

Westfair Business Journal

Real intelligence on artificial intelligence in real estate

BY PETER KATZ / pkatz@westfairinc.com PAGE 6



From left: Joseph Graziore; Tm Foley; Siphon Simela; Vaughn Ratchford; Randy Salvatore; Photo by Diana Castillo.

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Assisted Living Services shoring up Fairfield County operation for the “Silver Tsunami”

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

Demand for eldercare across the entire US is on the rise. The work involved is difficult to automate and often takes a toll on the frontline caregivers who work in both assisted living facilities and the homes of clients.

“Within the next 10 years there’s going to be a significant amount of individuals who will need home care,” explained Chief Operating Officer of Assisted Living Services and Senior Vice President of Assisted Living Technologies Mario D’Aquila. “They

call that the ‘Silver Tsunami.’”

D’Aquila said that the upcoming mismatch between the needs of an aging population and a critical workforce

was one of the biggest concerns for both Connecticut and the United States at large. He also noted that within that market there is an array of needs, extending from those staying in their homes but needing additional help to those moving into full-time assisted living facilities as their needs grow. At both ends of the spectrum Assisted Living Technology is poised to provide health monitors, alarm systems, and automated medication dispensers that can make life easier for caregivers and the cared-for alike.

Mario, and his brother Nick who is the chief information officer of ALS and also a vice president at Assisted Living Technologies, felt that ALS is uniquely suited to handling the upcoming “tsunami” thanks to the family-owned business’ emphasis on recruiting and retaining top talent among caregivers.

“This is the woe of many home care agencies,” Mario said. He explained that ALS has placed an emphasis on producing “raving fans” not only among customers and clients, but with their employees as well. He cited the company’s Platinum Caregiver program, which distributes \$1,000 checks to five caregivers in recognition for excellent service every month as a key tool.

“We wanted to really reward caregivers that went way above and beyond for these folks in their homes,” Nick explained. He also noted that the monthly event helped position ALS favorably in other quarters as well. “By announcing

it we make sure all the carers know, and all of our clients know that these people are really supporting them. It’s good to let other people know out in the industry that they’re doing a great job.”

They believe that the strategy has played an important role in keeping the ALS workforce staffed with experienced caregivers.

“Caregivers last generally like less than a year,” Mario said. “Our company? We have caregivers that have been working for us for over 20 years and our average length of stay for caregivers is at least five years.”

The brothers indicated that ALS is eyeing Fairfield County as a useful market to expand into, offering an attractive mix of high-income customers and Medicaid customers who represent a reliable and consistent base for the company.

To bolster that push, the company has been revamping its Westport offices and bringing on not only new caregivers but additional management.

Christopher LaRiviere was hired as a Regional Director for ALS in May. He brings 15 years of experience in the field including the launch and sale of his own start-up. He feels prepared for the position in part because of the company’s excellent recruiting and retention policies.

“Having worked for at least two other home care agencies, one as part of a very large health system, I can say that there is not another home care agency in Connecticut that does more for their employees than Assisted Living does,” La Riviere said.

LaRiviere said that many people had a misconception that the industry was defined by the “Nightingale Effect” where people rise to the occasion of caring for another to the point of sacrifice. Instead, he said, companies like ALS succeed because they find “that sort of happy medium of where logistics meet someone’s chosen path.”

He sees his role as facilitating those logistics and support to encourage quality care from those at the “front.”

“That’s vital in this industry where there’s been so much trouble trying to find the people to provide that care, because you need all your people in the frontline. This isn’t a field where you can purely lead from the back and have people figure it out.”



Assisted Living Services COO Mario D’Aquila, CIO Nick D’Aquila, and Regional Director Christopher LaRiviere outside the company’s Westport Offices. Photo by Justin McGown.



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MAIN OFFICE TELEPHONE
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OFFICE FAX
914-694-3699

EDITORIAL EMAIL
pkatz@westfairinc.com
(Westchester news)

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

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President
Mike Peck
Co-Publisher
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Cortlandt accused of going easy on Dakota Supply project

BY BILL HELTZEL / bheltzel@westfairinc.com

Resident claims town blindly approved development.

A Montrose resident claims that the Town of Cortlandt has allowed Dakota Supply Corp. to develop a 10-acre property without meaningful regulatory oversight, for the third time in 21 years.

Ralph G. Mastromonaco petitioned Westchester Supreme Court on May 20 to reverse a site plan approved by the Cortlandt planning board and to direct the town to take down any illegal work already in place.

“The board ignored the most basic tenets of site planning,” the petition states, “and blindly approved ... a new building without an overall site plan.”

Mastromonaco describes himself as a licensed engineer with expertise in site planning, zoning law and land development. He lives about 700 feet from Dakota Supply’s property on

Albany Post Road.

Dakota Supply, based in Rye, makes and sells masonry products at a site adjacent to the Cortlandt train station.

The company provides landscaping materials, makes Ready-mix concrete, and operates a solid waste facility for construction and demolition debris.

Mastromonaco depicts the property as a “10-acre dystopian landscape of lung-scarring dust, diesel engine fumes, noise from industrial hammering, erosion, water pollution, broken-down trucks and cars, and odors from unknown solvents.”

This past January, an attorney representing Dakota Supply and company executive Jay Bilotta submitted a two-page letter to the planning board asking for approval of a

“modest,” 2,400-square-foot metal storage building with no plumbing or electrical features.

On Feb. 6, the board approved the request. On March 29, a building permit was issued.

Mastromonaco says Dakota Supply downplayed the magnitude of the project. The structure will actually include two floors for a total of 4,700 square feet, he claims, and architectural plans show electrical and plumbing features.

He says the town did not issue a public notice or hold a public hearing, and the planning board quickly approved the project seven days after it was proposed.

He argues that the action is invalid because the board failed to refer its decision and provide an environmental assessment report to the Westchester County Department of Planning for review.

He alleges that the Cortlandt planning board also bypassed state law requiring county review in 2003 and 2005, for Dakota Supply projects.

He is asking the court to nullify the 2003, 2005, and 2024 site plan approvals, as well as the new building permit; order the town to hold a formal public hearing and require a comprehensive site plans for any future projects; and direct the town to disassemble and deconstruct any illegal works.

Town attorney Thomas Wood and Dakota Supply did not reply to an email asking for their responses to the allegations.

This is Mastromonaco’s fourth lawsuit in seven years challenging Cortlandt’s oversight of Dakota Supply. The courts rejected his previous petitions, and he has appealed two of the cases. He is representing himself without an attorney.

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The Capital Matchmaker Event gets underway. Photo by Justin McGown.

Meet the lender of your dreams with the SBA

BY JUSTIN MCGOWN / jmcgown@westfairinc.com

“I am trying to open a specialty food business, what we call in France an *épicerie*.”

- Oliver Reginensi

Bankers and business owners by the dozens gathered at Fairfield University’s Dolan School of Business on the morning of June 4 for the “Capital Matchmaker” event hosted by the Small Business Administration (SBA) and Connecticut Small Business Development Council (CTSBDC).

Modeled after a speed dating event, representatives of banks sat at tables in one of the Dolan School’s event spaces and met with potential clients for 10 minutes. The rapid-fire meetings allowed both sides of the table to feel the other out and see if there was a spark or connection.

While business relationships are much more dependent on numbers and sound strategy, they can last as long if not longer than many romantic ones. Relationships of all stripes are based on trust and mutual respect, not least of all when it comes to loaning money.

The Capital Matchmaker Event gets underway. Photo by Justin McGown.

“I came in with the anticipation of finding resources to assist me in developing and building my business

plan to its fullest potential,” said Elizabeth Ruiz, the owner and CEO of Pair a Dice Clean based in Manchester. She indicated that while she’s ultimately hoping to raise between \$200,000 and \$1.2 million in capital for business expansion,

she arrived ready to “establish relationships with individuals that we normally wouldn’t be in front of or have contact with.”

“Having small business owners and entrepreneurs like Elizabeth show up is exactly why we’re doing this event,” said SBA Connecticut Director Catherine Marx. “We want to make sure that small businesses know that we are here to aid and assist.”

While preparing to sit across the table from small business owners, Frederick Welk, the Director of Business Education and Communications for the Community Economic Development Fund said that the event was a great fit for both organizations like his and the sorts of business owners he planned to meet that day.

“It brings people together to meet lenders of all types at all echelons

serving different businesses that you wouldn’t be able to see in one place at one time very easily,” Welk said. “It’s difficult to make your way around town and meet multiple lenders.”

“With the 10-minute format they have you can learn enough about a small business to understand whether it’s a good match for the organization,” added Welk.

Director of Small Business and Government Guaranteed Lending for Fairfield County-wide Connecticut Community Bank David Moore attended a previous Capital Matchmaker event held in New Haven.

“It was great,” Moore said. “We met a bunch of people that we’re still talking to. Sometimes there’s a long lead time on these things, sometimes years, but we made contact with a lot of great people, it gives a lot of exposure.”

Moore added that as a traditional bank, it proved useful as a way to reach business owners who might not think to visit bank branches.

“It’s just fabulous what they’ve done for our business,” Moore added, thanking the SBA for organizing the event.

Another owner seeking lenders was Oliver Reginensi, an experienced

chef with decades of experience in some of the finest French kitchens in New York City had recently moved to Norwalk.

“I am trying to open a specialty food business, what we call in France an *épicerie*,” Reginensi said. “It’s going to be specialized and we will try to work as much as we can only with products from Connecticut farmers. And we are going to have weekly classes with farmers who are going to explain what they do with sustainability, and maybe somebody to explain how to try and pair wines.”

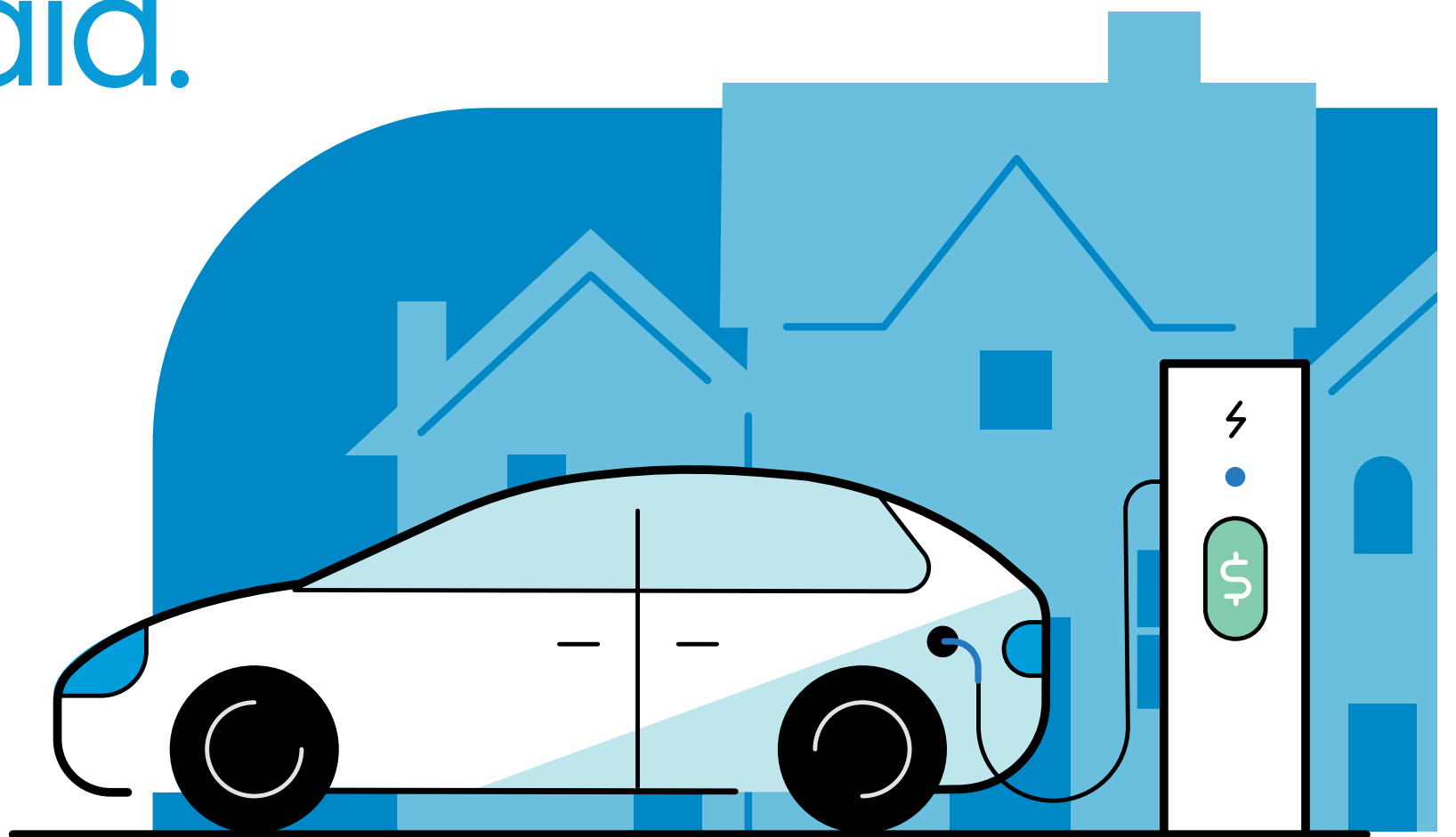
Reginensi explained that he had already secured a location in Darien and was eager to make contacts and find lenders who could help him realize his vision. The event was in fact how he was launching his search.

“It’s the first time I’m sitting down in front of a bank like this,” said Reginensi. “Especially in this country, I never did that before. I hope for the best. I have got three appointments and I hope to get much more. Let’s see how it goes.”

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For more information about upcoming SBA events, visit: <https://www.sba.gov/district/connecticut>



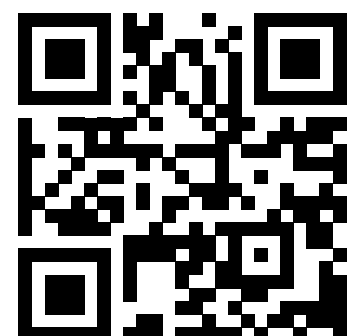
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1 Real intelligence on artificial intelligence in real estate—

When Westfair Communications held its latest forum, "Embracing Innovation in Real Estate," artificial intelligence (AI) was the dominant subject. The panelists acknowledged the importance of keeping up with technological advances while making it plain that it's the human element and not technology that needs to dominate when it comes to decision making.



From left: Joseph Graziose; Vaughn Ratchford; Randy Salvatore; and Siphon Simela.



Tim Foley.

"We're looking at when that can happen and we can free up our leasing people, our management people, from dealing with the day-to-day tenant issues that can be handled as well with technology."

- Randy Salvatore

The panelists were: Joseph Graziose, executive vice president of development services for RXR; Vaughn Ratchford, senior vice president and chief real estate officer for the New York Blood Center; Randy Salvatore, founder and CEO of RMS Companies; and Siphon Simela, founder and CEO of Matrix Rental Solutions. The moderator was Tim Foley, CEO and executive vice president of The Building & Realty Institute.

"AI has played a huge role in our company," Simela said. "It has allowed us to punch well above our weight class simply by being able to automate certain things."

Simela explained that Matrix Rental had an outside company create a system for it that's used to extract data from paperwork and verify the legitimacy of the documents through meta-data, eliminating time-consuming processes that had to be done manually, and occasionally resulted in the loss of rental income due to fraud.

