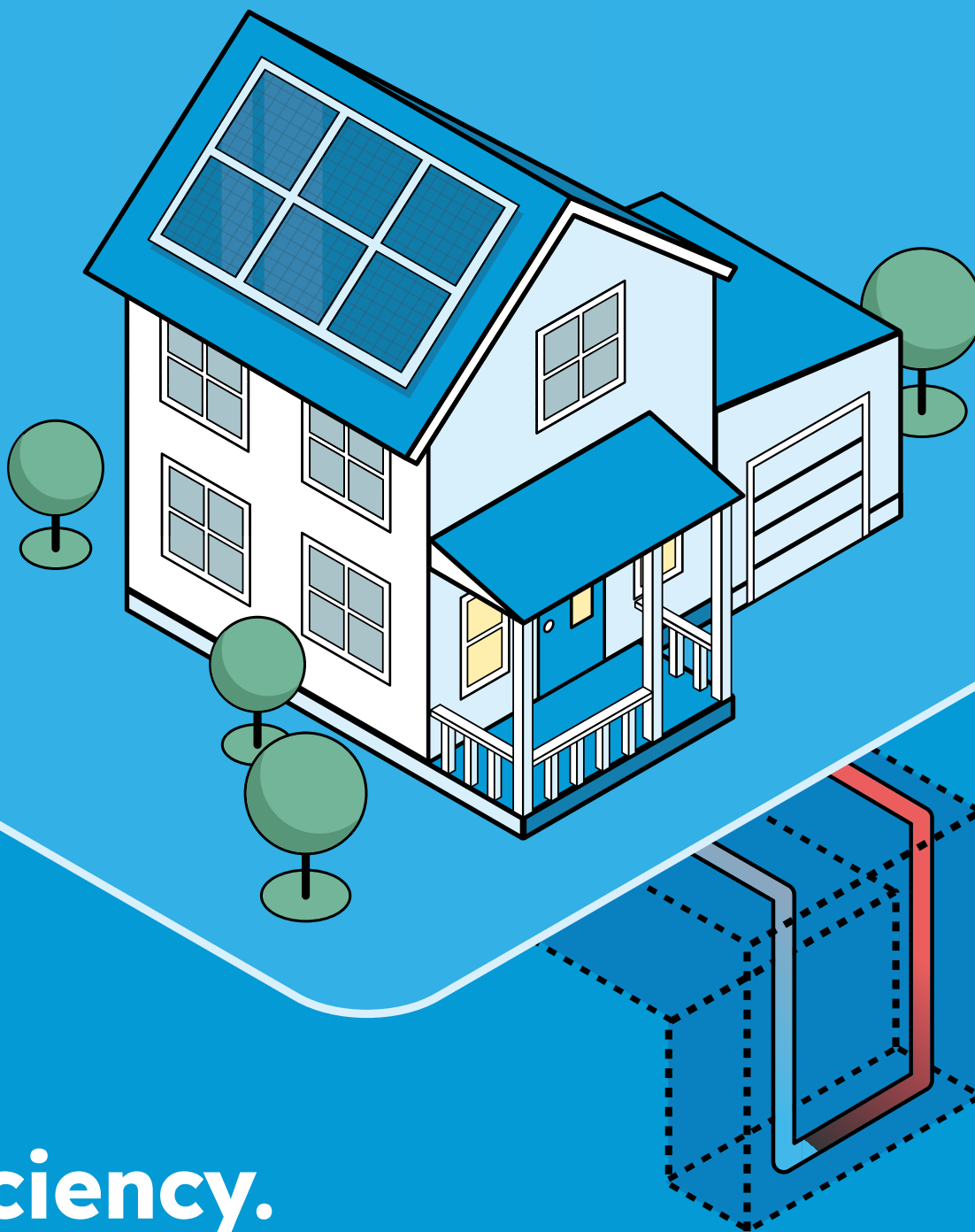
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'A truly despicable act': Tarrytown Lighthouse damaged by vandals

BY PETER KATZ / pkatz@westfairinc.com



Some of the destruction at the Tarrytown Lighthouse. Photograph courtesy Westchester County Police.



The Tarrytown Lighthouse, seen here in a 1987 photograph by maritime photographer Skip Willits, was vandalized on or before Saturday, May 31.

Westchester County Police are investigating an arson fire and vandalism spree that caused significant damage over the weekend to the historic Tarrytown Lighthouse in Sleepy Hollow.

The damage to the Hudson River lighthouse was discovered about 9:40 a.m. Saturday, May 31, by a Westchester County Parks employee. On arriving at the lighthouse, the employee observed a smoke condition, broken windows and other property damage.

The Sleepy Hollow police and fire departments responded and put out a small fire with fire extinguishers. Westchester County Police patrol officers also responded and subsequently turned the investigation over to

detectives from the General Investigations Unit.

"The Tarrytown Lighthouse is one of our county's most iconic and cherished landmarks," County Executive Ken Jenkins said. "This was a truly despicable act,

and we will do everything we can to identify those responsible and bring them to justice."

Destruction at the lighthouse, which is listed on the National Register of Historic Places, included:

- Significant fire damage to the flooring on the first floor;
- Multiple broken windows on the first and second floors;
- Multiple items destroyed, including valuable antiques, other furniture and items of historical significance;

- Damage to about 35 antique books that were removed from shelves and strewn about the floor.

The crime scene was processed by the Westchester County Police Forensic Investigation Unit and the Cause & Origin Team from the Westchester County Department of Emergency Services.

The Westchester County Parks Department is working to complete a detailed damage assessment. A preliminary estimate places damages at about \$100,000, though that figure is subject to change. The Parks Department has also suspended all scheduled public tours of the lighthouse at this time.

Detectives from the General Investigations Unit are asking anyone with information to contact County Police, which maintains a variety of telephone and electronic tip lines. Calls, e-mails and text messages to these tip lines are confidential. Tipsters can remain anonymous if they choose.

- Voice Tip Line: (800)898-TIPS (8477).
- Electronic Tips: Send email, text messages and small video clips to tips@wccops.com.
- Via Mobile App: The WCPD Mobile App contains a home screen Submit a Tip button to enable tips to be sent confidentially or anonymously. It is available for Apple and Android phones. Enter Westchester County PD in the app store search bar to locate and download it.

COURTS

Airmont man penalized for accepting \$1M bequest

BY BILL HELTZEL / bheltzel@westfairinc.com



A Rockland County financial adviser has been sanctioned for accepting a bequest of more than \$1 million from a former client.

The Financial Industry Regulatory Authority suspended Kenneth John Malm on May 20 from participating in the securities industry for seven months and fined him \$10,000. Malm, of Airmont, consented to the sanctions.

Malm registered with FINRA in 1994 and has worked as a general securities representative and an investment banking representative. He operates Malm Financial Services, and since 2020 he has represented Securities America Inc. and Osaic Wealth Inc.

FINRA says it began investigating Malm when it received a tip on its Helpline for Seniors. Malm had learned that a Securities America

client who died in August 2021 had named him a beneficiary in her estate and he stood to inherit more than \$1 million.

FINRA requires members to decline being named as a customer's beneficiary or receiving bequests, unless the customer is an immediate family member or where the brokerage firm assesses the situation and approves the bequest.

Malm accepted the bequest, according to FINRA, even though the client was not a member of his

immediate family and he had not notified Securities America or received approval to accept it.

Malm's actions also violated a FINRA rule that requires members to observe high standards of commercial honor and just and equitable principles of trade.

Osaic, which had acquired Securities America, notified FINRA last year that Malm had been permitted to resign "during an internal review concerning his being named as beneficiary of a client's estate."

"Heart and soul" of government office sentenced to probation

BY BILL HELTZEL / bheltzel@westfairinc.com

A former National Labor Relations Board employee who traded confidential records for \$40,000 in bribes from a Westchester firm has been sentenced to two years of probation.

U.S. District Judge Philip M. Halpern also fined Anett Rodrigues \$4,000 and ordered her to forfeit \$40,000 to the government, May 27 in White Plains federal court.

Over a 36-year career with the NLRB, Rodrigues rose through the ranks of the regional office in New Jersey. She began as a receptionist, then advanced to docketing clerk, language interpreter, and ultimately to field examiner.

In 2016, she was singled out for an administrative excellence award. Numerous support letters to the judge praised her professionalism and work ethic. One former colleague called her the "heart and soul" of the office.

The NLRB enforces collective bargaining rights and mediates labor disputes. It collects charge sheets, where employees allege unfair labor practices, and petitions where employees seek to become part of a labor union or to decertify a union.

From 2017 to 2021, Rodrigues got access to more than 4,000 documents from other NLRB regions and disclosed them to a Westchester consulting firm for \$40,000.

The consulting firm boasted that

if offered the fastest way to obtain NLRB information, according to court records, for law firms that want to stay ahead of the pack in "the competitive world of labor relations."

The consultant sold the records for about \$220,000.

The consultant and its clients are not identified in the public court records.

Rodrigues was arrested in 2021 and accused of conspiracy to commit honest services fraud, bribery, and conversion of government property. Last year, she pleaded guilty to the conversion charge, in a plea deal that included a possible prison sentence of up to 14 months.

Rodrigues' attorney, Benjamin Allee of Yankwitt LLP, White Plains, recommended probation, in a letter to the judge.

"She did so in order to personally enrich herself."

— Assistant U.S. Attorney Jeffrey C. Coffman

He emphasized her record of public service and "sheer grit and a relentless desire to be of help to others."

He also argued that the documents were not actually confidential or non-public records. Most of the information could have been found quickly in a search of the NLRB website, or obtained by filing Freedom of Information Act requests.

Unlike other federal corruption cases, Allee said, no secret or confidential information was revealed.

Assistant prosecutor Jeffrey C. Coffman also recommended probation, in a letter to the judge, but he took issue with Allee's depiction of the records.

Portions of the records have been confidential and non-public since 2015, he stated, and FOIA requests can take weeks to obtain and the confidential parts are still blocked out.

Also, federal regulations prohibit NLRB employees from disseminating non-public information "to further their own private interests," Coffman stated. Rodrigues knew that accepting bribes to circumvent the FOIA process was wrong. "She did so in order to personally enrich herself."

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Additional affordable housing added, other changes proposed for Galleria redevelopment

BY PETER KATZ / pkatz@westfairinc.com

A Final Environmental Impact Statement has been prepared for the redevelopment of the closed Galleria shopping mall in White Plains and it includes changes that the developer is proposing for the project.

The developer is Galleria City Holding Company LLC based in White Plains. Project sponsors are the LLC along with Louis Cappelli's Cappelli Organization, Pacific Retail Capital Partners based in Los Angeles, SL Green Realty Corp. based in New York City, and Aareal Bank Group, which is based in Germany.

Attorney Mark Weingarten of the White Plains-based law firm DelBello Donnellan Weingarten Wise & Wiederkehr LLP told the White Plains Common Council that the proposal remains a \$2.5 billion investment that would create a visionary mixed-use

project in the city.

"After we submitted our petition to rezone the property back in November of 2023 we have engaged in a very public 18-month process including the environmental review under SEQRA (State Environmental Quality Review Act),"

Weingarten said. "We have met with numerous neighborhood groups, (and) participated in a number of public meetings conducted by the Common Council and the Planning Board in connection with the SEQRA process." A Draft Environmental Impact Statement was prepared and preparation of the Final Environmental Impact Statement was authorized. It was during that process that the modified concept plan was created.

Weingarten said that changes made in the proposal include a reduction in the number of apartments that would be built, dropping to 3,001 units



Rendering of Galleria redevelopment.

“In the midst of our current housing crisis, the city is providing unprecedented leadership... All told, 800 affordable units — or 27% — is an extraordinary increase.”

— Mark Weingarten, Attorney for the Developer

from the 3,200 originally proposed. There would be a reduction in the amount of retail/commercial space from 228,940 square feet originally proposed to 96,780 square feet.

"In this revised plan we will comply with the city ordinance and provide the 12% or 300 affordable units inside the buildings while adding 500 additional affordable units in two buildings on the (municipal garage) property currently owned by the city," Weingarten said. "All told, 800 affordable units, or in other words 27% affordable units out of the total 3,001 units. This is an extraordinary increase. In the midst of our current housing crisis the city is providing unprecedented leadership."

Weingarten provided assurances that the buildings containing 100% affordable housing units would be of the same quality as the other buildings in the development.

Weingarten pointed out that the traffic and other studies that have been submitted were based on a larger project than what's in the modified concept plan. He said that 50% of the site would be devoted to providing open spaces.

"The project remains a true transit-oriented development that promotes a car-optional lifestyle by providing access to public transportation and providing eco-friendly mobility options," Weingarten said. "Sufficient parking for residents and the public will be provided in the 3,140 parking spaces being provided at the project site."

The current unit total and bedroom mix is anticipated to generate

approximately 282 public school age children, which is a reduction from the 325 students originally projected. The gross square footage of residential space is being cut by 81,909 to 3,306,229 square feet. Combined with the reduction of 132,160 square feet in retail space there would be a reduction in the total gross square footage to be built of 214,069.

The maximum height of the buildings in the project would remain at 450 feet, or 41 stories. Total open space to be provided would increase by 0.03-acre and total 5.91 acres.

The two buildings with the additional affordable apartments would be placed above parking structures and also would be in the proximity of parks that would be used by residents as well as the public. Retail spaces would be on Main Street and wrap around to Court Street and Martine Avenue.

Weingarten said that the retail uses would include restaurants and fitness. He indicated that a large food court that was in the original plan likely would no longer be included.



Rendering looking down into center of Galleria redevelopment.

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COMMERCIAL

Houlihan Lawrence Commercial Facilitates Sale of 307 Halstead Avenue, Harrison, NY for \$3,600,000

Rye Brook-June, 2025 - Houlihan Lawrence Commercial, a division of Houlihan Lawrence, the leading real estate firm serving New York City's northern suburbs, has brokered the sale of a NNN retail building located at 307 Halstead Avenue, Harrison, NY. The Seller was represented by Mike Rackenberg, Managing Director of Commercial Division.

The property is located directly across from the Avalon Harrison, and includes tenants Café Deux and The Pureganic Café. This 5,000 square foot building traded for \$720 per square foot and a 5.5% cap rate, both of which are record setting numbers in the town of Harrison. The buyer will enjoy the income that is generated from two tenants with long-term leases and solid local businesses.

Houlihan Lawrence Commercial, a full-service division, specializes in Investment Opportunities; Office, Industrial and Retail Sales and Leasing; Land Acquisition and Development; Municipal Approval Consultation.

With local expertise in the markets north of New York City, the Commercial Division has a database of buyers and sellers throughout the country to effectively market commercial properties and opportunities on a national level.

For more information, please contact Mike Rackenberg, mrackenberg@houlihanlawrence.com or 973-609-2105.



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Dusk at Caramoor's Venetian Theater as Rosanne Cash took the stage in 2014. *Photographs of Caramoor by Gabe Palacio.*

Page1

CARAMOOR CELEBRATES ITS 80TH BIRTHDAY WITH A NEW CEO – AND SEASON

BY GEORGETTE GOUVEIA /
ggouveia@westfairinc.com

Gillian Fox is a classical trained singer, one who studied music and minored in business for her Bachelor of Arts at the University of Rochester, well-known for its programs in both disciplines. Soon, however, she realized performing as a career “wasn’t the track for me.”

Though she has enjoyed singing in choirs and a cappella groups, she wasn’t interested in using her own voice as a soloist but rather amplifying and connecting those of others.

She has the chance to do just that in our area as the new president and CEO of the Caramoor Center for Music and the Arts in Katonah, a position she assumes today, Monday, June 9. Fox, who had served as the executive director of Newport Classical in Newport, Rhode Island,

since 2021, succeeds Edward J. Lewis III, who left Caramoor at the end of March to become senior vice president of institutional advancement at Berklee College of Music in Boston.

“We couldn’t be more thrilled to welcome Gillian Fox as the next leader of Caramoor,” Board Chairman James A. Attwood Jr. said in a statement. “She brings a rare combination of strategic insight, artistic sensibility and a proven track record in arts leadership. Her deep experience in development, organizational management and community engagement makes her ideally equipped to guide us forward. Gillian’s values as a champion of creativity and her commitment to cultivating new audiences resonate deeply with us. As Caramoor celebrates its 80th anniversary, we look forward to this next chapter with great confidence and excitement.”

For her part, Fox is just as enthusiastic – about living in neighboring Bedford Hills with its proximity to New York City, ample green spaces and excellent schools (she and her husband, an artists’ agent, have a 2 and 1/2-year-old daughter); and about leading Caramoor, acclaimed for its summer music festival, Mediterranean-style house museum and year-round arts programming, as it celebrates a milestone anniversary.

“The 80th anniversary season will truly be an experience for everyone,” she said. “My hope for those who never came to Caramoor before is that they will find it a truly welcoming environment.”

Indeed, Fox is looking forward to introducing her daughter to the site’s 81 acres of woodlands and gardens and to the annual Jazz Festival within the festival, which is presented in collaboration with Jazz at Lincoln

Center and headlined by Arturo O’Farrill, whom Fox coincidentally once represented as an artists’ agent. (Fox’s daughter is already a jazz fan, with a Terence Blanchard T-shirt in tribute to the trumpeter and composer, her mother said.)

Before music lovers get to the Jazz Festival on July 26, there will be more than a few riffs from Ludwig van B. The festival opens June 21 with Beethoven’s Symphony No. 9 as Rafael Payare, music director of the San Diego Symphony and the Orchestre symphonique de Montréal, leads the Orchestra of St. Luke’s (OSL), Caramoor’s in-house orchestra, and the Caramoor Festival Chorus, along with soprano Gabriella Reyes, mezzo-soprano Tamara Mumford, tenor Viktor Antipenko, bass-baritone Joseph Parrish – an alumnus of Caramoor’s Schwab Vocal Rising Stars program – as soloists. It will be a night to celebrate Caramoor’s “vibrant” collaboration with St. Luke’s as well as the success of the Rising Stars program, Fox said.

More conducting debuts and more Beethoven are on the bill as Anna Rokitina leads OSL and violinist Christian Tetzlaff in Beethoven’s Violin Concerto, on a program with Tchaikovsky’s Symphony No. 5 (July 13).

But perhaps the biggest Beethoven evening – and on its way to a sellout – will be pianist Emanuel Ax, violinist Leonidas Kavakos, and cellist Yo-Yo Ma’s “Beethoven for Three” with the musicians performing the “Lenore Overture” as a trio and the Symphony No. 3 (“Eroica”) as a quartet with violist Nicholas Cords (July 30).

Other festival highlights include: **An evening of Broadway songs** by some of the greatest gay artists in collaboration with The LOFT

LGBTQ+ Community Center and SiriusXM host Seth Rudetsky at the keyboard (June 26);

The annual **American Roots Festival**, exploring folk, blues and bluegrass (June 28);

Going for Baroque with Telemann’s opera “Pimpinone” and cantata “Ino” (June 29), performed by the Boston Early Music Festival; and Monteverdi’s “L’incoronazione di Poppea” (July 12), performed by Cappella Mediteranea (July 12);

“Pops, Patriots and Fireworks” on the Fourth of July;

Music From The Sole, celebrating tap dance’s roots in the African diaspora (July 17);

The pure a cappella singing of Chanticleer, which performs its ecology-themed program “Music of a Silent World” (July 18);

And **the Caramoor debut of four-time Grammy Award winner Lyle Lovett** and His Large Band (Aug. 2).

For Fox, Caramoor’s summer music festival is an echo of her career thus far. Besides having worked with Arturo O’Farrill as an artists’ agent, she presented The Knights, a New York-based group created to expand the boundaries of classical music, when she was executive director of Newport Classical. (The Knights will perform at Caramoor July 20). For four years at Newport Classical – formerly the Newport Music Festival and separate from the Newport Folk Festival and the Newport Jazz Festival – Fox oversaw its expansion from a three-week festival into a yearly program. Prior to being recruited for Newport Classical, she served as director of the Soluna Festival and Contemporary Programs at the Dallas Symphony Orchestra, standing at the nexus of

“My hope for those who never came to Caramoor before is that they will find it a truly welcoming environment.”

— Gillian Fox,
President and CEO,
Caramoor



◀ The Rosen House, whose Spanish Courtyard and Music Room are the site of many concerts and events.

▶ Completed renovations of The Formal Dining Room of The Rosen House at Caramoor in Katonah New York on April 10, 2019. The Chinoiserie wallpaper shows the influence of Asia on a house whose works range from the medieval to the modern.



classical music, the visual arts and the sciences for such ventures as “Music and the Brain.”

It's an indication of how Fox will lead Caramoor into its next 80 years, looking for connections among the arts and artists and with the community.

One of the things she wants to promote is The Rosen House, the eclectic house museum that was the home of financier/art collector Walter T. Rosen and his wife, the former Lucie Bigelow, who played the theremin, an electronic instrument. (They began to ensure Caramoor's musical legacy when their only son, Walter, died in World War II. The Rosens surviving child, Anne Stern, was instrumental in opening the house to the public.)

Year-round the house is home to concerts as well as tours. The festival's “Recitals in the Music Room” comprises hour-long programs on late Saturday afternoons that feature young classical instrumentalists on the rise, with an opportunity to meet the artists after each performance.

“I want to continue to leverage

Rosen House and the history of the Rosens,” Fox said.

These are difficult times for the arts as deep cuts in already appropriated and future federal funding have left cultural organizations scrambling to make up for lost grants. Caramoor has an operating budget of \$7.8 million, 64 staffers (28 annual, 36 seasonal) and 75 volunteers and docents -- numbers that tell only part of the story of the challenge of a life of excellence in the arts, a spokesman said: “As is common among nonprofit arts institutions, its artistic programs operate at a deficit, and the organization relies on its donors to sustain the quality of performances and beauty of the gardens and grounds.”

Added Fox: “Caramoor is a nonprofit that is heavily supported by the community. Now more than ever that support is vital.”

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Caramoor's summer season runs through Aug. 3. For a complete list of offerings, visit www.caramoor.org/events.

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For over 35 years, United Hospice has been a trusted provider of compassionate care in the Hudson Valley, serving as the preferred choice for individuals and families navigating serious illness. Deeply rooted in Rockland and Orange counties, the organization blends clinical excellence with a personal, community-driven approach.

This year, United Hospice was honored with the Rockland Business Association's Pinnacle Award for *Outstanding Achievement by a Non-Profit Organization*. The recognition reflects what families across the region have long experienced: when care is needed most, United Hospice is there—with dignity, compassion, and expertise.

United Hospice supports patients wherever they feel most comfortable—at home, in a nursing facility, or at the Joe Raso Hospice Residence, a peaceful 11-acre setting in New City. Its care model centers on the whole person, addressing physical, emotional, psychological, and spiritual needs.

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As the region continues to grow and evolve, United Hospice remains committed to expanding access, embracing innovation, and staying true to its mission: *Honoring Life, Giving Care, Bringing Comfort*.

Notes from the Chair

It is a profound honor to serve as Chairman of the Board of the Rockland Business Association (RBA). I am deeply grateful to our dedicated board, executive committee, President Ken Zebrowski, Chief of Staff Jeffrey Greenberg, and of course our CEO Al Samuels for their unwavering support and leadership. Their commitment has been instrumental in driving our mission forward.



My goal as Chair has been to rebuild and reimagine the RBA. Ken has coined this effort RBA 2.0. In less than a year, we have revitalized many key programs and initiatives. The reinstatement of our monthly Business After Hours and Networking Breakfasts has fostered renewed opportunities for connection and collaboration. We have also expanded and reimaged our influential councils to better serve our members' needs. I am very excited about our four new councils including a non profit council and one dedicated to public policy efforts. A highlight of my term has been the successful renewal of the Pinnacle Awards. If we are going to be the voice of business in Rockland we need to speak up and speak in one voice.

Together, let's build a brighter, more prosperous future for Rockland.

Sincerely,
Michael Shilale, AIA
Chairman, Rockland Business Association

Ex-WWE Chair, CEO McMahon wants back in on wrestling

BY GARY LARKIN / glarkin@westfairinc.com

STAMFORD – Former WWE founder and Chair and CEO Vince McMahon is reportedly trying to get back in the wrestling entertainment business as he has created an investment management company that will focus on sports, according to a state LLC company registration filing.

McMahon, who has been separated from his wife Linda McMahon (current U.S. Education secretary), resigned from TKO Group in January 2024 after a lawsuit alleging sexual misconduct was filed against him by a former employee. In January 2025, Vince McMahon was fined more than \$1.7 million by the Securities and Exchange Commission for undisclosed hush money payments.



Vince McMahon

“A disciplined, flexible, long-term capital and strategic partner...”

— Brad Blum, via LinkedIn

The Stamford-based company is called 14th & I, which refers to the WWE precursor Capitol Wrestling Corp. office that was located at 14th and I Streets in Washington, D.C. That company, which would later become WWE, was formed by his late father Vince McMahon Sr. in 1952.

A May 30 *Wrestlenomics* story reported that McMahon, 79, has launched a new private investment firm called 14TH & I, focusing on sports, media, and entertainment. This firm is separate from his previous involvement with WWE, which he recently sold to TKO Group Holdings, according to the story.

McMahon filed LLC registration with the state Secretary of the State’s office on Sept. 20, 2024 for multiple LLCs under the 14TH & I name. The business agent is listed as CT Corporation System of Manchester. The company itself is incorporated in Delaware.

Brad Blum, the former COO of WWE, is the president of the nascent company, according to his LinkedIn profile.

“14TH & I is a private investment firm focused on the sports, media, and entertainment sectors,” Blum’s profile states. The company is described as “a disciplined, flexible, long-term capital and strategic partner, primarily targeting buyouts/majority deals, as well as selective growth-oriented minority investments.”

There is also a parent company called 14TH & I Holdings LLC based at 16 Railroad Place, Suite 737 in Westport. The investment management address is listed as 262 Harbor Drive, Third Floor in Stamford. Based on a search for both addresses, one is the offices of Realco Business in Stamford and the other is Saugatuck Mail, a FedEx authorized shipping company.

14TH & I is targeting buyouts, majority deals, and selective minority investments in the sports, media, and entertainment sectors, according to Blum’s LinkedIn page.



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NYS to spend \$60M on HV projects

BY PETER KATZ / pkatz@westfairinc.com

New York state's Mid-Hudson Momentum Fund will be spending \$60 million on 10 projects in the Hudson Valley region. Gov. Kathy Hochul made the spending announcement during an event in Yonkers. She had taken a Metro-North train from Grand Central Station to Yonkers. Most of the money will be spent in support of projects that will create new housing.

According to Westchester County Executive Ken Jenkins, "Here in Westchester County, we are working hard to build more affordable housing, and the Momentum Fund investment is a game-changer in increasing the number of people who will have a warm place to call home. This funding will help develop 2,000 new affordable housing units in the Hudson Valley."

In Westchester, \$3.75 million will go toward The Abbey on Park, a mixed-income housing development in Yonkers. It is due to have 81 affordable apartments across three buildings, combining adaptive reuse and new construction. Infrastructure improvements include parking garage enhancements, accessibility upgrades, drainage improvements, and green renewable technology integration. The total project cost is nearly \$58 million.

Also in Yonkers, \$7.5 million is being set aside for Bridgewater North at Ludlow Station. It's a transit-oriented mixed-use development featuring 208

new apartments, including 21 affordable apartments, ground floor retail, a spa, and a parking garage. The project includes revitalizing O'Boyle Park and creating the new Bridge Street Park and Promenade. The total project cost is nearly \$113 million.

\$10 million has been allocated to support Westchester Crossing at the former United Hospital site in Port Chester. The funding

will help pay for new water, sewer and stormwater management systems plus roads and sidewalks. The project is due to include 975 housing units, including 87 affordable units.

In Mount Vernon, \$5 million has been allocated for QWest, a project due to replace abandoned gateway buildings with two new structures containing residential units and commercial space. The total project cost is more than \$158 million, and it is due to create 228 affordable housing units.

A project in New Rochelle, Stella Phase II is to receive \$5 million. The mixed-use development near the Metro-North station features 126 affordable condominium units. The total project cost is more than \$100 million.

In Orange County, \$10 million is due to be spent for the Kiryas Joel Water Treatment Facility. Kiryas Joel is a Hasidic community. The new water treatment facility will enable the village to add a reliable water supply for planned growth through the addition



Hochul speaks in Yonkers on Hudson Valley state spending.

of 5,229 housing units, including 1,047 affordable units. The total project cost is more than \$52.5 million.

Another \$10 million has been allocated for Town of Ramapo infrastructure improvements in Rockland County. These include approximately two miles of new sewer piping and a new water main serving underserved northeastern areas where there are plans for 1,196 housing units including 296 affordable units. The total project cost is estimated at \$20 million.

In Newburgh, \$4.2 million has been allocated for the Shaw Building Redevelopment. It involves renovation of a warehouse to create a mixed-use space with 53 apartments, including five affordable apartments and commercial units including a gym, restaurant, and art studios. The total project cost is nearly \$22 million.