"We've also utilized AI in the way that we do our income and we do our employment verifications, We have a process that we call 'cross-source validation.' Once we remove all the transactions from a bank statement we compare an account holder to the name on a driver's license, the name on a pay stub. We're able to run some really interesting checks around being able to validate the authenticity

of documents and identity but also calculate things that take many people hours worth of time and many more staff members to do. We automate all those pieces in the process to help house more people."

Salvatore said that when his sons joined RMS they started looking deeply into software that would help in establishing rental rates but backed off when lawsuits started to surface based on claims of price-fixing through the use of price-setting software.

Graziose said that RXR has been embracing technology while at the same time not eliminating the human element.

"We're not going to just 'set it and forget it.' We're not going to rely purely on the technology," Graziose said. "One of the things that we've done at RXR over the last five years is we've developed our own digital lab where we have a handful of data scientists and their only job is to look at property technology and AI opportunities to see how it could enhance what we do as owners, operators and developers. We're not going to say 'the technology says X so we're going to do it.'"

Graziose said that at RXR they're evaluating the market every day. He said that the continual changes in projects and managing properties are viewed as an opportunity to put AI to work but they want to keep a human behind it so they are shadowing the

technology as more of it is introduced. He said that they want to make sure that the information being 'spit out' to them by technology is correct, is information with which they agree and is information that is ethical.

"We want to make sure that the results that we're setting as an organization and what we're broadcasting as our brand and more importantly as community leaders is correct," Graziose said.

Salvatore said that technology and AI are different things and at RMS they are embracing them both.

"Particularly in our hotels where there are a lot of tasks and organizations, whether it's cleaning the rooms and figuring out what's clean and what's not, checking-in guests and things like that, certainly we're embracing technology where it makes sense, and AI as an extension of that," Salvatore said. "Where we're really careful, both in the hotels and apartment buildings is that we're really selling a lifestyle more than a building. We're careful not to replace the human part of it, and really what I think we're doing is repurposing the human element by saving time on some of the menial things. In the hotels for instance, we might have had an extra front desk agent but now because of the technology, because of the systems that person becomes a floating concierge through the lobby greeting guests and asking if they can help them."

Salvatore said that in apartment buildings the technology hasn't advanced to the point where a tenant can call up and have a computerized system handle whatever complaint or problem has arisen without talking to a human. He said that might change in a year or two.

"We're looking at when that can happen and we can free up our leasing people, our management people, from dealing with the day-to-day tenant issues that can be handled as well with technology," Salvatore said. "They become community ambassadors, planning more events for the community as a concierge in our building. We see it as not necessarily being a cost

savings but a redirection of our labor to create a better lifestyle, I'll call it, for our guests in our hotels or our apartment tenants."

Ratchford said that the New York Blood Center is in the very early stages of exploring AI for its various business units but has applied it to its real estate portfolio consisting of 75 assets in 15 states. He said that when trying to find locations for blood donation centers they rely heavily on evaluating data that discloses whether there will be sufficient blood donors in the area.

"This is all data that we take a very long look at when we're deciding whether or not a space is suitable for leasing or purchasing," Ratchford said. "It's truly understanding the data and where that leads us."

Ratchford said that the Blood Center needs to store and manage a lot of data, including information about donors as well as various blood products and their distribution to hospitals.

"When you think about where we're actually doing the testing, processing and distribution, proximity to the hospitals is one of the most critical factors in trying to select a site," Ratchford said. "Having space where we're able to stage our mobile drives, deploy our vehicles and equipment and also be able to get what we've collected back to our headquarters, all of those factors come into play as we're selecting sites."

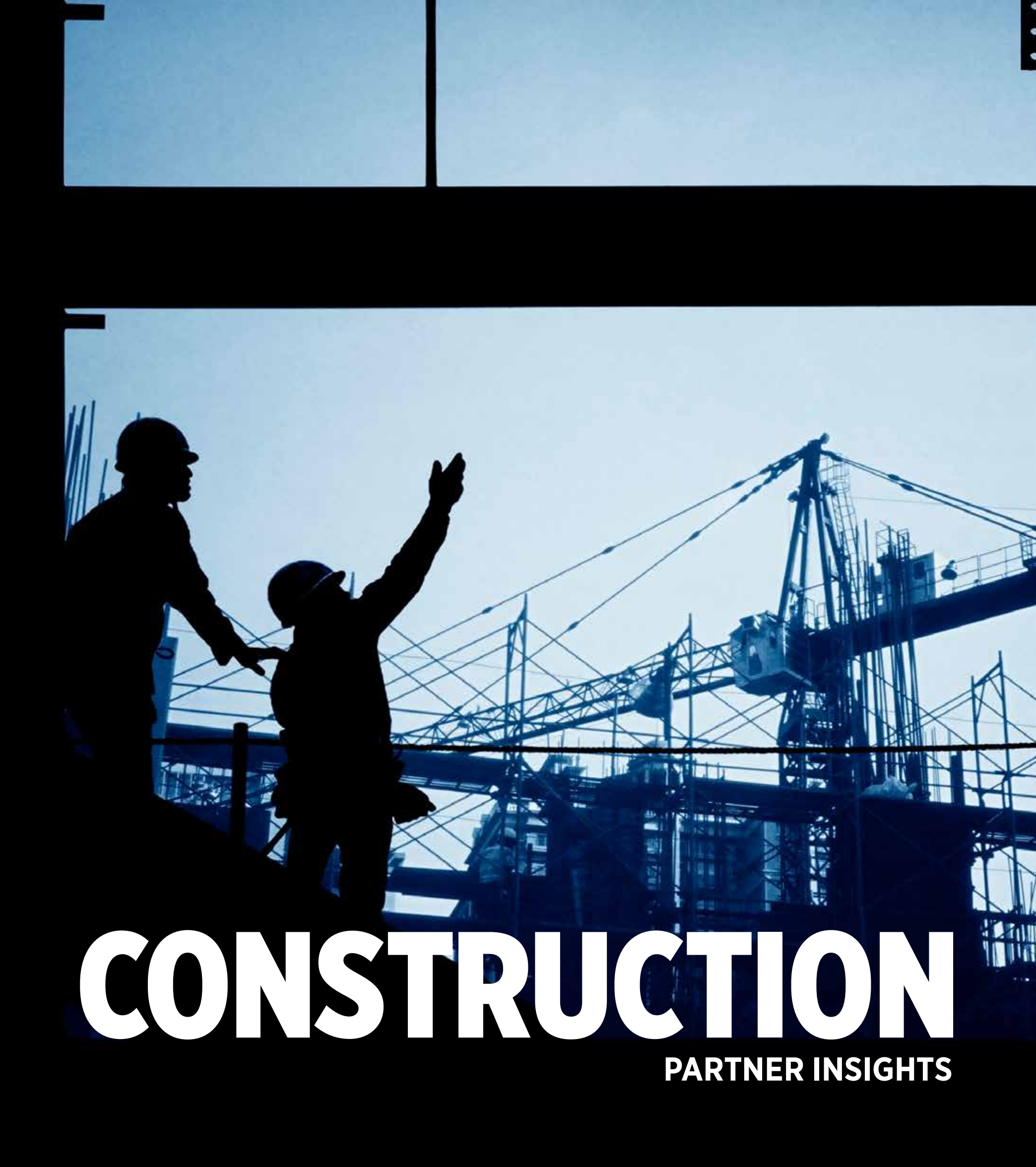
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County commands canines on Westchester Airport rules

BY BILL HELTZEL / bheltzel@westfairinc.com

Listen up doggies! From now on, when you book flights out of Westchester County Airport you must check in at the main passenger terminal.

That's the mandate that the county is trying to enforce ever since May 23 when Bark Air began using private facilities at the airport for canine charter flights to and from London and Los Angeles.

On May 30, the county sued Bark Inc. and its partner, Talon Air, in U.S. District Court, White Plains, to enforce airport policies.

Since 2005, air service where tickets are sold to the public for aircraft with more than nine passenger seats must use the public terminal. Corporate jets, charter services and private planes use private terminals.

Air charter companies have sued Westchester County claiming that federal laws preempt the county's terminal policy. The county counter-sued, and the federal court has not yet ruled on the case.

Bark Inc. is a publicly-traded company based in Manhattan that sells treats and toys and monthly meal plans for dogs.

On April 12 the company announced Bark Air service. The press release says it is partnering with Talon Air, a charter service that uses Gulfst-

ream G550 jets (designed for 14 passengers), flying under the Bark Air banner.

Flights between Westchester and Van Nuys Airport in Los Angeles costs

\$6,000. The London flights to and from Standsted Airport costs \$8,000. Each one-way ticket pays for one dog and one human, and the number of passengers are limited to ten.

The canine menu includes doughnuts and meaty snacks. The flight crew includes someone trained in veterinary care and dog behavior.

No one from Bark Air or Talon Air had alerted the county to the canine charter service, according to the complaint. The county learned of the proposed service from a news article.

Westchester notified Bark that it must use the public passenger terminal if the aircraft have more than nine passenger seats. Bark verified on May 17 that the aircraft had more than nine passenger seats.

The inaugural flight departed on May 23.

The county is asking the court to declare that federal laws do not preempt airport policies and to stop Bark Air and Talon from violating the policies.

Bark spokesperson Jeanne Montone said the company does not comment on litigation, "but we don't believe this will impact our operations."

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Rendering of Carvana facility proposed for Beacon.

Carvana seeks to open facility in Beacon

BY PETER KATZ / pkatz@westfairinc.com

The automobile sales firm Carvana, which invites customers to buy pre-owned cars via the internet and then pick them up or have them delivered is seeking a presence in Beacon. It proposes to establish a store in the building at 410 Fishkill Ave. in Beacon where Healy Hyundai formerly operated.

The existing building totals approximately 19,588 square feet, including approximately 2,828 square feet of second floor mezzanine space. Healy Hyundai operated there as a new and use car sales dealership. It also provided parts sales and vehicle service on the site. The vehicle service bays that Healy used will be kept and used by Carvana.

Attorney Taylor M. Palmer of the White Plains-based law firm Cuddy & Feder told the Beacon Planning Board that DKH Realty LLC, which owns the property, would be leasing the space to Carvana. He said that if a customer in the

area to be served by the Beacon facility elects to pick up a car, that person would come to the Fishkill Avenue location to examine the vehicle, do any necessary paperwork and drive the car away. He said that the process usually takes about 15 minutes.

Palmer assured the Planning Board that Carvana would not be doing vehicle servicing at the site other

than minor repairs. The service bays would primarily be used for detailing and doing state inspections.

"These operations are exclusively for Carvana and will not be open to the public," Taylor said. "Carvana's projected employee count will also be about one-third of the previous car dealership, with approximately 12-15 total employees."

Taylor said that Carvana's use of the site would be in harmony with other non-residential uses along Fishkill Avenue. He noted that the activity will be less intense than what was conducted at the site when Healy Hyundai was operating there.

Carvana was founded in 2012 and in 2017 went public with its stock traded on the New York Stock Exchange. According to the company's

annual report for 2023, it sold 312,847 vehicles during the year and had total revenues of \$10.77 billion. It reported a gross profit of \$1.7 billion.

Colliers Engineering told the Planning Board that it anticipated that 10 to 20 vehicles per day would be picked up from the Fishkill Avenue location. Additional sales will be fulfilled utilizing single-car haulers that will pick up vehicles at the site for delivery to customers.

The Planning Board raised questions about a number of elements of the proposal, including nighttime lighting of the site, turning requirements for car haulers, parking and the effects of the operation on nearby residences. Taylor assured the board that the applicant would address the issues.

Plumbers union wins \$2.3M for fringe benefits

BY BILL HELTZEL / bheltzel@westfairinc.com

A federal judge has ordered Middletown plumbing companies to pay \$2.3 million to a trade union's fringe benefits funds.

The union sued Mid-Orange Mechanical Corp. and Mid-Orange Plumbing and Heating Inc. in 2017, claiming that they had failed to pay required benefits.

Mid-Orange Mechanical ceased operations in 2013 and transferred assets to Mid-Orange Plumbing and Heating "to evade the contractual obligations Mid-Orange had with the union,"

according to the complaint.

"It was a sham transaction or a technical change in operations motivated

by its attempt to avoid the payment of contributions to the funds."

The union — Local 373 United Association of Journeyman and Apprentices of the Plumbing and Pipefitting Industry — amended the complaint in 2020 to add Mid-Orange Fire Protection Corp. and 1191 Dolsontown Road LLC.

The union asked the court for

summary judgment after settlement negotiations broke down. The businesses should all share in covering the unpaid benefits, it argued, because they operated under common control.

They were owned and operated by William and Marie Hadden. They did the same kind of work and shared the same offices. They used the same equipment and employed many of the same workers and worked for many of the same customers.

U.S. District Judge Nelson S. Román granted summary judgment on May 16, except for 1191 Dolsontown Road LLC, a real estate

holding company that was formed after the union benefits should have been paid.

The awards include sums owed for withdrawing from an underfunded pension plan, as well as interest that has accrued over the years.

Judge Román decreed damages totaling \$723,698 against Mid-Orange Mechanical Corp., \$1,186,941 against Mid-Orange Fire Protection Corp., and \$2,257,225 against Mid-Orange Plumbing and Heating Inc.

The damages include duplicate charges, and the decree holds each company responsible for all damages.

Fairfield continues to fight transmission towers on multiple fronts

BY JUSTIN MCGOWN / jmcgown@westfairinc.com



The Wakeman Boys and Girls Club is on the north side of the Metro North train tracks and could be impacted by the construction of proposed monopoles. *Photo by Justin McGown.*

When Bill Gerber spoke to Westfair about his top priorities shortly after taking office as Fairfield's First Selectman in Jan 2024, he listed the fight against United Illuminating (UI)'s proposed power transmission as one of his chief concerns.

Thus far he has made good on that promise, joining with local organizations such as the Saco Creek Neighbors Environmental Trust Inc. (SCNETI) to mount an opposition that has included both legal and legislative efforts to oppose the construction of the transmission lines. They are attempting to pressure UI into switching to buried transmission cables, which the company claims would be prohibitively expensive.

Gerber, appearing at a May 30 townhall meeting in a SCNETI T-shirt reading "It's U & I vs. UI" began by discussing a recent meeting with UI.

"One of the big topics of conversations was an article in the New York Times as well as New York Magazine about an awakening towards new technology," Gerber said, referring to an April article which discussed both the emergence of new materials for electrical transmission and why adoption has been slow.

"The resistance to that by utility companies [was] because they didn't get to spend the money on their assets and get their guaranteed return," Gerber said. "In fact, it seemed like for them it is too cheap

to make the money that they would like."

Resistance from the municipal side has taken several tacks. Steve Stafstrom, the Connecticut Representative for the section of Bridge-

port impacted by the construction discussed how House Bill 5507, which allows for earlier intervention by parties to decisions by the Siting Council had passed through the legislature and was only waiting for Governor Ned Lamont's signature to become law.

"This bill is about several things," Stafstrom said. "First it's trying to eliminate some of the perception, or as we believe, the reality, that the Siting Council has gotten far too cozy with utilities, and how do we level the playing field."

Phil Pires, the attorney for the Town of Fairfield told the town hall that little had changed since the administrative appeal filed in Superior Court the previous month. He did note that starting June 21 Fairfield and other appellants will be able to file briefs with the court, which will start a long legal process.

"We have our hearing before the judge on January 13, 2025" Pires said, noting that the oral arguments before the judge were distinct from a trial. "The

judge would then have four months to make a decision."

When United Illuminating Manager of Transmission Lines Shawn Crosbie spoke to Westfair on the

matter in April he indicated that the string of 102 monopoles across 7.2 miles of land was the best balance between environmental concerns, ease of maintenance, and cost to both ratepayers and shareholders. Crosbie also noted that the lines were deemed necessary by other entities.

"We have to install to meet the design requirements of the [National Electric Safet Code] and our Avangrid design requirements to account for certain climate change considerations and wind and load capacities," said Crosbie. "Those catenaries could not withstand that. And we worked with Connecticut DOT, and they would not allow [using the catenaries] as an alternative performed by United Illuminating."

Numerous organizations and entities are involved in the process, even before construction starts.

Asked for comment about the project and its necessity, Connecticut Public Utilities Regulatory Author-

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The property of the Pequot Library, south of the Metro North Line is no longer in the path of the monopoles, though they will likely be visible behind the building.

1 **Fairfield continues** –

ity (PURA) Director of Legislation, Regulations and Communications Taren O'Connor noted that PURA only has regulatory authority over the construction itself and the operation of facilities. ISO New England, the not-for-profit corporation that oversees the region's energy grid and electricity markets has two committees involved in making decisions regarding the projects while the Siting Council makes specific calls.

Meanwhile the Federal Energy Regulatory Commission is in charge of setting the overall costs of the infrastructure project.

Originally, the lines were slated to travel along the south side of the Metro North Rail line which passes through Fairfield and part of Bridgeport, providing infrastructure for grid scale power transmission currently carried along older towers immediate-

ly above the rail line.

The southside of the tracks would have required significant easements and encroached on historic buildings such as the Pequot Library.

However, the Connecticut Siting Council opted to move the project to the north side of the track, avoiding some impacted properties and structures but passing close to an entirely different set of homes, businesses, and local institutions. Just across the tracks from the Pequot Library is the Wakeman Boys and Girl's Club, which sits close to the tracks.

The move to the north side of the tracks has been frustrating for both sides. UI has indicated that it will need many months to fully develop an engineering plan before providing insight into the specific siting of installed poles, as well as what the easements will specifically entail.

Meanwhile, SCNETI members and other Fairfield residents are left even more uncertain about what the future will entail.

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Westchester Bee-Line buses to get \$16M worth of computers

BY PETER KATZ / pkatz@westfairinc.com

“We are thrilled to announce Westchester’s Bee-Line Bus System will be getting this cutting-edge technology upgrade.”

- George Latimer

Under a contract valued at \$16 million, the aeronautics, transportation and cybersecurity company GMV that is headquartered in Madrid will be providing onboard computers and software for 325 buses in the Westchester Bee-Line System fleet.

The objective is to upgrade the transit technology to improve service efficiency, allow better oversight of operations and improve the customer experience. GMV has more than 25 years of experience delivering technology for use on buses and trains. Its equipment is on transit vehicles in places such as Los Angeles, Barcelona, Warsaw and Sydney.

On each Bee Line bus, the company will install its GMV Hub, a vehicle computer that is specifically designed and built by GMV for transit systems. The system’s technology includes GPS, a bus operator touchscreen,

automatic passenger counters, next stop announcements, and a digital video recorder to store footage from security cameras on each bus.

The company said that planning and

scheduling software would generate an optimized set of routes and schedules to serve customers as efficiently as possible and reduce operating costs. GMV also will provide dispatch software to enable control center staff to monitor the entire fleet and take quick action to keep buses moving. There also will be garage management software to choreograph bus movements inside the depots to ensure vehicles are ready for service.

“We are thrilled to announce Westchester’s Bee-Line Bus System will be getting this cutting-edge technology upgrade, which will improve customer safety, real-time operations manage-



A Westchester Bee-Line bus.

ment and efficiency,” said Westchester County Executive George Latimer. “The comprehensive upgrade also supports our commitment to sustainability with zero-emission fleet integrations and will enhance the experience for the everyday rider by incorporating

modern mobility solutions.”

Ian Sephton, CEO of GMV’s North American transportation business, said that the company would be opening a New York office to support Westchester County and other clients on the East Coast.

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Science Barge opens for 16th season

BY PETER KATZ / pkatz@westfairinc.com



Cutting the ribbon to mark the opening of the Science Barge for its 16th season.

Dealing with climate change and protecting the environment were prominent themes in speeches at the season opening of the Science Barge operated by Groundwork Hudson Valley on the Yonkers waterfront. The barge serves as both an educational tool and a practical demonstration of what can be achieved through sustainable practices. It hosts school groups as well as being a destination that's free to the public on weekends.

Solar panels, wind turbines and biofuels generate the electricity used on the barge. A greenhouse is stocked with hydroponically grown plants that are irrigated by rainwater and purified Hudson River water. Fresh produce such as tomatoes, melons, peppers, and lettuce grown on the barge are provided to a women's shelter and a church group.

The start of the 2024 season for the barge was marked with a ribbon-cutting ceremony on June 1. Groundwork Hudson Executive Director Oded Holzinger, Yonkers Mayor Mike Spano, and State Senate Majority Leader Andrea Stewart-Cousins were among the featured speakers.

Holzinger thanked funders including Yonkers, the New York State Department of Environmental Conservation, Stewart-Cousins, the U.S. Environmental Protection Agency, Con Edison, Sarah Lawrence, and individual donors.

"We all understand that we live

in a unique time of urgent need to address climate change," Holzinger said. "We don't need to read any U.N. reports to know it. We all see it and feel it ... through every intense rain event and every intense heat wave and the wildfires we've been experiencing."

Spano said, "We know here in Yonkers, Yonkers, New York, that if we do everything we were supposed to do we probably won't solve climate change but we also know that if we don't do everything we're supposed to do we'll never deal with the issue because we all have to be partners. This planet is a little injured. It was the humans who injured her and it's up to us to repair it."

Stewart-Cousins said, "It's our responsibility to take care of our planet. We know better now, so we have to do better. We treasure our Hudson River, we treasure our planet and we treasure our children. We have to teach them and that's what happens here with the Science Barge."

School Spotlight Award for Yonkers Middle High School

BY PETER KATZ / pkatz@westfairinc.com

Yonkers Middle High School at 150 Rockland Ave. has been named recipient of a Mayor's Spotlight Award. The Middle High School receives one of four of the awards presented during the school year to public schools in Yonkers that have demonstrated significant academic success, extracurricular achievements and community involvement. More than 1,000 students attend the Middle High School, which covers grades 6 through 12.

Mayor Mike Spano joined Yonkers Board of Education President Dr. Rosalba Corrado Del Vecchio and Superintendent of Schools Anibal Soler Jr. to honor students and staff at the Middle High School.

School Principal Sandy Hattar was praised for her leadership that helped result in significant improvements in the school's performance. The school was ranked 406th in the nation among 17,000 schools rated by U.S. News and

World Report. Another achievement was launching a My Sister's Keeper chapter, which has a bi-monthly mentoring program for girls in grades 6 through 8, engages in

community service, and has planned future activities including a retreat and participation in Read Across America Week. There also was praise for Middle High School students graduating Yonkers Public Schools and going on to college, with students being accepted at top-rated colleges such as MIT, the University of Pennsylvania, Dartmouth, Yale and Harvard.

"Our students are not only excelling academically but are also actively en-



From left: Yonkers Schools Superintendent Anibal Soler Jr., Spano and Hattar hold portraits created and presented by the eighth grade students posing with them.

riching their community. This recognition from Mayor Spano underscores the bright future that lies ahead for our scholars and educators alike," said Del Vecchio.

"The school's remarkable transformation, driven by its commitment

to academic excellence is indeed commendable and noteworthy," said Spano. "I extend my praise to Principal Dr. Sandy Hattar and her team at Yonkers Middle High School for their relentless dedication and resilience."

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A conversation with Strategies for Wealth's senior leadership team

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



From left, the new executive leadership team at Strategies for Wealth – Andrew Harman, Joe Long, Bobby Angel and Jerry Tavella. Photographs by Kelley Biondi/Strategies for Wealth.

At 90, Strategies for Wealth, a general agency of The Guardian Life Insurance Co. of America, continues to evolve. With offices in Rye Brook and Manhattan, 100 financial professionals and 100 support staffers across the tristate, Strategies recently welcomed four new members to its executive leadership team – partner Jerry Tavella, managing director Andrew Harman and associate partners Bobby Angel and Joe Long:

What strategy has enabled Strategies for Wealth to last 90 years?

Jerry Tavella: “The context that those 90 years provide and the lessons learned allow us to provide tremendous value to clients. And that is the key to our longevity – a focus on guiding clients so they can experience security and freedom.

“The reality is a lot of what worked 90 years ago still works today. We have hundreds of thousands of hours working with clients, and we bring that institutional knowledge to every meeting and every strategy. That, combined with exceptional leadership, has allowed us to enjoy 90 years and feel confident about the next 90. Starting with our founders (Bob Spaulder and Arthur Warshall, the S and W in Strategies for Wealth) to our present senior partner, Josh Becker, Strategies for Wealth has enjoyed decades of strong leadership, grounded in a true belief system.

“That is the key to it all – leadership and belief. We believe in what we do. We consider it a calling to help people overcome challenges and build the life they want for themselves. And when our financial professionals

come to their clients with an unwavering belief in the work they do, they are able to communicate clearly and authentically. It allows us to build real relationships with our clients. And that’s what this is all about – relationships that last generations. We take great pride in the legacies we help create.”

Recently, the four of you have come together as members of senior leadership. Tell us about that dynamic.

Joe Long: “...That journey began several years ago with the addition of Jerry Tavella as a partner of the firm. Jerry had already helped to build one of our most successful teams, and he had already attained tremendous success as a financial professional in the firm. It was a natural progression to add his talent and leadership to our partnership. He is focused on training our financial professionals and helping them build teams of their own, so their clients will always enjoy uninterrupted guidance and support from Strategies for Wealth.

“Around that same time, we added Andrew Harman to our leadership team. Andrew has extensive background in the market and has helped us build on our platform to provide more value to clients in the investments space. He has also spearheaded a project to ensure that all of the firm’s clients get value in the investments space. Like Jerry, Andrew represents the next generation of financial professionals in the firm.

“With new blood added to the

leadership team, it also made sense to empower two of our existing leaders to take on more responsibility. Bobby Angel and I have been members of the leadership team for a long time. Our focus was initially on training and developing new financial professionals in the firm, and we still hold that responsibility along with others. We have been empowered to help bring new financial professionals to the firm and to help with the day-to-day intricacies of running Strategies. We serve as the bridge between the existing partners and the new generation of financial professionals in the firm.”

The markets have been soaring of late, yet people are down on the economy. Why the disconnect?

Andrew Harman: “Well, the market is not the economy, and they don’t move in lock step. It’s easy to forget that, because we live our daily lives in the economy, while the market usually lives in the future. The market is forward-looking, anticipating what it expects to occur rather than reflecting what is currently happening. It’s one of our responsibilities as financial professionals to help our clients remember that when making investment decisions.”

What do you think needs to be done to improve either the economic picture or people’s view of the economic picture?

Harman: “A primary area of focus for us at Strategies for Wealth with our clients is that we challenge them to control what they can control. We challenge them to be world-class savers, and we give them the tools to do so over time. We remind them that they need not only to pursue opportunities but also to protect themselves against unforeseen events. And we guide them to establish non-market-correlated assets in conjunction with their stocks to help them weather storms or to take advantage of opportunities that come their way.

“Our clients who follow this model have dramatically increased confidence in their ability to succeed and have a far more abundant perspective on the economy as a whole. We need to help our clients understand their personal economy, understand how they can create a feeling of freedom and security and hold them accountable in their journey to attain that confidence.

“The economy is doing well, but what we read and see on the news often doesn’t make people feel that way.

It is our responsibility to educate and guide our clients, to instill them with confidence and to help them accomplish their goals. If we do that, our clients will have far more confidence in the economy and a deep sense of security.”

With an up market and yet a volatile geopolitical situation, what should our “strategies for wealth” be?

Harman: “There are so many variables for the market and the economy right now. What happens with interest rates and inflation will continue to be important, and the upcoming election could also drive the market. Expecting and being prepared for some volatility is wise. For us at Strategies, we see more teams of financial professionals serving more clients. Our financial professionals play an incredibly important role in their client’s lives. We are also focused on bringing more talented people into this career so they can have the same impact on others. It’s about helping generations we will never meet through the conversations we’re having today.”

For a long time, women had no access to capital and yet they are now poised to control the vast majority of personal wealth in this country. What challenges lie ahead for women in finance and women investors?

Bobby Angel: “I remember when we moved to New Jersey when I was 10, my mom had to buy a car and my dad was insanely busy at work. This was 1985 and they would not even talk to her unless she brought a man with her. They wouldn’t sell her a car. Fast forward almost 40 years, and women represent such remarkable power in our economy. And with that power, comes significant challenges and opportunity. A primary challenge is that people often want guidance from financial professionals who understand them – and that means we have the responsibility of bringing more women into the career to help guide and support that market. We are fortunate to have a number of women financial professionals, including perhaps the most successful financial professional at our firm (Michele Fine, who has led The Guardian nationally most years for the last 10 years). And we are consistently and deliberately adding more.

“For years, women were denied institutional knowledge around finances. That means we need to focus on education and consultation with our female clients. Women have more and more control over their personal

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economies, and they have the power that control represents. It is on us to be sure we are listening to women, learning how best to support them, and I believe our focus on controlling what we can control and on building a plan that works under almost any circumstance aligns well with the hopes and wants of our women clients.”

Strategies for Wealth is active in nonprofits. As you probably know, some social service nonprofits are taking a hit under new Congressional regulations.

What can the financial sector do to make up for the slack in government funding?

Angel: “Our financial system is built not only on the presence of government services for those who need support, but also on the reality that many clients want to use their money to have an impact on society. It is our responsibility to help clients attain these goals. That may mean charitable planning using charitable gift annuities or perhaps establishing trusts with charities as beneficiaries.

That can also mean establishing annual gifting plans with clients. And all of the above only happens if we ask the right questions of our clients, really get to know them and understand their priorities. As we develop financial plans for our clients, we need not only to help them gift to charities if that’s what they want, but also to expand their thinking to understand that charitable gifting is among the most rewarding uses of money.”

Looking into your crystal ball, what do you see ahead for the

market, the economy and Strategies for Wealth?

Angel: “We don’t have a crystal ball, but we do have strategies that work in almost any circumstance. There are so many variables for the market and the economy right now. What happens with interest rates and inflation will continue to be important, and the upcoming election could also drive the market. Expecting and being prepared for some volatility is wise.

“At Strategies for Wealth, we create plans that work – period – in almost any market and any world event. So we see more teams of financial professionals serving more clients. We are deeply proud that our financial professionals play an incredibly important role in their clients’ lives. We’re focused on bringing more talented people into this career so they can help others like our current financial professionals do – and so they can make an impact that lasts another 90 years or more.”

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Ella T. Newman, MBA, Norton Advisory Group. Courtesy Ella T. Newman.

Financial advice for our economic disconnect

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

After flirting with record highs in May – the Dow Jones Industrial Average hit 40,000 for the first time on May 16 and the Nasdaq, 17,000 on May 28 – the stock market has retrenched a bit. Still, Wall Street’s been having a good run, with the S & P 500 up 10% year to date.