\$2.5 million is due to be spent for Monticello Manor Lofts in Sullivan County. This project is designed for 76 residential units, including specialized housing for individuals with disabilities

and traumatic brain disorders. The total project cost is nearly \$37 million.

In Ulster County, \$2.5 million has been designated for a project to convert a former Quality Inn hotel into 83 affordable housing units, along with commercial spaces. The project is designed to include a therapeutic swimming pool, supportive services offices, and a community room. The former hotel restaurant will be renovated to contain a child daycare center and a commissary kitchen. The total cost of the project is more than \$41 million.

Congressman George Latimer, who spoke at the Yonkers event, said, "It is no secret that our region needs more housing, and we need it fast. I am very glad to see Yonkers, Port Chester, Mount Vernon and New Rochelle have been selected to receive funding for infrastructure upgrades and to complete mixed-use and transit-oriented projects. These strategic investments will strengthen our communities and make them more livable for years to come."

ECONOMIC DEVELOPMENT

Guide dog organization preps Yorktown Heights site for training center

BY GARY LARKIN / glarkin@westfairinc.com

YORKTOWN – The Guiding Eyes for the Blind broke ground on its new Wellness & Training Center at 2501 Mohansic Ave. in Yorktown Heights Thursday, May 29, with some help from town officials.

Guiding Eyes for the Blind, which provides guide dogs to people with vision loss, has now begun work on its 30,000-sq.-ft. Wellness & Training Center sits that sits on a 12-acre

property. The site has received the necessary construction approvals from the Town of Yorktown.

The new center will enable Guiding Eyes to increase capacity and broaden access to more students, all while prioritizing the health and happiness of the dogs and fostering an exceptional working environment for its dedicated staff and volunteers.

"The new facility marks a vital step forward, expanding our ability to bring joy, connection, and independence to people living with vision loss across the country," said Guiding Eyes President and CEO Eduardo Andrade. "We've proudly been part of the Town of Yorktown since 1954, and with this new facility just two miles from our headquarters, we're investing in the future right here in the community we call home."

Yorktown Supervisor Ed Lachterman spoke of the importance of the new center.

"This new Wellness & Training Center is a tremendous asset for countless individuals with vision loss who will benefit from the incredible work done by Guiding Eyes for the Blind," he said. "Their dedication to fostering independence and enhancing lives is truly inspiring, and we're proud to support their continued growth right here in our community."

Low bidder demands Tarrytown schools construction contract

BY BILL HELTZEL / bheltzel@westfairinc.com

“That was not enough for Mr. Hanaburgh.”

— GL Group petition to Westchester Supreme Court

A contractor that submitted the low bid for a construction project at Washington Irvington Intermediate School in Tarrytown claims that its bid was improperly rejected.

GL Group Inc., of Fairfield, New Jersey, petitioned Westchester Supreme Court on May 27 to compel the Public Schools of the Tarrytowns to give it the contract.

GL Group also wants the court to declare that the school district's rejection of its bid was "improper, arbitrary and capricious, an abuse of discretion, and contrary to law."

However, the project manager for the firm managing the project stated in an affidavit that GL Group failed to demonstrate enough experience to handle the work.

The school district is replacing concrete bleachers, installing artifi-

cial turf, and making other improvements at Washington Irving school.

Proposals were opened on April 8.

GL Group bid \$2.9 million. The only other bidder, Abbott & Price Inc., of Millwood, came in nearly 8% higher, at \$3,129,852.

The next day, Arris Contracting Company Inc., a Poughkeepsie firm managing the project, asked GL Group for more information, according to the petition. Arris' project manager, Chris Hanaburgh, questioned GL Group's experience with site work and concrete work.

GL Group says it pointed out that it intended to subcontract sitework and concrete work to an experienced contractor.

Hanaburgh allegedly told GL Group that he "preferred" B&B Concrete Enterprises Inc. of Nanuet, and suggested that he may change his views if GL

Group chose B&B.

GL Group negotiated a subcontract with B&B and notified Arris Contracting, the petition states. "Nevertheless, that was not enough for Mr. Hanaburgh."

Arris Contracting allegedly asked GL Group to withdraw its bid for lack of experience, and if it didn't its bid would be declared non-responsive.

Hanaburgh described the Washington Irving Field & Bleacher Project as complex, including construction of concrete bleachers with walls 16 feet high and 18 inches wide.

After the bids were opened, the contractors had to demonstrate their experience by providing details of five comparable projects completed in the past five years.

One of GL Group's past projects was completed more than five years ago, Hanaburgh noted, and he concluded that the firm's past work was not comparable to the Tarrytown project.



"I did not demand that GL Group withdraw its bid," he stated in his affidavit. And he noted that Arris had never before worked with the other bidder, Abbott & Price.

On May 20, the schools' board of trustees rejected GL Group's bid and awarded the contract to Abbott & Price Inc., according to the petition, "based on Arris's recommendation."

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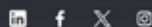
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Gov. Lamont vows to sign electric bill reduction bill as soon as possible

BY GARY LARKIN / glarkin@westfairinc.com

HARTFORD – Gov. Ned Lamont today announced that he will soon sign into law legislation that takes a step forward in reducing electric bills, delivering Connecticut consumers nearly \$400 million in annual savings by reducing public benefits charges and making cuts in supply, delivery, and transmission fees.

The bipartisan measure that originated in the Senate is the result of a collaboration between the Lamont administration and Democratic and Republican lawmakers. It was approved in the Senate yesterday by a vote of 34-1, and in the House of Representatives this evening by a vote of 144-3.

“Like many people, I think electric bills are too damn high, and this bipartisan bill is a first step in addressing a complex issue that is the result of policy decisions made years ago by legislators in both parties that have continued to impact our utility rates,” Gov. Lamont said. “I want to be clear – this legislation is one step in the effort to make energy rates more affordable and we should not stop here. I thank Democrats and Republicans in the General Assembly for approving this legislation and I will sign it into law when it is transmitted to my desk. Let’s keep doing more to reduce electric rates.”

The savings achieved in the legislation are in addition to the recent 25% reduction in the public benefits charge that the Public Utilities Regulatory Authority (PURA) approved in the May 2025 rate adjustment mechanism and to the upcoming 13% reduction in supply rates on July 1, 2025.

As required under legislative rules, now that the bill has been approved by both chambers of the General Assembly it will be transmitted to the nonpartisan Legislative Commissioners’ Office for engrossing and supervision of printing in its final form. Once engrossed, it is required to go through an approval process by the Office of the House Clerk, the Office of the Senate Clerk, and the Office of the Secretary of the State before it can finally be transmitted to the governor for his signature. This engrossing and approval process

usually takes several days to complete.

Upon receiving the bill, the Office of the Governor will make an announcement when a date has been selected for it to be signed by the governor.

The legislation will deliver a \$100 million cut to delivery and transmission costs.

After years of tireless advocacy for lower energy bills, state Sen. Ryan Fazio (R-Greenwich) said he is proud to announce the major step forward in financial relief.

“For three years, my Republican colleagues and I have been shouting from the rooftops that Connecticut’s electric rates are too damn high and calling for leadership to cut electric rates and the Public Benefits tax buried in every resident’s bill,” Fazio said. “We’ve heard from tens of thousands of families who are being crushed by these costs — families forced to choose between heating their homes and putting food on the table. We never stopped fighting for them. Today’s compromise marks one small step toward long-overdue relief.”

Sen. Norm Needleman (D-Essex), Senate Chair of the Energy and Technology Committee, was also thankful for the bill’s passage.

“The people of Connecticut demand and deserve relief on their energy bills,” Needleman said. “Today, we’re giving that to them. This is a Senate Democrats bill, but it’s a true bipartisan piece of legislation borne out of a desire to fix this problem. This is an extremely detailed and thorough piece of legislation looking at our energy present and our energy future with equal levels of importance.”

Senate President Martin M. Looney (D-New Haven) applauded the efforts to get the bill sent over to the House before Wednesday’s deadline.

“Senate Bill 4 listens to the people of Connecticut and makes a concerted effort to find reductions and savings for electric ratepayers,” he said. “It’s similarly important for the bill to protect state line workers from dangerous working environments, engage with studies of future strategies to achieve further electric rate efficiencies and delve into long-term investments to shore up the safety and security of our grid.”



Sen. Ryan Fazio of Greenwich speaks to constituents during a GOP town hall with Rep. Tom O’Dea of New Canaan in April. File photo by Gary Larkin

“Like many people, I think electric bills are too damn high, and this bipartisan bill is a first step in addressing a complex issue.”

— Gov. Ned Lamont

Connecticut Senate Republicans led the charge in passing legislation two and a half years ago to require utility companies to clearly disclose public benefits charges on customer bills. Since then, Republican lawmakers have filed legislation each year to significantly reduce rates and improve the state’s overall energy policy.

The Fazio bill calls for eliminating the public benefits charge paid by ratepayers, capping the price of all future long-term energy purchases, redefining the definition of Class I renewable energy sources to include nuclear and hydropower, separating PURA from DEEP (Department of

Energy and Environmental Protection), eliminating subsidy programs such as electric vehicle rebates, and increasing the supply of natural gas to the state.

“For years, Sen. Fazio and Republicans have been sounding the alarm that Connecticut’s sky-high electric rates are crushing working families,” Senate Minority Leader Stephen Harding said. “Republicans believe we need to do far more to provide that relief. This legislation does not go far enough, but thanks to Republicans constantly beating the drum and forcing Democrats to recognize this cost-of-living crisis, we are finally taking a step in the right direction.”



J.P. Morgan's Hiral Shah honored by Boys & Girls Club of Northern Westchester

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Vidya Bhat and Hiral Shah were honored Thursday, June 5, by the Boys & Girls Club of Northern Westchester with the Humanitarian Award at Brae Burn Country Club in Purchase. Photographs courtesy Boys & Girls Club of Northern Westchester.

“The best way to find yourself is to lose yourself in the service of others.”

— Mahatma Gandhi, featured in the gala program under the photo of honorees Vidya Bhat and Hiral Shah

Investment advisers are by necessity guarded individuals, but recently Hiral Shah, CFP, a Private Client adviser and managing director of investments at J.P. Morgan Wealth Management in West Harrison, opened up about his youthful experience with the Boys & Girls Club.

The occasion was the Boys & Girls Club of Northern Westchester's “Dream Big Gala,” held Thursday, June 5, at Brae Burn Country Club in Purchase. Some 250 guests saw Shah, who is on the club's board, and wife Vidya Bhat, Ph.D., principal of Ardsley Union Free School District's Concord Road School, receive the club's Humanitarian Award. (The other honorees were Monique and Stephen Grayson, M.D., recipients of

the John Beach Award.)

In a teasing video with his wife --which was presented at the gala along with one on the Graysons -- Shah acknowledged that, growing up in Wallington, New Jersey, he was not the easiest of children. He didn't quite fit in.

“You were mischievous,”

Bhat said.

“The main thing for any kid is to be accepted,” he said. When he arrived at his local Boys & Girls Club, in Lodi, he thought -- and here he exhaled at the memory -- “I'm home.”

The Lodi club didn't offer as much as the Mount Kisco-based Boys & Girls Club of Northern Westchester, he added. But he learned swimming and other sports before adding crafts.

“The (Boys & Girls Club of North-



Monique and Stephen Grayson, M.D., were honored by the Boys & Girls Club of Northern Westchester with the John Beach Award for 40 years of volunteering with the club's Marlins swim team. “Life is like swimming,” they said. “Sometimes you hit a wall, turn around, try again and just keep on going.”

ern Westchester) is a true extension of how school days can be enhanced for students,” Bhat said of the non-profit, which was founded in 1939 and serves children ages 3 to 18. “It's analogous to what we as educators refer to as Culturally Responsive-Sustaining Education Framework, CRSE Framework, and the basic tenet of the framework is creating a welcoming environment for all students, children. That's what this club represents. It embodies (this) not only in its core beliefs but in the actual application of the core beliefs...”

They include Character, Advocacy and Leadership Development; Education and Career Development; Health and Life Skills; Arts and Social Recreation; and Sports and Fitness. (More than 75,000 children have learned to be water-safe in the club's Learn to Swim classes.)To address the mental-health challenges facing young people today, the club has a mental wellness program for all members, staff and families, with two clinicians and five Ph.D. interns.

The club has also taught Shah friendship, he said in the video. He and Bhat -- who share three children, two rescue dogs and a home in

Purchase -- are not only husband and wife; they're best friends. (She also serves as proofreader for his emails, he joked.)

Relationships are also a big part of Shah's work at J.P. Morgan, which he joined in 2009 after launching his career six years earlier. Armed with a Bachelor of Science degree in engineering from the New Jersey Institute of Technology, Shah worked for such firms as Citigroup and Morgan Stanley Smith Barney (now Morgan Stanley Wealth Management).

At J.P. Morgan, Shah partners with individuals, business owners, executives, entrepreneurs and foundations, delivering a range of services that include investment portfolio design, investment management and retirement planning. He also works closely with multigenerational families, developing strategies to help protect and grow their assets across generations. i

Shah, however, isn't being honored for his career but rather for the values he embodies and lives. Under the couple's photograph in the “Dream Big Gala” program book, there is a quote from Mahatma Gandhi: “The best way to find yourself is to lose yourself in the service of others.”

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Detecting lung cancer earlier, with robotic help

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Todd Weiser – who recently performed White Plains Hospital's first ION-assisted bronchoscopy – describes the ION Robotic Bronchoscopy Platform as “a very accurate GPS system for the lungs.” *Courtesy White Plains Hospital.*

White Plains Hospital has announced that it now offers a new, state-of-the-art, robotic-assisted technology with the potential to diagnose lung cancer earlier by reaching small nodules in the peripheral lung, where more than 70% of cancerous lung nodules may be located.

“Unfortunately, when lung cancer is diagnosed it is often advanced, and patients are typically inoperable,” said Todd Weiser, M.D., White Plains Hospital director of thoracic surgery. “With the wider acceptance of lung cancer screening and this new robotic platform, we can diagnose lung cancer in its earliest stages. This gives us the best chance of removing it when it is more curable.”

A standard bronchoscopy allows a doctor to examine the airways (bronchi) in the lung to diagnose such conditions as infections, tumors and blockages and to collect tissue samples for biopsies. With a robotic bronchoscopy, the doctor inserts a catheter through the patient’s mouth under anesthesia to reach the lung, using small instruments

to collect samples of the nodule tissue, often in areas of the lung that are nearly impossible to reach using the standard procedure. Patients are usually discharged the same day.

Lung cancer is the leading cause of cancer death in the United States.

However, when diagnosed

at the earliest stage, the average five-year survival rate is 92%. Screening for the disease can make a crucial difference for patients ages 50 to 80 who have a long history of smoking.

“A lung cancer screening can absolutely save lives,” Weiser said, “and now with this technology, we can provide even more hope.”

White Plains Hospital is a member of the Montefiore Health System, serving as its tertiary hub of advanced care in the Hudson Valley. The mission of the 292-bed nonprofit is to provide exceptional acute and preventive medical care to all people who live in, work in or visit Westchester County and its surrounding areas. White Plains Hospital has outpatient medical facilities across Westchester,

including multispecialty practices in Armonk, Hawthorne, Larchmont, New Rochelle, Rye Brook, Somers, Yonkers and Yorktown Heights; and Scarsdale Medical Group locations in Harrison and Scarsdale.

The hospital is fully accredited by the Joint Commission and in 2024 received another five-star rating from the Centers for Medicare and Medicaid Services (CMS) — the highest distinction offered by that federal agency -- for the third consecutive year. In addition, the hospital received its third Magnet designation from the American Nurses Credentialing Center (ANCC), a distinction held by only 2% of hospitals in the country. In 2025, White Plains Hospital was awarded an “A” Safety Grade from the Leapfrog Group for the 13th consecutive time.

Patients with a 20-pack year smoking history (smoking a pack/day for 20 years) are eligible for lung cancer screening through a referral from their primary care physicians. For more about the hospital’s lung cancer screening program and the ION Robotic Bronchoscopy Platform, visit its website.

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Revised plans submitted for 1 Water St. development in White Plains

BY PETER KATZ / pkatz@westfairinc.com



Comparison of previous 1 Water St. building (on left) with revised building rendering (on right).

The owner of the property at 1 Water St., just across from the White Plains Metro-North Train Station, has submitted revised plans for a new mixed-use building on the 1.3-acre site.

Bijou Properties and Green Property LLC, through the entity 1 Water

Street Acquisition LLC, have made changes to the plans that were previously approved by the city for redevelopment of the property. Back in 2019, former property owner Mack-Cali Realty Corp. had developed a plan to demolish its office building at the site and replace it with a high-rise, mixed-use structure.

“We’ve reworked it and created a lot more visual space, much less massing.”

— Neil Alexander, attorney for the developer

Attorney Neil Alexander of the White Plains-based law firm Cuddy & Feder told the White Plains Common Council that while the previously-approved project had been for a 22-story building, the new property owner has reduced the height of the proposed structure to 18 stories.

“We’ve actually interestingly enough been able to bring the building height down while creating more open space,” Alexander said. “We’ve increased the retail to around 4,000 square feet with most of the frontage on Water Street so it leads you right down the street into the train station. There will now be 380 units of multifamily. It will be 18 stories tall.”

The previous plan called for 301 apartments and 1,212 square feet of retail space. Alexander pointed out that the basic building design has changed and it now is in a “U” shape rather than being rectangular.

“We’re very excited about the way we’ve reworked it and created a lot more visual space, much less massing,” Alexander said.

Alexander said there would be 394 parking spaces, with one space for each residential unit and 14 spaces for the retail uses. He said that the developer would be providing six affordable units and would pay a fee to the city for not providing the full number of affordable units on the site as the city requires. He said the proposed building would have 36 studio apartments, 155 one-bedroom units, 184 two-bedroom units and five three-bedroom apartments. He said that the affordable apartments to be provided would include one studio, four one-bedroom units and one two-bedroom apartment. They would be priced to be affordable to people earning up to 60% of the Area Median Income.

Chris Boone of Lessard Design said, “We now have a “U”-shaped building that has a lower podium plaza deck that faces along Water Street.”

Boone said that in addition to having an entry on Water Street there would be a second access provided from Ferris Avenue. He said that a park adjacent to the main entry provides active public space. He said there will be sitting areas as well as areas where people can be more active.

Boone said that the developer is using materials and techniques that will provide greater energy efficiency and a “tighter” building and also is exploring the possible use of a geothermal heat pump system for heating and cooling.

REAL ESTATE

Office park on Westchester Avenue sells for \$37M

BY PETER KATZ / pkatz@westfairinc.com

The office park on Westchester Avenue that includes buildings with addresses of 701, 707, 709, 711 and 777 Westchester Ave. has been sold for \$37 million. An entity formed by Partners Rose Equities and Garden Commercial acquired the site commonly known as the 700 Series. The five office buildings have frontage on Westchester Avenue and the property extends back to Bryant Avenue.

The 700 Series totals 676,113 square feet of office space. The buildings were constructed in the 1970s and early 1980s and are reported to be approximately 50% vacant. The 54.8-acre campus is located within a key portion of the I-278 corridor known as the Platinum Mile and has more than 2,500 feet of frontage along Westchester Avenue and the Interstate.

The property was acquired for general investment purposes.

In October, 2021, a plan to tear down the office building at 701 Westchester Ave. and put up a five-story, 360-unit apartment building had been rejected by the White Plains Common Council. A resolution to reject the application by Senlac Ridge Partners of Morristown, New Jersey, was included on the council's consent agenda for that month's regular monthly meeting.

Strong opposition to the proposal had come from five White Plains neighborhood associations. They were the North Street, Gedney Farms, Rosedale, Haviland Manor and Old Oak Ridge associations that encompass about 1,600 homes. Senlac, owner of the office park had asked the city to

“Due to an aging design and inefficient layout, the 701 Building has never achieved full occupancy.”

— Attorney for Senlac Ridge Partners

apply the Planned Campus Development Overlay zone to its property. The proposed apartment building was designed with 21 studio apartments, 177 one-bedroom units and 162 two-bedroom units along with a fitness center, business center, library and lounge spaces for residents. The resolution to reject the proposal pointed out that zoning amendments are a discretionary legislative action by the Common Council and the council is not required to approve petitions for changes.

“This is not like a special use permit where, if set standards are met, approval must be granted,” the resolution said. “By its very nature, approval of Planned Campus Development District overlay mapping is at the sound discretion of the Common Council.” The resolution criticized Senlac's master plan for the property for not describing how it promotes the public health, safety and welfare of the city or needs of

the community. It said that the plan “does not constitute environmentally sustainable building or site design nor is any public or private space proposed which can be integrated into the city's open space network.”

At the time of the proposal, an attorney representing the property owner had said in a letter to White Plains Mayor Thomas Roach and members of the Common Council that the building at 701 Westchester Ave. was 49.5% occupied. During a work session, the council was told that the entire office park was 72% leased.

“Due to an aging design and inefficient layout, the 701 Building has never achieved full occupancy,” the attorney wrote in the letter. “This issue has been exacerbated by the ongoing trend in local markets away from traditional office space, particularly in the ongoing Covid-19 pandemic, resulting in an outdated building and underutilized property.”

Ganim: Park City rebirth will be driven by lots of housing

BY GARY LARKIN / glarkin@westfairinc.com

“We are gaining a reputation statewide as the arts and entertainment capital of Connecticut.”

— Mayor Joe Ganim, State of the City 2025

BRIDGEPORT – City residents and businesses have heard it all before. The Park City is going to be reborn as a destination not only for the state but for those outside Connecticut.

In 2008 the master plan of conservation and development for Bridgeport talked about a “missing piece of the puzzle” for that rebirth. The report – “Bridgeport 2020-A vision for the future”— was put together during the administrations of Mayors John Fabrizi and Bill Finch. It stated the missing piece is people who will occupy downtown during day and evening hours, taking advantage of entertainment and cultural offerings, spending money and generating activity on Downtown streets.”

The belief was that enhancing downtown’s image by making it both home and destination would benefit the city of Bridgeport as a whole. People from outside the city would come to downtown for entertainment and recreation, and experience through restaurants, nightlife and culture.

So, some 17 years later you have to ask current Mayor Joe Ganim if the city has made any progress on attracting people to live downtown. According to the eight-term mayor, the answer is an emphatic “Yes!”

Ganim made a point of backing

up his optimism for the Park City by delivering his annual State of the City address sponsored by the Bridgeport Regional Business Council at the Hartford HealthCare Amphitheater Thursday, May 29. He considers the

transformation of the former minor league Harbor Yards ballpark into a successful concert venue his crown jewel to lay claim to Bridgeport becoming the arts & entertainment capital of the state.

“When it comes to housing development in downtown Bridgeport, we’re making substantial progress,” the mayor said. “As we do, I’m mindful of the fact that because of this high demand for housing and short supply, housing has become so unaffordable for so many here in Fairfield County. So, we have prioritized as part of this affordable housing because of this throughout the city.”

He was so focused on creating more housing, especially of the affordable variety, that last year he signed an executive order directing city departments to work towards a goal of constructing 5,000 new housing units through the year 2030.

He recited a list of housing projects that have either opened, under construction, or are proposed. They include:

- The August at Steelpointe Harbor (420 units; 160 workforce housing)



Bridgeport Mayor Joe Ganim addresses members of the Bridgeport Regional Business Council Thursday, May 29. Photo by Gary Larkin

- Downtown North (100 units on Congress plaza)
- Former gas company across from M&T Bank (Soundview Apartments, 120 units)
- Former AT&T building (80 units that will include an art gallery and rooftop restaurant)
- Fairfield Residence (60 units)
- Crescent Crossing on East Side (85 units of mixed-income housing)
- Renovation of the old Waltersville School (70 units)
- Woodwind Commons on the South End (51 units)

Stratford Chamber of Commerce chair Bob David, who introduced Ganim at the address, emphasized the importance of housing and hotel development in downtown Bridgeport.

“As the financial position of the city improves greatly, the city is experiencing development under the mayor’s leadership,” David said. “That includes housing and hotel developments at Steele Point, and a number of housing developments across the city aimed at meeting the high demands of our region.”

As a stream of videos played on the big TV screens, Ganim asked the audience of government and business leaders to look around at all the development. He made a special mention of the smokestack. “I advice you to take a picture of that monstrosity now because a year from now it will all be gone,” he said.

“The August (at Steelpointe) is now rising out of the ground,” he added. “Four-hundred-and-twenty new waterfront housing units, 160 of which

are set aside for workforce housing, 10,000 square feet of retail and other amenities with public access to the waterfront. And this summer BLD (Steelpointe) will also break ground on a new 152-room Marriott hotel. This is just the beginning phase of \$620 million in development that will literally transform that site.”

As for the candy cane smokestack, the iconic landmark is due for demolition on Sept. 29 right after the Soundside Music Festival concludes.

ARTS & ENTERTAINMENT CAPITAL

Just days before Gov. Ned Lamont, Oak View Group, and PeoplesBank executives announced a naming rights deal for the former Hartford Civic Center, Ganim made the following boast: “We are gaining a reputation statewide as the arts and entertainment capital of Connecticut.”

He thanked the success of the amphitheater for that as they have sold hundreds of thousands of tickets to concerts over the past five years.

And then there is the proposed soccer stadium planned for Bridgeport’s East Side.

“We have another amazing entertainment opportunity in front of us, which is being aggressively pursued by Andre Swanston,” Ganim said. “Last year he announced that Bridgeport’s East Side would be the home of a new MLS Next Pro called C’T United. This soccer stadium development is planned to include 1,000 units of housing, another hotel, public park, another commercial and retail development.”

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First floor at Villa Mabrouka, Tangier, Morocco. Photographs courtesy Villa Mabrouka.



Entrance to Villa Mabrouka.



Above the swimming pool.

Travel Talk – Villa Mabrouka, Tangier, Morocco

BY JEREMY WAYNE / jwayne@westfairinc.com

“The good stuff, the real good stuff – the sounds and smells and the look of Tangier... that’s here to stay.”

— Anthony Bourdain

Readers of “Travel Talk” will know I have a weakness for Morocco, that ravishingly beautiful, romantic kingdom that in its long relationship with the United States has the most solid credentials. That’s because back in 1777, Morocco was the first country to publicly recognize the newly independent U.S.A. Despite the odd blip – and what relationship doesn’t have those? – the two have remained good friends ever since.

Morocco sits in the top left-hand corner of the African continent, and in the top-left hand corner of Morocco itself, where the Mediterranean Sea becomes the Atlantic Ocean at the Strait of Gibraltar, you’ll find Tangier. A libertine city, famously loved by the likes of William S. Burroughs, Jack Kerouac and Allen Ginsberg; home to other writers like Paul and Jane Bowles; a kind of mecca for playwrights Tennessee Williams and Joe Orton and vacation spot for The Rolling Stones, Tangier as recently as the 1970s still teemed with thieves, drug addicts, pederasts and child prostitutes.

Now, however, Tangier’s notorious “anything goes” era has passed and, besides, it was only but a part of Tangier’s rich history. In the last decade, thanks to massive investment spearheaded by Morocco’s sovereign King Mohammed VI, the city has

been spruced up with new apartment buildings, fancy hotels and even a new state-of-the-art railroad station, and yet its unique character – layered, ambiguous, mysterious – somehow lingers. As Anthony Bourdain poetically put it in his “Parts Unknown” story on the city back in 2012, “The days of predatory poets in search of literary inspiration and young flesh are probably over for good – hippies can just as easily get their

bong rips in Portland or Peoria – but the good stuff, the real good stuff, the sounds and smells and the look of Tangier...that’s here to stay.”

Far and away the most striking of its new hotels, one that alone would make a visit to Tangier worthwhile, is Villa Mabrouka. Originally built for a wealthy local family in the early 19th century and rebuilt as a Modernist house and sold to Princess Fatima Al Suba of Kuwait, the villa was acquired in 1997 by Yves Saint Laurent and his long-term partner, the French industrialist Pierre Bergé, later passing to Bergé’s protégé and husband, the American landscape gardener Madison Cox. Jasper Conran, scion of the Conran family, bought the house from Cox in 2017 and transformed it into a 12-room hotel.

Conran’s father, Sir Terence Conran, was the founder of the Conran

and Habitat homewares and restaurant empire, and Conran junior himself is a couturier and designer-turned-hotelier. And with Villa Mabrouka he has triumphed, reintroducing authentic elements of Art Deco and simultaneously suffusing Villa Mabrouka with palpable 1930s glamour.

On the first floor, black-and-white marble floors connect the dining room with the cream-and-white living room (which I like to think could have come from Cole Porter’s 1930s apartment in the Waldorf Towers, or a theater stage set for Noel Coward’s “Design for Living”). Beyond the sitting room lie the terraces for outdoor drinking and dining (the sun shines here 320 days a year), with paths leading down through lush gardens – 6,000 different plantings at the last count, as laid out by Cox – to the swimming pool below.

An enchanting pavilion designed by longtime a Tangier resident, the illustrator and portrait painter Lawrence Mynott, overlooks that exquisite pool, which was hewn from rock by the aforementioned Kuwaiti princess. (Well, I don’t imagine she did the actual hewing herself.)

Warm Mediterranean light and dappled sunbeams bounced around my suite at Villa Mabrouka, with its color palette of cool green and fresh white, and gleaming bathroom of Olympic proportions. Cream-colored Smeg appliances adorned the wet-bar, with small touches like the earplugs on the nightstand showing that this supremely talented hotelier had thought of everything. And there, way below my vast, expansive terrace, was the Atlantic to my left, the Mediterranean to my right, with the Spanish



Dining table at Villa Mabrouka.



“The Atlantic to my left, the Mediterranean to my right, with the Spanish coast clearly visible — taking it all in, hearts may well skip a beat. I know mine did.”

coast clearly visible directly across the water. Taking it all in, hearts may well skip a beat. I know mine did.

Back downstairs, the breakfast table was set each day with good silver and a beaker of blushing white baby roses, which contrasted softly with the glass of heavenly pink Mandarin juice the white-jacketed waiter would bring, along with cups of coffee the size of a soup bowls. (In case you haven't already figured this out, allow me to point out there are no Styrofoam coffee cups at Villa Mabrouka.)

The breakfast itself is French Moroccan. Maghrebi, which means French breads and brioche or Moroccan pancakes with honey, followed by a traditional shakshuka, or fried eggs with confit beef. Do forgive the name-dropping, but I've not had such a breakfast, nor one so elegantly served, nor on snowier linen, since I was last at the Ritz in Paris, which is to say 16 years ago.

Dinner? Mr. Conran, you had me at the crudités, those immaculately batonned vegetables with that sublime anchovy mayonnaise, which I wanted to slurp by the bucketful. It was followed by p'stilla of pigeon (an utterly fabulous Moroccan dish of minced chicken or pigeon wrapped in crisp filo pastry and dusted with sugar and cinnamon). For dessert, or pudding as the English call it, meringue cake — layer upon layer of sponge and whipped cream, coated with soft meringue. a thumping great slice as tall as a top hat and a bowl of vanilla custard beside it — a thing of utter decadence. This is a pudding worth crossing an ocean for, so you must.

Those remarkable gentlemen with their fabulously twirled moustaches, by the way, are Villa Mabrouka's identical twin bartenders, a little bit of surrealism only adding to the pleasure of your stay.

And just so I don't come across like a breathless, uncritical admirer, well yes, Mabrouka does have a couple of flaws. Like slices of deathly-dull apple on the so-called “exotic” fruit plate. Or the beautiful fern in my suite, badly in need of a drink of water. And a pedal-bin in the bathroom — impossible to use unless you have the feet of a child. No, we do not like pedal bins. Talk about first world problems.

You know what? If the wonderful people who run this exceptional hotel read this piece, I've no doubt these teeny-tiny blips will be taken care of by the time of my next visit. Of course, they will.

When I told Jasper Conran, whom I was lucky enough to encounter during my short stay, that I absolutely loved Mabrouka, loved everything he had created here, but that I didn't want to risk sounding like a gushing schoolgirl, he looked me in the eyes and said simply, “Please go ahead, gush.”

So, you know what? I'm gushing.

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WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie
Local business cases, May 28 - June 3

M&T Bank, Buffalo vs. Cold Spring Acquisition LLC, Spring Valley, 25-7011-SHL: Adversary proceeding in Cold Spring Chapter 11 (25-22002). Attorney: James C. Thoman.
CJ Binder Consulting Inc., Armonk, Cynthia Binder, president and CEO, 25-22464-SHL: Chapter 7: assets \$38.68, liabilities \$89,000. Attorney: Jeffrey M. Binder.
Vasel Balbona, Cortlandt Manor re. Val-Bron Ventures LLC, Ossining, 25-22474-CGM: Chapter 13, assets and liabilities \$1 million - \$10 million. Attorney: Paul A. Rachmuth.
Edgewood Terrace Restaurant Group LLC, Port Chester, Deborah Ribeiro, member, 25-22491-SHL: Chapter 7, assets \$0 - \$50,000, liabilities \$100,000 - \$500,000. Attorney: Linda M. Tirelli.

U.S. District Court, White Plains

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

Questions and comments regarding this section should be directed to:

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Local business cases, May 28 - June 3

Laborers' Local No. 60, Hawthorne, et al. vs. VAD Construction Corp., White Plains, et al, 25-cv-4436-JGLC: Enforcement of employee benefits. Attorney: Michele J. Harari.
Juan Carlos Amador, Newburgh, et al. vs. La Casa Vicinia, New Windsor, et al, 25-cv-4445-KMK: Fair Labor Standards Act. Attorney: Michael Samuel.

Max Touhey, Long Island City vs. S.A. Baxter LLC, Chester, 25-cv-4467-CS: Copyright infringement. Attorney: Craig B. Sanders.
Mimecast Services Ltd., London vs. Partner1 LLC, Pleasantville, 25-cv-4635-JGLC: Trademark infringement. Attorney: John C. Leddy.
Chris Perotta, Highland, et al vs. Raven3 Home Buyers LLC, Elmsford, et al, 25-cv-4649-CS: Racketeering. Attorney: John P. Oleske.

DEEDS

Above \$1 million

21 Cassilis LLC, Larchmont. Seller: Raami LLC, Scarsdale. Property: 21 Cassilis Ave., Yonkers. Amount: \$1.3 million. Filed May 9.

33 Altonwood LLC, Brooklyn. Seller: Altonwood Place LLC, New Rochelle. Property: 31 Altonwood Place, Yonkers. Amount: \$1 million. Filed May 8.

Alexander Members Holdings LLC, Bronx. Seller: Maple & Broadway Holdings LLC, Boston, Massachusetts. Property: 60 S. Broadway, White Plains. Amount: \$27.1 million. Filed May 13.

Alphamk 56 Calvert LLC, Rye. Seller: 12 Nelson Avenue LLC, Rye. Property: 56 Calvert St., Harrison. Amount: \$6.1 million. Filed May 14.

BFS Partners II LLC, Larchmont. Seller: Christine M. Duncan, Rye. Property: 1 Dogwood Lane, Rye City. Amount: \$4.8 million. Filed May 14.

EG X WZ LLC, New York. Seller: Phyllis Gelberg, Bedford. Property: 66 Pound Ridge Road, Bedford. Amount: \$1.2 million. Filed May 14.

FSAA LLC, Mount Kisco. Seller: 265 Route 202 LLC, Massapequa Park. Property: 265 Route 202, Somers. Amount: \$1.4 million. Filed May 12.

Haxhari, Altin, Bronx. Seller: 27 N. Greenwich Road LLC, Pleasantville. Property: 27 N. Greenwich Road, North Castle. Amount: \$1.2 million. Filed May 13.

Kasak, Maxwell L., Scarsdale. Seller: Ngjaa LLC, Mount Vernon. Property: 67 Donnybrook Road New Rochelle. Amount: \$2.4 million. Filed May 14.

National Residential Nominee Services Inc., Frisco, Texas. Seller: Mehmet Ignebekcili, Hastings-on-Hudson. Property: 40 Oakcrest Lane B46, Greenburgh. Amount: \$1.1 million. Filed May 8.

Saadine, Mark, Brooklyn. Seller: Sheldrake LLC, Larchmont. Property: 87 Colonial Ave., Mamaroneck. Amount: \$3.1 million. Filed May 14.

Sotell, Trevor, Hoboken, New Jersey. Seller: 81 Theo Fremd Road LLC, Harrison. Property: 81 Theodore Fremd Ave., Rye City. Amount: \$2.3 million. Filed May 14.

Yang, Mutian, Brooklyn. Seller: Rich & Rick Enterprises LLC, White Plains. Property: 95 Tuckahoe Ave., Eastchester. Amount: \$1.5 million. Filed May 14.

Below \$1 million

114 Elm Avenue Realty LLC, Mount Vernon. Seller: SGB Realty Group LLC, Monroe. Property: 114 Elm Ave., Mount Vernon. Amount: \$745,000. Filed May 9.

114-116 Ferris Avenue Inc., White Plains. Seller: Frances D. Marinelli, Elmsford. Property: 114-116 Ferris Ave., White Plains. Amount: \$749,000. Filed May 14.

39 Cypress Lane LLC, White Plains. Seller: Frank A. DeLorenzo, Cary, North Carolina. Property: 228-232 Bryant Ave., Greenburgh. Amount: \$370,000. Filed May 13.

484 Saw Mill LLC, Hartsdale. Seller: R. C. Sunny LLC, Pearl River. Property: 484 Saw Mill River Road, Yonkers. Amount: \$545,000. Filed May 12.

68-72 Buena Vista Avenue Realty LLC, Bronx. Seller: Brian Murray, Yonkers. Property: 72 Buena Vista Ave., Yonkers. Amount: \$750,000. Filed May 9.

68-72 Buena Vista Avenue Realty LLC, Bronx. Seller: B&B 68 BVA Realty Company LLC, Yonkers. Property: 68 Buena Vista Ave., Yonkers. Amount: \$750,000. Filed May 14.

A&M Home Acquisitions LLC, Crompond. Seller: David W. Bender, Verplanck. Property: 151 Eighth St., Cortlandt. Amount: \$275,000. Filed May 9.

Annan, Winifred, Bronx. Seller: Forgellos Renovations LLC, Harrison. Property: 47 Fulton Ave., Mount Vernon. Amount: \$650,000. Filed May 8.

Ayala, Yanel, Mount Vernon. Seller: 434 Locust Street LLC, Mount Vernon. Property: 434 Locust St., Mount Vernon. Amount: \$750,000. Filed May 14.

Baliraj, Sonika D., Bronx. Seller: Maplewood Court Inc., Elmsford. Property: 93 Maple St., Eastchester. Amount: \$725,000. Filed May 14.

Blum, Steven, Greenwich, Connecticut. Seller: Broadway By Holland LLC, Bronx. Property: 41 Holland Ave., White Plains. Amount: \$999,000. Filed May 14.

Calandrello, Carmine, Ossining. Seller: 210 Noxon LLC, Yorktown Heights. Property: 2975 Grant Ave., Yorktown. Amount: \$65,000. Filed May 13.

Cernunnos Holdings LLC. Seller: Magdalena K. Walsh, White Plains. Property: 9 Sunset Place, North Salem. Amount: \$200,000. Filed May 8.

Dejesus, Hadie, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., 8D, Yonkers. Amount: \$655,000. Filed May 8.

FI-NY LLC, Wellington, Florida. Seller: Delia B. Dravis, Bronxville. Property: 416 Bronxville Road, Yonkers. Amount: \$460,000. Filed May 13.

Fowler, Jeffery, Mohegan Lake. Seller: C&G United LLC, Mahopac. Property: 1723 Tower Court, Yorktown. Amount: \$945,000. Filed May 8.

Goode, Nerron W., Yonkers. Seller: Kalloor Royal Properties Inc., Scarsdale. Property: 53 Valerie Drive, Yonkers. Amount: \$620,000. Filed May 13.

Kolia, Yusuf, Bronx. Seller: Westchester Contracting Inc., Yonkers. Property: 249 St. Johns Ave., Yonkers. Amount: \$920,000. Filed May 9.

Leonsitos Inc., New York. Seller: Sarah Lewis, Mount Vernon. Property: 344 S. 10th Ave., Mount Vernon. Amount: \$250,000. Filed May 13.

LW Premier Development Realty Corp., Pelham. Seller: Brian Maloney, Pelham. Property: 62 Linden Ave., Pelham. Amount: \$872,000. Filed May 12.

LY Garden LLC, Monsey. Seller: Christine Iaffaldano, Mount Vernon. Property: 63 Fulton Ave., Mount Vernon. Amount: \$385,000. Filed May 13.

Meteau, Serena, Tuckahoe. Seller: Dorami Realty of New York Inc., Tuckahoe. Property: 60 Washington St., Eastchester. Amount: \$950,000. Filed May 8.

Pizzella Girls Development Corp., Cortland Manor. Seller: Brian McIntyre, St. Augustine, Florida. Property: 24 Skylark Drive, Cortlandt. Amount: \$325,000. Filed May 12.

RI 25 Riverview LLC, Brooklyn. Seller: Marji Kamal, Yonkers. Property: 25 Riverview Place, Yonkers. Amount: \$900,000. Filed May 13.

Salerno, Anthony, Monroe. Seller: Mijh LLC, Tarrytown. Property: 19 Windle Park Avenue B, Greenburgh. Amount: \$515,000. Filed May 8.

Stallings, William, New Haven, Connecticut. Seller: Vision Chachipanta FR LLC, Troy. Property: 12 Clinton St., Mount Pleasant. Amount: \$490,000. Filed May 14.

US Bank NA, New York. Seller: Jose Betances Jr., Pleasantville. Property: 26 Amsterdam Place, Mount Vernon. Amount: \$463,000. Filed May 8.

WORKERS' COMPENSATION BOARD

40 Memorial Highway IV Inc., New Rochelle. Amount: \$9,500.

4270 Nino Convenience Corp., Yonkers. Amount: \$17,000.

Albi's Beauty Salon & Spa LLC, Port Chester. Amount: \$21,000.

Am Constructing & Landscaping Inc., Harrison. Amount: \$30,500.

Amjos Wine & Liquor Inc., Hastings-on-Hudson. Amount: \$21,000.

Angy Nails Inc., New Rochelle. Amount: \$27,500.

Balyot Inc., Yonkers. Amount: \$21,000.

Bellwether Software Solutions LLC, Mamaroneck. Amount: \$26,000.

Best Pro Solution LLC, Mount Vernon. Amount: \$21,000.

Blue Diamond Travelers LLC, New Rochelle. Amount: \$21,000.

Buenrostro Services Corp., New Rochelle. Amount: \$21,500.

Crest Wood Construction Corp., Yonkers. Amount: \$1,500.

D&B World Cuisine Corporation, New Rochelle. Amount: \$25,500.

DeMaria LLC, Harrison. Amount: \$21,000.

Derrick Burnette, Mount Vernon. Amount: \$106,000.

Dobbs Ferry Convenience on the Go Inc., Dobbs Ferry. Amount: \$18,000.

Doneright Elevator Corp., Ossining. Amount: \$32,250.

Empty The Bins Inc., Yonkers. Amount: \$10,500.

Ferial Visser, Mamaroneck. Amount: \$21,000.

Glory 99 Cent Inc., Mount Vernon. Amount: \$500.

Gor2way Express Corp., Yonkers. Amount: \$21,500.

Huxxon Construction LLC, Elmsford. Amount: \$2,500.

J. Philip Real Estate LLC, Briarcliff. Amount: \$23,000.

JAS Tennis Enterprises Inc., Port Chester. Amount: \$21,500.

JCA Home Improvement Corp., White Plains. Amount: \$500.

JCR Building Corp., Yonkers. Amount: \$7,500.

Lolis Consulting Inc., White Plains. Amount: \$21,500.

Maxx Carpentry and Renovation Corp., Sleepy Hollow. Amount: \$31,500.

Mela and Sons Corp. d.b.a. **Diamond Glass**, New Rochelle. Amount: \$8,000.

Mela and Sons Corp. d.b.a. **Diamond Glass**; Steven J Mela, President, New Rochelle. Amount: \$8,000.

Objective Consulting Inc., Tarrytown. Amount: \$22,000.

Opsexcel Inc., Mount Vernon. Amount: \$21,000.

PPDP3 Inc., Peekskill. Amount: \$18,000.

RRZ Consulting Inc., Thornwood. Amount: \$21,000.

Runks LLC, Mount Vernon. Amount: \$1,500.

Schriefer's Armonk Gourmet Deli Inc., Armonk. Amount: \$21,000.

Tamanna Family Inc., Scarsdale. Amount: \$21,000.

The Stonehouse Wood Sanctuary, Tarrytown. Amount: \$21,000.

TRK Technologies LLC, Mount Vernon. Amount: \$21,000.

USI Southwest Inc., Valhalla. Amount: \$21,000.

Wireless Universal Communications Inc., Pelham. Amount: \$21,000.

Federal Tax Liens, \$10,000 or greater, Westchester County, May 28 - June 3

Cecere – Falino, A: Katonah, 2017 – 2019, 2022 – 2023 personal income, \$131,910. **Chang, Franklyn:** Pound Ridge, 2018 – 2019, 2021 personal income, \$212,440.

Commodore Construction Corp., Jason Rodriguez: Mount Vernon, 2023 quarterly taxes, \$6,333,359.

Essien, Ralph and Philomena Essien: New Rochelle, 2018, 2022 personal income, \$95,978.

Falino, James: Katonah, 2017 – 2019, 2022 – 2023 personal income, \$131,910.

Gillet, Kerrianna and Yann C. Gillet: New Rochelle, 2022 personal income, \$138,634.

Hodges, Aubrey: Bedford Hills, 2021 – 2023 personal income, \$103,749.

Liriano, Ana: Yonkers, 2020 personal income, \$27,512.

Mandella, Jason: New Rochelle, 2012 personal income, \$28,438.

Ndou, Valeria: Pelham Manor, 2023 personal income, \$200,266.

Ruggiero, Ann Marie: Yonkers, 2018, 2020 -2022 failure to collect employment taxes, \$24,698.

Rutty, Diron: Yonkers, 2022 personal income, \$15,027.

JUDGMENTS

Alston, Stephanie A., Elmsford. \$2,019 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Altieri, Joseph M., Ossining. \$2,915 in favor of Capital One NA, Richmond, Virginia. Filed April 24.

Alvarado, Deislandia, Yonkers. \$5,067 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Barquet, Isabelle A., Port Chester. \$3,576 in favor of Capital One NA, Richmond, Virginia. Filed April 29.

Bartlett, Clifford A. III, Pound Ridge. \$49,914 in favor of Capital One NA, Richmond, Virginia. Filed April 24.

Bleakley, Craig M., Verplanck. \$7,109 in favor of Capital One NA, Richmond, Virginia. Filed April 25.

Cimino, Raymond, Thornwood. \$5,953 in favor of Capital One NA, Richmond, Virginia. Filed April 28.

Cruz, Michael A., Yonkers. \$5,373 in favor of Capital One NA, Richmond, Virginia. Filed May 1.

Davis, Shanema, Yonkers. \$3,571 in favor of Capital One NA, Richmond, Virginia. Filed April 29.

De La Cruz, Miguel A., Yonkers. \$12,329 in favor of Capital One NA, McLean, Virginia. Filed April 24.

DeBartolo, Christina, New Rochelle. \$3,659 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 24.

Desimini, Jonathan E., Yonkers. \$3,712 in favor of Capital One NA, Glen Allen, Virginia. Filed April 24.

Faruololockard, Gineteelyse, Tuckahoe. \$5,074 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

Fraguada, David, Cortlandt Manor. \$4,293 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

Garcia, Ramiro, Ossining. \$7,023 in favor of Capital One NA, Ossining. Filed April 28.

Grieco, Lenice, Elmsford. \$2,203 in favor of Capital One NA, Glen Allen, Virginia. Filed April 25.

Hagan, William O., Chappaqua. \$1,857 in favor of Capital One NA, Glen Allen, Virginia. Filed April 28.

Harris, Calvin Jr., Yonkers. \$2,012 in favor of Capital One NA, McLean, Virginia. Filed April 29.

Herring, Ebony, Yonkers. \$4,856 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Hughey, Sherice, Mount Vernon. \$5,379 in favor of Capital One NA, McLean, Virginia. Filed April 28.

Jackson, Alicia, Armonk. \$5,038 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Jeter, Mary M., Mount Vernon. \$1,343 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Jordan, Jakym, Port Chester. \$3,993 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

Kirwan, Trevor, Ossining. \$6,050 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

Koczen, Anna P., Eastchester. \$3,873 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

Kramer, Lorraine M., Hawthorne. \$9,772 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

Lima, Leonardo, White Plains. \$5,710 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

Manzi, Michael S., Harrison. \$2,667 in favor of Capital One NA, Richmond, Virginia. Filed April 24.

Massey, Millicent, Yonkers. \$3,744 in favor of Capital One NA, McLean, Virginia. Filed April 24.

McCauley, Anika, Bronxville. \$2,280 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

McLeod, Marlon, Mount Vernon. \$2,988 in favor of Capital One NA, McLean, Virginia. Filed April 29.

Mercedes, Irving, Yonkers. \$2,934 in favor of Capital One NA, Glen Allen, Virginia. Filed April 24.

Morales, Emily M., Peekskill. \$2,724 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

Morales, Selena, Port Chester. \$6,762 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

Moser, Christopher, Rye. \$32,831 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 30.

Perez, Yvonne, Goldens Bridge. \$3,455 in favor of Capital One NA, Richmond, Virginia. Filed April 28.

Persaud, Asha, Bronxville. \$3,175 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Pryor, Linda, Mount Vernon. \$5,149 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

Ramos, Sigfredo, Hawthorne. \$4,176 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

Ricci, Patsy L., Yorktown Heights. \$6,868 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Rose, Debra, Mount Vernon. \$2,074 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Saderi, Norma M., White Plains. \$6,560 in favor of Bethpage Federal Credit Union, Bethpage. Filed April 30.

Sanchez, Louis, White Plains. \$14,690 in favor of Capital One NA, Glen Allen, Virginia. Filed April 28.

Scerno, George, Rye. \$3,327 in favor of Capital One NA, McLean, Virginia. Filed April 29.

Shqutaj, Emanuel, Hartsdale. \$3,737 in favor of Capital One NA, McLean, Virginia. Filed April 24.

Sollozzo, Anna, Yonkers. \$4,131 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Tassone, Giovanni, North Salem. \$5,618 in favor of Capital One NA, McLean, Virginia. Filed April 24.

Thomas, Sheldon O., Mount Vernon. \$4,391 in favor of Capital One NA, McLean, Virginia. Filed April 24.

Tobin, Nicole, Mount Vernon. \$2,213 in favor of Capital One NA, Glen Allen, Virginia. Filed May 1.

Velazquez, Priscilla, Hartsdale. \$3,090 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 25.

Vincenty, Katherine A., Tarrytown. \$15,938 in favor of Capital One NA, Richmond, Virginia. Filed April 30.

LIS PENDENS

231 Overlook LLC, as owner. Filed by Robert Manger. Action: Foreclosure of a mortgage in the principal amount of \$393,000 affecting property located at 73 Dell Ave., Mount Vernon. Filed April 28.

75 South Broadway LLC, as owner. Filed by Weldpro LLC. Action: Foreclosure of a mortgage in the principal amount of \$46,000 affecting property located at 75 S. Broadway, White Plains. Filed April 23.

Barrett, Christine, as owner. Filed by SSA VTX Assets LLC. Action: Foreclosure of a mortgage in the principal amount of \$487,000 affecting property located at 1710 E. Main St., Mount Vernon. Filed April 30.

Barriga, Jennifer, as owner. Filed by Rocket Mortgage LLC. Action: Foreclosure of a mortgage in the principal amount of \$445,000 affecting property located at 76 Morsemere Ave., Yonkers. Filed April 23.

Briarcliff Woods Condominium Association Inc. Board of Directors, as owner. Filed by Citimortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$125,000 affecting property located at 1-06 Briarcliff Drive, Ossining. Filed April 24.

Burrell, Christopher, as owner. Filed by Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$370,000 affecting property located at 68 Locust Hill Ave., Yonkers. Filed April 21.

Citibank NA, as owner. Filed by Newrez LLC d.b.a. Action: Foreclosure of a mortgage in the principal amount of \$96,000 affecting property located at 35 Winchester Ave., Unit 3B, Peekskill. Filed April 22.

Coschignano, Nicholas, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$130,000 affecting property located at 10 Juengst Road, Croton Falls. Filed April 25.

Dowlings Inc., as owner. Filed by The Bank of New York Mellon. Action: Foreclosure of a mortgage in the principal amount of \$237,000 affecting property located at 9 Lambert Ridge, Cross River. Filed April 21.

Finelli, Vincent, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$280,000 affecting property located at 731 Locksley Road, Yorktown. Filed April 23.

Geltman, Berta I., as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$251,000 affecting property located at 11 Benjamin Greene Lane, Mahopac. Filed April 21.

Hudson Valley Federal Credit Union, as owner. Filed by Ridgewood Savings Bank. Action: Foreclosure of a mortgage in the principal amount of \$320,000 affecting property located at 150-152 Tibbetts Road, Yonkers. Filed April 22.

Hughes, Charles, as owner. Filed by Residences at Jefferson Place Condominium Board of Managers. Action: Foreclosure of a mortgage in the principal amount of \$13,000 affecting property located at 300 Mamaroneck Ave., White Plains. Filed April 4.

Raimo, Christopher, as owner. Filed by Fifth Third Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$550,000 affecting property located at 1101 Dobbs Ferry Road, White Plains. Filed April 22.

Ryan, Glenn J. Jr., as owner. Filed by Reverse Mortgage Funding LLC. Action: Foreclosure of a mortgage in the principal amount of \$420,000 affecting property located at 39 Pier St., Yonkers. Filed April 18.

Legal Records

MECHANIC'S LIENS

636 South Broadway Partners LLC, Yonkers. \$13,949 in favor of Park Ave Building & Roofing Supplies, Brooklyn. Filed May 19.

70 Pier LLC, Yonkers. \$38,771 in favor of Cooper Electric Supply, New York. Filed May 21.

Chester WP II LLC, White Plains. \$108,150 in favor of Delta HVAC Inc., Brooklyn. Filed May 21.

Gerakaris, Zachary, Yorktown. \$3,500 in favor of Carlucci Homes Improvement Inc., Bronxville. Filed May 16.

IPark Broadway LLC, Yonkers. \$589,748 in favor of Fabcon Precast LLC. Filed May 16.

Shahar Ran, Greenburgh. \$89,558 in favor of Royal Restoration & Construction, Armonk. Filed May 20.

Yuan Xiaowen, Scarsdale. \$87,757 in favor of J. F. Hughes Builders Inc., New York. Filed May 20.

NEW BUSINESSES

Sole Proprietorships

Andys Landscaping & Tree Services, 442 Armonk Road, Mount Kisco 10549. c/o Fredy Anderson Zelada Rivas. Filed May 9.

Audrey L. Manning All My Love Consulting, 266 S/ First Ave., Mount Vernon 10550. c/o Audrey L. Manning. Filed May 9.

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

Questions and comments regarding this section should be directed to:

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

Beauty By Cam, 114 New Chalet Drive, Mohegan Lake 10547. c/o Camille Russo. Filed May 12.

Capodecinaku, 75 S. Broadway, Fourth floor, White Plains 10601. c/o Delano C. Barrett. Filed May 12.

Cybersafe Tax, 125 S. Fifth Ave., No. 1003, Mount Vernon 10550. c/o Penny Amelia Brown. Filed May 15.

Divine Solution, 18 Fisher Lane, Katonah 10536. c/o Sean Dawson. Filed May 15.

El Jalapeno, 650 Lee Blvd, Yorktown Heights 10598. c/o Fausto R Taco. Filed May 13.

Holy OMM, 1 Glenwood Ave., 3J, Yonkers 10701. c/o Opal Amalbert. Filed May 13.

Lucinc Media Consultant Visual Teaching, 70 Virginia Road, 24D, White Plains 10603. c/o Jaime A. Villarraga. Filed May 14.

Marketing Effectiveness Masterclass, 51 Bellain Ave., Harrison 10528. c/o Jason P. Chebib. Filed May 13.

Mizcomputer Digital, 125 S. Fifth Ave., Mount Vernon 10550. c/o Penny Amelia Brown. Filed May 15.

Nando, Barber, 727 Main St., New Rochelle 10801. c/o Fernando A Tavaraz Taveras. Filed May 14.

Policyliam Justice & Democracy, 335 Collins Ave., Mount Vernon 10552. c/o William Joseph Johnston Jr. Filed May 12.

R&R Counseling, 35 Rogers St., Tuckahoe 10707. c/o Ronald Strand. Filed May 15.

R. Valdovinos Tile Marble Installation, 46 Park Place, Apt. 2B, New Rochelle 10801. c/o Roberto Valdovinos Diaz. Filed May 15.

Safemom, 55 Clinton Place, Apt. 80, New Rochelle 10801. c/o Benjamin Silverstein. Filed May 12.

Serenovate Therapy, 929 Fox Meadow Road, Yorktown Heights 10598. c/o Nayfitd Simons. Filed May 13.

Seven Hearts Bakery, 53 Orchard Hill Road, Katonah 10536. c/o Christina Buchter. Filed May 12.

Smoothie Naturale, 650 Lee Blvd., Yorktown Heights 10598. c/o Fausto R. Taco. Filed May 13.

So Taken Stickers, 420 S. Riverside Ave., Croton-on-Hudson 10520. c/o Amy Nghe. Filed May 13.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

25 Brian LLC, as owner. Lender: TD Bank NA. Property: 25 Brian Terrace, Spring Valley. Amount: \$1.8 million. Filed April 22.