Other economic indicators look good. Unemployment has been below 4% for 27 months – although that number doesn’t consider people who’ve stopped looking for work – and inflation is way down but above the Federal Reserve’s 2% sweet spot.

Overall, the United States’ GDP is more than 40% bigger than China’s, its nearest competitor, and more than five times the size of Japan and Germany, the next largest economies.

So why are many so down on the economy when it’s actually been looking up?

It’s one of the questions we’ve asked some experts, along with their game plans for navigating the economic disconnect:

A conversation with Ella T. Newman, MBA, Norton Advisory Group

Ella T. Newman has been a financial professional for more than 35 years, bringing her experience in business development and as a financial adviser to her private client role at Manhattan’s Norton Advisory

Group, a member of PH Robb Legacy Alliance. There she helps craft insurance-related strategies for retirement and estate and business-succession planning.

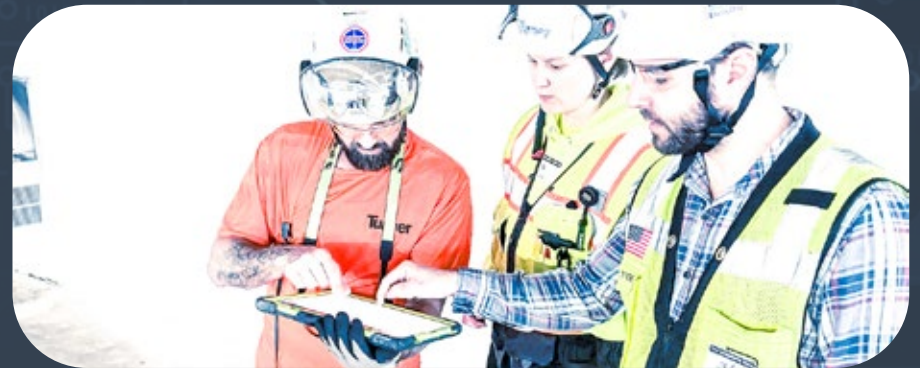
The Litchfield County resident was formerly a managing director with Fiduciary Trust Co. International, senior vice president and relationship manager in private banking wealth management at BNY Mellon, a manager with Fleet Bank and an investment officer with Bankers Trust Co.

Ella, why is there a disconnect between the actual economy and how people feel about it?

“Despite the public’s fear of a recession, the Dow is up 40% since its post-pandemic low. The consumer is still worried about inflation currently at about 3.36% versus 9.56% in 2022. The historic rate from 1914 to 2024 is 3.30%. As you can see, inflation is at a very reasonable level. Unemployment is at 3.9%, which is considered nominal, with 175,000 new jobs created in April. (President Joe) Biden has added 15 million jobs through April 2024 during his administration. The President also got the CHIPS and Science Act passed in August 2022, resulting in chips being produced in this country rather than abroad.

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“But people are worried about high interest rates on mortgages, which have started to come down and are way lower than historic highs, and credit card rates, which are always high. Those people who still have to maintain two jobs and are seeing consumer prices at the grocery store go up are concerned, too, and they most likely do not have investments in stocks, so the market and the indexes doing well does not soothe their daily concerns.”

What do you think needs to be done to improve either the economic picture or people’s view of the economic picture?

“The economy is doing very well, as mentioned. Biden’s infrastructure bill has created many new jobs. His curb on the cost of insulin and chastising the drug companies pricing and pushing them to lower drug costs impacts many people though they may not realize it. The stabilization of fuel prices helps. There needs to be more information fed to the public about all the positives in the economy that ultimately will impact them.”

With an up market and yet a volatile political situation, what should investors be doing right now?

“They should continue to maintain a diversified investment portfolio that is in line with their risk tolerance. Should they want to reduce their market risk, they can consider an insurance product that is invested to mirror market performance but has a guarantee that does not allow investments to go below a 0% floor. There is also an upside ceiling that varies with the policy you choose. It is important to work with a professional whom you trust to guide you correctly.”

You do a lot of work with women’s groups. For a long time, women had no access to capital and yet they are now poised to control the vast majority of personal wealth in this country. What challenges lie ahead for women in finance and women investors?

“Funding or access to capital has always been a concern for women. Fortunately, there are a number of women’s groups in our area and around the country that have focused on helping women obtain capital for business ventures and provide ongoing support. As a former banker with the Bank of New York Mellon, I assisted women in securing lines of credit and loans. I enjoy educating women about understanding how to increase the size of their assets, protect them and use them effectively to achieve their goals. Women must take an active role in their financial picture. They need to learn how to be vigilant. There are women who have determined how to be enormously successful. They should be used as role models. Seeing their success provides further incentive for women to understand they can surround themselves with the right support to achieve more.”

Ella, tell us a little more about yourself. Did you grow up in this area, and were you always interested in finance?

“I grew up in the Bronx, including in Riverdale, and was the daughter of immigrants who survived World War II in Europe. I came to this country when I was 2. When I was raising my family (two sons), we lived in Chappaqua and resided in Manhattan and Connecticut after our sons had moved on. I majored in economics at City College and got my first job in a management training program with a major bank right after I graduated and then completed my MBA at Baruch College in the evenings. I always had a strong interest in numbers and then finance. I really enjoy the arts as well and have found opportunities to support all my interests.”

You like to paint and are active in nonprofits. As you probably know, some social service nonprofits are taking a hit under new Congressional regulations. What can the financial sector do to make up the difference in government funding?

“I believe wealthy corporate organizations and individuals who have created foundations need to take up the slack in supporting nonprofits that provide for those in need and require resources to help them survive and flourish. There should also be public funds going to the arts that allow them to exist and grow. We require support for groups that educate people about finance and the arts as well.”

Looking into your crystal ball, what do you see ahead for the market, the economy and for yourself?

“The market hates uncertainty, and since we have recently hit new highs, we should expect to see a correction as the presidential election comes closer. The economy is going to continue to grow. We should see an easing of some prices such as prescription drugs as Biden continues to pressure the pharmaceutical companies. Gas prices should stabilize if things get a bit more settled in the Middle East. As mortgage rates ease, the housing market should become stronger. As people’s wages increase and they can catch up to increased prices, they will begin to feel the economy is improving. The enactment of the Chips and Science Act will also further fuel economic growth.

“For myself, I am working on helping more clients with their ability to improve their future through estate, business succession, retirement and long-term care planning strategies. I am working on a book and on producing a podcast and/or talk show. I plan to continue my painting, and doing Zumba as well as finding time to be with my young grandchildren and traveling with my husband.”

For more, click here. <https://www.nortonadvisorygroup.com/ella-t-newman>

‘Soul’ food: How Le Bernardin’s Eric Ripert blends Buddhism, work-life balance and business success

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com

“Creativity and spirituality are different,” said Eric Ripert, chef and co-owner of Le Bernardin restaurant in Manhattan. “I’m not sure I can see a connection.”

He was speaking with Cristin Marandino, editorial director of Greenwich magazine, at a May 29 luncheon at Brae Burn Country Club in Purchase benefiting the Greenwich Arts Council. Le Bernardin and the Moffly Media publication co-sponsored the luncheon, along with BNY Mellon and Blue Ribbon Fish Co. in the Bronx, which supplied the delicate sauce for the melt-in-your-mouth salmon at the luncheon – the same salmon served at Le Bernardin. (Blue Ribbon is owned by Greenwich resident David Samuels, who was among the 134 guests at the luncheon and whose wife, Dorianne, served as event co-chair with artist Felicity Kostakis.)

But perhaps there is a connection between Ripert’s creative success at Le Bernardin – possessor of the maximum three Michelin stars as well as four New York Times stars for more than three decades – and his Buddhist practice, represented by the mala meditation beads he wears wound around one wrist. Marandino, who visited Le Bernardin’s kitchen recently, said it was a place of fluid serenity despite the hustle and bustle of 75 cooks.

That serenity contrasts, Ripert told the attendees, with the physical and verbal abuse he witnessed and experienced as a young chef in France, where he was born into a French-Italian household of comforting meals made by his grandmothers and mother. The young Eric loved to eat their food and longed to cook. Soon he was going to the market, helping in the kitchen, reading cookbooks – and neglecting his studies.

Eventually, school officials would call him and his mother on the carpet to tell them the 15-year-old Eric would have to go to vocational school.

“I had to look sad, of course, but I was delighted,” Ripert, a humorous storyteller, said of the opportunity to study cooking in Perpignan in his native Southern France. Two years later, he was off to Paris to work at La Tour d’Argent, an historic restaurant, and then Jamin. The kitchens

of 1980s Paris were tough places, Ripert said, where chefs ruled as dictators and young staffs were mistreated. At first, Ripert – who came to the United States in 1989 and served as sous chef at the Watergate Hotel’s Jean Louis Palladin before moving two years later to New York City, where he was briefly David Bouley’s sous chef – thought he had to emulate that toughness. But then he realized “anger is a weakness.” It was, Ripert said, his “duh” moment.

“I immediately changed my mindset. We don’t need to have this kind of abuse. I direct my team to have respect and compassion.” Not like, say, Gordon Ramsey (“Hell’s Kitchen”), added Ripert, who said he himself does not curse.

Besides dignity and understanding in the workplace, Ripert said you have to listen to what your patrons want. Le Bernardin’s tuna carpaccio with foie gras is a signature dish – one that disappeared from the menu but only briefly as there was about to be a second French Revolution among the clientele. (For the courageous, tuna carpaccio appears in “Seafood Simple” (Random House, \$35, 286 pages), the latest of Ripert’s seven cookbooks, a signed copy of which each of the luncheon guests received and which begins: “Cooking seafood is, in truth, not that simple.”)

Ripert recognized that not being able to savor the tuna carpaccio at Le Bernardin would be like finding certain songs absent from the playlist at a Rolling Stones concert.

“You’re going to be like, ‘Mick, no ‘Satisfaction?’”

While it’s great to experiment in business, he added, you also need to know when thinking outside the box represents only a noble failure and move on. Hence fish with strawberries: Ripert, who said creativity comes to him in a flash and then the tastebuds take over, worked and worked on that recipe. In the end, it was edible, he said, but only just. And that’s not good enough for him: “Food has to be delicious, not just edible.”

In making that food, you have to be eyes on the process rather than the prize or, in this case, the Michelin and Times stars. If all you’re thinking about is the Oscar or the Grammy,

you’ll never give a great performance, added Ripert, who finds a lot of commonality between food and the arts.

Given his additional success as a chef and restaurateur with the Aldo Sohm Wine Bar in midtown and Blue by Eric Ripert at The Ritz-Carlton, Grand Cayman, and on Bravo’s “Top Chef,” it’s not surprising that Ripert sees life like a pie – a third for family, a third for work and a third for self, with each refreshing the creative juices of the others. (“Seafood Simple” salutes “the hard work, passion and dedication of the team and the unconditional love of my family.”)

The third for self would include not only a recent trip to Korea – “South

Korea,” Ripert emphasized to laughter – to forage for vegetables with Buddhist monks in a forest, “an exercise in mindfulness”; and his friendship with the late chef, author and documentarian Anthony Bourdain, with whom he ate his way across New York City. Said Ripert: “We had fun together.”

But also in the “self” slice of the pie, Ripert might put his role as vice chair of City Harvest, which he joined in 1995 and which continues to rescue fresh produce and distribute it to the city’s food insecure, roughly 1.2 million people. That’s one billion pounds of food over 40 years.

It’s a reflection of what Ripert said was his favorite word – “love.”

“Food has to be delicious, not just edible.”

- Eric Ripert



From left, Dorianne Samuels and Felicity Kostakis, event chairs of the Greenwich Arts Council luncheon; Eric Ripert, chef and co-owner of Le Bernardin; and Cristin Marandino, editorial director of Greenwich magazine.



Guests received a signed copy of Ripert’s latest book, “Simple Seafood.” Photographs by Cara Gilbride/Greenwich magazine.

WESTCHESTER COURT CASES

U.S. Bankruptcy Court White Plains & Poughkeepsie Local business cases, May 29 - June 4

Johnston & Rhodes Bluestone Co., Roscoe vs. Connecticut Stone Supplies Inc., Milford, Connecticut, 24-9015-CGM: Adversary proceeding in Johnston & Rhodes Chapter 11 (24-35235). Attorney: Michelle L. Trier.

ABCNK1234 LLC, Monroe, 24-35572-CGM: Involuntary Chapter 7, by Feige Zaretsky, Brooklyn, re. \$95,000 loan. Attorney: pro se.

SJP Realty Holdings LLC, Spring Valley, Abraham Post, partner, 24-22498-SHL: Chapter 7, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

Brewster Plastics Inc., Patterson, Brett Wallace, president, 24-35576-CGM: Chapter 11, assets \$1,831,095, liabilities \$3,706,281. Attorney: Gerard R. Luckman.

Madison 33 Partners LLC, Spring Valley, David Goldwasser, chief restructuring officer, 24-22500-PB: Chapter 11, assets \$100.6 million, liabilities \$66.5 million. Attorney: Jonathan S. Pasternak.

26 Highview LLC, Monsey, 24-22501-SHL: Chapter 11, assets and liabilities \$1 million - \$10 million. Attorney: pro se.

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

Questions and comments regarding this section should be directed to:

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

Jenncourt LLC: Spring Valley, Jean Claude Dorcelly, president, 24-22503-SHL: Chapter 7, assets \$600,000, liabilities \$701,757. Attorney: pro se.

U.S. District Court, White Plains Local business cases, May 29 - June 4

Westchester County vs. Bark Inc., New York City, et al, 24-cv-4112-KMK: Declaratory judgment. Attorney: John M. Nonna.

Broadcast Music Inc., New York City, et al, vs. Mohansic Grill & Lounge, Yorktown Heights, et al, 24-cv-4161-KMK: Copyright. Attorney: Jonathon B. Lower.

The Vale Fox Distillery LLC, Poughkeepsie vs. Central Mutual Insurance Co., Van Wert, Ohio, 24-cv-4169-CS: Insurance. Attorney: Alexander M. Sugzda.

Felipe Fernandez, Westchester vs. Great Wall 837 Inc., Yonkers, 24-cv-41781-NSR: Americans with Disabilities Act, class action., Attorney: Rami Salim.

Felipe Fernandez, Westchester vs. East Harbor Kitchen Inc., Yonkers, 24-cv-4172-CS: Americans with Disabilities Act, class action. Attorney: Rami Salim.

Lynk Media LLC, Astoria, Queens vs. Townsquare Media Inc., Purchase, 24-cv-4222-NSR: Copyright. Attorney: Craig B. Sanders.

Ashley Mead, Wallkill vs. Jomar Concrete Corp., Circleville, et al, 24-cv-4253: Fair Labor Standards Act. Attorney: Adam C. Lease.

DEEDS

Above \$1 million

20 Rosedale Avenue LLC, Mount Vernon. Seller: Chabok Parvin, White Plains. Property: 20 Rosedale Ave., White Plains. Amount: \$1.1 million. Filed May 20.

3 Highland Ridge Lane LLC, Stamford, Connecticut. Seller: Bryan E. McGovern, New York. Property: 3 Highland Ridge Lane, Harrison. Amount: \$1.6 million. Filed May 20.

3Dn Development LLC, White Plains. Seller: National Golf Holdings LLC, Bronx. Property: 2710 Lexington Ave., Yorktown. Amount: \$1.8 million. Filed May 21.