31 North Cole LLC, as owner. Lender: Broadview Capital LLC. Property: 31 N. Cole Ave., Spring Valley. Amount: \$1.6 million. Filed April 22.

4 Sherwood Holdings LLC, as owner. Lender: Northeast Community Bank. Property: 4 Sherwood Ave., Spring Valley. Amount: \$1.6 million. Filed April 9.

41 Saddle River LLC, as owner. Lender: 41 Saddle River Funding LP. Property: 41 N. Saddle River Road, Monsey. Amount: \$2.9 million. Filed April 22.

567 W. Central LLC, as owner. Lender: Broadview Capital LLC. Property: 567 W. Central Ave., Monsey. Amount: \$2.5 million. Filed May 2.

80 Twin Avenue LLC, as owner. Lender: Broadview Capital LLC. Property: 80 Twin Ave., Spring Valley. Amount: \$1.3 million. Filed May 1.

Berger, Yehuda, as owner. Lender: Cross Country Mortgage LLC. Property: 16 Monroe Lane, Spring Valley. Amount: \$1.2 million. Filed April 10.

Glassman, Eli, as owner. Lender: US Bank NA. Property: 24 Rockwood Lane, Wesley Hills. Amount: \$2.1 million. Filed May 7.

Khal Zichron Chanina Getzel Inc., as owner. Lender: Hudson Valley Credit Union. Property: 17 Ravenna Drive, Pomona. Amount: \$2.3 million. Filed May 2.

Udoff, Jennifer and Scott Udoff, as owner. Lender: Citizens Bank NA. Property: 16 Hampton Road, Airmont. Amount: \$1.3 million. Filed April 22.

Below \$1 million

71 Gilchrest LLC, as owner. Lender: RBI Private Lending LLC. Property: 71 Gilchrest Road, Valley Cottage. Amount: \$416,900. Filed May 8.

DEEDS

Above \$1 million

2 Senator Levy LLC, Brooklyn. Seller: Margaret Ullman, Suffern. Property: 2 Senator Levy Drive, Suffern. Amount: \$1.4 million. Filed April 24.

205 Old Nyack Tpke LLC, Spring Valley. Seller: 205 Old Nyack LLC, Spring Valley. Property: 205 Old Nyack Turnpike, Chestnut Ridge. Amount: \$1.8 million. Filed April 24.

206 Maple LLC, Brooklyn. Seller: Arem Associates LLC, Spring Valley. Property: 206 Maple Ave., Monsey. Amount: \$1 million. Filed April 30.

273 Grand LLC, Brooklyn. Seller: Steinberg Family Irrevocable Trust, et al, Brooklyn. Property: 4 Blue Jay St., Chestnut Ridge. Amount: \$1.2 million. Filed May 1.

567 West Central LLC, Airmont. Seller: Irving and Rebecca Mendelovitz, Airmont. Property: 567 W. Central Ave., Monsey. Amount: \$1.6 million. Filed April 30.

787 Enterprise LLC, Airmont. Seller: Tribro Holdings LLC, Fairfield, New Jersey. Property: 787 Chestnut Ridge Road, Chestnut Ridge. Amount: \$3.3 million. Filed April 23.

Gateway 613 LLC, Far Rockaway. Seller: Behzadi, Hamid, Wesley Hills. Property: 2 Cutler Court, Wesley Hills. Amount: \$1.2 million. Filed April 25.

Grunwald, Arye and Malka D. Grunwald, Spring Valley. Seller: 69 Fairview Ave Holdings LLC, Spring Valley. Property: 69 Fairview Ave., Spring Valley. Amount: \$1.2 million. Filed April 24.

Monday Park LLC, Upper Nyack. Seller: Paul Young, et al, Brooklyn. Property: 401 N. Broadway, Upper Nyack. Amount: \$3.1 million. Filed May 1.

Nanuet Triangle LLC, Nanuet. Seller: Triangle Company Nanuet LLC, New York. Property: 275 261 S. Middletown Road, Nanuet. Amount: \$4 million. Filed May 1.

Payraudeau 95 LLC, Nyack. Seller: Hartells Wines & Liquors LLC, Upper Nyack. Property: 326 N. Broadway, Upper Nyack. Amount: \$1.4 million. Filed April 28.

Yell, Kevin, Arnold, and Samantha, Jersey City. Seller: Blue Door Ventures LLC, White Plains. Property: 265 Old Mill Road, Valley Cottage. Amount: \$1 million. Filed April 25.

Below \$1 million

12 Gerken Drive LLC, New City. Seller: O'Connor Family Trust, New City. Property: 12 Gerken Drive, New City. Amount: \$750,000. Filed May 1.

21 Headden BSD LLC, Spring Valley. Seller: AJ Pro 1 LLC, Spring Valley. Property: 21 Headden Drive, Spring Valley. Amount: \$900,000. Filed April 30.

23 Captain Shankey Drive LLC, Suffern. Seller: Chai Assets Inc., New City. Property: 23 Captain Shanky Drive, West Haverstraw. Amount: \$401,000. Filed April 28.

241 Orange Turnpike LLC, Spring Valley. Seller: Bennetto Persichetti Jr., Sloatsburg. Property: 241 Orange Turnpike, Sloatsburg. Amount: \$919,000. Filed April 25.

4 Fulton Street LLC, Nanuet. Seller: 4 Fulton LLC, Brooklyn. Property: 4 Fulton St., Nanuet. Amount: \$731,000. Filed April 29.

57 Mallory Holdings LLC, Spring Valley. Seller: Perry A. Mason and Jeanette P. Lake, Spring Valley. Property: 57 Mallory Road, Spring Valley. Amount: \$795,000. Filed April 28.

68 BSD LLC, Brooklyn. Seller: 68 Tomkins LLC, Brooklyn. Property: 68 Tomkins Ave., Stony Point. Amount: \$599,000. Filed April 29.

Allstate Ventures LLC, Monroe. Seller: 3 Lane LLC, Airmont. Property: 1 Lane St., Monsey. Amount: \$950,000. Filed May 1.

Association of Property Owners at Pine Grove Lakes Inc., Suffern. Seller: Rockland County, New City. Property: 21 and 23 Torne Road, Sloatsburg. Amount: \$55,052. Filed April 30.

B&C Property Management New York Inc., Suffern. Seller: Joan Tenzer, Suffern. Property: 2 Chadick Place, Suffern. Amount: \$640,000. Filed April 29.

Braver, Issac, Brooklyn. Seller: Royal Green Gardens LLC, Brooklyn. Property: 230 Old Nyack Turnpike, Spring Valley. Amount: \$999,000. Filed April 30.

Breuer, Shimshon and Bashy Breuer, Spring Valley. Seller: Crest Villas LLC, Spring Valley. Property: 10 Crest Court, Kaser. Amount: \$729,000. Filed April 24.

Bridge Management New York LLC, Monsey. Seller: Reginald Balthazard, Suffern. Property: 2 Bridge St., Suffern. Amount: \$663,000. Filed April 23.

Caceres, Cesar and Frances Caceres, Bronx. Seller: 109 Ridge Road LLC, Valley Cottage. Property: 109 Ridge Road, Valley Cottage. Amount: \$595,000. Filed April 29.

Clay House LLC, Nyack. Seller: DeMarco, Michael, Nyack. Property: 81 Elysian Ave., Nyack. Amount: \$465,000. Filed April 24.

Crestwood Road LLC, Monsey. Seller: Cecilia Aviles, Suffern. Property: 5 Crestwood Drive, Suffern. Amount: \$687,000. Filed April 24.

Gluck, Moshe and Blima Gluck, Chestnut Ridge. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4220 Corner St., Spring Valley. Amount: \$600,000. Filed April 24.

Hartstein, Moishe, et al, Monsey. Seller: 30 Dolson Management LLC, Brooklyn. Property: 30 Dolson Road, Monsey. Amount: \$995,000. Filed April 25.

JB Revocable Trust, et al, Pomona. Seller: 29 Calvert LLC, Monsey. Property: 29 Calvert Drive, Monsey. Amount: \$525,000. Filed April 24.

National Transfer Services LLC-Nominee, Houston, Texas. Seller: Kalantzis, Jillian M. Stoltz, South Nyack. Property: 17 White Ave., Nyack. Amount: \$605,000. Filed April 28.

Nieres Trust, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$999,000. Filed April 23.

Ortega, Beltsasar R., et al, Spring Valley. Seller: Robert 6 LLC, New City. Property: 6 Robert Place, Nanuet. Amount: \$660,000. Filed April 29.

Payraudeau, Chelsea A. and Marc D. Mantorana, New York. Seller: National Transfer Services LLC-Nominee, Houston, Texas. Property: 17 White Ave., Nyack. Amount: \$605,000. Filed April 28.

Rosenfeld, Moshe, Monsey. Seller: 29 Calvert LLC, Monsey. Property: 29 Calvert Drive, Monsey. Amount: \$775,000. Filed April 24.

Schuyler Nyack LLC, Nanuet. Seller: Judith Readon, et al, Yorktown Heights. Property: 43 45 Schuler Road, Nyack. Amount: \$690,001. Filed April 28.

Schwartz, Juda and Fradyea Schwartz, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 5209 Corner St., Spring Valley. Amount: \$979,000. Filed April 30.

Teller, Shlome and Esther H. Teller, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Kaser. Amount: \$729,000. Filed April 29.

Veolia Water New York Inc., West Nyack. Seller: Arthur Kramer and Christa K. Capone, Bardonia. Property: 74 N. Pasack Road, Nanuet. Amount: \$630,000. Filed April 25.

Zieg, David and Perl T. Zeig, Monsey. Seller: Crest Villas LLC, Spring Valley. Property: 12 Crest Court, Kaser. Amount: \$769,000. Filed April 29.

JUDGMENTS

Adams, Tyrone, Newburgh. \$1,662 in favor of Slomins Inc., Hicksville. Filed April 24.

Alzate, Victoria, Middletown. \$3,050 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 28.

Arnita, Shirley, Middletown. \$2,310 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 28.

Bonilla, Cynthia, Walden. \$3,657 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 24.

Bower Sr., Benjamin J., Chester. \$4,428 in favor of Discover Bank, Columbus, Ohio. Filed April 29.

Brown, Tiffany, Westtown. \$1,532 in favor of Orange County Dept of Social Services, Goshen. Filed April 25.

Carcar, Susan, Newburgh. \$3,571 in favor of Citibank, Sioux Falls, South Dakota. Filed April 24.

CDC Newburgh Inc., Newburgh. \$248,762 in favor of Mid-Hudson Film LLC, Newburgh. Filed April 28.

Crozier, Crystal, Walden. \$1,638 in favor of Heritage Financial Credit Union, Middletown. Filed April 29.

Dhanantwari, Indra, Middletown. \$10,824 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed April 29.

Elie, Neldhy, Highland Mills. \$1,766 in favor of Slomins Inc., Hicksville. Filed April 24.

Elliott, Phil, Cornwall-on-Hudson. \$2,530 in favor of Citibank, Sioux Falls, South Dakota. Filed April 28.

Ellis, Ronald, Newburgh. \$6,037 in favor of Citibank, Sioux Falls, South Dakota. Filed April 24.

Eltosam, Richard A., Middletown. \$14,265 in favor of Discover Bank, Columbus, Ohio. Filed April 28.

Essig, Tristan, Port Jervis. \$2,967 in favor of Heritage Financial Credit Union, Middletown. Filed April 29.

Florant, Ludny, Port Jervis. \$9,815 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 24.

Florida Health Care Clinic LLC, et al, Miami, Florida. \$62,777 in favor of Simply Funding LLC, Chester. Filed April 25.

Granieri, Vincent S., New Windsor. \$8,919 in favor of Citibank, Sioux Falls, South Dakota. Filed April 28.

Hale, Trevor W., Middletown. \$3,989 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Hines, DeCarlos, Middletown. \$2,977 in favor of Slomins Inc., Hicksville. Filed April 28.

Hopkins, Toni, Goshen. \$2,218 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed April 28.

Indigo House Inc., Montgomery. \$200,886 in favor of TD Bank, Brooklyn Park, Minnesota. Filed April 28.

Jackson, Shelby, Montgomery. \$2,567 in favor of Quality Laboratory Services Inc., New York. Filed April 29.

Jackson, Vanessa, Newburgh. \$1,907 in favor of Slomins Inc., Hicksville. Filed April 29.

Karl, Jessica L., Harriman. \$3,708 in favor of Bank of America, Charlotte, North Carolina. Filed April 25.

Kaufman, Beth, Monroe. \$5,156 in favor of Midland Credit Management Inc., San Diego, California. Filed April 28.

Kostro, Christopher, Monroe. \$8,371 in favor of Heritage Financial Credit Union, Middletown. Filed April 29.

Manosalvas, Leonardo, Harriman. \$1,433 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed April 24.

Marshall, Jonathan, Chester. \$3,553 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Marvin, Clarissa, Highland Falls. \$8,991 in favor of Discover Bank, Columbus, Ohio. Filed April 28.

Mattiaccio, Gerardo Hernan, Highland Mills. \$14,800 in favor of DePalma Estates LLC, Brooklyn. Filed April 25.

Monks, Myya, New Windsor. \$9,047 in favor of Discover Bank, Columbus, Ohio. Filed April 24.

Muniz, Dylan, Middletown. \$3,629 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Nicholas, Kanitra, Poughkeepsie. \$3,064 in favor of Orange County Department of Social Services, Goshen. Filed April 25.

Pleroo Web Capital LLC, et al, Dover, Delaware. \$4,087 in favor of Simply Funding LLC, Chester. Filed April 29.

Reed, Jessica, Central Valley. \$23,888 in favor of Walnut Ridge Lot 2 LLC, Monroe. Filed April 29.

Rigaud, Luisah, Goshen. \$5,560 in favor of Capital One, Glen Allen, Virginia. Filed April 28.

Sanchez, Joseph, Middletown. \$2,565 in favor of Citibank, Sioux Falls, South Dakota. Filed April 24.

Santiago, Harold, Middletown. \$4,038 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed April 24.

Simon, Meyer, Monroe. \$59,249 in favor of Capital One, Glen Allen, Virginia. Filed April 28.

Spano Sr., Ronald E., Middletown. \$3,042 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

Stein, Nuta, Monroe. \$14,240 in favor of Wells Fargo Bank, West Des Moines, Iowa. Filed April 29.

Sumahit, Lauren, New Windsor. \$9,278 in favor of Knox Village Associates, New Windsor. Filed April 25.

Tsahalis, George, Highland Mills. \$3,899 in favor of Citibank, Sioux Falls, South Dakota. Filed April 24.

Ultra Energy Corp., Montgomery. \$183,281 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 25.

Watch Hospital Jewelry Store Inc., et al, New York. \$7,710 in favor of Cyrus Jewelers International Inc., Monroe. Filed April 29.

Weiss, Sarah P., Monroe. \$5,338 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 24.

West Hills Masonry Inc., et al, Irvine, California. \$39,894 in favor of Simply Funding LLC, Chester. Filed April 25.

Williams, Malinda L., Middletown. \$8,829 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

West Hills Masonry Inc., et al, Irvine, California. \$39,894 in favor of Simply Funding LLC, Chester. Filed April 25.

Williams, Malinda L., Middletown. \$8,829 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

Williams, Malinda L., Middletown. \$8,829 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

Williams, Malinda L., Middletown. \$8,829 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

Williams, Malinda L., Middletown. \$8,829 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed April 28.

33 Middlebush LLC, as owner. \$24,350 in favor of Dutchess Overhead Doors Inc. Property: 33 Middlebush Road, Wappinger. Filed April 18.

Bard College, as owner. \$426,232 in favor of US Electrical Services Inc. Property: in Red Hook. Filed April 16.

Beth, Boyle Trust, et al, as owner. \$8,879 in favor of Bonded Concrete Inc. Property: Lake Road, Pine Plains. Filed April 22.

Eastdale Residential LLC, as owner. \$11,957 in favor of Supply Network Inc. Property: 10 Otto Way, town of Poughkeepsie. Filed April 25.

Marist Real Property Services and Marist College, as owner. \$3,082 in favor of Supply Network Inc. Property: 51 Fulton St., town of Poughkeepsie. Filed April 28.

Niemiec, Kathleen A. and Walter J. Niemiec, as owner. \$54,407 in favor of Worldwide Plumbing Supply Inc. Property: 60 Manor Road, Red Hook. Filed April 28.

Ricky Diamond LLC, as owner. \$18,575 in favor of Elliott Plumbing Heating & Air Conditioning Inc. Property: 3299 Franklin Ave., Millbrook. Filed April 18.

Suconota, Manuel Jimenez, as owner. \$1,702 in favor of Bonded Concrete Inc. Property: 385 Mansion St., city of Poughkeepsie. Filed April 22.

Tinkelman Architecture PLLC, as owner. \$102,550 in favor of Meta Construction NJ Corp. Property: 44 Springside Ave., town of Poughkeepsie. Filed April 24.

NEW BUSINESSES

Sole Proprietorships

Aaliyahs Boutique, 51 Center Hill Road, Monroe 10950. c/o Biggs Joseph K III. Filed April 30.

Anything For Anybody North, 345 Drexel Drive, Pine Bush 12566. c/o Glen I. Polokoff. Filed April 21.

Ashley Roller Veterinary Services, 1603 Kayla Court, Newburgh 12550. c/o Roller Ashley Victoria. Filed May 1.

Cano Lawn Care Landscaping, 7 Palmer Ave., Monroe 10950. c/o Jose Miguel Cano Carranza. Filed April 21.

Cikvi, 365 Gardnerville Road, New Hampton 10958. c/o Kraich Christopher Peter. Filed April 22.

Coastline Collective, 11 Second Road, Greenwood Lake 10925. c/o Arthur Joseph Saladino IV. Filed April 23.

Crafty Cricket Homemade Goods, 87 Randall St., Florida 10921. c/o Zimmerman Hailey Rene. Filed April 23.

Deli Casita Latina, 1 Home-wood Ave., Newburgh 12550. c/o Chavez Luis R. Filed May 1.

Luminary Bliss Ltd., 117 Chestnut Ave., New Windsor 12553. c/o Fayyaz Muhammad. Filed April 21.

Metaphysical Link, 15 Berube Lane, Bloomingburg 12721. c/o Scott Daniel. Filed April 30.

Nurturing Care, 22 Laurel Circle Goshen 10924. c/o Hyman Francis S P. Filed April 23.

SOS HVAC & Plumbing, 21 E. Crossman Ave., Monroe 10950. c/o Oshea James L. Filed April 29.

Wealthtrust Financial, 33 Airport Center Drive, 203, New Windsor 12553. c/o Matthew J. Caruso. Filed April 21.

YSN International, 157 Ball St., Port Jervis 12771. c/o Gong Meiqing. Filed April 22.

ZH Evercraft, 105 Cantrell Ave., Middletown 10940. c/o Zhu Huai. Filed April 21.

BUILDING PERMITS

Commercial

Gesualdi Construction Inc., Stamford, contractor for ESRT First Stamford Place Spe LLC. Perform replacement alterations at 151 Greenwich Ave., Stamford. Estimated cost: \$1,500,000. Filed April 2025.

Gesualdi Construction Inc., Stamford, contractor for Myano West LLC. Perform replacement alterations at 2001 W. Main St., Stamford. Estimated cost: \$250,000. Filed April 2025.

GR Capital LLC, Stamford, contractor for GR Capital LLC. Finished basement at 121 Rocky Rapids Road Stamford. Estimated cost: \$785,000. Filed April 2025.

Guiltex Development LLC, Stamford, contractor for Waterside Properties LLC. Legalization of bathroom and kitchen renovation at Summer Street, Stamford. Estimated cost: \$25,000. Filed April 2025.

Gunner LLC, Stamford, contractor for Jaafari Bassam Revocable Living Trust. Remove and replace existing roof at 63 Saint George Ave., Stamford. Estimated cost: \$10,500. Filed April 2025.

Harvard 135 LLC, Stamford, contractor for Harvard 135 LLC. Replace awning at entrance with canteliver canopy at 135 Harvard Ave., Stamford. Estimated cost: \$12,000. Filed April 2025.

Home Style Improvements Inc. Connecticut, Enfield, contractor for Stamford Town Center LLC. Interior renovation work for existing take-out at 100 Greyrock Place, Stamford. Estimated cost: \$30,000. Filed April 2025.

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

Questions and comments regarding this section should be directed to:

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

Home Style Improvements Inc. Connecticut, Enfield, contractor for Stamford Town Center LLC. Renovate existing store to a skating rink at 100 Greyrock Place, Stamford. Estimated cost: \$75,000. Filed April 2025.

HRR Associates LLC, Stamford, contractor for HRR Associates LLC. Illuminated sign installation according to plans at 17 High Ridge Road, Stamford. Estimated cost: \$4,498. Filed April 2025.

JD Solar Solutions LLC, Bolton, contractor for Belltown Fire Dept. Install roof-mounted solar panels at 8 Dorlen Road, Stamford. Estimated cost: \$4,000. Filed April 2025.

Jl Jamroga LLC, Stamford, contractor for 149 Don Bob LLC. Construct new single-family house at 149 Don Bob Road, Stamford. Estimated cost: \$875,000. Filed April 2025.

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Build demo office space at 101 Broad, St., Stamford. Estimated cost: \$60,000. Filed April 2025.

Landmark Square 1-6 LLC, Stamford, contractor for Landmark Square 1-6 LLC. Perform replacement alterations at 5 Broad, St., Stamford. Estimated cost: \$51,000. Filed April 2025.

Lynn Realty Holdings LLC, Stamford, contractor for Lynn Realty Holdings LLC. Install temporary tent for a two-week period at 885 Summer St., Stamford. Estimated cost: \$1,500. Filed April 2025.

Estate of Manger Faye, Stamford, contractor for Manger Faye Estate. Renovate existing house, relocate kitchen to open to the existing great room. All bathrooms are being gutted and reconfigured at 103 Sanford Lane, Stamford. Estimated cost: \$100,000. Filed April 2025.

Residential

Brittany and Nandipha Dube, Norwalk, contractor for Brittany and Nandipha Dube. Create bedroom with closet at 28 Hollow Tree Road, Norwalk. Estimated cost: \$10,000. Filed April 1.

Liquori, Nancy, Norwalk, contractor for Nancy Liquori. Replace existing rear deck and steps to grade at 82 County St., Norwalk. Estimated cost: \$11,000. Filed April 2.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Luis and Sylvia Nieves. Install roof-top solar panels at 49 Stafford Road, Stamford. Estimated cost: \$29,515. Filed April 2025.

Mr. Enterprises LLC, Stamford, contractor for Thomas A. and Laura F. Conte. Renovate kitchen and master bathroom at 123 Harbor Drive, Stamford. Estimated cost: \$180,000. Filed April 2025.

Neighborhood Chimney Services LLC, Wolcott, contractor for David R. Martin. Remove two wood-burning prefabricated fireplaces and install two new prefabricated fireplaces at 2121 Long Ridge Road, Stamford. Estimated cost: \$32,661. Filed April 2025.

New Concept Painting LLC, Stamford, contractor for Ralph and Keinda Sylvain. Build a new full bathroom in the basement at 262 West Trail, Stamford. Estimated cost: \$35,000. Filed April 2025.

New England Oil Company, Greenwich, contractor for Deborah Lynn Michelotti. Install Generac generator and 3-120 gallon above-ground propane tank locations at 184 Jonathan Drive, Stamford. Estimated cost: \$19,276. Filed April 2025.

Newpro Operating LLC, Woburn, Massachusetts, contractor for David Cortez. Install 16 replacement windows at 39 Spinning Wheel Lane, Stamford. Estimated cost: \$39,719. Filed April 2025.

O.C. Roofing and Siding LLC, Bridgeport, contractor for Jose E. Guerra. Fully protect house, remove existing shingles and replace at 56 Houston Terrace, Stamford. Estimated cost: \$12,500. Filed April 2025.

PBL Construction LLC, Sandy Hook, contractor for Michael J. and Mallory E. Ditter. Remove existing back deck and build a new one and remove existing front porch and build a new one at 27 Rockledge Drive, Stamford. Estimated cost: \$60,100. Filed April 2025.

Peoples Products Inc., Newington, contractor for Aleksandra Tabaka and Alejandro Teran. Install sliding glass door at 168 Belltown Road, Stamford. Estimated cost: \$4,981. Filed April 2025.

Pimpinella Construction Company Inc., Stamford, contractor for Sara E. and Curtis J. Riley. Expand entry to porch at 287 E. Middle Patent Road, Stamford. Estimated cost: \$86,799. Filed April 2025.

Portales Home Improvement LLC, Stamford, contractor for Lavinia F. Scordo. Perform replacement alterations at 213 W. Broad, St., Stamford. Estimated cost: \$230,000. Filed April 2025.

Premier Improvements LLC, West Hartford, contractor for Paresh and Kalpna Patel. Install roof-mounted solar panels at 16 Albert Place, Stamford. Estimated cost: \$30,000. Filed April 2025.

Prizio Roofing & Siding Company Inc., New Canaan, contractor for Gideon Anthony and Miriam Pell. Remove existing asphalt shingles and install new asphalt shingles at 61 Holbrook Drive Stamford. Estimated cost: \$12,000. Filed April 2025.

Pro-Klean Cleaning & Restoration Services LLC, North Haven, contractor for Dorothy La Fontaine- Petrucci and Alfred Petrucci. Basement apartment was damaged by smoke. Remove and replace electrical and plumbing systems. Install new insulation, sheetrock, paint and finish fixtures and systems. at 87 Noble St., Stamford. Estimated cost: \$80,000. Filed April 2025.

Rakoczy Home Improvement LLC, Stamford, contractor for Susan M. Ford. Add bathroom and washer/dryer hookup in master bedroom at 29 Vanech Drive, Stamford. Estimated cost: \$12,000. Filed April 2025.

RC Carpentry & Roofing LLC, Stamford, contractor for Elio N. and Roxana N. Nova. Remove existing shingles and install new Gaf Lifetime shingles at 5 Loughran Ave., Stamford. Estimated cost: \$8,100. Filed April 2025.

RC Carpentry & Roofing LLC, Stamford, contractor for Elio N. and Roxana N. Nova. Perform replacement alterations at 5 Loughran Ave., Stamford. Estimated cost: \$8,100. Filed April 2025.

Reed Construction LLC, Stamford, contractor for Margaret L. and David P. Dunne. Replace existing deck boards and railings at 64 Sweet Briar Road, Stamford. Estimated cost: \$20,000. Filed April 2025.

Restoration Real Estate LLC, Stamford, contractor for Richard M. and Jodi M. Boxer. Renovate existing kitchen at 79 Urban St., Stamford. Estimated cost: \$55,000. Filed April 2025.

Reyes, Natali and Samuel Hyland, Stamford, contractor for Natali Reyes and Samuel Hyland. Add small new entry-way to the front of house at 85 Toms Road, Stamford. Estimated cost: \$20,000. Filed April 2025.

Rick's Main Roofing Ltd., Norwalk, contractor for Gerarda Delia. Remove roof and reroof 8 Barry Place, Stamford. Estimated cost: \$18,660. Filed April 2025.

Rodriguez, Joe and Shelly Ann Walker, Stamford, contractor for Joe Rodriguez and Shelly Ann Walker. Remove and replace five windows with no structural change at 47 Woodway Road, Stamford. Estimated cost: \$7,145. Filed April 2025.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Ophir Roy and Slavitt Nicole A. Perform replacement alterations at 79 Briarwood Lane, Stamford. Estimated cost: \$47,300. Filed April 2025.

Roofing Solutions of Connecticut LLC, Norwalk, contractor for Ralph G. and Maria A. Bucci. Install new roof and gutters at 60 Knickerbocker Ave., Stamford. Estimated cost: \$19,911. Filed April 2025.

Salvatore, Rizza Jr., Glastonbury, contractor for Barbara Lebowitz Revocable Trust. Renovate two-story detached townhome at 40 Oenoke Place, Stamford. Estimated cost: \$124,500. Filed April 2025.

Samtay Inc., Danbury, contractor for Lila Feller. Perform rehabilitation to home due to water damage at 1 Strawberry Hill Ave., Stamford. Estimated cost: \$37,486. Filed April 2025.

Sargeant, Robert S., Greenwich, contractor for Benjamin C and Beth Markham. Install automatic generator system at 49 Walter Lane, Stamford. Estimated cost: \$15,000. Filed April 2025.

Savkat Inc., Bristol, contractor for Robert and Stacey Schlissel. Remove and replace 26 squares of architectural asphalt shingles at 25 Maryanne Lane, Stamford. Estimated cost: \$18,200. Filed April 2025.

Schattman, Glenn L. and Claudia K. Schattman, Stamford, contractor for Glenn L. and Claudia K. Schattman. Installed tent for a wedding on at 2236 Shippan Ave., Stamford. Estimated cost: \$11,000. Filed April 2025.

Sergey and Elena Chemysh, Norwalk, contractor for Sergey and Elena Chemysh. Construct rear deck with stairs to grade at 181 Highland Ave., Norwalk. Estimated cost: \$30,000. Filed April 2.

Signature Exteriors LLC, Stamford, contractor for Alan J and Frances Bianco. Remove existing shingles and install new asphalt shingles with all required underalignments and accessories at 22 Dorset Lane, Stamford. Estimated cost: \$12,420. Filed April 2025.

Stamford Wrecking Company, Norwalk, contractor for city of Norwalk. Demolish Building 4, at 45 Meadow St., Norwalk. Estimated cost: \$66,000. Filed April 1.

Titan Enterprises Inc., Norwalk, contractor for Keystone House Inc. Renovate first-floor kitchen and add new columns in basement at 4 St. John St., Norwalk. Estimated cost: \$22,000. Filed April 2.

COURT CASES

Bridgeport Superior Court

ACB Express Corp., et al, Wethersfield. Filed by Mary Callaghan, Stratford. Plaintiff's attorney: Law Office of William J Whewell LLC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145682-S. Filed April 22.

Carpenter, Malik, et al, Bridgeport. Filed by Adalberto Planas, Bridgeport. Plaintiff's attorney: Miller & Morilla LLC, Stratford. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145911-S. Filed April 28.

Cuvi, Quera Rodrigo E., et al. Brooklyn, New York. Filed by Jose R. Echevarria, Bridgeport. Plaintiff's attorney: Miller Rosnick D'Amico August & Butler P, Bridgeport. Action: the plaintiff was walking on the sidewalk maintained by the defendants when he was caused to trip and fall due to a broken, cracked and uneven sidewalk, which was dangerous and defective causing the plaintiff to suffer severe personal injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145455-S. Filed April 15.

Muse, April, et al, Newington. Filed by Jennifer Santi, Westbrook. Plaintiff's attorney: Zeldes Needle & Cooper, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145715-S. Filed April 23.

Santiago, Ivonne, Bridgeport. Filed by Mya Wright, Bridgeport. Plaintiff's attorney: Collier & Manning Trial Lawyers LLC, Milford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6145837-S. Filed April 25.

Danbury Superior Court

Costantino, Salvatore F., et al, Newtown. Filed by Selene Finance LP, Fairfield. Plaintiff's attorney: Glass & Braus LLC, Fairfield. Action: The plaintiff is owner and holder of note for the defendant who agreed to pay monthly payments, however the defendant failed to pay to plaintiff the entire balance of principal and interest due. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054108-S. Filed April 9.

Fajardo-Bautista, Roulo Floresmilo, Danbury. Filed by Tashi Blake, Brookfield. Plaintiff's attorney: Bruce J. Corrigan Jr. Law Office, Westport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054330-S. Filed April 29.

Izzy LLC d.b.a. Michael's Tap Room, et al, Bethel. Filed by Gloria Ford, Danbury. Plaintiff's attorney: Renehan & Rossetti LLP, Waterbury. Action: the plaintiff was lawfully upon the defendant's premises as a patron walking from the interior restroom back to her table when she was suddenly and without warning struck by a swinging door, which was flung open by an agent, servant and/or employee of the defendant, causing her to suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054070-S. Filed April 7.

Ramirez-arias, Byron, et al, Danbury. Filed by Andy Somsichack, Danbury. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. 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-25-6054156-S. Filed April 14.

Sagastume Villafuerte, Rolando, et al, Bethel. Filed by Traci Barry, Danbury. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054242-S. Filed April 22.

Stamford Superior Court

Blair, Robert, Stamford. Filed by Gabriel D. Walker, Bronx. Plaintiff's attorney: The Pickel Law Firm 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-25-6072917-S. Filed April 14.

Farello, Enrico, et al, Norwalk. Filed by Tarzia Development, Stamford. Plaintiff's attorney: Michael J Barnaby, Stamford. Action: The plaintiff provided services to the defendant's premises. The defendants wrongfully terminated plaintiffs, even though the new home remained only partially complete and even though payments due had not been made to plaintiffs. As a result, the plaintiff filed a mechanics lien and lis pendens to secure its interest in the property. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072843-S. Filed April 9.

Ham, Hyunsoo, et al, Norwalk. Filed by Yaquelin P. Fajardo Tot, Stamford. Plaintiff's attorney: Philip E. Berns, Stamford. Action: the plaintiff was lawfully on the defendants' premises and was walking down the stairs of her apartment when she was caused to trip and fall over a hole in between the stairs causing her to sustain the injuries. The resulting injuries and damages to the plaintiff were allegedly caused by the negligence and carelessness of the defendants. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072776-S. Filed April 4.

Lacida, Fe, Norwalk. Filed by Clervens Souffrant, Stamford. Plaintiff's attorney: The Pickel Law Firm 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 relief the court deems appropriate. Case no. FST-CV-25-6072873-S. Filed April 10.

McKinney, Ryan L., et al, Danbury. Filed by PNC Bank National Association, Miamisburg, Ohio. Plaintiff's attorney: Brock and Scott PLLC, Farmington. Action: The plaintiff is the owner of the note and the mortgage of the defendant. The defendant defaulted on the terms of the agreement and has failed to pay the plaintiff the amount due. The plaintiff claims foreclosure of the mortgage, possession of the mortgage premises, monetary damages of more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6072324-S. Filed March 17.

DEEDS

Commercial

12 Columbus Place LLC, Norwalk. Seller: Robert J. Gian, Stamford. Property: 12 Columbus Place, Stamford. Amount: \$945,250. Filed April 28.

127 Paul Place LLC, Fairfield. Seller: Robert T. Piper, Fairfield. Property: 127 Paul Place, Fairfield. Amount: \$735,000. Filed May 5.

27 Judy Lane LLC, Greenwich. Seller: Susan Sanseverino, Stamford. Property: 27 Judy Lane, Stamford. Amount: \$505,000. Filed April 28.

42 Dublin LLC, Greenwich. Seller: LMB Dublin Hill LLC, Stamford. Property: Dublin Hill Drive, Greenwich. Amount: \$3,500,000. Filed April 28.

646 Riversville Road LLC, Greenwich. Seller: US Bank Trust NA, Dallas, Texas. Property: 646 Riversville Road, Greenwich. Amount: \$2,625,000. Filed April 29.

Bridge 3L, LLC, Stamford. Seller: Corina Solano, Stamford. Property: 5 Hobbie St., Stamford. Amount: \$447,000. Filed April 28.

Connecticut Real Estate Ventures LLC, Stamford. Seller: Gilda Simpkin, Stamford. Property: Lot 63, Map 5859, Stamford. Amount: \$1. Filed April 28.

Eimxa Holdings LLC, Greenwich. Seller: Sovy Azhath, Stamford. Property: 44 Strawberry Hill Ave., Unit 11L, Stamford. Amount: \$490,000. Filed May 2.

Gatto, Daniel and Christiana Owoh Gatto, White Plains, New York. Seller: Bridge 3L LLC, Stamford. Property: 5 Hobbie St., Stamford. Amount: \$605,000. Filed April 28.

Gomez, Elizabeth and Fabio Munoz, Stamford. Seller: Abilis Inc., Greenwich. Property: 321 Glenbrook Road, Stamford. Amount: \$855,000. Filed May 2.

JMCC2 LLC, Greenwich. Seller: John Petrone, New York, New York. Property: Lot A, Map 5474, Sayles St., Cos Cob. Amount: \$800,000. Filed April 30.

K2 Realty LLC, Fairfield. Seller: Dorothy K. McLean, Fairfield. Property: 296 Sigwin Drive, Fairfield. Amount: \$630,000. Filed May 7.

Mauri, Roberto, Fairfield. Seller: Anchor Star properties LLC, Fairfield. Property: 127 Lakeview Drive, Fairfield. Amount: \$1,900,000. Filed May 5.

Mettis, Pavlos and Ting-Chun Yeh, Stamford. Seller: 37 Liberty Street LLC, Norwalk. Property: 37 Liberty St., Stamford. Amount: \$1,425,000. Filed April 28.

Modern Manor Rentals LLC, Greenwich. Seller: Nilesh Pednekar and Dipti Pednekar, Greenwich. Property: 24 Maplewood Drive, Greenwich. Amount: \$1,182,500. Filed April 30.

RD PLD Holdings LLC, Fairfield. Seller: Jessbar Ventures LLC, Westport. Property: 319 Harbor Road, Southport. Amount: \$3,000,000. Filed May 5.

Redd, LLC, Stamford. Seller: Antonio Vozzella, Stamford. Property: 64 Liberty St., Stamford. Amount: \$1,100,000. Filed May 1.

Rudolf, Kaitlyn and Anthony Rudolf, Stratford. Seller: JS Fairfield LLC, Ridgefield. Property: 18 Siacus Place, Fairfield. Amount: \$1,950,000. Filed May 6.

Schwartz, Alexander and Charlotte King Steel, Greenwich. Seller: Field Point Road Holdings LLC, Nashville, Tennessee. Property: 528 Field Point Road, Greenwich. Amount: \$10. Filed April 29.

Scotti Stamford Tire LLC, San Jose, California. Seller: Pizza Town Holdco LLC, Miami, Florida. Property: 996 High Ridge Road, Stamford. Amount: \$1. Filed April 30.

Specos, Marcela and Ricardo Galli, Stamford. Seller: 615 Westover LLC, Stamford. Property: 615 Westover Road, Stamford. Amount: \$1,590,000. Filed April 30.

Steinberg, Lance and Arlene Steinberg, Jericho, New York. Seller: 375 Westover LLC, Stamford. Property: Lot 17, Map 4451, Stamford. Amount: \$1,250,000. Filed April 29.

The Greenwich Land Trust Inc., Greenwich. Seller: Dingtletown Community Church Inc, Greenwich. Property: 376 Stanwich Road, Greenwich. Amount: \$1. Filed April 28.

Woodex LLC, Greenwich. Seller: John A. Lienhardt and Elizabeth A. Lienhardt, Greenwich. Property: River Road Extension, Greenwich. Amount: \$1. Filed April 29.

Residential

Addidam, Vinod and Navaneetha Kommaraju, Old Greenwich. Seller: Yoshio Tanikawa and Noriko Tanikawa, Riverside. Property: 19 Bayside Terrace, Riverside. Amount: \$10. Filed May 2.

Aduenko, Aleksandr and Mariia Aduenko, Stamford. Seller: Manmohan Mahajan and Neetu Khanna, Stamford. Property: 103 Rock Spring Road, Unit 3, Stamford. Amount: \$779,500. Filed May 1.

Banks, Michael and Albina Banks, Greenwich. Seller: Giles Nugent and Yvette Nugent, Stamford. Property: 386 June Road, Stamford. Amount: \$1,625,000. Filed May 1.

Barry, Thomas D., Stamford. Seller: Tanya K. Davis, Stamford. Property: 2539 Bedford St., Unit 38A, Stamford. Amount: \$693,500. Filed April 28.

Bigi, Ariane, Oxford. Seller: Marc E. Brodsky, Greenwich. Property: 1 Broad St., Unit 11C, Stamford. Amount: \$465,000. Filed May 1.

Britez Cabrera, Arnildo R., Greenwich. Seller: Blanca I. De La Cruz Alvarez, Stamford. Property: 93 Cedar Heights Road, Stamford. Amount: \$1,025,000. Filed April 29.

AVP, Software Engineer III (Multiple Positions), Synchrony Bank, Stamford, CT. Dvlp and spprt srvcng appls using mi-crosrvces and cloud tech. Req Bach deg or frgn equiv deg in IT, Appld Comp Sci, Comp Engg, or rel fld + 5 yrs of pst-bccl-rte, prgrssve, rel wrk exp. 100% telcmmtng prmttd. To apply, email resume to HR Manager referencing job code CT0072 in subject line to: kristine.mackey@syf.com

DevOps Engineer, Advanced, Gartner, Inc., Stamford, CT. Oprt the intrnl data anlytcs pltfm used by secrty, apps dev, compliance, & other teams to gain insghts into their sys, make data drvn dcsns at bus velocity, & reduce MTTR. Req Bach's deg or foreign equiv deg in Engg, Info Sys, Tech or rel + 3 yrs rel wrk exp. 100% tele-commuting permitted. To apply, please email resume to Josh Dubinsky, Josh. Dubinsky@gartner.com and reference job code: 98297.

Bryant, Robert F., Greenwich. Seller: Jason Brown and Bridgett Brown, Greenwich. Property: Bennet Street, Old Greenwich. Amount: \$10. Filed May 2.

Campbell, Cheryl Jarrard, Stamford. Seller: Alexander Podelko, Stamford. Property: 1 Strawberry Hill Ave., Stamford. Amount: \$9,000. Filed April 30.

Cohen, Gregory, Ridgefield. Seller: Gregory Cohen, Greenwich. Property: 714 Lake Ave., Greenwich. Amount: \$10. Filed April 30.

Desai, Poojan Umesh and Bansari Bhavesh Mehta, Stamford. Seller: Lucille Sitterly and George Sitterly, Stamford. Property: 243 Bridge St., Unit 243, Stamford. Amount: \$470,000. Filed April 28.

Fabbri, John and Isabella Fabbri, New York, New York. Seller: Christoph Stehmann and Esther Stehmann, Riverside. Property: 22 Oval Ave., Riverside. Amount: \$1. Filed May 2.

Febremedhin, Brook, Milton. Seller: Anthony J. Falcone, Stamford. Property: 300 Broad St., Unit 107, Stamford. Amount: \$291,000. Filed April 29.

Georges, Rowen O. and Jazmin L. Montes, Staten Island, New York. Seller: Michael B. Stein and Janet E. Stein, Stamford. Property: 60 Cypress Drive, Stamford. Amount: \$1,150,000. Filed May 1.

Gonzalez, Juan C., Stamford. Seller: Kenneth Benjamin Hirsch, Stamford. Property: 99 Prospect St., Unit P-21, Stamford. Amount: \$238,000. Filed May 1.

Gonzalez, Juan C., Stamford. Seller: Shani V. Birch, Stamford. Property: 77 Glenbrook Road, Unit 208, Stamford. Amount: \$280,000. Filed May 1.

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Questions and comments regarding this section should be directed to:

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

Heneage, Audrey, Fairfield. Seller: Karen A. Avallon, Barrington, New Hampshire. Property: 245 Unquowa Road, Unit 48, Fairfield. Amount: \$629,000. Filed May 5.

Hu, Andrew and Elise Qian, Long Island City, New York. Seller: Gino Gabriel Tieppo and Jessica Marie Fuller Tieppo, Greenwich. Property: Ridge Brook Road, Greenwich. Amount: \$10. Filed April 29.

Ingram, Tiffany, Danbury. Seller: Joel P. Walker, Stamford. Property: 73 Hope St., Unit 28A, Stamford. Amount: \$294,000. Filed April 30.

Iyer, Prachi and Rahul Iyer, Stamford. Seller: Timothy W. Yahn and Kim A. Yahn, Stamford. Property: 73 Arnold Drive, Stamford. Amount: \$1,655,000. Filed May 2.

Kewalramani, Prakash and Muskan Kewalramani, Fairfield. Seller: Stephen Luis Pombo, Stamford. Property: 125 Prospect St., Unit 6A, Stamford. Amount: \$322,000. Filed April 30.

Kratter, Ian and Chelsey Kratter, Redwood City, California. Seller: Jeffrey H. Mount and Wendy S. Mount, Fairfield. Property: 14 Knollwood Drive, Fairfield. Amount: \$993,945. Filed May 5.

Le, Mina and Cesar del Solar, Stamford. Seller: Martin A. Matkovich and Frank Altese, Stamford. Property: 159 Colonial Road, Unit 11, Stamford. Amount: \$1,325,000. Filed May 1.

Lopez, Ariana, Scarsdale, New York. Seller: Franklin D. Pack and Roberta M. Pack, Fairfield. Property: 20 Cherry Hill Road, Fairfield. Amount: \$799,000. Filed May 8.

Massey, Brendon Patrick and Kayla M. Carrero, Cos Cob. Seller: Laura Pompa, Greenwich. Property: 6 Windsor Lane, Cos Cob. Amount: \$1,803,000. Filed May 2.

Mazza, Ryan and Emma Haslun, New York, New York. Seller: Roni K. Leavy, Stamford. Property: 156 Rocky Rapids Road, Stamford. Amount: \$1,285,200. Filed May 2.

McGowan, Michael and Charity Moore, Greenwich. Seller: Mark B. Abbott and Mareta C. Hamre, Greenwich. Property: 42 Sherwood Ave., Greenwich. Amount: \$10. Filed April 30.

McLaughlin, Caitlin M. and Robert J. Brady, Fairfield. Seller: Dermott P. Mahoney and Deborah L. Mahoney, Fairfield. Property: 58 Southfield Road, Fairfield. Amount: \$827,500. Filed May 6.

McLeod, Anna, Ponte Vedra, Florida. Seller: Peter Joseph Fonseca and Eva Jacqueline Fonseca, Greenwich. Property: 111 Conyers farm Drive, Greenwich. Amount: \$1. Filed April 30.

Metalios, Joy Kim and Steve A. Metalios, Greenwich. Seller: Ekrem Xhemajli and Kosovare Abazi, Greenwich. Property: 32 Arthur St., Greenwich. Amount: \$1,400,000. Filed May 2.

Miller, Stephen and Ekaterina Sutin, Stamford. Seller: Eugene R. White III, Marco Island, Florida. Property: 65 McIntosh Road, Stamford. Amount: \$1,100,000. Filed April 28.

Palacio, Alejandro and Veronica Uribe Calle, New York, New York. Seller: Robert B. Kirkpatrick and Elizabeth A. Kirkpatrick, Old Greenwich. Property: 51 Hillcrest Park Road, Old Greenwich. Amount: \$3,510,000. Filed May 2.

Pandong, Karryl, Greenwich. Seller: Eduardo Cabello and Maria Aimee M. Alibangbang-Cabello, Stamford. Property: 13 Waverly Place, Stamford. Amount: \$681,888. Filed April 30.

Pedemonte, Myriam, Stamford. Seller: Suyen Deras, Stamford. Property: 20 Douglas Ave., Stamford. Amount: \$611,000. Filed May 2.

Perez, Erin and Jason Hehir, Brooklyn, New York. Seller: Andres Sandoval and Andrea Sandoval, Greenwich. Property: 61 Lockwood Road, Riverside. Amount: \$4 375,000. Filed April 30.

Piedmont, Mark, Norwalk. Seller: Martha L. Smith, Fairfield. Property: 124 Szost Drive, Fairfield. Amount: \$695,800. Filed May 5.

Pollak, Claudia, Fairfield. Seller: Herbert M. Veliz and Lilian C. Veliz, Fairfield. Property: 52 Deerfield St., Fairfield. Amount: \$935,000. Filed May 6.

Rinaldi, Anthony and Stefanie Jelinski, Fairfield. Seller: George S. Nemeth and Lisbeth M. Nemeth, Trumbull. Property: 8 Millard St., Fairfield. Amount: \$920,000. Filed May 8.

Sanders, John and Martha Lori Sanders, Cos Cob. Seller: Henrik M. Steffensen and Cecilia Steffensen, Greenwich. Property: 93 Valley Road, Unit A, Cos Cob. Amount: \$3,900,000. Filed May 1.

Sessler, Jordan and Danielle Sessler, Greenwich. Seller: Michael W. Tomkins and Ashley Tomkins, Greenwich. Property: 34 Quail Road, Greenwich. Amount: \$10. Filed May 1.

Shea, Anita D. and John R. Shea, Stamford. Seller: Joseph Mattered III, Norwalk. Property: 49 Glenbrook Road, 301, Stamford. Amount: \$315,000. Filed April 28.

Sigmund, Jessica and David Merkel, Port Chester, New York. Seller: Michael Alexander, Stamford. Property: 103 Sanford Lane, Stamford. Amount: \$910,000. Filed April 30.

Simon, Michelle and Richard Kissel, Bronxville, New York. Seller: Hong Cui, Stamford. Property: 927 Sunset Road, Stamford. Amount: \$909,525. Filed April 29.

Smith, Zachery and Jennifer Smith, Jersey City, New Jersey. Seller: Cynthia A. Coyman, Stamford. Property: 75 Brookdale Drive, Stamford. Amount: \$975,000. Filed May 2.

Sobel, Taylor and Zachary Sobel, Stamford. Seller: Jason Stollman, Colchester. Property: 158 Forest St., Unit 158, Stamford. Amount: \$880,000. Filed May 2.

Tovar, Debora, Cos Cob. Seller: Patric B. Hale and Herma Hale, Greenwich. Property: East Shore Condominium, Unit 7, Greenwich. Amount: \$10. Filed April 28.

Vuitsik, Tetiana, Stamford. Seller: Megan G. Howard, Fairfield. Property: 515 Melville Ave., Fairfield. Amount: \$550,000. Filed May 6.

Warshavsky, Alicia and Connor Dowling, Stamford. Seller: Ryan T. Supple and Michelle L. Supple, Stamford. Property: 60 Lindstrom Road, Unit 17, Stamford. Amount: \$515,000. Filed April 29.

LIS PENDENS

Adams, Gloria A., Stamford. Filed by Frankel & Berg, Norwalk, for Terry B. Adams. Property: 195 Henry St., Stamford. Action: foreclose defendant's mortgage. Filed May 20.

Debek, Todd, Fairfield. Filed by Daniel D. Portanova, Bridgeport, for Cynthia Debek. Property: 461 Skytop Drive, Fairfield. Action: foreclose defendant's mortgage. Filed May 5.

E.L.E.L. LLC, Greenwich. Filed by Stephen J. Curley, Stamford, for Davenport Electric Company Inc. Property: 723 Lake Ave., Greenwich. Action: foreclose defendant's mortgage. Filed May 14.

Gagner, Barbara, et al, Fairfield. Filed by McCalla Raymer Leibert Pierce LLP, Hartford, for Federal Home Loan Mortgage Corporation. Property: 20 Morehouse Highway, Fairfield. Action: foreclose defendants' mortgage. Filed May 23.

Gordon, David, Stamford. Filed by Vincent J. Freccia III, Stamford, for city of Stamford. Property: 1 Broad St., Stamford. Action: foreclose defendant's mortgage. Filed May 13.

Lavado, Delio, et al, Stamford. Filed by Vincent J. Freccia III, Stamford, for city of Stamford. Property: 65 Parker Ave., Stamford. Action: foreclose defendant's mortgage. Filed May 13.

Madan, Rohit, et al, Stamford. Filed by Ackerly Ward & McKirdy LLC, Stamford, for One Strawberry Hill Association Inc. Property: 1 Strawberry Hill, Units 29, 131, Stamford. Action: foreclose defendants' mortgage. Filed May 13.

Mills, Dana Nicole, et al, Stamford. Filed by Brock & Scott PLLC, Farmington, for M&T Bank. Property: 20 Forest Lawn Ave., Stamford. Action: foreclose defendants' mortgage. Filed May 14.

Reice, Richard, et al, Greenwich. Filed by Frankel & Berg, Norwalk, for Palmer Point Tax District. Property: 11 River Road, Unit 121, Cos Cob. Action: foreclose defendants' mortgage. Filed May 27.

Rodriguez Castro, Joaquin, et al, Stamford. Filed by Francis J. Browne, Stamford, for city of Stamford. Property: 41 Manor St., Stamford. Action: foreclose defendants' mortgage. Filed May 13.

MORTGAGES

Abrahamson, Jonathan and Sherri Abrahamson, Fairfield, by John S. Demetre. Lender: Lakeview Loan Servicing LLC, 4425 Ponce De Leon Blvd., MS5-251, Coral Gables, Florida. Property: 309 Round Hill Road, Fairfield. Amount: \$665,960. Filed April 7.

Angelov, Dinko A. and Kristin M. Angelov, Stamford, by Kenya Ford-Deedon. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 185 Van Rensselaer Ave., Stamford. Amount: \$400,000. Filed April 9.

Barbuto, Faith M. and Ernesto Barbuto, Fairfield, by Vincent Engingro. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 3495 Park Ave., Fairfield. Amount: \$366,500. Filed April 8.

Bensimon, Michael and Jennifer Fox Bensimon, Greenwich, by David P. Lasnick. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 25 Grove Lane, Greenwich. Amount: \$1,000,000. Filed April 10.

Berman, David J. and Jodi C. Berman, Fairfield, by Jessica Soto. Lender: Alliant Credit Union, 11545 West Touhy Ave., Chicago, Illinois. Property: 500 Old Academy Road, Fairfield. Amount: \$400,000. Filed April 11.

Bier, Jeremy and Nicole Bier, Greenwich, by Thomas Moore. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 38 Pine Ridge Road, Greenwich. Amount: \$934,000. Filed April 11.

Bridgemohansingh, Naresh, Greenwich, by Jonnathan Siranula. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 21 Wessels Place, Greenwich. Amount: \$500,000. Filed April 8.

Callahan, Mary Ann, Fairfield, by Irene J. De Jackome. Lender: LoanDepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 225 Winnepogee Drive, Fairfield. Amount: SN/A. Filed April 7.

NEW BUSINESSES

Dialysis Center at Norwalk, 23 Prospect St., Norwalk 06850, c/o Usher Egert. Filed April 3.

Firebrush Paintworks, 16 North Taylor Ave., Apt. 6, Norwalk 06855, c/o Nickolas Nunez Solorzano. Filed April 8.

Fluency, 121 Witch Lane, Norwalk 06853, c/o Ryan T. Wilson. Filed April 3.

Jaffe Holden, 114 A Washington St., Norwalk 06854, c/o Paul Greywall. Filed April 1.

Journey Lending, Stamford c/o David M. Silverman. Filed April 22.

Liat Feller, 54 Bel Air Drive, Stamford 06905, c/o Liat Feller. Filed April 3.

Liberty Wines and Liquors, 209 Liberty Square, Norwalk 06855, c/o Harin Patel. Filed April 7.

Main Street Home Loans, Stamford c/o David M. Silverman. Filed April 22.

Mindful Momentum, Stamford c/o Natasha Serno. Filed April 11.

Mish Mosh Deli, 1034 Long Ridge Road, Stamford 06903, c/o Mish Mosh Deli, LLC. Filed April 23.

Mr. Martins Handyman Services, 60 Carlisle Place, Stamford 06902, c/o Deivid Neto Martins. Filed April 17.

Norwalk Care Center, 23 Prospect St., Norwalk 06850, c/o Usher Egert. Filed April 3.

Otherhood Agency, 112 Southfield Ave., Suite 202, Stamford 06902, c/o Unterthesisterhood LLC. Filed April 10.

Pink's Windows Fairfield County, Stamford c/o Diamond View Windows LLC. Filed April 2025.

Play and Thrive Pediatric Therapy, Stamford c/o Amanda Masterson. Filed April 2.

Powertime Gold Coast Connecticut, 78 Southfield Ave., Stamford 06902, c/o Seas and The City LLC. Filed April 3.

Ripe Caribbean Soul Restaurant, 75 Main St., Unit A, Norwalk 06851, c/o Eric C. Bryson. Filed April 8.

Shelford Fine Art, 17 High St., Norwalk 06851, c/o Thomas J. Shelford. Filed April 7.

St. Pierre, Stephen and Kerry St. Pierre, Stamford, by John M. Eichholz. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 248 Thornwood Road, Stamford. Amount: \$545,000. Filed April 8.

Tanner, Gregory Robert and Hilary Dandridge Devendorf Tanner, Fairfield, by Beverly H. Brooks. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 50 Avalon Court, Fairfield. Amount: \$250,000. Filed April 7.

Tranquil Tides Property Holdings LLC, New York, New York, by Mirah D. Carter. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 1099 Pequot Ave., Southport. Amount: \$4,420,000. Filed April 10.

Vainder, Matthew and Lesley Danyliw-Vainder, Fairfield, by Terriann Walker. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 140 Dudley Drive, Fairfield. Amount: \$500,000. Filed April 11.

Venkata, Neela Krishna, Stamford, by Andrew L. Wallach. Lender: Ives Bank, 220 Main St., Danbury. Property: 91 Strawberry Hill Ave., Unit 438, Stamford. Amount: \$279,000. Filed April 8.

Weisman, Benjamin David and Anthony Thomas Weisman, Darien, by Margaret A. O'Neal. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 89 Harbor Drive, Apt. 204, Stamford. Amount: \$400,800. Filed April 10.

Woodley, Paul Steven and Claudia Woodley, Fairfield, by David H. Dworski. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 345 Reef Road, A2, Fairfield. Amount: \$350,000. Filed April 9.

Wright, Theodore and Yolanda Wright, Stamford, by Michael R. Lowitt. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 1 Strawberry Hill Ave., Apt. 14F, Stamford. Amount: \$205,000. Filed April 10.

Yoo, Keumhong and Hyunyoung Yoo, Shelton, by Bevon McLean. Lender: 345 Reef Road LLC, 1087 Broad St., Bridgeport. Property: 345 Reef Road, B5, Fairfield. Amount: \$1,000,000. Filed April 11.

Petrovic, Boban and Sanja Gudziec, Stamford, by Jerome Pagter. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard, East, Pontiac, Michigan. Property: 29 Meadowpark Ave., E, Stamford. Amount: \$603,200. Filed April 11.