949 Forest Avenue LLC, Rye. Seller: W10s LLC, New York. Property: 949 Forest Ave., Rye City. Amount: \$8 million. Filed May 20.

BNY Mellon NA, New York. Seller: Edward Horton, Larchmont. Property: 8 France Place, Mamaroneck. Amount: \$2.8 million. Filed May 21.

Dileo, Daniela, Eastchester. Seller: 108 Highland Avenue LLC, Eastchester. Property: 108 Highland Ave., Eastchester. Amount: \$1.1 million. Filed May 21.

Hida Realty Corp., Hawthorne. Seller: Le Setai Realty LLC Hawthorne. Property: 6 Saw Mill River Road, Mount Pleasant. Amount: \$2.8 million. Filed May 21.

Holly Hock LLC, Bedford. Seller: Sarah V. Cullen, Katonah. Property: 9 Susan Place, Bedford. Amount: \$1.4 million. Filed May 21.

Izaguirre, Tomasa E., Hartsdale. Seller: 24 Armstrong Avenue Inc., Scarsdale. Property: 20 Palmer Road, Yonkers. Amount: \$1.1 million. Filed May 22.

Jhang, Chris S. G., Tuckahoe. Seller: R21 LLC, Tuckahoe. Property: 21 Malcolm Wilson Lane, Yonkers. Amount: \$1.1 million. Filed May 20.

Yamada, Yoshihisa, Tokyo, Japan. Seller: Light Optical Works Ltd., NaganO-Ken, Japan. Property: 6 Davenport St., Harrison. Amount: \$1.2 million. Filed May 21.

Below \$1 million

266 White Plains Road, Unit 1A LLC, Tuckahoe. Seller: Saver 266 White Plains Road LLC, Eastchester. Property: 266 White Plains Road, A1, Eastchester. Amount: \$420,000. Filed May 20.

43 Smith Street Associates LLC, Yonkers. Seller: Neri Kids LLC, Port Chester. Property: 43 Smith St., Rye Town. Amount: \$350,000. Filed May 20.

54 North Central LLC, Elmsford. Seller: Baker & Daughter Inc., White Plains. Property: 116 S. Central Ave., Greenburgh. Amount: \$600,000. Filed May 20.

72 Chauncey Avenue LLC, New Rochelle. Seller: Rabie R. Abotrabi, Amityville. Property: 72 Chauncey Ave., New Rochelle. Amount: \$750,000. Filed May 21.

Amendola, Luella G., White Plains. Seller: 9-11 Second St LLC, Purchase. Property: 9-11 Second St., Harrison. Amount: \$997,000. Filed May 21.

Belkin, Patricia K., Croton-on-Hudson. Seller: Fuller Champion Productions LLC, Croton-on-Hudson. Property: 130 Grand St., Cortlandt. Amount: \$950,000. Filed May 22.

Bonkers LLC, Yonkers. Seller: Justin Rodriguez, Yonkers. Property: 41 Bushey Ave., Yonkers. Amount: \$370,000. Filed May 22.

Bronx West Rock Fund I LLC, Bronxville. Seller: Sarah Woodbury, Croton-on-Hudson. Property: South Riverside, Cortlandt. Amount: \$16,000. Filed May 21.

Cascade Funding Room 1 Alternative Holdings LLC, Houston, Texas. Seller: Buy Or Sell Realty LLC, Cromwell, Connecticut. Property: 4 Old Cross River Road, Bedford. Amount: \$752,000. Filed May 21.

D'Agostino, Charles A., Pleasantville. Seller: Deutsche Bank National Trust Co., West Palm Beach, Florida. Property: 28 Trenton Ave., White Plains. Amount: \$821,000. Filed May 22.

Dondero, Daniel W., Cortland Manor. Seller: DiPaterio Contracting Inc., Cortland Manor. Property: 5 John Dorsey Drive, Cortlandt. Amount: \$500,000. Filed May 20.

Gross, Jacqueline, Ardsley. Seller: Gitsit Solutions LLC, Orange, California. Property: 14 Grandview Ave., Greenburgh. Amount: \$645,000. Filed May 20.

Kousouros, Debra K., Yorktown Heights. Seller: Bywater Briarcliff LLC, Hawthorne. Property: Route 9 Hudson River, Cortlandt. Amount: \$38,000. Filed May 20.

LI Parcel E LLC, Fort Washington, Pennsylvania. Seller: Saul Jennifer G, Sleepy Hollow. Property: 201 Horseman Blvd., Mount Pleasant. Amount: \$628,000. Filed May 21.

Lombardo, Philip J., Yorktown Heights. Seller: 45 Desmond LLC, Melville. Property: 45 Desmond Ave., Yonkers. Amount: \$550,000. Filed May 22.

Merrill Lynch Mortgage Investors Inc., Coppell, Texas. Seller: Carolyn Bloiso, Pleasantville. Property: 18 Edgewood St., White Plains. Amount: \$523,000. Filed May 21.

Morse, Rachel B., Pleasantville. Seller: Dalmore Realty Corp., Pleasantville. Property: 84 Pierce Drive, Mount Pleasant. Amount: \$900,000. Filed May 21.

National Residential Nominee Services Inc., Morristown, New Jersey. Seller: Kurt Cressey, New York. Property: 56 Union Ave., Mount Pleasant. Amount: \$828,000. Filed May 21.

Pagan, Yvette, Mount Vernon. Seller: Bussing Holding Corp., Bronx. Property: 153 Chester St., Mount Vernon. Amount: \$425,000. Filed May 21.

PBNN LLC, Bronx. Seller: Daw Cleaning Services & Construction Corp., Elmsford. Property: 115 First Ave., Mount Vernon. Amount: \$650,000. Filed May 21.

RRS Capital Partners LLC, New Windsor. Seller: 548 S. Eighth Avenue LLC, Brooklyn. Property: 548 Eighth Ave., Mount Vernon. Amount: \$275,000. Filed May 22.

RRS Capital Partners LLC, New Windsor. Seller: 62 W. Fourth Street LLC Brooklyn. Property: 62 Fourth St., Mount Vernon. Amount: \$500,000. Filed May 21.

Russo, Anthony J., Irvington. Seller: Sam Chops Sing Along LLC, Harrison. Property: 226 Parkway North, Yonkers. Amount: \$485,000. Filed May 22.

Scalossi, Frank L., Hawthorne. Seller: National Residential Nominee Services Inc., Morristown, New Jersey. Property: 56 Union St., Mount Pleasant. Amount: \$828,000. Filed May 20.

Srivastava, Pankaj, Mount Kisco. Seller: Tucker Road LLC, Bedford. Property: 111 The Frams Road, Bedford. Amount: \$999,000. Filed May 20.

US Bank NA, Salt Lake City, Utah. Seller: Maxi Lucas LZ, White Plains. Property: 169 10th St., Cortlandt. Amount: \$390,000. Filed May 21.

Weiss, Jeffrey S., Croton-on-Hudson. Seller: Federal Home Loan Mortgage Corp., McLean, Virginia. Property: 1 Watch Hill Road, Cortlandt. Amount: \$480,000. Filed May 21.

Wright, Jane, Yonkers. Seller: GNC 177 Holdings LLC, Jamaica. Property: 273 Park Hill Ave., Yonkers. Amount: \$500,000. Filed May 20.

Zhang, Yajie, West Harrison. Seller: National Residential Nominee Services Inc., Frisco, Texas. Property: 134 Woodside Ave., Harrison. Amount: \$627,000. Filed May 22.

Federal Tax Liens, \$10,000 or greater, Westchester County, May 29 - June 4

197 Westchester Avenue Food Corp.: Port Chester, 2021 - 2022 unemployment, quarterly and corporate taxes: \$40,874.

Arena Contracting Inc.: Port Chester, 2021 - 2023 unemployment, quarterly and corporate taxes: \$20,996.

Auguste, Jean Robert: Mount Vernon, 2021 personal income, \$13,130.

Automax 1 Corp.: White Plains, 2019 - 2022 unemployment, quarterly and corporate taxes: \$14,029.

Breschel, David: Ossining, 2016, 2019, 2022 personal income, \$24,234.

CJM & J Properties Ltd.: Tarrytown, 2020 - 2023 unemployment, quarterly and corporate taxes: \$183,976.

Dellabate, Nicholas and **Laura Dellabate:** Putnam Valley, 2015 - 2016, 2020 - 2021 personal income, \$25,912.

Diaz, Lauren: White Plains, 2011, 2014 personal income, \$64,221.

Freiberg, Eric M.: White Plains, 2021 personal income, \$18,015.

Giacomantonio, Gina: Montrose, 2017 - 2022 personal income, \$64,864.

Matusiak, Joseph J. and **Nina Matusiak:** Irvington, 2015 - 2020 personal income, \$71,360.

Jorge, Ignacio Bido: Yonkers, 2013, 2016 - 2019 personal income, \$16,690.

Karma Transport Inc.: Port Chester, 2018 - 2020 unemployment and quarterly taxes, \$15,693.

Mandel, Mitchell: Mount Kisco, 2006, 2011 personal income, \$160,165.

Mandel, Monica: Mount Kisco, 2006 personal income, \$58,566.

One River Grants Inc.: Bronxville, 2023 quarterly taxes, \$50,105.

Rogan, James: Yonkers, 2018 personal income, \$220,804.

S&L Plumbing & Heating Corp.: Armonk, 2023 quarterly taxes, \$109,573.

Samuels, Dane M.: Tarrytown, 2017 - 2019 personal income, \$90,061.

Samuels, M.K. Doctor: Tarrytown, 2022 personal income, \$37,790.

Sukhman, Michael and **Mala Sukhman:** Millwood, 2022 personal income, \$43,991.

Tavarez, Ramon E.: Bronxville, 2020 personal income, \$10,517.

Tickell, Jean M.: Yonkers, 2014 - 2016, 2022 personal income, \$89,247.

Venneri, Lisa F. Delli: Scarsdale, 2022 personal income, \$12,123.

Xaba-Caulker, Christine S.: Yonkers, 2018 personal income, \$34,503.

Yazdanpanah, Janan: White Plains, 2014, 2016 - 2020 personal income, \$104,489.

JUDGMENTS

111-115 Tibbetts Road Realty Corp., Yonkers. \$30,340 in favor of the city of Yonkers. Filed April 25.

482 Greenwich LLC, New York. \$20,515 in favor of Fleet Pump & Service Group Inc., Rye Brook. Filed April 12.

Ageless Beauty Homecare Agency, Brooklyn. \$97,325 in favor of Greenwich Capital Management Ltd. Partnership, White Plains. Filed May 1.

Alsunna, Khouloud, Yonkers. \$4,949 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 9.

Antunes, Thomas, Eastchester. \$17,166 in favor of Discover Bank, New Albany, Ohio. Filed April 15.

Bascomb, Adrianna M., Tuckahoe. \$5,156 in favor of Discover Bank, New Albany, Ohio. Filed April 9.

Beers, David P., Yonkers. \$18,542 in favor of Discover Bank, New Albany, Ohio. Filed April 16.

Benavidez, Cristina, Elmsford. \$4,453 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 11.

Benvenuto, Patrick V., Pleasantville. \$21,895 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 22.

Biele, Frank, Yorktown Heights. \$9,088 in favor of Discover Bank, New Albany, Ohio. Filed April 29.

Blaise, Valdimir, Yonkers. \$15,419 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 11.

Blueline Tactical & Police Supply LLC, Elmsford. \$3,423 in favor of Elavon Inc., Cincinnati, Ohio. Filed April 22.

Brantley, Helen, Mount Vernon. \$9,530 in favor of Con Edison Company of New York Inc., New York. Filed April 26.

Bravo, Bianca, Scarsdale. \$14,669 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed April 12.

Bruzzese, Charles, Cortlandt Manor. \$16,504 in favor of Discover Bank, New Albany, Ohio. Filed April 10.

Bryan, Okae A., Yonkers. \$3,080 in favor of Discover Bank, New Albany, Ohio. Filed April 11.

Camaj, Maria P., Scarsdale. \$14,685 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Ccp18 LLC, Monsey. \$17,930 in favor of CW North Ridge Plaza LLC, New York. Filed April 17.

Ceesay, Malang, Yonkers. \$3,724 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 15.

Charlton, Vida A., Mount Vernon. \$2,582 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 9.

Clayton, Matthew, Yonkers. \$3,224 in favor of Ford Motor Credit Company LLC, Dearborn, Michigan. Filed April 25.

Contento, Harvey, Mount Vernon. \$4,375 in favor of Discover Bank, New Albany, Ohio. Filed April 22.

Crump Destiny, Mount Vernon. \$2,094 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Cyruli Orli, Larchmont. \$25,000 in favor of Robert Cyruli, Yonkers. Filed April 23.

Degl, Richard, Buchanan. \$3,118 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 22.

Donis, Juan C., Port Chester. \$8,984 in favor of Discover Bank, New Albany, Ohio. Filed April 9.

Duarte, Roni H. G., Mount Kisco. \$6,520 in favor of Discover Bank, New Albany, Ohio. Filed April 22.

Durgaj Properties Corp., Scarsdale. \$120,227 in favor of Con Edison Company of New York Inc., New York. Filed April 26.

Epstein, Jeffrey, Port Chester. \$8,240 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 9.

Feliciano, Brenda, Mamaroneck. \$10,197 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Fire & Oak Wood Burning Kitchen & Grill, Croton-on-Hudson. \$20,377 in favor of Con Edison Company of New York Inc., New York. Filed April 26.

Firing Landscapes Inc., Lee County, Florida. \$74,184 in favor of Dext Capital LLC, Lake Oswego, Oregon. Filed April 15.

Frederick, Eric, Ossining. \$3,061 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 15.

Galicia, Damian M., White Plains. \$3,552 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 15.

Gallardo, Rafael, Port Chester. \$5,031 in favor of Discover Bank, New Albany, Ohio. Filed April 9.

Gonzalez, Betzaida, Ossining. \$4,756 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Gonzalez, Maria, Mount Vernon. \$7,042 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 9.

Harris, Judy A., New Rochelle. \$4,856 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 10.

Hogue, Damaris, Yonkers. \$2,291 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

House, Samira, Peekskill. \$2,807 in favor of Discover Bank, New Albany, Ohio. Filed April 22.

Iovenitti, Rosina, Yonkers. \$5,027 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 22.

Kingara, Margaret, Bear, Delaware. \$18,246 in favor of Goldman Sachs Bank USA, Richardson, Texas. Filed May 1.

Kringas, George P., Ossining. \$14,831 in favor of Discover Bank, New Albany, Ohio. Filed April 15.

Kurtaj, Senad, Chappaqua. \$3,997 in favor of Discover Bank, New Albany, Ohio. Filed April 26.

Lindain, Irene, Yonkers. \$8,662 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 22.

MacLeod, Georganna, Cross River. \$7,003 in favor of Discover Bank, New Albany, Ohio. Filed April 9.

MacMillan, David, Harrison. \$8,648 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed April 9.

Makhlouf, Lamya Y., Yonkers. \$13,240 in favor of Mary E. Ferling, Irvington. Filed April 15.

Malcolm, Juney E., Yonkers. \$4,281 in favor of Citibank NA, Sioux Falls, South Dakota. Filed April 22.

Maldonado Jr., Pedro J., White Plains. \$1,828 in favor of Discover Bank, New Albany, Ohio. Filed April 25.