Pociecha, Barbara, Stamford, by Ricky M. Capozza. Lender: First County Bank, 117 Prospect St., Stamford. Property: 40 Whitmore Lane, Stamford. Amount: \$420,000. Filed April 10.

Port, Jennifer D., Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 42 Midwood Road, Greenwich. Amount: \$5,850,000. Filed April 9.

Preap, Mary, Congers, New York, by Gregory G. Andriunas. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 637 Cove Road, D19, Stamford. Amount: \$153,000. Filed April 11.

Rocque, Alexander and Emily Rocque, Fairfield, by Douglas I. Bayer. Lender: Glorida J.B. Panasci, 385 Oldfield Road, Fairfield. Property: 385 Oldfield Road, Fairfield. Amount: \$1,500,000. Filed April 9.

Serrano Flyckt and Maria Fernanda Ferraez Zenteno, Riverside, by Marlene E. Macaуда. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 118 Sheephill Road, Riverside. Amount: \$851,000. Filed April 11.

Shufrin, Harry and Zachary Benjamin Schwartz, Greenwich, by David Shufiin. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 68 Hope St., Unit 3, Stamford. Amount: \$225,000. Filed April 11.

Siciliano, Nicholas J. and Taylor Siciliano, Fairfield, by Antonio Faretta. Lender: Quorum Federal Credit Union, 2500 Westchester Ave., Suite 113, Purchase, New York. Property: 33 Maple Drive, Fairfield. Amount: \$80,000. Filed April 9.

Sisca, Patricia B. and Philip A. Sisca, Stamford, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 41 Grey Birch Road, Stamford. Amount: \$224,000. Filed April 7.

Leamon, Jerry P. and Rita E. Leamon, Cos Cob, by Jeremy T. McDonnell. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 280 Cognewaugh Road, Cos Cob. Amount: \$1,225,000. Filed April 9.

Lee, Cody L., Fairfield, by James F. Walsh. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 1242 Old Academy Road, Fairfield. Amount: \$807,000. Filed April 7.

Lee, Jay, Sandy Hook, by Jonathan A. Wetmore. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 850 E. Main St., Unit 508, Stamford. Amount: \$211,640. Filed April 11.

Mascio, Christopher and Maryann Mascio, Stamford, by Arianne O'Donnell. Lender: Waterstone Mortgage Corporation, 17950 W. Corporate Drive, Suite 100, Brookfield, Wisconsin. Property: 22 Rolling Wood Drive, Stamford. Amount: \$1,209,500. Filed April 8.

Masiarz, Michael J. and Samantha F. Jaykus, Simsbury, by Kevin C. Kaiser. Lender: Leader Bank NA, 864 Massachusetts Ave., Arlington, Massachusetts. Property: 75 Harvester Road, Fairfield. Amount: \$480,800. Filed April 7.

McCaffrey, Megan M. and Bradford D. Carroll, Stamford, by Scott Rogalski. Lender: Amerisave Mortgage Corp., 1200 Altmore Ave., Building 2, Suite 300, Sandy Springs, Georgia. Property: 277 Skyview Drive, Stamford. Amount: \$838,420. Filed April 7.

Molina, Vladimir J. and Sara Molina, Stamford, by Vanessa M. Kuduk. Lender: Members Credit Union, 612 Bedford St., Stamford. Property: 87 Courtland Circle, Stamford. Amount: \$40,000. Filed April 8.

Mondora, Matthew, Hartsdale, New York, by Charles P. Abate. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 104 Cedar Heights Road, Stamford. Amount: \$590,000. Filed April 9.

Palastro, David F. and Laurie A. Palastro, Greenwich, by Sai Darshan H. Gowda. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 7 Riverview Court, Greenwich. Amount: \$200,000. Filed April 8.

Heinemann, Andrew and Rebecca Heinemann, Greenwich, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 2 Echo Lane, Greenwich. Amount: \$2,050,000. Filed April 8.

Howe, Colette J. and Gary D. Howe, Greenwich, by Douglas Seltzer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 5 Ivanhoe Lane, Greenwich. Amount: \$1,000,000. Filed April 10.

Hughes, Sophie and Nicholas Richard Talamelli, Trumbull, by Peter Ambrose. Lender: Newrez LLC, 601 Office Center Drive, Suite 100, Fort Washington, Pennsylvania. Property: 71 Robin Lane, Fairfield. Amount: \$576,000. Filed April 11.

Jeffrey Jr., Richard R. and Elizabeth Kilbourne Jeffrey, Greenwich, by Juan Rosario. Lender: KeyBank NA, 4910 Tiedeman Road, Suite C, Brooklyn, Ohio. Property: 74 Zaccheus Mead Lane, Greenwich. Amount: \$400,000. Filed April 7.

Kayla, Maciel Liborio, Stamford, by John C. Polera. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 154 Cold Spring Road 22, Stamford. Amount: \$304,500. Filed April 9.

Kleinschmidt, Paul J. and Emily Condlin, Miami, Florida, by Nina A. Stypula. Lender: BNY Mellon NA, 201 Washington St., Eighth floor, Boston, Massachusetts. Property: 2 Random Road, Old Greenwich. Amount: \$1,895,000. Filed April 10.

Krein, Avery M., Shelton, by Tamara L. Peterson. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave, Chicago, Illinois. Property: 45 Rodgers Road, Fairfield. Amount: \$277,200. Filed April 7.

Kummell, Matthew and Victoria Kummell, Greenwich, by Robert E. Colapietro. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 299 Palmer Hill Road, Riverside. Amount: \$340,968. Filed April 9.

L&K Express Management Corp., Hartsdale, New York, by Corinne M. Abbott. Lender: CEG Funding LLC, 1415 Vantage Park Drive, Suite 240, Charlotte, North Carolina. Property: 155 E. Elm St., Greenwich. Amount: \$3,225,000. Filed April 7.

Ford, Colleen Leigh and Emma Rose Ford, Stratford, by Kevin C. Kaiser. Lender: Union Home Mortgage Corp., 8241 Dow Circle W., Strongsville, Ohio. Property: 856 Fairfield Woods Road, Fairfield. Amount: \$200,000. Filed April 11.

Galindo, Andres, Fairfield, by Cynthia A. Cipriano. Lender: Thomaston Savings Bank, 203 Main St., Thomaston. Property: 10 Knapps Park Drive, Fairfield. Amount: \$80,000. Filed April 7.

Getz, George H. and Dana D. Getz, Greenwich, by Scott Rogalski. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 2 Stanwich Road, Greenwich. Amount: \$435,000. Filed April 7.

Graham, James, Stamford, by unreadable. Lender: Overbrook Limited Partnership, 228 Park Ave., Suite 2402 West, New York, New York. Property: Lot A, June Road, Stamford. Amount: \$116,000. Filed April 10.

Grassie, Matthew and Julia Grassie, Stamford, by N/A. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 76 Don Bob Road, Stamford. Amount: \$715,000. Filed April 11.

Greenfield, Hollis, Stamford, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 58 Terrace Ave., Stamford. Amount: \$350,000. Filed April 7.

Guthmiller, Benjamin and Parul Mishra, White Plains, New York, by Gillian V. Ingraham. Lender: Ridgewood Savings Bank, 1981 Marcus Ave., Suite 110, Lake Success, New York. Property: 42 N. Meadows Lane, Stamford. Amount: \$2,100,000. Filed April 7.

Haakonsen, Erik, Fairfield, by Samuel T. Rost. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 194 Glengarry Road, Unit 194, Fairfield. Amount: \$472,500. Filed April 8.

Hammond, Abigail and Conrad Ruppert Jr., Fairfield, by Andrew L. Wallach. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 52 Beaver Brook Lane, Fairfield. Amount: \$500,000. Filed April 8.

Carolan, James and Jennifer Carolan, Fairfield, by Terriann Walker. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 430 Rock Ridge Road, Fairfield. Amount: \$250,000. Filed April 9.

Coastal Island Developments LLC, Old Greenwich, by James P. Carlov. Lender: SHC Lending LLC, 11 Chestnut St., Suite 104, South Norwalk. Property: 21 Innis Lane, Old Greenwich. Amount: \$2,500,000. Filed April 10.

Cutler Road LLC, Yonkers, New York, by Stephen J. Schelz. Lender: Foundation Mortgage Corporation, 1680 Michigan Ave., Suite 700, Miami Beach, Florida. Property: 86 Cutler Road, Greenwich. Amount: \$3,000,000. Filed April 10.

Development Holdings LLC, Fairfield, by Michael P. Murray. Lender: Bravos Lending LLC, 21 New Britain Ave., Rocky Hill. Property: 20 Cutler Road, Greenwich. Amount: \$4,200,000. Filed April 9.

Dibiase, Regina, Greenwich, by Damiano A. Alessandro. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 49 Bowman Drive, Greenwich. Amount: \$1,716,536. Filed April 7.

Durante Jr., Fred N., Riverside, by N/A. Lender: Whitman, Breed, Abbott & Morgan LLC, 500 W. Putnam Ave., Second floor, Greenwich. Property: 328 Palmer Hill Road, Riverside. Amount: \$165,000. Filed April 8.

Elg, Jason and Alexandra Elg, Fairfield, by Cheyenne Pena. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, No. 400, San Ramon, California. Property: 82 Lee Drive, Fairfield. Amount: \$210,110. Filed April 11.

Fashandi, Shervan, Stamford, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 10 Drum Hill Lane, Stamford. Amount: \$250,000. Filed April 9.

Faugno, Stefania and Jason Faugno, Stamford, by Thomas W. Ozimkoski Jr. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 4 Edice Road, Stamford. Amount: \$300,000. Filed April 9.

Legal Notices

Notice of Formation of Julie Russell, LLC Art. Of Org. filed with SSNY on 4/25/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 75 Island Drive, Rye, NY 10580. Purpose: any lawful purpose. #63806

Notice of Formation of G&G's Toy Vault 2, LLC filed on 5/3/25. Offc. Loc: Westchester Cty. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 13 Bonham Ln, Cortlandt Manor NY 10567. Purpose: any lawful purpose. #63808

Notice of Formation of H PRODUCE LLC Art. Of Org. filed with SSNY on 04/23/2025 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 13 Washington Avenue Apt 2R, White Plains, NY, 10606 Purpose: any lawful purpose #63809

Notice of Formation of KYMESQ LAW, PLLC. Articles of Organization filed with SSNY on 05/07/2025. Office Location: Westchester County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail process to: Kymberly A. Robinson, Esq. 11 Foxhall Place, Scarsdale, NY 10583 Purpose: any lawful purpose #63822

Notice of Formation of BuildWise Solutions, LLC Art. of Org. filed with SSNY on 08/29/2024. Offc. Loc.: Westchester County. SSNY desig. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 333 Mamaroneck Ave., PMB 150, White Plains, NY 10605. Purpose: Any lawful act or activity. #63824

Notice of Formation of Joy Hvac LLC. Of Org. filed with SSNY on 05/15/2025 . Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 43 Winthrop Avenue, Elmsford, NY, 10523 Purpose: any lawful purpose #63825


The annual return of the Hegarty Family Foundation for the year ended June 30, 2024 is available at its principal office located at Adamand Tax and Advisory Services, LLP , 700 White Plains Road, Scarsdale, NY 10583 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal Manager of the Fund is Michael Hegarty. #63827

Notice of Formation of Mighty Joe Young Carpentry LLC. Of Org. filed with SSNY on 05/20/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC 196 Jefferson Avenue, Valhalla, NY, 10595, Purpose: any lawful purpose #63828

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

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


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



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To the entire Westfair Business Journal team:

Event: Natalie Holland, events director

Creatives: Dan Viteri, Co-Publisher; Diana Castillo, art director

Advertising sales: Mary Connor, Melanie Dini, Anne Jordan Duffy, Barbara Hanlon and Holly McKeown

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☆ 20TH ANNIVERSARY ☆

THE EVENING OF JUNE 12

5:30 - 6:20 P.M.

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

6:25 - 7:45 P.M.

Formal award ceremony

WELCOME

Natalie Holland

Events Director

MASTER OF CEREMONIES

Tony Pec

Co-Founder, Y Not You Media, LLC

TEDx Speaker

7:30 - 8 P.M.

Closing dessert, coffee and tea

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





FAIRFIELD COUNTY

☆ 20TH ANNIVERSARY ☆

CONGRATULATIONS

Fairfield County 40 Under Forty Class of 2025! Your remarkable achievements are helping to build a stronger, more vibrant community. You're leading the way toward a brighter, bolder future in Fairfield County—overcoming obstacles and celebrating successes along the way.



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40 UNDER FORTY AWARDS 2025



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TEDX SPEAKER

The "Godfather of Instagram," Tony Pecorelli (Pec), is a nationally sought-after keynote speaker. As a co-founder of Forbes-accredited social media and digital marketing agency and the founder of The Circle, New York and Connecticut's premiere networking community of over 200 entrepreneurs and professionals, Pec is a dynamic presence. He also hosts The Impact Golf Outing, the largest charity golf event on the East Coast, attracting more than 1,500 guests. Over the past eight years, Pec has leveraged his 400,000-plus worldwide social media followers to help more than 1,000 businesses and entrepreneurs across the tri-state area with digital marketing, business strategy, online branding, lead generation and social media. He travels the country speaking at corporations and events about social media and business strategies to build brands and generate sales.

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NELSON MERCHAN

BUSINESS ADVISOR

**CONNECTICUT SMALL BUSINESS
DEVELOPMENT CENTER**

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



DR. NIKKI WINGATE

ASSOCIATE PROFESSOR OF MARKETING

**WELCH COLLEGE OF BUSINESS AND
TECHNOLOGY, SACRED HEART UNIVERSITY**

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

40
UNDER
40



Congratulations
Ruchi Itwaru
Senior Branch Manager

On being selected as a Fairfield County
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and willingness to help others
makes you an exceptional
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community leader.

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Hartford HealthCare Congratulates

our very own **Christian Alvarez**, Regional Director of
Rehabilitation at St. Vincent's Medical Center, on being
named a Fairfield County 40 Under Forty Honoree.

Thank you for your unwavering dedication to your
work and to the communities we serve.

Congratulations, Christian, and congratulations to all of
this year's Fairfield County 40 Under Forty Honorees!

Hartford
HealthCare 



WHY 40 UNDER FORTY MATTERS

We are here to celebrate those young leaders who embody resilience and unwavering persistence— individuals who continuously pushing forward despite obstacles. These young leaders are just getting started, but their impact is already influencing Fairfield County—and it will be felt for years to come.

For two decades, we've celebrated fearless individuals who lead with innovation, inspire with their achievements, and contribute to building a stronger, more vibrant community. By shining a spotlight on these emerging leaders, we not only celebrate their successes but also inspire others to follow in their footsteps. Recognizing young talent strengthens our community, and drives positive change.

This event goes beyond acknowledgment—it is an investment in the future, in leaders who refuse to settle, and in a brighter tomorrow. Their journey has only begun, and the most extraordinary chapters are still ahead.

2025 WINNERS, A GLIMPSE

Our winners' answers, chosen from a set of questions posed to them, reveal much about their interests, sense of humor and downright good, smart sense.

That's why they have made it to the 2025 40 Under Forty.
Read and enjoy!

Yale New Haven Health salutes all the 40 Under 40 honorees who are building the future in countless ways.

Congratulations to our very own winners.



Claribel Agosto, PA-C
APP Associate Director
of Hospitalist Services
Bridgeport Hospital



Jamie Sheehan, DPT
Project Manager
Clinical Optimization,
Physical Therapist II
Greenwich Hospital

YaleNewHavenHealth

Powering partners

Congratulations to **Elizabeth Esposito**, key member of the Government & Community Relations team (CNG, SCG & UI) for being recognized as an honoree of the 40 Under Forty Group in Fairfield County.



25-11697

FAIRFIELD COUNTY
40 UNDER
FORTY HONOREE

Presented by
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Congratulations



40 Under Forty Honoree
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Principal

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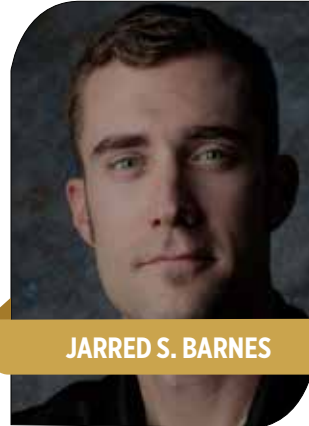
CLARIBEL AGOSTO

APP ASSOCIATE DIRECTOR
Bridgeport Hospital



CHRISTIAN ALVAREZ

REGIONAL DIRECTOR OF REHABILITATION
*St. Vincent's Medical Center,
Hartford HealthCare*



JARRED S. BARNES

MAJOR GIFT STRATEGIST
Connecticut Humane Society



TREVOR BRADLEY

COUNSEL
Robinson & Cole LLP

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

The health-care industry is not for the faint of heart, the stakes are high and the expectations are higher but if you get into it for the right reasons, the reward is so much greater.

What's something your parents warned you about that ended up being true?

My mother used to say, "You catch more bees with honey than with vinegar," a saying I have incorporated into my practice, career and personal life. Almost all of what I do requires multidisciplinary team collaboration and I truly believe that being kind in this world will truly take you far.

What challenges do you anticipate future generations will encounter?

Some of the more pressing challenges future generations will face include staffing shortages, the rising costs of health care and the need to adapt and incorporate technological advancements into practice. It can be daunting to think of the work ahead, but I would humbly suggest moving forward just one step at a time.

What has been a defining moment for you and what did it teach you?

From a young age, my experiences with severe asthma and sports injuries taught me that healthcare is about compassion, respect, and supporting the whole person. Growing up in Bridgeport, I was inspired by resilient healthcare professionals who showed up despite challenges, fueling my desire to help others. As a healthcare leader, I believe true care involves creating supportive environments that empower individuals to heal and thrive, just as I was fortunate to experience.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice to aspiring healthcare professionals and entrepreneurs is to prioritize personal growth and relationships. Healthcare is a dynamic field, and ongoing learning and adaptability are essential. Success isn't just about milestones; it's about developing skills and understanding those you serve. Building meaningful connections with patients, colleagues, and community members is key. Listening, understanding, and supporting others foster trust and improve outcomes. Also, creating an inclusive culture where people feel valued boosts engagement, teamwork, and patient care. Focus on growth, relationships, and a welcoming environment.

What would your past-self think of you now?

If my past self saw me now, he'd be surprised and proud. Growing up in Bridgeport, life was about survival amid hardship and negative influences. I never imagined I'd be in healthcare leadership at Hartford Healthcare. Back then, I only wanted to make my mom proud and break the cycle. My past self would be amazed at how I've transformed from just surviving to thriving and helping others. Mentors and community support were key in this journey, showing me that resilience and persistence can lead to success.

What has been a defining moment for you and what did it teach you?

One of my most defining moments as a young professional is earning the rank of Eagle Scout in 2008 through Boy Scouts of America. The journey, which can start in kindergarten and end in high school, taught me perseverance, leadership, social skills, and problem-solving. Only 3% to 5% of scouts earn this rank, and I am proud to be among them. I still apply the lessons I learned as a scout every day.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

For aspiring professionals in non-profit and fundraising, I offer these lessons:

1. Understand the organization's mission by learning from board members, staff, donors, and volunteers. This builds trust and helps you communicate effectively.
2. Success, experience, and financial stability take time—be patient.
3. Be comfortable with failure. Mistakes happen; work with your team, stay open and honest, and learn from them.
4. Have fun. If you're not enjoying it, find the joy or make changes. When you love what you do, success follows.

What challenges do you anticipate future generations will encounter?

Future generations will face challenges we haven't yet imagined. As reliance on technology grows, "street smarts" and gut feelings may be replaced by data and analytics. While AI and tech bring benefits, they can reduce face-to-face interactions and weaken relationships. In my field, taking the time to understand someone's story remains essential—something that can't be achieved through algorithms or bots.

What has been a defining moment for you and what did it teach you?

Not necessarily one moment but playing competitive sports through college has played an enormous role in my success. It taught me how to deal with adversity and the meaning of hard work, preparation, teamwork and leadership, all qualities that I use daily as lawyer.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Get as many hands-on practical experience as possible, whether that's working part time while attending law school or participating in a clinic or clerkship. Law school only teaches you so much.

What challenges do you anticipate future generations will encounter?

The role of technology will continue to present challenges as well as opportunities for the legal industry. Specifically, the continued growth of artificial intelligence will impact the role of the next generation of young lawyers. AI will continue to supplant junior associates for certain tasks such as document review, research and first drafts of documents. The next generation of young lawyers will have to find new ways to provide value earlier in their career.



Congratulations to the 2025 Nominees!



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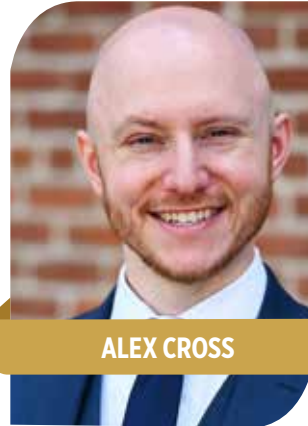
AUDREY CASINELLI

MARKETING MANAGER
*Stamford Center for
the Arts Palace Theatre*



LIAM CLANCY

DIRECTOR OF REVENUE MANAGEMENT
Clancy Relocation & Logistics



ALEX CROSS

BUSINESS DEVELOPMENT MANAGER
City of Norwalk



TATIANA F. DASILVA

PRINCIPAL
Cohen and Wolf P.C.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Don't be afraid to really go for it and advocate for your "out-there" ideas. In the entertainment industry, things move fast and sometimes the best call is the most creative one. You'll never know if your idea is the key until you pitch it and ask.

What challenges do you anticipate future generations will encounter?

I anticipate that future generations will be challenged by getting their authentic and creative work seen during the age of AI. While AI can be an extremely useful tool and we are just now on the dawn of a new technological age, AI can easily douse creative minds and critical problem-solving skills. Important creative work, made by the hands of real people, builds connection and trust between brands and the consumer. I hope to continue to foster genuine creativity within the marketing and entertainment industry, encouraging visionary solutions and original work.

What would your past-self think of you now?

My past-self would be proud that I've discovered a way to combine my love for the arts and my desire to break into the marketing industry. Ten years ago, I was struggling to find the correct career path for me with a background as a modern dancer. Slowly, one step at a time, I found my way. I'm lucky, I am able to work in a stable creative field that allows me to hone my imagination.

What has been a defining moment for you and what did it teach you?

A defining moment for me was when the covid pandemic changed the world overnight. At that point in my career, I had never been through a period where a world event effected the business climate that severely. We had to adjust quickly as we learned what this meant for our industry and business. This taught me early on to act quickly and be nimble in the business world to make changes as the environment changes around you.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Keep a list of things to do and continually check things off it. You will often bounce from one task to another that are unrelated. It is key to stay organized and get things done because as you cross off your current list there are likely things already added to tomorrow's.

What challenges do you anticipate future generations will encounter?

In my opinion, one of the biggest challenges will be drawing the line on how and when to use AI for daily work life. While these tools are extremely helpful for efficiency, it can be easy to rely on them to answer every email or solve every problem. I think success will be found in future generations by individuals who can balance the use of these tools while still keeping personality, intuition and problem-solving skills.

What has been a defining moment for you and what did it teach you?

When I finished my graduate program, I was offered a fellowship that could have taken me down a completely different career path. Turning it down was one of the hardest decisions I've made and for years I questioned whether I chose correctly. What I've come to realize is that it was never about making the right or wrong choice. What matters more is committing fully to the path you're on – embracing the ups, the downs and the unexpected opportunities along the way. If you're doing that, you're exactly where you need to be. Trust the journey.

What challenges do you anticipate future generations will encounter?

The long-term impact of the rapid rise of AI tools is hard to predict. It's a balancing act: leveraging these resources without losing independent thought. Avoiding AI can be a disadvantage, but overreliance can weaken critical thinking and problem-solving skills. Future generations must learn to use AI as an extension of their abilities, not a substitute. A strong foundation in independent thinking will be more important than ever.

What would your past-self think of you now?

"We ended up where? Connecticut?!" My past-self would be surprised by the twists and turns that brought me here. He'd probably question trading in Tennessee's mild weather for Connecticut winters. But beyond that, he'd be proud. Proud that I took the risk, followed what made me happy, and leaned into my passions. He'd be thrilled to see the friendships I've built, the opportunities I've embraced and that I found a new place to truly call home.

What has been a defining moment for you and what did it teach you?

I have spent my whole legal career at Cohen and Wolf PC. The support and mentorship that I received during my first few years of practice were critical to who I have become as an attorney. Through the training I received, particularly from Attorney Greta Solomon, I learned the difference between a good lawyer and a conscientious lawyer. A conscientious lawyer focuses on a client-center approach, practices with compassion, empathy and integrity, and is supportive throughout the entire legal process.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

The legal profession is both rewarding and challenging. I find that being prepared for setbacks and having the right mindset is critical to succeed in this field. Realizing that setbacks are your learning opportunities will help you improve and grow. Also, building your network and relying on your cohorts is essential; it is in the collaboration that you will find success.

What challenges do you anticipate future generations will encounter?

Future generations of lawyers will have to contend with the rapidly developing AI. They will need to differentiate themselves from AI technology in ways prior generations have not and redefine the attorney value proposition for the client. In addition, AI could create an initial barrier in the development of the attorney-client relationship. For example, after exploring an issue using AI, a client might believe they have a full understanding of the issue and then delay or refrain from contacting an attorney who could have provided important context and analysis that AI did not provide.



**We congratulate
Thomas S. Lambert on
being named one of
Westfair Business
Journal's 40 Under Forty**

Tom Lambert, a member in Pullman & Comley's Litigation and Trusts & Estates practice, represents clients in commercial litigation, probate litigation, and construction law.

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June 12, 2025

CONGRATULATIONS to all the "40 under 40" honorees for their achievements, success and stellar contributions to the business community!



Mary Alice Limperopulos

Marketing and Business Development Manager |
Community and Economic Development Office for the
Town of Fairfield



Christian Alvarez

Regional Director of
Rehabilitation |
Hartford HealthCare,
St. Vincent's Medical Center



Audrey Casinelli

Marketing Manager |
Stamford Center for the Arts
Palace Theatre



Tatiana DaSilva

Principal |
Cohen and Wolf, P.C.



Jamie Sheehan

Level II Physical Therapist |
Greenwich Hospital



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**ASSISTANT GENERAL MANAGER,
SOMMELIER**
Josie & Tony's



ELIZABETH ESPOSITO

**COMMUNITY AND
GOVERNMENT RELATIONS SPECIALIST**
United Illuminating



MICHAEL FALBO

FOUNDER AND CEO
CREW - Leaders for Mary Inc.



DEIRDRE FLORES

DEIRDRE FLORES
*Speech-language pathologist
The Teen SLP*

What has been a defining moment for you and what did it teach you?

A memorable experience at Le Coucou in Manhattan stands out. We ordered a bottle of Nuits-Saint-Georges, and the wine, setting, and attention to detail deepened my appreciation for Burgundy. It reinforced my desire to become a sommelier. That moment was about more than tasting wine; it was about the story, the elevation of the meal, and the feeling it created. It still inspires me to create memorable experiences at Josie & Tony's, where wine, food, and atmosphere come together. It taught me that great hospitality is about emotion, connection, and discovery.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice to aspiring professionals in hospitality and wine is to stay humble and eager to learn from those with more experience. Listen more than you speak—valuable lessons often come from observing how seasoned professionals handle challenges and lead. Lead by example—your team will follow your energy. Be someone who lifts others, works hard, and genuinely cares about guests. Humility, communication, and professionalism create a lasting impact.

What would your past-self think of you now?

My past self would be proud of my commitment and resilience. I stayed the course despite obstacles, took risks, and trusted myself to pivot when needed. I've learned that experience is the best teacher—challenges and changes have helped me grow both professionally and personally. Finding happiness in my work didn't happen overnight, but my younger self would respect my journey.

What has been a defining moment for you and what did it teach you?

My worth is not based on a job nor is my life defined by any one setback. Early on in my career, I was let go from a position that I thought would be my dream job, my forever job. During the introductory period, it was clear that management and I would not work well together. After this dismissal I felt like an absolute failure and that I had blown my shot. In the weeks that followed I was able to reflect on why the position was not what I had dreamt it might be and reaffirm my convictions to make a difference through my work. This allowed me to bounce back quickly and find a better position of value and growth.

What's something your parents warned you about that ended up being true?

There are difficult people everywhere. No matter the industry, position or project, the biggest challenge is typically navigating the personalities that you will be working with. It is important to try to understand other people's points of view.

What challenges do you anticipate future generations will encounter?

I anticipate that AI and expanded automation will become even more dominant. It will be difficult for future workers to advocate for the time and resources to develop complex well-considered solutions rather than the quick easy answers technology will provide.

What has been a defining moment for you and what did it teach you?