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

Akuetey, Hubert R., as owner. Filed by US Bank National Trust. Action: Foreclosure of a mortgage in the principal amount of \$1,300,000 affecting property located at 21 Overhill Road, Scarsdale. Filed May 9.

Bradley, Ralston, as owner. Filed by Wilmington Savings Fund Society. Action: Foreclosure of a mortgage in the principal amount of \$644,000 affecting property located at 42 E. Grand St., Mount Vernon. Filed May 10.

Catskill Hudson Bank, as owner. Filed by JPMorgan Chase Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 1 Stonebrook Lane, Scarsdale. Filed May 9.

Connolly, Chelsea -Heir, as owner. Filed by HH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$544,000 affecting property located at 3520 Stony St., Yorktown. Filed May 7.

Dally, Vernetta, as owner. Filed by Forethought Life Insurance Co. Action: Foreclosure of a mortgage in the principal amount of \$209,000 affecting property located at 35 Lincoln Place, White Plains. Filed May 9.

Greatamerica Leasing Corp., as owner. Filed by Wells Fargo Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$474,000 affecting property located in Eastchester. Filed May 13.

Heikel, Martin H., as owner. Filed by Plaza Home Mortgage Inc. Action: Foreclosure of a mortgage in the principal amount of \$442,000 affecting property located at 206 Byram Lake Road, Mount Kisco. Filed May 6.

Option One Mortgage Corp., as owner. Filed by Deutsche Bank National Trust Co. Action: Foreclosure of a mortgage in the principal amount of \$157,000 affecting property located at 6207 Villa at the Woods Peekskill. Filed May 13.

Polanco, Robert A., as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 48 Alder St., Yonkers. Filed May 13.

Rios, Juventina, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$383,000 affecting property located at 39 Hall Ave., White Plains. Filed May 7.

Stein, Kenneth, as owner. Filed by HSBC Bank USA N A. Action: Foreclosure of a mortgage in the principal amount of \$183,000 affecting property located at 60 E. Mount Airy Road, Croton-on-Hudson. Filed May 10.

Wallen, Pamela, as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$179,000 affecting property located at 144 Ravine Ave., Yonkers. Filed May 9.

MECHANIC'S LIENS

101 Old Mamaroneck Road Owners Corp., White Plains. \$38,093 in favor of Royal Restoration & Construction, Yonkers. Filed May 13.

130 Midland Avenue Owner LLC, Rye. \$44,699 in favor of Gencon Corp., Newburgh. Filed May 7.

70 Pier LLC, Yonkers. \$109,855 in favor of Builders First Source f.k.a. Farmingsdale. Filed May 9.

Eastview Holdings LLC, Mount Pleasant. \$29,425 in favor of Foundation Building Materials, Farmingdale. Filed May 10.

Fogliano, Jack, New Rochelle. \$36,800 in favor of Energy Paving Inc., Scarsdale. Filed May 9.

MacKenzie, Charlotte A., Rye. \$55,000 in favor of Valley Forge Iron Works Inc., Yonkers. Filed May 16.

Mamaroneck White Plains LLC, White Plains. \$44,031 in favor of Von Rohr Equipment Corp., Orange, New Jersey. Filed May 15.

Mantilla, Lynette J., Mount Vernon. \$29,310 in favor of Procyon Inc., New Rochelle. Filed May 16.

Saladino, Richard F., North Castle. \$29,247 in favor of Renaissance Building & Restoration, Brewster. Filed May 9.

White Plains Hospital, White Plains. \$5,900 in favor of ADT Commercial LLC, Boca Raton, Florida. Filed May 14.

Zee, Dan, Cortlandt. \$1,000 in favor of Mark Russo, Yorktown. Filed May 8.

NEW BUSINESSES

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

Partnerships

Plaza Laundromat, 1867 Commerce St., Yorktown Height 10598. c/o Fay Pappas and Soterios John Pappas. Filed April 18.

Sparx Property Management, P.O. Box 68, Maryknoll 10545. c/o Vanessa Pairs and Anthony Shropshire. Filed April 18.

Sugary Cup, 472 Hawthorne Ave., Yonkers 10705. c/o Wendy Davenport and Arianna Lorenzo. Filed April 26.

Sole Proprietorships

Palace Innovations, 97 Ellsworth Ave., Harrison 10528. c/o Jefferson Rodrigues de Almeida. Filed April 25.

Petate, 480 Riverdale Ave., 5G, Yonkers 10705. c/o Joselyn M. de la Rosa. Filed April 30.

Rafa General Construction, 28 N. Lawn Ave., Elmsford 10523. c/o Rafael Pomaquiza Jaramillo. Filed April 23.

Randall Enterprise, 33 Runyon Ave., Yonkers 10710. c/o Hernan Randall. Filed May 1.

Renovate Plus, 2644 Loretta St., Yorktown Heights 10598. c/o Michael J. Troyano Jr. Filed April 22.

Rewind, 84 Calvert St., Harrison 10528. c/o Alexandra Pearlman. Filed April 16.

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

Sleepyhollows Tarot Mystic, 95 Beekman Ave., Tarrytown 10591. c/o Linda Demetro. Filed April 16.

Superior Taxi 4, 807 Main St., No. 5D, Peekskill 10566. c/o Juan P. Aponte Jr. Filed April 19.

Sweet Pea Wellness, 11 Colby Lane, Briarcliff Manor 10510. c/o Jessica Lynn Parker. Filed April 24.

Tarot Mystic, 19 N. Broadway, Tarrytown 10591. c/o Linda DeMetro. Filed April 16.

That Guy Ky, 73 Maple Ave., Rye 10580. c/o Kyle Ramalho and Amanda Ribeiro. Filed April 19.

Tonys Tres Leches, 10 Granada Crescent, White Plains 10603. c/o Antonio Andrade. Filed April 26.

Travelingdev Agency, 40 E. Fourth St., 1G, Mount Vernon 10550. c/o Marciana Davis. Filed April 19.

Ventura Auto Repair, 87 N. Riverside A, Croton-on-Hudson 10520. c/o Manuel B. Lliguipuma. Filed May 1.

Vitality Tai Chi, 4 Shaw Lane, Hartsdale 10530. c/o Aryeh Reisner. Filed May 2.

Volps Painting, 96 Bradford St., Harrison 10528. c/o Robson M. Colponi. Filed April 29.

Well-Fed Artists Club, 119 Pondfield Road 970, Bronxville 10708. c/o Kalila A. McFadden-Cole. Filed April 29.

Zanzibarland, 424 Central Ave., Peekskill 10566. c/o Christopher Torres. Filed April 22.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Loan Funder LLC Series 67911, as owner. Lender: 3 Glendale Road LLC. Property: 13 Dallas Drive, Monroe. Amount: \$2 million. Filed April 11.

Northeast Community Bank, as owner. Lender: Stonegate Drive LLC. Property: 2 Stone Gate Drive, Blooming Grove. Amount: \$7.8 million. Filed April 16.

Northeast Community Bank, as owner. Lender: Golden Towers Lot Two LLC. Property: County Route 105, Palm Tree. Amount: \$16.8 million. Filed April 19.

TD Bank, as owner. Lender: Nuchem and Liba Grunhut. Property: 31 Owen Drive, Monroe. Amount: \$1.9 million. Filed April 5.

Below \$1 million

EH Capital LLC, as owner. Lender: Equity Homes New York II LLC. Property: in Wallkill. Amount: \$100,000. Filed April 9.

Kiavi Funding Inc., as owner. Lender: Gold Score Properties Inc. Property: 18 Lexington Ave., Highland Mills. Amount: \$353,900. Filed April 9.

Kiavi Funding Inc., as owner. Lender: Xtreme Construction & Properties LLC. Property: in Mount Hope. Amount: \$360,000. Filed April 9.

Orange Bank & Trust Co., as owner. Lender: WH Property Realty LLC. Property: in Montgomery. Amount: \$450,000. Filed April 17.

United Wholesale MTG LLC, as owner. Lender: Visroel Zahler. Property: in Monroe. Amount: \$750,000. Filed April 9.

Walden Savings Bank, as owner. Lender: Clear Key II LLC. Property: 75 Forester Ave., Warwick. Amount: \$750,000. Filed April 16.

Wallkill Valley Federal Savings & Loan Association, as owner. Lender: Matthew Geyer and Stephanie Compasso Geyer. Property: 461 Riley Road, New Windsor. Amount: \$476,000. Filed April 16.

Wallkill Valley Federal Savings & Loan Association, as owner. Lender: 845 Cronomer Lake LLC. Property: in Newburgh. Amount: \$822,000. Filed April 9.

DEEDS

Above \$1 million

19 South Remsen Realty LLC, Brooklyn. Seller: Remsen Realty Holdings LLC, Central Valley. Property: 19 Remsen St., South Monsey. Amount: \$1.3 million. Filed May 9.

Leifer, Elimelech, Spring Valley. Seller: 10 Johanna LLC, Spring Valley. Property: 10 Johanna Lane, Monsey. Amount: \$1.4 million. Filed May 3.

Below \$1 million

1 Brook Street LLC, Nanuet. Seller: 1065 Fulton Street Inc., Nanuet. Property: 274 S. Middletown Road, Nanuet. Amount: \$839,000. Filed May 8.

23 Highland Avenue LLC, Suffern. Seller: Napoleon and Eloisabel Monterey, Suffern. Property: 23 Highland Ave., Suffern. Amount: \$500,000. Filed May 3.

38 Second LLC, Monsey. Seller: Pessy Spitzer, Spring Valley. Property: 38 Second Ave., Nanuet. Amount: \$555,000. Filed May 8.

5 Albert LLC, Monsey. Seller: Sunshine OPCE LLC, Miami Beach, Florida. Property: 5 Albert Drive, Monsey. Amount: \$800,000. Filed May 7.

5 New Main LLC, Brooklyn. Seller: Frank Lombardi, referee and T&N Main Street Corp., Mahopac. Property: 3-5 New Main St., Haverstraw. Amount: \$498,000. Filed May 6.

8 Rita Equities LLC, Brooklyn. Seller: Abigail Freshwater, Brooklyn. Property: 8 Rita Ave., Monsey. Amount: \$750,000. Filed May 6.

81 Fairview Avenue LLC, Highland. Seller: Robert J. Ellsworth, Pleasant Valley. Property: 81 Fairview Ave., town of Poughkeepsie. Amount: \$215,000. Filed April 24.

933 Route 45 LLC, New City. Seller: John W. Lauder Jr. and Beth M. Lauder, New City. Property: 933 Route 45, New Hempstead. Amount: \$975,000. Filed May 9.

935 Route 45 LLC, New City. Seller: John W. Lauder Jr. and Beth M. Lauder, New City. Property: 935 Route 45, New Hempstead. Amount: \$645,000. Filed May 9.

Adler, Eliezer, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 3 Filmore Lane, Monsey. Amount: \$800,000. Filed May 2.

Anthony Drive LLC, Spring Valley. Seller: David A. Frankl, Spring Valley. Property: 9 Anthony Drive, Spring Valley. Amount: \$13,000. Filed May 6.

Azez, Khaled, Poughkeepsie. Seller: Deutsche Bank National Trust Co., Salt Lake City, Utah. Property: 70 Cramer Road, LaGrange. Amount: \$516,000. Filed April 24.

Berger, Mordechai, Spring Valley. Seller: NS Community Planning and Development Corp., Spring Valley. Property: 50 Wilson Ave., New Square. Amount: \$700,000. Filed May 8.

Castaldo Properties Inc., Poughkeepsie. Seller: Amanda Mary Harter, Pleasant Valley. Property: Rochdale Road, town of Poughkeepsie. Amount: \$53,000. Filed April 23.

CI16888 Realty Inc., Poughkeepsie. Seller: Chengyong Wang, Poughkeepsie. Property: 28 Nassau Road, town of Poughkeepsie. Amount: \$449,000. Filed April 24.

Dolfinger, Edward, Poughkeepsie. Seller: US Bank National Trust, Dallas, Texas. Property: in city of Poughkeepsie. Amount: \$443,000. Filed April 24.

Ecker, Hollie and Noah Pagano, Valley Cottage. Seller: G&S Realty LLC, New City. Property: 359 S. Mountain Road, New City. Amount: \$575,000. Filed May 3.

Feder, Jacob, Spring Valley. Seller: 13 Polnoya Estates LLC, Spring Valley. Property: 13 Polnoya Road, New Square. Amount: \$757,900. Filed May 8.

Fischel, Chava, Spring Valley. Seller: B Developers LLC, Spring Valley. Property: 15 Ostereh Blvd., New Square. Amount: \$580,000. Filed May 8.

Fogel, Hertz and Gitty Fligman, Monsey. Seller: Viola Ventures LLC, Chestnut Ridge. Property: 4112 Corner St., Spring Valley. Amount: \$469,000. Filed May 6.

Friedman, Sylvia, Monroe. Seller: Highview Hills LLC, Suffern. Property: 45 Silverwood Circle, Suffern. Amount: \$990,000. Filed May 6.

Godinez, Norma C., Nanuet. Seller: Zadrima Property Corp., Nyack. Property: 616 Tudor Hill, Nanuet. Amount: \$130,000. Filed May 3.

Grunwald, Menashe, Spring Valley. Seller: 22 Slavita Estates LLC, Spring Valley. Property: 22 Slavita Road, New Square. Amount: \$705,000. Filed May 8.

Klein, Chaim and Trana Klein, Monsey. Seller: Blueberry Equities LLC, Monroe. Property: 44 Filmore Lane, Monsey. Amount: \$797,900. Filed May 2.

Melber, David and Golda Melber, Spring Valley. Seller: Polnoya Homes LLC, Spring Valley. Property: 127 Reagan Road, New Square. Amount: \$700,000. Filed May 3.

Moskowitz, Channa and Mordechai Mendelovitz-Aif, Spring Valley. Seller: Blueberry Equities LLC, Monroe. Property: 6 Filmore Lane, Monsey. Amount: \$635,000. Filed May 3.

MS Advisory Group LLC, Nanuet. Seller: Klein Nyack LLC, Nanuet. Property: 55 Old Turnpike Road, Nanuet. Amount: \$316,000. Filed May 1.

Nass, Yitzchak M. and Gitel L. Silber Nass, Spring Valley. Seller: 1 Brook Street LLC, Nanuet. Property: 1 Brook St., Spring Valley. Amount: \$633,450. Filed May 9.

Omaha Property Manager LLC, New York. Seller: Mary B. Mullins, referee, et al, Larchmont. Property: 94 New York Ave., Congers. Amount: \$800,000. Filed May 3.

Premier Renovation Specialists LLC, Stony Point. Seller: Vito R. Romaniello Supplemental Needs Trust and Frank Sartari Trust, Atlantic Highlands, New Jersey. Property: 44 S. Highland Ave., Nyack, Amount: \$350,000. Filed May 8.

Rabi Family Residence Trust and Sara Rabi Trust, Brooklyn. Seller: Summit Patio Homes LLC, Monsey. Property: 20 Dessau Circle, New Hempstead, Amount: \$725,000. Filed May 13.

Rakk Realty LLC, Pomona. Seller: 40 Camp Hill Road LLC, Tappan. Property: 40 Camp Hill Road, Pomona, Amount: \$645,000. Filed May 10.

Riverside Partners New York LLC, Spring Valley. Seller: Rachel Weiner, Spring Valley. Property: 440 Viola Road, Spring Valley, Amount: \$175,000. Filed May 13.

Ruiz, Simona, Stony Point. Seller: REO Trust 2021 NR2, et al, Coppell, Texas. Property: 12 Lewis Drive, Stony Point, Amount: \$425,000. Filed May 3.

Spivak Legacy Trust, Monsey. Seller: Summit Patio Homes LLC, Monsey. Property: 22 Dessau Circle, New Hempstead, Amount: \$750,000. Filed May 9.

Tovim 1 LLC, Spring Valley. Seller: NS Community Planning Development Corp., Spring Valley. Property: 30 Wilson Ave., New Square, Amount: \$625,000. Filed May 8.

Tree Family LLC, Spring Valley. Seller: Relkin Childrens Trust, Fair Lawn, New Jersey. Property: 200 Kearsing Parkway, Spring Valley, Amount: \$365,000. Filed May 2.

We Buy Sell RE New York LLC, Monsey. Seller: Jason E. Sona, referee, et al, Pomona. Property: 15 Rosman Road, Thiells, Amount: \$830,000. Filed May 10.

JUDGMENTS

ASAP Fixit LLC and Chelvin Santana, Pine Bush. \$6,174 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 1.

Balachova, Eguenia, Newburgh. \$15,723 in favor of Sandy. Sandy, Utah. Filed May 8.

Barragan, Rene E. Moran, et al, Middletown. \$7,600 in favor of Deep Properties LLC, Middletown. Filed May 1.

Beckford, Nicole M., Monroe. \$5,412 in favor of Capital One, Glen Allen, Virginia. Filed May 7.

Berrios, Vashti, Middletown. \$5,914 in favor of Capital One, Glen Allen, Virginia. Filed May 9.

Bruno, Arlene T., Newburgh. \$7,668 in favor of Citibank and Department Stores National Bank, Sioux Falls, South Dakota. Filed May 2.

Cabrera, Joseph P., Goshen. \$5,174 in favor of Discover Bank, New Albany, Ohio. Filed May 1.

Cacchioli, Paul, Central Valley. \$7,500 in favor of Next Level Mazel LLC, Monroe. Filed May 8.

Cintron, Jastine H., Port Jervis. \$1,569 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed May 8.

Diaz, Jose, Port Jervis. \$3,198 in favor of Meenan Oil Company LP and Wallace Oil Co., Woodbury. Filed May 7.

Espinosa, Eduardo, Newburgh. \$735 in favor of Joyce Williams, Wallkill. Filed May 7.

Ewing, William C., Walden. \$21,945 in favor of Cavalry SPV I LLC and Capital One, Glen Allen, Virginia. Filed May 7.

Faria, David, Middletown. \$12,759 in favor of Capital One, Glen Allen, Virginia. Filed May 7.

Figuroa, Juan and Yadira Rodriguez, Newburgh. \$6,500 in favor of Fullerton Holdings LLC, Monroe. Filed May 6.

Gardner, Catherine A., Chester. \$2,134 in favor of Midland Credit Management Inc., San Diego, California. Filed May 9.

Haaksma, Matthew, Middletown. \$9,962 in favor of Capital One, Glen Allen, Virginia. Filed May 10.

Higuera, Kevin Alfredo Rodriguez, Middletown. \$4,500 in favor of Shi & Zhang LLC, Middletown. Filed May 10.

Howard Day House LLC and Chaskiel Strulovitch, Brooklyn. \$2,911,473 in favor of Howard Avenue Multifamily LLC, New York. Filed May 1.

Innovative Health Sciences EU Inc., Chester. \$13,816 in favor of RXinsider Ltd., West Warwick, Rhode Island. Filed May 8.

Mann, Jillian T., Warwick. \$20,959 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed May 2.

Manuele, Robert D., Washingtonville. \$7,505 in favor of Citibank, Sioux Falls, South Dakota. Filed May 1.

Matos, Caitlin Samantha, Bronx. \$13,841 in favor of LM General Insurance Co. and Paul Kemptisy, Boston, Massachusetts. Filed May 3.

Mota, Dinora, Middletown. \$5,217 in favor of Capital One, Glen Allen, Virginia. Filed May 10.

MRLS II Inc., et al, Highland Mills. \$9,098 in favor of Mint Funding Inc., Monroe. Filed May 3.

Negron, Chris, Middletown. \$1,841 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 7.

Nisbet, Amanda, Goshen. \$2,294 in favor of Discover Bank, New Albany, Ohio. Filed May 9.

Ohare, Patrick F., Newburgh. \$9,378 in favor of Capital One, Glen Allen, Virginia. Filed May 1.

Pacella, Dennis, Pine Bush. \$24,392 in favor of Crisafulli Bros, Albany. Filed May 3.

Perl, Arye, Monroe. \$2,962 in favor of Capital One, Glen Allen, Virginia. Filed May 10.

Pirro, Lisa R., Monroe. \$20,706 in favor of US Bank National Association and Elan Financial Services, Cincinnati, Ohio. Filed May 6.

Prosa, Christopher F., Slate Hill. \$3,006 in favor of Cavalry SPV I LLC and Capital One, Glen Allen, Virginia. Filed May 10.

Reich, David T., Rock Tavern. \$4,003 in favor of Midland Credit Management Inc., San Diego, California. Filed May 10.

Reynolds, Elaine Geniti and Armanis Limo Car Service, Goshen. \$5,603 in favor of Seneco Enterprises Inc., Middletown. Filed May 10.

Rodriguez, Moises, Middletown. \$3,729 in favor of Citibank, Sioux Falls, South Dakota. Filed May 8.

Samuels, Jenny, Middletown. \$5,025 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed May 1.

Thomson, Andrew K., Tuxedo Park. \$6,226 in favor of Cavalry SPV I LLC and Citibank, Sioux Falls, South Dakota. Filed May 7.

Tinger, Heather, Highland Mills. \$1,844 in favor of LVNV Funding LLC, Greenville, South Carolina. Filed May 3.

Tirnouer, Abraham, Monroe. \$3,622 in favor of Bank of America, Charlotte, North Carolina. Filed May 2.

Trinh, Kien T., New Windsor. \$12,273 in favor of Citizens Bank, Johnston, Rhode Island. Filed May 6.

Ward, Paola Lemos, Cornwall-on-Hudson. \$4,495 in favor of Mid-Hudson Valley Federal Credit Union, Kingston. Filed May 1.

Waterman, Merilee, Middletown. \$9,922 in favor of US Bank National Association, Cincinnati, Ohio. Filed May 6.

West, Donna M., Goshen. \$3,433 in favor of Cavalry SPV I LLC, et al, Greenwich, Connecticut. Filed May 1.

White, Erin, Middletown. \$1,590 in favor of 298 Route 211 LLC, Spring Valley. Filed May 1.

Yes Distributors Inc. and Bobby's Catering Bobby's Blintzes, Monroe. \$450,439 in favor of Cash Capital Group LLC, Wilmington, Delaware. Filed May 3.

MECHANIC'S LIENS

AH RE Centerock LLC, as owner. \$136,562 in favor of Yale Electric Supply Co. and US Electrical Services Inc., d.b.a. Property: 3 Centerock Road, West Nyack. Filed May 3.

ANB Holdings GCCM LLC, as owner. \$3,100 in favor of AJR Site Development LLC. Property: 93 Teakette Spout Road, Mahopac. Filed May 14.

Homes For Heroes Inc., as owner. \$10,325 in favor of G&G Electric Supply Company Inc. Property: 335 Western Highway, Tappan. Filed May 3.

Jeremias, Jacob, as owner. \$250,000 in favor of HYLIT Developers LLC. Property: in Spring Valley. Filed May 2.

Newburgh SHG 1 LLC, as owner. \$11,900 in favor of Uppercut Associates Inc. Property: in Newburgh. Filed May 20.

Newburgh SHG 50 LLC, as owner. \$12,603 in favor of Uppercut Associates Inc. Property: 184 Liberty St., Newburgh. Filed May 20.

Newburgh SHG 54 LLC, as owner. \$4,100 in favor of Pedros Construction & Drywall Inc. Property: 190 Chamber St., Newburgh. Filed May 20.

Ramapo Pinnacle Properties LLC, as owner. \$11,856 in favor of Haas Construction Management LLC. Property: 222 Route 59, Suffern. Filed May 1.

Red Lobster and Middletown Resources LP, as owner. \$5,352 in favor of Trap Zap Environmental Systems Inc. Property: 450 Route 211, Wallkill. Filed May 21.

SVMP DE LLC, as owner. \$133,890 in favor of Ly Contractor Consulting Inc. Property: 13 Spring Valley Market place, Spring Valley. Filed May 13.

TBZ Trading LLC and Rich Builders, as owner. \$12,163 in favor of Artistic Tile & Stone. Property: 40 Weygan Hill, Woodbury. Filed May 21.

NEW BUSINESSES

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

Partnerships

K Rivera Artistry, 2001 17M, Goshen 10942. c/o Kristen Nicole Devos and Kristen Nicole Rivera. Filed May 13.

Sole Proprietorships

AKB Coaching & Zen Martial Arts, 48 Eastview Road, Highland Mills 10930. c/o Allan R. Torres. Filed May 13.

Assembly Men, 124 N. Montgomery St., Walden 12586. c/o James Stephen Millhouse. Filed May 10.

Backyard Wood Fired Pizza, 8 Schneider Ave., Highland Falls 10928. c/o Hollie L. Perry. Filed May 13.

Bella Baci Brick Oven Pizza & Italian Cuisine, 62 Main St., Pine Bush 12566. c/o Anna Maria Mesiti. Filed May 8.

Black Orchid Liquors, 56 Noelle Drive, Walden 12586. c/o Martin Charles. Filed May 8.

Caritos Creations, 46 Montgomery St., Second floor, Middletown 10940. c/o Carolina Hernandez. Filed May 6.

Dona Empanada La Casa Del Tres Leches, 45 53 North St., Middletown 10940. c/o Gerson Onofre Zapata Hernandez. Filed May 9.

Father Jons Power Wash, 26 Knapp Ave., Middletown 10940. c/o Jon Anthony Francis. Filed May 9.

Gaithers Consulting, 26 Oakland Ave., Warwick 10990. c/o Erick Devin Gaither Jr. Filed May 9.

Georgia Paradise, 228 Route 32, Central Valley 10917. c/o Nika Khardzeishvili. Filed May 6.

Hair & Scalp Studio, 88 Dunning Road, Suite 215, Middletown 10940. c/o Jacqueline Rochelle Shelby. Filed May 14.

Hudson Valley Events Creation & Management, 30 Brooks Road, Apt. A, Cornwall-on-Hudson 12520. c/o Cory S. Claus. Filed May 10.

Lost Art CNC Woodworking, 20 Paddington Drive, Montgomery 12549. c/o Joseph C. Fedor. Filed May 13.

Monolith Audioworks, 54 Laurel Circle Goshen 10924. c/o Mateus Tebaldi. Filed May 7.

MW Plumbing & Heating, 126 Lake Drive, Newburgh 12550. c/o Makaya Williams. Filed May 7.

Ricoflow Home Services, 173 Main St., Suite 100, Highland Falls 10928. c/o Augustin Richener. Filed May 8.

Skin Icon, 47 S. Plank Road, Newburgh 12550. c/o Jacobs Mariah. Filed May 7.

Yako Landscaping, 7 Second St., Highland Mills 10930. c/o Esteban Joaquin Mecalco. Filed May 13.

BUILDING PERMITS

Commercial

L&M Interior Construction LLC, White Plains, New York, contractor for Landmark Square 1-6 LLC. Commercial renovation of a retail space at 101 Broad St., Stamford. Estimated cost: \$25,000. Filed April 3.

LMR Realty Connecticut LLC, Stamford, contractor for LMR Realty Connecticut LLC. Change of use to a smoke shop at 465 W. Main St., Stamford. Estimated cost: SN/A. Filed April 4.

Michigan Commercial Contractors Inc., Grand Haven, Michigan, contractor for Regency Centers. Perform replacement alterations at 2215 Summer St., Stamford. Estimated cost: \$891,000. Filed April 4.

Pavarini North East Construction Co LLC, Stamford, contractor for East First Stamford Place SPE LLC. Interior alterations of existing space at 151 Greenwich Ave., Stamford. Estimated cost: \$1,400,000. Filed April 11.

PPF SS 535 Hope Street LLC, Stamford, contractor for PPF SS 535 Hope Street LLC. Install two illuminated wall signs at 535 Hope St., Stamford. Estimated cost: \$1,500. Filed April 18.

PPF SS 535 Hope Street LLC, Stamford, contractor for PPF SS 535 Hope Street LLC. Install one illuminated wall sign at 535 Hope St., Stamford. Estimated cost: \$1,500. Filed April 29.

Sekelsky, Michael A., Bethel, contractor for Stamford Motors Inc. Install new EV charging stations for use by service staff at 212 Magee Ave., Stamford. Estimated cost: \$145,500. Filed April 29.

Signature Construction Group of Connecticut Inc., Norwalk, contractor for Waterfront Office Building Ltd. Partnership. Create classrooms on second floor and remodel bathrooms at 68 Southfield Ave., Stamford. Estimated cost: \$2,285,500. Filed April 19.

Residential

Piro, Robert P., Trumbull, contractor for Don Aiken. Install a 24 KW generator at 57 Hunting Ridge Road, Stamford. Estimated cost: \$13,500. Filed April 10.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for John Thurairaj. Install roof-mounted solar panels at 136 Vine Road, Stamford. Estimated cost: \$20,600. Filed April 4.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for John Thurairaj. Remove existing and reroof 136 Vine Road, Stamford. Estimated cost: \$5,825. Filed April 9.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Howard P. Blum and Janet Woo. Install solar deco tech shingles at 375 Vine Road, Stamford. Estimated cost: \$47,880. Filed April 18.

Posigen Developer LLC, Saint Rose, Louisiana, contractor for Howard P. Blum and Janet Woo. Remove existing roof and reroof 375 Vine Road, Stamford. Estimated cost: \$47,880. Filed April 15.

Profix LLC, Stamford, contractor for Glen Morris LLC. Construct a single-family house at 435 Glenbrook Road, Stamford. Estimated cost: \$450,000. Filed April 3.

Profix LLC, Stamford, contractor for Glen Morris LLC. Construct a single-family house at 435 Glenbrook Road, Stamford. Estimated cost: \$450,000. Filed April 4.

R & A Remodeling Services LLC, Stamford, contractor for Philip Farin. Remove existing roof and reroof 5 E. Ridge Road, Stamford. Estimated cost: \$28,600. Filed April 15.

Regal Blu Pool & Spa LLC, Stamford, contractor for Operation MLC LLC. Construct a swimming pool and spa at 280 Ocean Drive East, Stamford. Estimated cost: \$125,000. Filed April 11.

Restoration Real Estate LLC, Stamford, contractor for Nolan and Leah Zeide. Renovate existing kitchen, paint walls and refinish floors at 233 E. Hunting Ridge Road, Stamford. Estimated cost: \$55,000. Filed April 5.

Restoration Real Estate LLC, Stamford, contractor for Steven Seide and Sara Bromley. Renovate existing master bathroom, all fixture locations to stay at 12 Idlewood Place, Stamford. Estimated cost: \$25,000. Filed April 23.

Rhino Back Roofing LLC, Simsbury, contractor for Joseph D. Salvatore III and Bernadette Salvatore. Remove existing roof and reroof 87 Birchwood Road, Stamford. Estimated cost: \$16,899. Filed April 4.