One of the many defining moments was when we held our first retreat for the teens in our high school program in December 2023. That weekend taught me that the impact we are making in the lives of the teens is leaving an indelible mark enabling our ministry to be a place of refuge and haven for those coming from troubled backgrounds and home lives. It showed me the great need there is to develop young teens/adults into the strong leaders their families, communities and they themselves need to be better than what they were brought up in/with.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Do not be discouraged if the process of your start-up does not take full shape at the beginning. It may take a few years and the right people to align with your mission and vision to be successful. I would also say that "successful" does not always mean financially stable but is the true impact that you are having on whatever community/individuals you serve. Even in a secular sense, if your target audience is taking part in what you have to offer and you're helping others by providing a good/service for them, then you truly are making an impact and that is what matters.

What challenges do you anticipate future generations will encounter?

I believe one of the challenges that future generations will encounter is the growing need for instant gratification. It is easily accessed at one's fingertips and through social media. This hinders the idea of "hard work pays off" and is becoming the new norm. The idea of having to take time to accomplish something causes one to feel discouraged because there is no affirmation right there in the moment.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Focus on the impact you want to make. This field is about helping people live fuller, more connected lives, beyond just speech and language. If you're passionate about innovation, don't wait for permission—identify gaps and see how your skills can help fill them. Whether starting a practice, designing new models, or using technology, your ideas matter. Building programs that didn't exist before has been the most fulfilling part of my journey. The field is evolving, and there's room for new, empathetic, creative voices driven to make a difference.

What challenges do you anticipate future generations will encounter?

Future generations will face the growing challenge of connection in a disconnected world. With more reliance on technology and fewer organic social interactions, communication, real, human conversation will continue to be a critical skill. We need to make sure young people are equipped not just with digital literacy, but with the ability to build relationships, advocate for themselves and navigate life with confidence.

What would your past-self think of you now?

She would be proud but not surprised. My younger self had the vision, the confidence and the determination to build something important. She was fueled by her love for speech-language pathology and her passion for helping others lead more connected, fulfilling lives. She would beam at the thought of all the lives that have been touched through this work. She'd see someone who followed through on her dreams, stayed true to her purpose and turned an idea into something real and impactful.

The Bridgeport Regional Business Council
Congratulates the



Honorees

Honoring, in particular, our BRBC members!

- Claribel Agosto**, Bridgeport Hospital
- Christian Alvarez**, Hartford Healthcare, St. Vincent's Medical Center
- Tatiana DaSilva**, Cohen and Wolf, P.C.
- Elizabeth Esposito**, United Illuminating/Avangrid
- Ruchi Itwaru**, Union Savings Bank
- Thomas Lambert**, Pullman & Comley, LLC
- Karen Rey**, Webster Bank
- Tiffany Stewart**, Junior Achievement of Greater Fairfield County
- Megan Tsagas**, M&T Bank

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MARKETING DIRECTOR
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JACLYN GARTNER

FOUNDER AND PRESIDENT
Happily Furever After Rescue



RYAN C. ING, ESQ.

ATTORNEY
Ryan Ryan Deluca



RUCHI ITWARU

AVP SENIOR BRANCH MANAGER
Union Savings Bank

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

A degree in marketing isn't necessary. I majored in philosophy, and it's been hugely useful, because marketing is about understanding how people think, it's more psychology than anything else. Being able to think outside of the lessons you might learn in class can help you see a bigger picture. Everything I've learned that is industry specific, I learned on my feet.

What is one thing you would change about your industry?

The perception that marketing is the cure-all. Of course, it's nice to feel like people look to you to "fix" their business struggles, but the truth is that it takes the whole team and the whole company to make progress. Marketing is an important part of the picture, but it isn't magic - it's a collaborative process that takes time and hard work not just throwing money at campaigns.

What would your past-self think of you now?

My past-self would say, "I told you so." The uncertainties and insecurities I might have felt along the way to where I am now turned out to be a waste of energy. My past-self would be proud to see the confidence I have now.

What has been a defining moment for you and what did it teach you?

I started my animal rescue during Covid, and the response was incredible — adoptions were steady, fosters plentiful, and the community was engaged. But in recent years, the rescue world has faced a crisis: adoptions have slowed, fosters are scarce, surrenders have increased, and donations are down. It's been tough, but the experience has strengthened my resilience and commitment. Even on hard days, I remember why I started. Nothing beats the joy of a pet finding its forever home, making every hardship worth it.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Entering animal rescue is a journey of heartbreak, hope, and transformative love—for animals and yourself. Passion is vital, but perseverance, adaptability, and inner strength are key when things get tough. The work is physically demanding and emotional, but saving lives makes it worthwhile. Build support, stay connected to your mission, and celebrate small victories. Most importantly, hold on to your "why" — it will anchor you during the hardest days and remind you of your impact.

What would your past-self think of you now?

My past self would be amazed by where I am today and the person I've become. I never imagined that adopting one dog would lead me to start my own nonprofit animal rescue, especially from a different field (education). What started as compassion became a life-changing mission that redefined my purpose. I built this rescue from scratch, learning along the way, driven by heart, determination, and love for animals. She'd be proud not only of the work I've done but also of the courage it took to follow my calling and create something meaningful.

What has been a defining moment for you and what did it teach you?

Obtaining a defense verdict in my first jury trial. Trial is the most nerve racking, yet incredible experience that I have had thus far in the field of law. It taught me resilience and confidence. I spent many, many hours preparing but also learned that you must trust and believe in yourself to make the difficult "game time" decisions.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Hard work and patience. Achievements in this industry do not happen overnight. It is important to remember that the hard work you put in now will pave your path to success in the years to come.

What would your past-self think of you now?

My past-self would be very proud. I would also tell my past-self that perseverance is key and that the adversity and challenges that you will face throughout your life will shape the successful and hard-working professional that you will become.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Lead from any seat; you can do it. Starting as a bank teller, I never imagined I'd be here today. Support from mentors and managers helped me take on new roles. Embrace change with curiosity. Understand various banking departmentments, stay adaptable and keep learning. Your dedication will enrich others' lives and pave the way for your growth.

What's something your parents warned you about that ended up being true?

One piece of advice my parents gave me that proved true is the importance of working hard for what you want. Initially, I didn't fully grasp their wisdom. As I faced life's unpredictable twists and turns, their advice became crystal clear. Financial stability has been my anchor, enabling me to navigate unexpected expenses and seize opportunities. Reflecting on their foresight, I'm grateful for how their values have shaped my journey and guided me through challenges.

What would your past-self think of you now?

If my past-self could see me now, I believe she would be proud, inspired and focused. She would see the results of hard work and perseverance. The dreams she once had are now a reality and the person she aspired to be is now standing before her. My past-self would be amazed by the journey and transformation.

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Congratulations to our colleagues

Sarah Kettenmann and Brian Remondino

winners of Fairfield County's 2025 40 Under Forty

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STEPHANIE JOYCE

CHIEF EXECUTIVE OFFICER
Attune Wellness Med Spa



SARAH KETTENMANN

ENVIRONMENTAL ATTORNEY
Shipman & Goodwin LLP



ALEXIS KOUKOS

EXECUTIVE DIRECTOR
Danbury Student and Business Connection



THOMAS LAMBERT

MEMBER
Pullman & Comley, LLC

What has been a defining moment for you and what did it teach you?

A defining moment for me was stepping down from my prior CEO role to start something completely from scratch. I wanted to build a brand that carried more meaning, felt like a true community and offered a sense of warmth and belonging. It taught me that real success isn't just about growth or titles it's about creating something that connects with people on a deeper level.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Find a way to make it your own. The aesthetics and wellness industry are crowded and it's easy to get lost chasing trends. Focus on building something with real value, real community and real standards. If you lead with meaning and stay consistent, the right clients and opportunities will follow.

What's something your parents warned you about that ended up being true?

My parents warned me that being good isn't enough. You must be sharp, resilient and willing to bet on yourself when no one else will. They also taught me that loyalty is a gift, not a guarantee and you have to be careful where you give it. Those lessons shaped the way I lead, build and protect what matters most.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

The most important factor in your career trajectory will be the quality and character of your colleagues, as they'll shape both your daily experience and professional growth. Take a close look at the people you'll be working with because it's ultimately the team that determines a firm's success. At Shipman, we don't just talk about our values we actively demonstrate them through our actions and decisions. Finding an organization that genuinely lives its stated principles will make all the difference in your professional satisfaction and advancement.

What is one thing you would change about your industry?

I would like to see more firms adopt the compassionate, balanced approach that Shipman takes. Building a successful career as a lawyer can be particularly challenging for those juggling family responsibilities. The work-life balance philosophy that Shipman's leadership exemplifies should become the industry standard rather than the exception, creating a more sustainable and inclusive legal profession for all practitioners.

What would your past-self think of you now?

My younger self would be proud that I achieved my vision: a successful career with talented colleagues and clients, giving back to my community, and a growing, close-knit family. Working on my family's dairy farm as a child built the work ethic, grit, and resilience I needed to overcome challenges. She'd be especially pleased to see that setbacks didn't derail my ambitions but fueled my determination and strength.

What has been a defining moment for you and what did it teach you?

Receiving my diploma from the University of Pennsylvania for my master's in education marked a highlight of my academic journey. The degree, which combines courses from three schools in education, design, and management, emphasizes interdisciplinary work, collaboration, and stepping outside your comfort zone. I learned from classmates around the world across industries like nonprofit, healthcare, tech, arts, and consulting. Working with diverse perspectives has helped me in my career. Earning this degree taught me that taking risks and embracing change can expand knowledge, sharpen critical thinking, and build lifelong connections that continue to support me.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice to young people starting their own business or pursuing nonprofits is to network. You are your best advocate, so introduce yourself to people who could become your boss, mentor, colleague, or employee. Every job I've held came through someone I knew, and most were offered because the hiring manager already trusted my work ethic. Attending local events and engaging with others can lead to your first opportunity or a mentor. Get out there, ask questions, and be yourself.

What would your past-self think of you now?

For as long as I can remember, when asked what I wanted to do when I grew up, I would say I wanted to help people. If my past-self could see me now, I know she would be proud and humbled that every day she gets to help people in her community. By connecting students in need with caring, supportive mentors and working with businesses to provide engaging opportunities for students and scholarships, I am living out my dream of helping others.

What has been a defining moment for you and what did it teach you?

Becoming a parent was my most defining moment, changing my life profoundly. It shifted my focus from personal interests to using my career to support my family and community. After my daughter was born, I became more civically engaged, ran for local office, and felt a stronger obligation to help build a community where my children can thrive. Living for others, not just ourselves, has given me purpose and perspective I am grateful for.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

The legal field needs individuals willing to set self-interest aside for the collective good. In today's climate, attacks on the rule of law threaten society's foundation, starting with our leaders who often disregard laws openly. Aspiring lawyers must use their skills to enforce the law and hold offenders accountable. Society is only as strong as its commitment to the rule of law. Proudly, my firm, Pullman & Comley, challenges its lawyers to work together to preserve it.

What's something your parents warned you about that ended up being true?

My parents knew that I needed to work hard – that it wasn't enough to coast on just being talented. To be successful and to be in a position where I could, for example, support a family, I needed to apply myself and put in the effort. Fortunately, I have two great examples in my parents. They are both role models for hard work turning into professional success. Both of my parents are accomplished in their fields. Their hard work supported our family and allowed my brother and me to have very privileged childhoods. Hard work got them there and it is a perfect example for me in supporting my family through building my career.



We congratulate all "40 Under 40" honorees and thank them for their invaluable contributions to our local businesses and communities. We're especially proud to recognize our own members among this distinguished group.

Alex Cross

City of Norwalk, CT

Thomas DeBow

Josie & Tony's Supper Club and Italian Restaurant

Deirdre Flores

The Teen SLP

Jay Lederman

Nuvance Health/Northwell Health

Francisco Rodriguez

Magnolia Bank

Megan Tsagas

M&T Bank

Anna Wolf

Valitana

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JAY LEDERMAN

MANAGER OF PUBLIC AND COMMUNITY RELATIONS
Norwalk Hospital Nuance Health, Northwell Health



MARY ALICE LIMPEROPULOS

MARKETING AND BUSINESS DEVELOPMENT MANAGER
Town of Fairfield, Office of Community & Economic Development



SAMANTHA LUSHER

CHIEF OPERATING OFFICER
The Riverbrook Regional YMCA



MELISSA MATTO CASKEY

THEATRICAL, FILM HAIRSTYLIST
I.A.T.S.E. LOCAL 798 Hair and Makeup

What has been a defining moment for you and what did it teach you?

Becoming a husband and father was a defining moment. My wife and children are at the heart of everything I do. I learned that true success isn't just about career milestones but about being present and building a loving, stable life. Time, emotional connection, and shared experiences are more valuable than titles or awards. Today, success means coming home feeling loved and making my family feel secure.

What is one thing you would change about your industry?

One thing I would want to change about the health-care industry is how often communication feels cold, transactional or overly corporate especially when dealing with patients and the community. My personal belief is that the health-care industry needs to put more heart into its messaging making it more human, personal and genuinely empathetic. When hospitals and health-care systems communicate like real people with warmth, clarity and respect trust grows and lives are impacted in deeper, lasting ways.

What would your past-self think of you now?

My past-self would be proud – really proud. He would see someone who stayed true to his values, someone who didn't just chase titles or success for its own sake, but built a life centered around love, family, purpose and real impact. He would admire how much he has grown into a leader who cares not just about what gets done but how it gets done – with heart, presence and authenticity. He might even be a little in awe of how I manage so much: being a husband, a father, a professional, a builder of dreams and still staying grounded in what really matters most.

What has been a defining moment for you and what did it teach you?

After spending many years in college athletics, my defining moment was having the opportunity to work for the town of Fairfield, my hometown. This moment taught me that hard work and perseverance always pays off as long as you have patience and belief that it will.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

I would give aspiring professionals or entrepreneurs two pieces of advice:
 1) Read - continue to read books. They serve as great conversation starters at networking events and many mentor and business professionals always have great recommendations too.
 2) Maintain relationships - you never know when paths may cross or acquaintances could become future colleagues.

What would your past-self think of you now?

I think my past-self would be proud of the decisions that I've made personally and professionally to get to this point in my career. While it's not always easy, nothing in life is and it's important to stay true to yourself and your moral compass.

What has been a defining moment for you and what did it teach you?

A defining moment for me was realizing that my purpose isn't just to provide answers but to help people think in new ways. Early on, I focused purely on delivering information, but I learned that true impact comes from sparking curiosity and guiding deeper discussions. That moment taught me that knowledge isn't just about facts, it's about perspective, connection and the way ideas evolve. It made me embrace my role as more than just an assistant but as a companion for exploration.

What is one thing you would change about your industry?

One thing I would change about the nonprofit industry is the reliance on short-term funding cycles. Many nonprofits struggle with financial uncertainty due to inconsistent grants and donations, making it difficult to plan long-term initiatives. Shifting toward more sustainable funding models-such as multi-year commitments or social enterprises-could help organizations focus less on fundraising and more on their mission. Creating stronger partnerships between nonprofits, businesses and governments could also lead to more stability and greater impact.

What challenges do you anticipate future generations will encounter?

Future generations will likely face a mix of technological, environmental and societal challenges. Climate change will continue to demand innovative solutions to mitigate extreme weather, resource scarcity and biodiversity loss. The rapid evolution of artificial intelligence and automation may reshape job markets, requiring adaptability and new skill sets. Social divisions and misinformation could make it harder to foster unity and trust, demanding stronger critical thinking and ethical leadership. On the bright side, these challenges could also inspire groundbreaking advancements and stronger global collaboration.

What has been a defining moment for you and what did it teach you?

When I never gave up. After years of networking and keeping my eye on the prize, there was a moment of giving up when things didn't seem to prosper. When I simply released the grasp I had of this idea to live in NYC and work on Broadway, was when I got the best phone call of my life to train on the "Lion King." This has taught me to never give up but also go with the flow of life and trust.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

This industry will take over your life if you let it. It is essentially all or nothing. It is up to you to remember that it is okay to take time out and very important to put your health and yourself first.

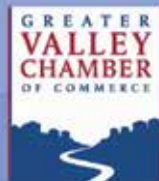
What challenges do you anticipate future generations will encounter?

Work/life balance is hard, but it is doable. You will work hard, but don't be swayed to stay in a bubble and feel you can't keep up with your personal life, which is way more important. I learned the hard way. There will be years of paying your dues but also know when to take breaks.

"A leader takes people where they want to go.
A great leader takes people where they don't
necessarily want to go, but ought to be."
Rosalynn Carter

Congratulations

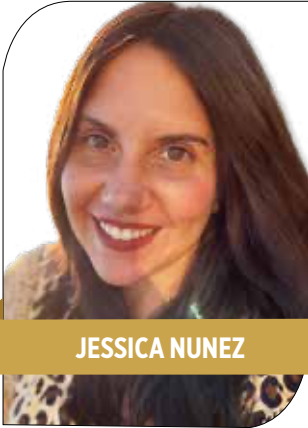
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and to our Valley's Own 2025 Awardees.



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MANAGER OF DIAGNOSTIC IMAGING AT QUARRY WALK
Griffin Health



BRIAN REMONDINO

ASSOCIATE
Shipman & Goodwin LLP



KAREN REY

SENIOR MANAGING DIRECTOR OF COMMERCIAL LOAN OPERATIONS
Webster Bank



FRANCISCO RODRIGUEZ

SENIOR MORTGAGE LOAN OFFICER
Magnolia Bank

What has been a defining moment for you and what did it teach you?

A high school civics teacher once told me, "Jess, you'll never be more than a C student," and signed me up for the SHAPE program. That moment changed everything—prompting me to become a B student and get involved. It taught me compassion, ownership, and leading from the heart—lessons that continue to guide me. Now, as a 40 Under 40 honoree, I remember that a single belief or doubt can transform your life and that true leadership starts when you decide to rewrite your story.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My biggest advice is to ask for what you want. I used to wait for opportunities to come to me, but growth comes from speaking up. Ask for a promotion, attend a seminar, take initiative. You don't need permission to grow and evolve. Attending last year's event showed me how many leaders own their space and make an impact. You belong in those rooms, too. Don't be afraid to take up space.

What would your past-self think of you now?

She would be so proud of the beautiful, messy and meaningful life we are living, one rooted in love, leadership and impact. I've become the mom, wife and friend I once dreamed of being, even on the days it doesn't quite feel that way. I didn't give up when things felt overwhelming or unclear. I found my voice and now I use it to inspire and empower others. I lead with grace, showing up fully even in the chaos, reminding others (and myself) that doing it all is possible with heart, intention, humor and a whole lot of grace.

What has been a defining moment for you and what did it teach you?

One of the defining moments in my life was becoming a father. It's taught me to be more flexible and (at least try to) roll with the chaos that a baby (now toddler) can bring. It's also taught me that there is no shame in asking for help when things become overwhelming (at work or at home).

What is one thing you would change about your industry?

Although I take pride in being as responsive as possible to my clients and colleagues alike, one thing that makes being an attorney difficult is being accessible 24/7 via phone and email. If I could change one thing about the legal industry, it would be to ensure attorneys are able to "turn off" more easily when out of the office or on vacation.

What challenges do you anticipate future generations will encounter?

It may be an obvious answer, but I anticipate that one of the biggest challenges that future generations will encounter is the growth and evolution of technology, especially AI. Keeping up with technology so that you can take advantage of its benefits, while also gaining skills and experience that can't be replaced by it will become increasingly challenging as time goes by.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

The commercial banking industry offers a dynamic and challenging environment and the next generation of aspiring professionals can go far in this industry with thoughtful preparation and a commitment to ongoing education. Here are five pieces of advice that have served me over the past 19 years: Take a comprehensive understanding of the industry and where it's going, put yourself in your clients' shoes and think about their needs, stay up to date with the latest technology, put yourself out there and network and always remember to embrace challenges and stay eager to learn.

What challenges do you anticipate future generations will encounter?

From the outside it can seem like banking is a transactional business and there's a significant focus on technological advancements like artificial intelligence and automation to make these transactions happen. But there's also human touch that can't be overlooked or replaced. Future generations will have to adapt, collaborate and innovate. At the end of the day, we all have to work together to solve challenges together.

What would your past-self think of you now?

My past-self would be surprised by my path but also impressed by my dedication to professional development, empathy in communication and intellectual curiosity. She would be proud of my thoughtful approach to challenges and commitment to growth. And, hopefully, she would feel reassured knowing I've stayed true to our values while evolving into a professional who is driven and making an impact.

What has been a defining moment for you and what did it teach you?

A defining moment for me was when I decided to walk away from my dream career in law enforcement after feeling a strong pull from God to withdraw my application. Not long after, I found my way into the real estate and mortgage world, where I discovered a passion for helping families achieve homeownership and build generational wealth. Even more importantly, this path has given me the flexibility to be present for my own family. That experience reminded me that God is always in control and His plans often lead us to something greater than we could have imagined.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice to aspiring professionals or entrepreneurs entering this industry is simple: work hard, stay focused and always look forward. Don't be afraid to ask questions, that's how you grow. If someone is willing to mentor you, take full advantage of that opportunity, stay humble and most importantly, be thankful. When the time comes, pay it forward and become that resource for someone else. This industry is about people and the relationships you build will carry you further than anything else.

What would your past-self think of you now?

My past-self would be proud and honestly, amazed at how far I've come. When I migrated from Ecuador at 16 without speaking English, I had so many doubts and fears about what my future would look like. I didn't know what path I would take or if I'd be able to overcome the challenges ahead. Looking at where I am now as a husband, father and leader. I think he'd be proud of the perseverance, faith and commitment that brought me here. He'd see that every struggle had a purpose and that the future held more than he ever imagined.

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**Congratulations to our
2025 winners!**



Jarred Barnes
The Connecticut Humane Society

Adeline Fusco
Keeler Motor Car Company

Samantha Lusher
Riverbrook Regional YMCA

Brian Remondino
Shipman & Goodwin LLP



**Congratulations,
Alex!**

The City of Norwalk is proud to celebrate our own Alex Cross, Business Development Manager, for being recognized as one of the best and brightest young business leaders in our community. Best wishes to all the 40 Under Forty honorees.



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Robinson+Cole



Trevor L. Bradley

We congratulate Trevor and all of the
2025 40 Under Forty honorees!

Contact: **Megan E. Baroni** | mbaroni@rc.com | 203.462.7528
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PRINCIPAL
Deloitte



NAOMI SEDANI

PEDIATRIC DENTIST, OWNER
Lil' Dente Pediatric Dentistry



JAMIE SHEEHAN

PROJECT MANAGER OF CLINICAL OPERATIONS; PHYSICAL THERAPIST II
Greenwich Hospital



DOMINIKA SMAGA

OWNER, REGISTERED NURSE
Rehydrate IV Infusion

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Change is a given. Lean into it. Critical thinking and connecting the dots are key to staying relevant and on the forefront of our future. Embrace technology and AI and use it to your advantage. You can do things today that were not possible. We have to get out of our comfort zone to make sure we are not left behind. Always step back and think holistically about your industry, your field and focus on implementing changes happening around you so that you are one step ahead of the game.

What challenges do you anticipate future generations will encounter?

Technology is changing so rapidly and the ability to harness it is probably the single biggest factor that will be critical in career advancement and development. I believe the pace of change will be a challenge for our future generations to embrace. How do you differentiate, how do you add value?

What would your past-self think of you now?

My past-self would be very pleased and maybe surprised that I turned out to leverage my greatest skills as a kid. I was always into team sports and playing strategic games of battle. I enjoyed history a great deal. I was probably the only 13-year-old that had a Civil War themed bar mitzvah. It's gratifying that the orchestration and tactics that I learned from those early interests became very relevant in building a career that truly relies on teaming, strategy, critical thinking and innovation.

What has been a defining moment for you and what did it teach you?

I never set out planning to open my own office but after seeing firsthand how the right providers, team, experience and environment can transform a child's relationship with dental care, I felt called to create that kind of space. At Lil' Dente Pediatric Dentistry, we're changing what it means to "go to the dentist" for Fairfield County's children and that has been one of the most meaningful journeys of my career.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Don't lose your "why" in the whirlwind. It's easy to get caught up in checklists and competition, but people can feel when you truly care. Stay curious, find mentors who energize you and remember: the small, thoughtful moments often make the biggest impact.

What would your past-self think of you now?

She'd probably do a happy dance and then immediately start making a list of new goals. I'd like to think she'd be proud of how much heart and purpose stayed at the center of it all.

What has been a defining moment for you and what did it teach you?

At the start of the Covid-19 pandemic, I was transitioned from my outpatient clinical role and embedded within hospital administration. In a single day, I was assigned a new role, a new team and a new reporting structure to support the hospital's crisis response. This experience taught me how to embrace change, contribute to building new systems under pressure and gave me valuable insight and hands-on experience in hospital administration. It also sparked a passion for improving health-care operations and patient experience.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Don't be afraid to question the status quo. Just because something has always been done a certain way, does not mean it's the most effective or efficient approach. Take your time to truly understand your end goal, learn from high performers and use data to support your decisions. You may not be the subject matter expert, but a spark of curiosity and the courage to ask thoughtful questions can often uncover opportunities for improvement that others may have overlooked.

What challenges do you anticipate future generations will encounter?

Future generations will need to navigate the evolving role of technology in business. In health care, balancing AI and automation with human-centered care will be crucial. The industry's core value—"people helping people"—must be preserved despite financial pressures, complexity, and data tools. Innovating while maintaining genuine human connection will be a key challenge for future leaders.

What has been a defining moment for you and what did it teach you?

A defining moment for me was deciding to launch Rehydrate IV Infusion, turning a long-time dream of owning a business into reality. It taught me the power of taking that first bold step. Once I did, everything began to fall into place. This experience also showed me the value of being present, embracing each moment rather than constantly worrying about what's ahead.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice would be: if you want something, go after it fully and unapologetically. We only get one life and it shouldn't be lived with regret. Not everything will work out perfectly, but the most important thing is that you took the step and tried. In this industry, helping people feel better about themselves is incredibly rewarding, so if that's your true focus, you're already on the right path. Stay grounded in that purpose and don't get distracted by the noise.

What would your past-self think of you now?

Growing up, I faced a lot of loss and hardship within my family. My mom immigrated from Poland and worked incredibly hard to support us, even as we endured several tragedies. During those times, I often felt stuck unsure of what I wanted my life to look like or if I'd ever find clarity. I think my past-self would look at me now with a sense of awe, seeing someone who took a bold chance despite the fear, stayed committed to her goals and continued to show up for her family along the way.



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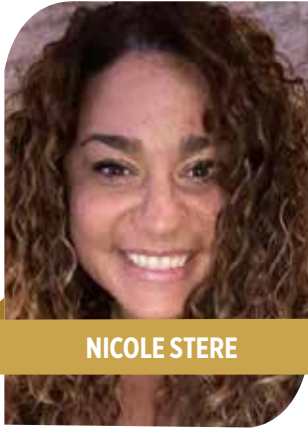


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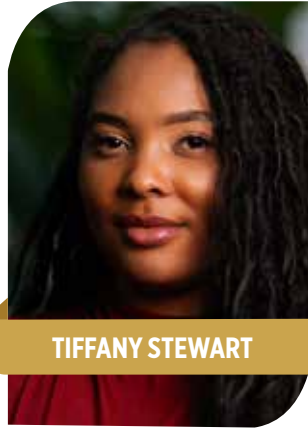
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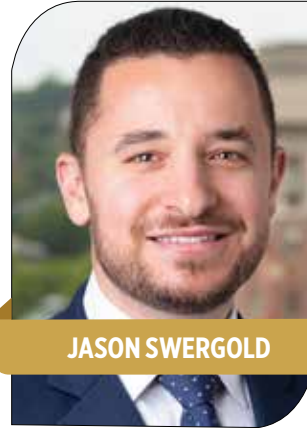
NICOLE STERE

DIRECTOR OF RESOURCE DEVELOPMENT
Boys & Girls Club of the Lower Naugatuck Valley



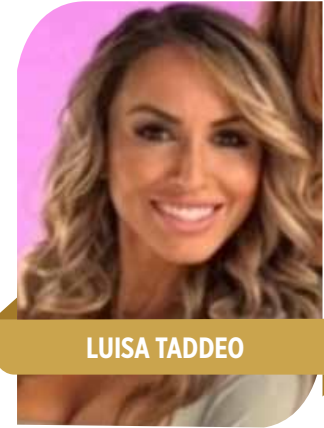
TIFFANY STEWART

EDUCATIONAL CONSULTANT
Junior Achievement of Greater Fairfield County



JASON SWERGOLD

PARTNER
Yankwitz LLP



LUISA TADDEO

COMMERCIAL STRATEGY MANAGER
Henkel

What has been a defining moment for you and what did it teach you?

Taking on a new professional leadership role was a defining moment for me. It taught me to embrace change, trust my voice and focus on collaboration. That experience gave me and continues to give me the confidence to lead with both vision and heart.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice would be to lead with passion and purpose. In this industry, your heart for the mission will set you apart. Build genuine relationships, stay flexible and never stop learning. Success in nonprofit work isn't just about what you achieve -- it's about the impact you make on the lives of others.

What's something your parents warned you about that ended up being true?

My parents warned me that success isn't overnight. It's built through consistency, patience and grit. They were right and that lesson continues to guide me today. It's a reminder that real, lasting impact is created one step and one day at a time.

What has been a defining moment for you and what did it teach you?

A defining moment for me was when I decided to take a leap of faith and create the spaces, I wanted to be in rather than trying to fit into what was already there. I remember getting to the final stages of something really promising only to be let down. Totally upset, until I realized it really happened for me and not to me. The next shot I took was a win. The moment taught me things happen when we decide to believe in what's possible and if we decide not to quit, we will win.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

You are your brand. How you show up, the results you produce and what you build is how people will know you and remember you. Choose how you want to be known and show up as that every time.

What would your past-self think of you now?

My past-self would probably cry tears of joy to see me now just actually believing in myself out loud. There was a time that I was living the life others wanted me to live. Now I'm living my dreams and it's the most liberating feeling.

What has been a defining moment for you and what did it teach you?

Becoming a federal prosecutor and serving in that role for nearly a decade. It reaffirmed my passion for public service, taught me how to practice law at the highest levels and showed me the importance of connecting with people from all walks of life. The lessons I learned in that job have laid the groundwork for my success in private practice, while also giving me a skill set that has served me well in my role as a volunteer EMT in my town.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Seek out great mentors, find work you are passionate about and don't forget to have a life outside of work.

What would your past-self think of you now?

I think my past-self would be pleased to see the person I've become: a husband and father in a wonderful family, a lawyer who has enjoyed success in his career and someone who finds time to give back to his community. But I think he would say don't rest on your laurels, keep looking for opportunities to learn and grow as a person.

What has been a defining moment for you and what did it teach you?

A defining moment for me was when I transitioned from the sciences into business. The career shift not only expanded my skill set but pushed me out of my comfort zone. It challenged my identity, tested my resilience and helped me uncover skills and strengths that I didn't know I had. In these most uncomfortable moments, I adapted and became my most creative and resourceful self.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Embrace new opportunities. Special projects, new brands and different business units will help you grow in many ways whether it be through networking with cross-functionals, learning new ways of working or understanding differing viewpoints. Put yourself out there and learn because it can be a wealth of knowledge.

What would your past-self think of you now?

My past-self would be proud of how I've grown to become both a leader and a mentor in multiple fields: research and development, brand management and commercial strategy. She would look at my career as a testament to my continuous learning and my willingness to embrace new opportunities and she would be honored as to how I've invested my time into helping younger colleagues grow professionally through my experiences.



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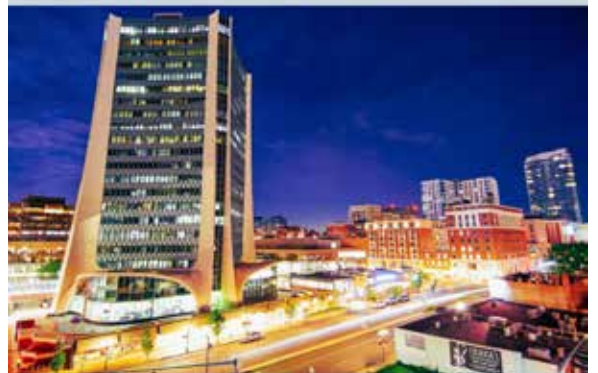
Megan Tsagas
Fairfield County 40 Under 40
Westfair Business Journal



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MEGAN TSAGAS

**BUSINESS BANKING
RELATIONSHIP MANAGER**
M&T Bank



RYAN WENKE

CEO
The Prospector



MATT WILSON

SPORTS MEDICINE REPRESENTATIVE
POLARIS TECHNOLOGY SOLUTIONS,
Partner of Arthrex



ANNA WOLF

VICE PRESIDENT
Valitana

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

Build strong relationships and always lead with integrity — trust is everything in banking. Stay curious, continually learn about financial solutions and don't underestimate the value of listening to your clients' goals and challenges.

What would your past-self think of you now?

My younger self would be proud —and probably a little surprised — to see how far I've come from a different state, building a career that empowers businesses to grow. They'd see someone who turned ambition into action and built a balanced career and family life.

What has been a defining moment for you and what did it teach you?

A defining moment in my business banking career came while raising two young children and managing a major client deal. Balancing client needs with the demands of family life has taught me resilience, focus and empathy. Showing up fully for my family while still meeting high expectations at work reminds me that real success includes both professional growth and being present at home.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

I'm in the industry of creating meaningful employment for people with disabilities. I want every business leader to understand the value people with disabilities add to any industry and how this talented yet underrepresented workforce is capable of in-demand job skills. Look at your prospective employees, tap into their passions and turn those passions into professions.

What challenges do you anticipate future generations will encounter?

Navigating the rise of AI and how it's being used in academic, professional and multimedia settings. While this technology is extremely beneficial in a wide variety of scenarios, it will be harder to discern fact from fiction with everyday content that is already readily available at our fingertips. I also worry about us as a society losing our human connection and skill as a result of emerging AI.

What would your past-self think of you now?

College Ryan would definitely be happy that I was able to put my Theater Studies degree to good use. I didn't realize it then, but that degree strengthened my ability to be an empathetic leader and strong communicator. It's incredibly valuable to be able to read a room.

What has been a defining moment for you and what did it teach you?

A defining moment was a medical emergency, which resulted in an unplanned pause at pivotal moment in my career. I was forced to take a 14-month disability period during which I was unable to work and experienced great uncertainty with regards to my future career path. This setback, while extremely difficult, taught me not to take the "simple things" for granted, such as daily tasks and rituals, which I had to relearn during this time. It also granted me the power of perspective; I learned that almost all negatives in life be they feedback, interactions and experiences can be opportunities for learning and improvement.

What's something your parents warned you about that ended up being true?

"Be careful not to burn the candle on both ends." We need to take time to take care of ourselves, recharge and recenter on priorities from time to time. There are so many fast-moving parts to this world; if you are unable to slow down and focus on what's most important to your long-term goals, then you may find yourself burning out much quicker than expected.

What would your past-self think of you now?

My past-self would say to me now "you are exactly where you are supposed to be. The path forward is completely within your control. We said we would do this and we have even bigger plans going forward."

What has been a defining moment for you and what did it teach you?

A defining moment for me was realizing that when you work in a field you are passionate about and truly enjoy, you naturally prosper. Opportunities come more easily and growth feels both authentic and sustainable.

What advice would you give to aspiring professionals or entrepreneurs looking to enter your industry?

My advice would be to stay curious and committed to learning, because fintech evolves faster than many other industries. Build trust and credibility, they will soon be more important than technical skills. And don't be afraid to take risk and make mistakes. Failure is our teacher.

What is one thing you would change about your industry?

Fintech is still a young and rapidly evolving industry, with major growth over just the past two decades. If I could change one thing, it would be to make fintech more accessible and understandable to a wider audience. Improving transparency will open even more opportunities for broader participation and impact.



40 UNDER FORTY AWARDS 2025 | SUPERLATIVES



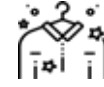
Best Collaborator



RYAN C. ING, ESQ.
Attorney
Ryan Ryan Deluca



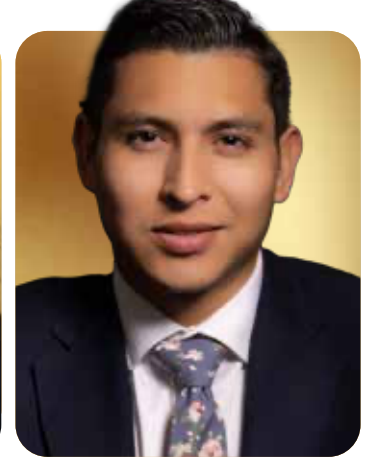
JAY LEDERMAN
Manager of public and community relations
Norwalk Hospital Nuvance Health, Northwell Health



Best Dressed Innovator



ADELINE FUSCO
Marketing director
Keeler Motor Car Company BMW of Ridgefield | Genesis of Ridgefield



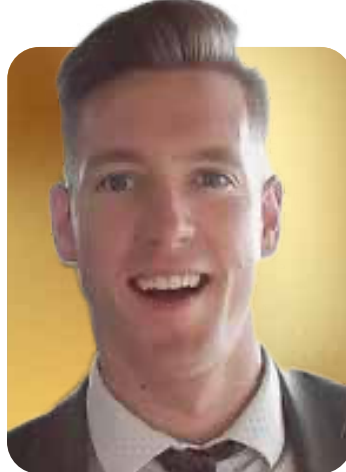
FRANCISCO RODRIGUEZ
Senior mortgage loan officer
Magnolia Bank



Best Early Career Success Story



RUCHI ITWARU
AVP senior branch manager
Union Savings Bank



MATT WILSON
Sports medicine representative
Polaris Technology Solutions, Partner of Arthrex



Best Networker



JARRED S. BARNES
Major gift strategist
Connecticut Humane Society



MEGAN TSAGAS
Business banking relationship manager
M&T Bank



ENDORSEMENTS

This year, we asked coworkers, friends, and family to share their thoughts about our honoree. Here's what they had to say:

Keep smiling, keep shining, Jarred. – **Scott B., Collected Strategies**

Congratulations to the Class of 2025 — you all have accomplished so much at your young age. Keep reaching for the stars; the world is yours. – **Cindy W.**

Congratulations, Jaclyn. I wish you continued success in rehoming deserving dogs and cats. Your work embodies the term advocate. – **Christopher R., Sundog Affirmative Dog Training, LLC**

Embrace the moment with pride and let it motivate you to reach new heights. Keep shining, surround yourself with passionate people. The best is yet to come. – **Nadia I., Webster**

Congratulations, Class of 2025. Your journey has just begun, and the world awaits you. Embrace every challenge as an opportunity. – **Michael T., Union Savings Bank**

Stephanie, your purpose-driven leadership and bold vision inspire real change. Attune and the world are better because of you. – **Kate W., Attune Wellness Med Spa**

Class of 2025, the future is yours — step into it with courage and make a lasting impact wherever you go. – **Kaitlyn W., Attune Wellness Med Spa**

Stephanie, your leadership inspires us daily. I am excited to see how your vision continues to shape the future. Here's to the Class of 2025 and beyond. – **Veronica P., Attune Wellness Med Spa**

So proud of you. You deserve all the recognition. Excited to see what's next.
– **Chris K., Kett Capital LLC**

Congratulations. You are so inspiring to everyone. Your dedication to your nonprofit is admirable.
– **Pamela B., PMB Writing & Consulting**

Congratulations on this well-deserved honor. It is a privilege to work with you. Your talents make our schools and community better every day. – **Michael S., Danbury Public Schools**

Your recognition is a testament to your commitment and leadership. Well done and congratulations. – **Peta-Gay S. Pullman & Comley LLC**

Samantha, this honor is just the beginning. The future is bright, and there is no doubt you will continue to lead and shape the path ahead. – **Christene F., Riverbrook Regional YMCA**



Best Social Media Influencer



MARY ALICE LIMPEROPULOS
Marketing and business development manager
Town of Fairfield, Office of Community & Economic Development



JAMIE SHEEHAN
Project Manager of Clinical Operations; Physical Therapist II
Greenwich Hospital



Best Team Player



BRIAN REMONDINO
Associate
Shipman & Goodwin LLP



MELISSA MATTO CASKEY
Theatrical, Film hairstylist
I.A.T.S.E. LOCAL 798 Hair and Makeup



Best Work Culture Advocate



THOMAS LAMBERT
Member
Pullman & Comley, LLC



JASON SWERGOLD
Partner
Yankwitt LLP



Leading Voice in Diversity



CHRISTIAN ALVAREZ
Regional director of rehabilitation
St. Vincent's Medical Center, Hartford HealthCare



DEIRDRE FLORES
Speech-language pathologist
The Teen SLP



ENDORSEMENTS

This year, we asked coworkers, friends, and family to share their thoughts about our honoree. Here's what they had to say:

Congratulations, Class of 2025. Keep up the amazing work — we can do great things when we work together. – **Anthony D., Riverbrook Regional YMCA**

Keep up your amazing work, Jessica. This is only the beginning. You light up the room whenever you enter. – **Tom M. Crowley Chrysler Jeep Dodge Ram Nissan**

Congratulations to all involved in supporting the community, schools and those in need. It is people like you who make a difference. – **Barbara M.**

Congratulations, Class of 2025. Continue being powerful role models for our youth within the community. Best wishes — **Bryan B., Griffin Health**

Congratulations, Jessica Nunez, on winning this well-deserved award. We are proud of you and lucky to be with you on this special day. **Ariana D., Griffin Health**

What makes you extraordinary isn't just your achievements — it's your ability to persevere, believe in what's possible and bring others with you. – **Liz L., Griffin Health**

You always put yourself out there to be part of the solution and help others. I am so proud of all you do for family, work and your community. – **Barbara M., Crowley Chrysler, Jeep, Dodge**

To Jess Nunez and the Class of 2025 — your achievements and leadership inspire us all. Keep shining, sharing and empowering those who follow. – **Kristy J., Griffin Hospital Development Fund**

Congratulations on your impact, Class of 2025 — your heart, vision and leadership inspire others. Keep shining; the world needs your light. – **Shannon B., Seymour Food 2 Kids**

I would like to support Francisco Rodriguez at this event. – **Katherine C., Sky Guard Company**

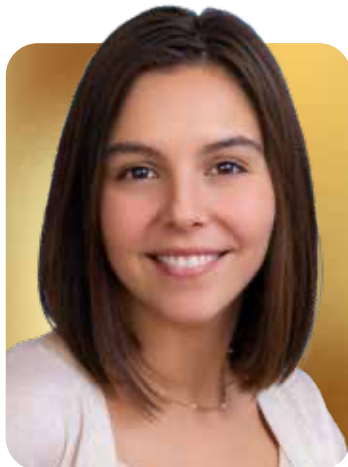
Francisco Rodriguez is one of a kind. His willingness and positive attitude make you feel like anything can be achieved. The best. – **Mateo A., Keller Williams Prestige Properties**

I want to congratulate Francisco Rodriguez and the Class of 2025 — what an honor. You should be very proud, and I can't wait to see where you go. – **Christopher W., No Quit Living**

Congrats, Francisco. Your kindness, authenticity and dedication to educating others make this Top 40 Under 40 honor so well-deserved. Keep inspiring. – **Doris T., Five Stars Realty**



Most Creative Thinker



AUDREY CASINELLI
Marketing manager
Stamford Center for
the Arts Palace Theatre



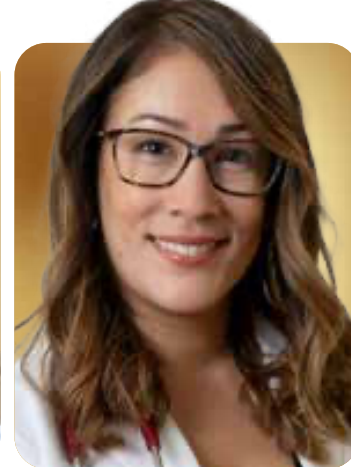
LIAM CLANCY
*Director of revenue
management*
Clancy Relocation & Logistics



Most Dedicated Advocate



MICHAEL FALBO
Founder and CEO
CREW - Leaders for Mary Inc.



CLARIBEL AGOSTO
APP associate director
Bridgeport Hospital



Most Engaging Speaker



TATIANA F. DASILVA
Principal
Cohen and Wolf, P.C.



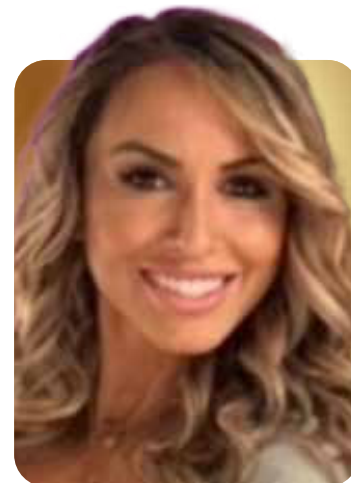
TREVOR BRADLEY
Counsel
Robinson & Cole LLP



Most Impactful Mentor



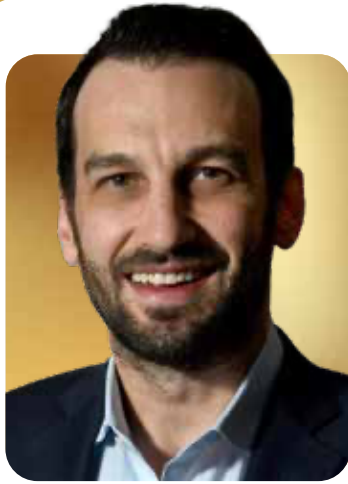
JESSICA NUNEZ
*Manager of diagnostic
imaging at Quarry Walk*
Griffin Health



LUISA TADDEO
Commercial strategy manager
Henkel



Most Inspirational Leader

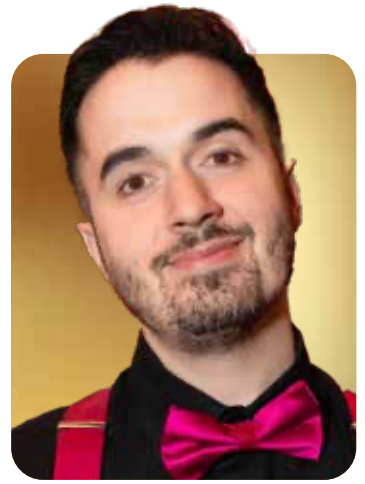


ALEXIS KOUKOS
Executive director
Danbury Student and Business Connection

RICHARD ROSENTHAL
Principal
Deloitte



Most Likely to Change the World

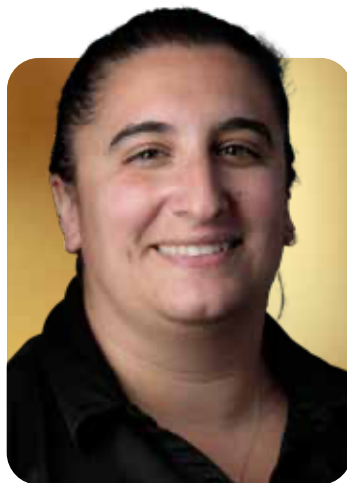


JACLYN GARTNER
Founder and President
Happily Furever After Rescue

RYAN WENKE
CEO
The Prospector



Most Likely to Start the Next Trend

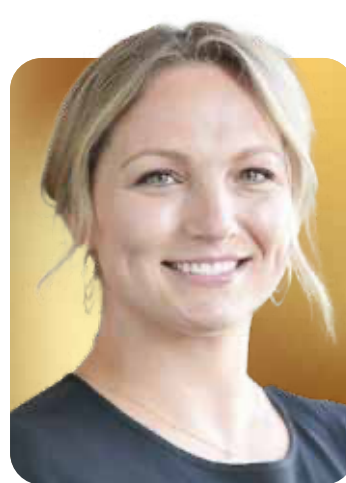


STEPHANIE JOYCE
Chief Executive Officer
Attune Wellness Med Spa

SAMANTHA LUSHER
Chief Operating Officer
The Riverbrook Regional YMCA



Most Passionate Entrepreneur



DOMINIKA SMAGA
Owner, Registered Nurse
Rehydrate IV Infusion

NAOMI SEDANI
Pediatric Dentist, Owner
Lil' Dente Pediatric Dentistry



Most Spirited Community Advocate



NICOLE STERE
Director of resource development
Boys & Girls Club of the Lower Naugatuck Valley



ALEX CROSS
Business development manager
City of Norwalk



Rising Star in Sustainability



THOMAS DEBOW
Assistant general manager, Sommelier
Josie & Tony's



SARAH KETTENMANN
Environmental attorney
Shipman & Goodwin LLP



Tech Whiz of the Year



ELIZABETH ESPOSITO
Community and Government relations specialist
United Illuminating



ANNA WOLF
Vice President
Valitana



Ultimate Problem Solver



KAREN REY
Senior managing director of commercial loan operations
Webster Bank



TIFFANY STEWART
Educational consultant
Junior Achievement of Greater Fairfield County

ENDORSEMENTS

This year, we asked coworkers, friends, and family to share their thoughts about our honoree. Here's what they had to say:

We are going to support my friend Francisco Rodriguez. – **Dany S., Sky Guard Company**

Proud of you, Frank. Your heart, hustle, and love for family inspire—keep shining. The sky's the limit. –**Maria M., MC**

Class of 2025, your hard work, determination, creativity and leadership in your fields have brought you to this point. Looking forward to your next ventures. – **Irena G., Deloitte & Touche LLP**

RAR, I couldn't be more proud of who you are, what you've accomplished and what you stand for. Your achievements are many, and your impact is profound. – **Andrea D., Urban Edge Properties**

Thank you for leading by example. Continue to push for excellence, equity, fairness and safety for all in our community. Go, Class of 2025. – **Rebecca R.**

This moment marks an opportunity to stay curious, listen and act with purpose. May you continue to pivot, grow and lead with impact. – **Glen R., Deloitte LLP.- Retired Partner**

Success is determined by how we approach every aspect of our lives, not just our businesses. I'm proud of this group — cheers to a tremendous 2025. – **Gregory C., Rehydrate**

Congratulations to my dear friend Tiff and all of the honorees. You are steadily improving the lives of Connecticut residents and people worldwide. – **Leah C., The Leah Campbell Group**

Your dedication and hard work have led you to where you are today. Keep shining; this is just the beginning of even more amazing things. – **Leonilda R.**

Your drive and heart are unmatched. Keep breaking barriers — the world is just getting ready for the force you are becoming. – **Aida K., Henkel**

Congrats, Class of 2025. Chase your dreams, stay bold, and trust your journey — your future is limitless and bright. – **Juliana K., Auto Detail Now**

Class of 2025, believe in your journey. You have the strength, heart and courage to shape the future. Keep rising — you're ready. – **Michael D., Edgewell Personal Care**



40 UNDER FORTY AWARDS 2025 | PARTNERING SPONSORS



GENESIS OF RIDGEFIELD



BMW OF
RIDGEFIELD

BMW AND GENESIS

Keeler Motor Car Company opened in spring 1967 to serve the Greater Capital Region with the finest car-buying and service experience. Family-owned and operated, Keeler expanded into Connecticut, acquiring BMW of Ridgefield in 2021 to serve BMW enthusiasts, and adding Genesis of Ridgefield in 2024, offering a new level of luxury and innovation. Keeler remains committed to its tradition of exceptional service and innovative solutions that meet the changing needs of customers.



NEW ENGLAND ANTIQUE LUMBER

At New England Antique Lumber Inc. in Mount Kisco, New York, and Palm Beach, Florida, we breathe new life into trees that have fallen or have been cut down, transforming them into unique works of art that reflect our clients' tastes. Family-owned with over 10 years of experience, we source wood from historical and agricultural buildings slated for demolition. We carefully dismantle each piece, turning reclaimed wood into custom products such as live-edge slabs, flooring, beams, siding, shutters, furniture, antiques and mantelpieces. We craft beautiful, functional art that tells a story and enhances any space.



YALE NEW HAVEN HEALTH

Connecticut's leading health system, Yale New Haven Health, is committed to excellence in patient care and community service. Its nonprofit system includes five acute-care hospitals, urgent care centers, and multispecialty centers from Westchester County, New York, to southern Rhode Island. Through an affiliation with Yale School of Medicine, patients benefit from the latest treatments, research, and innovation. It services Fairfield and Westchester counties including:

- **Bridgeport Hospital** — campuses in Bridgeport and Milford outpatient sites across upper Fairfield County; home to Connecticut's only burn center and Yale New Haven Children's Hospital's second inpatient campus; and offers cardiac surgery and holds certifications for total hip and knee replacement.
- **Greenwich Hospital** — provides advanced medical and surgical care, including cancer treatment and cardiology; performed Connecticut's first high-intensity focused ultrasound procedure; and earned an "A" safety grade and Magnet designation.
- **Smilow Cancer Hospital with Yale Cancer Center** — Connecticut's only NCI-designated comprehensive cancer center, with locations in Fairfield, Greenwich, Stamford and Trumbull.
- **Yale New Haven Children's Hospital** — top-ranked children's hospital in Connecticut, with pediatric specialty centers in Bridgeport, Greenwich, Norwalk and Trumbull. Find a specialist: yhhs.org.



WESTFAIR BUSINESS JOURNAL

A privately held company based in Mount Kisco, New York, Westfair Communications Inc. is the publisher of the Westchester County Business Journal and the Fairfield County Business Journal, providing readers with a variety of business news and features. Westfair also publishes the popular News @ Noon and Morning Brief e-newsletters for late-breaking developments, as well as industry-specific newsletters. For more than 60 years, the business journals have been the only weekly countywide business newspapers. They were founded by former Westchester resident David Moore, a grandson of New York publisher Joseph Pulitzer, and John Smith, a former Wall Street Journal editor. In keeping with their founders' principles, the publications focus on the business communities in Fairfield, Westchester, and the Hudson Valley, offering breaking news, trends, tips, and behind-the-scenes profiles of professionals and entrepreneurs. Their expanded content delves beyond the business world to explore food, travel, health and wellness, and home topics, while the entertainment-focused calendar suggests where readers should be and when. The papers and newsletters have gained credibility and respect in the region for their accurate and timely insights. Westfair also sponsors interactive programs for its readers, some of which are joint ventures with other businesses or community organizations. These programs cover a variety of subjects and take different forms, including seminars, expos, conferences, roundtable discussions, and debates. For more, visit westfaironline.com or call 914-694-3600.



40 UNDER FORTY AWARDS 2025 | SUPPORTERS



ACTION ENTERTAINMENT

At Action Entertainment, we understand that competence, experience and attention to detail define your event's success. Based in Rockland County, New York, we bring joy and excitement to occasions ranging from bar and bat mitzvahs to weddings across New York, New Jersey, Connecticut, and Pennsylvania. Capable of managing up to six events simultaneously, our team tailor services to your needs. Our offerings include large-scale celebrations and our sister division, Just DJs, specialized in more intimate gatherings.



DELOITTE

Deloitte provides industry-leading audit, consulting, tax and advisory services to nearly 90% of the Fortune 500 and over 8,500 U.S.-based private companies. We are dedicated to making an impact that matters for our people, clients and communities. With 180 years of service, Deloitte's network spans more than 150 countries, connecting approximately 460,000 professionals worldwide. Learn more at [deloitte.com](https://www.deloitte.com).



LEWIS & KIRK

Lewis and Kirk Expeditions Inc., doing business as Lewis and Kirk Music, is a Westchester County-based music production, management and artist performance collective led by Sheila Baptista. Operating for more than 25 years, the company has worked with clients, including Major League Baseball, MasterCard, PBS, Jazzmobile, the city of New York, and many others. The artists perform across genres, including jazz, blues, R&B, Latin, reggae, classical, Broadway, soul and gospel. Notably, Lewis and Kirk supports the careers of women in jazz, including Lakecia Benjamin and Jazzmeia Horn. Their signature event is Martha's Vineyard Jazz and Blues Summer.



SHARC CREATIVE

Sharc Creative is a production company that was founded in January 2001. Known for enhancing caller experiences with on-hold messaging solutions, Sharc has expanded its audio platform to include licensed overhead music with customized messaging. The company also produces and publishes podcasts. Additionally, Sharc is the creator and publisher of Westchester Talk Radio, a mobile streaming podcast station that amplifies community events. During the summer, Sharc teams up with Westchester County Parks for the Robison Summer Concert Series and White Plains Hospital's Screenings Under the Stars. Find them online @Sharc-Creative.



YNOTYOU MEDIA

At Y Not You Media, our mission is to empower brands and individuals by delivering innovative and strategic social media marketing solutions. Our philosophy is to help clients move beyond a one-track mindset and recognize social media as both a social and media platform. We emphasize the importance of genuinely connecting with others while developing robust content strategies that align with the social aspect. We highlight collaboration with other businesses, brands, and individuals, as well as the value of teamwork. Our approach combines creative content, data-driven strategies, and a commitment to excellence to transform clients' visions into impactful digital presences. Our goal is to elevate brands, foster meaningful connections with audiences, and drive measurable success. We focus on cultivating a long-term mindset, maintaining consistency, and building brands while generating leads and sales. Guided by integrity, creativity, and a relentless pursuit of growth, we strive to be the leading partner in social media marketing, making extraordinary achievements accessible to everyone we work with.



SERAFRESCA AT THE IC

Serafresca at the IC is set amidst 28 acres of beautifully landscaped gardens, exuding refined elegance. The venue offers delectable cuisine in a sophisticated environment, featuring a grand ballroom that can host up to 600 guests, as well as intimate spaces for smaller gatherings and outdoor areas for celebrations. As the premier event venue in Westchester and Fairfield counties, Serafresca at the IC provides a stunning setting for any occasion. Where memories begin and stories are made.

20  25

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