Rhino Back Roofing LLC, Simsbury, contractor for Alix and Nicole Duvigneaud. Remove existing roof and reroof 4 Holcomb Ave., Stamford. Estimated cost: \$12,696. Filed April 19.

Rodrigue, Glen, Seymour, contractor for Roselyn Vassilatos and Michael Tavarez. Perform replacement alterations at 36 Rutz St., Stamford. Estimated cost: \$21,000. Filed April 30.

Roofing Solutions of Ct LLC, Norwalk, contractor for Steven Lapin. Perform asphalt roof replacement at 3 Rippowam Road, Stamford. Estimated cost: \$13,000. Filed April 17.

Roofing Solutions of Ct LLC, Norwalk, contractor for Zoraida Seaman. Perform asphalt roof replacement at 43 King St., Stamford. Estimated cost: \$24,000. Filed April 11.

Rossi, Michael, Norwalk, contractor for Renee A. Kahn. Remove existing roof due to tree damage and replace at 78 Webbs Hill Road, Stamford. Estimated cost: \$14,250. Filed April 11.

S. Sinche Construction LLC, Fairfield, contractor for John C. and Clara N. McColl. Remove existing roof and reroof 146 Dannel Drive, Stamford. Estimated cost: \$11,000. Filed April 23.

Saade, Marie, Stamford, contractor for Marie Saade. Remodel existing first floor and second floor at 297 Weed Ave., Stamford. Estimated cost: \$97,000. Filed April 30.

Samra, Ranjit S. and **Kuldip K. Samra**, Stamford, contractor for Ranjit S. Samra and Kuldip K. Samra. Install a tent for a private party at 10 Long Close Road, Stamford. Estimated cost: \$3,000. Filed April 4.

Sekse, Per, Stamford, contractor for Per Sekse. Remove existing roof and reroof at Arlington Road, Stamford. Estimated cost: \$7,600. Filed April 9.

Sound Renovation LLC, Norwalk, contractor for Martha L. Winston, trustee. Remove existing roof and reroof 333 Weed Ave., Stamford. Estimated cost: \$9,475. Filed April 22.

Storm Shield Roofing LLC, Waterbury, contractor for JCD Investments LLC. Install ½ inch insulation, new siding, new aluminum windows and door wrap work at 17 Rose Park Ave., Stamford. Estimated cost: \$15,000. Filed April 5.

Sunpower Corporate Systems, Richmond, California, contractor for Marc G. Saracino and Shevon Morris. Install roof-mounted solar panels at 25 Saint George Ave., Stamford. Estimated cost: \$33,360. Filed April 10.

Sunrun Installation Services Inc., San Francisco, California, contractor for Michael Carugan and Jennifer Zagarino. Install roof-mounted solar panels at 352 Vine Road, Stamford. Estimated cost: \$51,600. Filed April 2.

COURT CASES

Bridgeport Superior Court

BLT Management, LLC, Stamford. Filed by Tyler Wolff, Norwalk. Plaintiff's attorney: Gould Law Group LLC, New Haven. Action: The plaintiff was lawfully on the premises in Norwalk controlled by the defendant when he was caused to slip and fall due to the slippery condition of the mailroom floor, thereby causing him to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133083-S. Filed April 5.

Bogopa BP Corp., et al, Bridgeport. Filed by Rosianne Colin, Bridgeport. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: The plaintiff was lawfully on the premises controlled by the defendants when she was caused to fall due to liquid on the grocery store floor, thereby causing her to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133073-S. Filed April 5.

Dvorchak, Andrew, et al, Wolcott. Filed by Rizza Stack a.k.a. Rizza Barker Bridgeport. Plaintiff's attorney: Paul Joseph Ganim, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133339-S. Filed April 16.

Paramount Restaurants of Connecticut Inc., Bridgeport. Filed by Arthur DelBene, Bridgeport. Plaintiff's attorney: Fitzpatrick Santos Sousa Perugini PC, Naugatuck. Action: The plaintiff was walking up the front steps of the premises controlled and maintained by the defendant when the plaintiff tripped on the step of the front door to the entrance, there was no warning or caution signs present around the front entrance door to inform patrons/invitees of the unreasonably high front step to prevent accidents in this area. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-24-6133385-S. Filed April 17.

The FA Bartlett Tree Expert Company, et al, Stamford. Filed by Henry Akoni, Milford. Plaintiff's attorney: Law Offices of Bradley L Sorrentino 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-24-6133228-S. Filed April 5.

Danbury Superior Court

City of Danbury. Filed by Tyler Hancock, New Haven. Plaintiff's attorney: Alexander Tiva Taubes, New Haven. Action: The plaintiff was discriminated against because of his work injury and exercise of his Workers' Compensation rights. The defendant disciplined the plaintiff, denied the plaintiff training opportunities, failed to assign the plaintiff to positions he applied for, and allowed for a hostile and harassing work environment because the plaintiff was injured in the course of his employment and because he filed a claim for Workers' Compensation benefits, and/or because he exercised or attempted to exercise his rights. As a result of the defendant's actions, the plaintiff has suffered a loss of compensation, including lost wages and employment benefits the plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049273-S. Filed Feb. 23.

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

Farrell, Joseph, Newtown. Filed by Sylvia Pearsall, Middlebury. Plaintiff's attorney: Salomone & Morelli, Hartford. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049009-S. Filed Jan. 23.

Hunt, Robert J., Bethel. Filed by Michael Mancini, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049370-S. Filed May 5.

Wakefern Food Corp., East Hartford. Filed by Maria Luis, Danbury. Plaintiff's attorney: Raymond C. Lubus, New Fairfield. Action: The plaintiff entered the defendant's grocery store and picked up items to purchase and proceeded to a checkout register line. The plaintiff was standing in a checkout line behind other business invitees who were in line ahead of her awaiting the opportunity to get to the salesclerk. An employee of the defendant in the course of her duties as a grocery store employee of the defendant, was using a U-boat platform cart. The defendant's employee maneuvered the U-boat platform cart into a collision with the plaintiff, striking her lower legs causing the plaintiff to be violently knocked over and fall to the grocery store floor. The plaintiff's lower back, head, cervical spine and upper back impacted the grocery store floor due to the fall. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-24-6049598-S. Filed May 21.

Windsor Gardens Condominium Association, Inc. New Milford. Filed by Diana Ramos, Danbury. Plaintiff's attorney: Moore O'Brien & Foti, Middlebury. Action: The plaintiff was lawfully on the subject premises, in or upon the parking area, walkway and/or adjacent to stair area when she was caused to trip and fall, due to the uneven and/or defective condition of the parking area, walkway and/or adjacent stairs, thereby causing her to suffer injuries and losses. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief as the court deems appropriate. Case no. DBD-CV-24-6049765-S. Filed April 8.

Stamford Superior Court

Agurre Perez, Jenar, et al, Stamford. Filed by Joseph Derigin, Stamford. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065354-S. Filed Feb. 23.

Arglass Yamamura S, LLC, Valdosta, Georgia. Filed by Bluetriton Brands Inc., Stamford. Plaintiff's attorney: Day Pitney LLP, New Haven. Action: The plaintiff is a producer and distributor of a selection of quality, trusted bottled water brands, and defendant is a glass bottle manufacturer. The parties entered into the Glass Supply Agreement, whereby defendant agreed to produce millions of blue glass bottles for plaintiff. Almost from the start of the agreement, however, defendant failed to meet its obligations. From the contract's early days, defendant has had significant difficulties complying with industry quality standards and plaintiff's manufacturing specifications. Several times, defendant put plaintiff in the position of having to scramble for product meeting its specifications due to serious quality issues in defendant's manufacturing process. In addition, the defendants pricing for 2024 was not remotely competitive with similar suppliers in the industry — which constituted a material breach of the agreement. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065130-S. Filed Feb. 8.

Perez-Garrido, Brayan, et al, Stamford. Filed by Jean Mitsous, Stamford. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065638-S. Filed March 12.

Town of Greenwich, et al, Greenwich. Filed by Artem Ivanov p.p.a. Valentina Baranova, Riverside. Plaintiff's attorney: The Pickel Law Firm LLC, Stamford. Action: The plaintiff is a student in one of the schools run by the defendant. At the plaintiff's classroom there was a damaged and/or defective white board that had an exposed sharp metal edge due to its missing protective covering, thereby causing an unsafe presence and hazard and failed to meet acceptable injury prevention standards for use in the classroom due to the sharp exposed metal edge. The plaintiff was assisting his classroom teacher at her direction, in classroom 121, where the whiteboard was a fixture, when he collided with the sharp metal edge causing plaintiff to sustain serious physical injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-24-6065725-S. Filed March 18.

TPW Partners LLC, et al, Stamford. Filed by Elsita Celorio, Stamford. Plaintiff's attorney: Michael E. Skiber Law Office, Norwalk. Action: The plaintiff was walking on the stone walkway in front of the premises controlled and maintained by the defendants when she was caused to fall after slipping on ice. The plaintiff's fall and injuries were due to the negligence and/or 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-24-6065637-S. Filed March 12.

DEEDS

Commercial

1 Seagate Road LLC, Riverside. Seller: Robert Calderoni and Patricia Calderoni, Delray Beach, Florida. Property: 1 Seagate Road, Riverside. Amount: \$10. Filed May 17.

108 Virgil Street LLC, Stamford. Seller: Elvira R. Roman, Stamford. Property: 108 Virgil St., Stamford. Amount: \$801,000. Filed May 13.

181 COG LLC, Cos Cob. Seller: Maxim Borbat and Eno Borbat, Greenwich. Property: 181 Cognewaugh Road, Cos Cob. Amount: \$10. Filed May 13.

71 OFP Road LLC, Greenwich. Seller: 71 Old Field Point Road LLC, Greenwich. Property: 71 Old Field Point Road, Greenwich. Amount: \$10. Filed May 14.

Beach Walk Homes LLC, Fairfield. Seller: AJC48 LLC, Fairfield. Property: 48 Dwight St., Fairfield. Amount: \$885,000. Filed May 24.

Bedford Street LLC, Stamford. Seller: Bozena Tisch and Zbigniew Piastowski, Norwalk. Property: 444 Bedford St., Unit 9F, Stamford. Amount: \$335,000. Filed May 13.

BL Gregory LLC and KL Gregory LLC, Flushing, New York. Seller: New Star Gregory LLC, Stamford. Property: 20 Gregory St., Stamford. Amount: \$915,000. Filed May 15.

Flagovic LLC, Greenwich. Seller: Stellar Connecticut Holdings LLC, Dover, Delaware. Property: 16 Hedgerow Lane, Greenwich. Amount: \$10. Filed May 17.

The Flouty Family Limited Partnership, Riverside. Seller: Keying Inc., Port St. Lucie, Florida. Property: 105 Harbor Drive, Stamford. Amount: \$41,000. Filed May 13.

The Goodman Family Trust, Fairfield. Seller: Mary T. Walsh, Bridgeport. Property: 461 Tahmore Drive, Fairfield. Amount: \$1,450,000. Filed May 20.

TR West Main Street LLC, Stamford. Seller: 300 Main Street Stamford LLC, Stamford. Property: 300 Main St., Fifth floor, Stamford. Amount: \$7,000,000. Filed May 16.

Zimmerman, Joel and Carly Zimmerman, Stamford. Seller: RJM Bros, LLC, Stamford. Property: 165 Highview Ave., Unit A, Stamford. Amount: \$849,999. Filed May 17.

Residential

Always, Donald and Bernadette Alway, Greenwich. Seller: Phillip Wren and Bianca Y.S. Wren, Greenwich. Property: 11 Zygmont Lane, Greenwich. Amount: \$1,075,000. Filed May 15.

Andiman, Sarah and Richard M. Chmielecki, Greenwich. Seller: Robert M. Saperstein and Janis Saperstein, Stamford. Property: 34 Pony Trail Road, Stamford. Amount: \$1,200,000. Filed May 14.

Assalini, Santiago G. and Maria Agueda Gonzalez Crende, Washington, D.C. Seller: Nathan A. Harbacek and Desiree M. Harbacek, Kentfield, California. Property: 51 Forest Ave., Unit 21, Greenwich. Amount: \$1,310,000. Filed May 13.

Bartels, Philip H., Greenwich. Seller: Rai K. Noovi and Indra K. Noovi, Greenwich. Property: 465 Lake Ave., Greenwich. Amount: \$1. Filed May 14.

Carr, Camilla and Dylan Lonergan, Greenwich. Seller: Hilary Martin Lea, Riverside. Property: 38 Cary Road, Riverside. Amount: \$1,841,000. Filed May 15.

Carroll, Mary Madeline Secours, Old Greenwich. Seller: Mary Madeline S. Carroll, Greenwich. Property: 33 Benjamin St., Old Greenwich. Amount: \$1. Filed May 17.

Colo, Nery Antonio Jacinto, Bridgeport. Seller: Pedro J. Alcantara and Patricia M. Alcantara, Fairfield. Property: 36 Chestnut St., Fairfield. Amount: \$486,000. Filed May 24.

Cordova, Luis, Stamford. Seller: Harold B. Bornstein and Renee M. Bornstein, Stamford. Property: 30 Colonial Road, Stamford. Amount: \$851,000. Filed May 13.

Cronin, Teodolinda, Huntington Square, New York. Seller: Neal Dalziel, Stamford. Property: 74 Standish Road, Unit 18-G-4, Stamford. Amount: \$265,000. Filed May 14.

De Guzman, Paul, New Canaan. Seller: Ricky B. Davis, Stamford. Property: 23 Valley View Drive, Stamford. Amount: \$885,000. Filed May 13.

Eagle, Asher, Wilton. Seller: Tanner Schwartz, Stamford. Property: 850 E. Main St., Unit 315, Stamford. Amount: \$230,000. Filed May 16.

Ezrapour, Lili and Ian Stowe, Stamford. Seller: Jane A. Conway, et al, Stamford. Property: 190 West Lane, Stamford. Amount: \$1,100,000. Filed May 13.

Genn, Alan and Michelle Genn, Stamford. Seller: Daniel Stein and Judith Jaeger, Stamford. Property: 57 Ledge Brook Road, Stamford. Amount: \$1,275,000. Filed May 14.

Gering, Craig Stephen and Jane Alexander Long, Greenwich. Seller: Russell S. Reynolds Jr. and Deborah T. Reynolds, Greenwich. Property: 264 Taconic Road, Greenwich. Amount: \$10. Filed May 13.

Grewal, Prabhjot, Old Greenwich. Seller: Michael Carver and Wendi Carver, Stamford. Property: 53 Butternut Lane, Stamford. Amount: \$1,415,000. Filed May 17.

Hagstrom, Louise, Greenwich. Seller: Louise Hagstrom, Greenwich. Property: 12 Hunt Terrace, Greenwich. Amount: \$1. Filed May 13.

Hind, Timothy and Kerry Gillespie Hind, Fairfield. Seller: Kyle F. Hublitz and Ellen S. Hublitz, Riverside. Property: 761 Round Hill Road, Fairfield. Amount: \$1,700,000. Filed May 20.

Isley, Kaitlyn and Owen Sandoval, Stamford. Seller: Matthew Dombroski, Lancaster, Massachusetts. Property: 196 Cascade Road, Stamford. Amount: \$710,000. Filed May 14.

Jamgochian, George M. Greenwich. Seller: Chitra Ramcharandas, Greenwich. Property: 172 Field Point Road, Unit 1, Greenwich. Amount: \$10. Filed May 15.

Koumettou, Elizabeth and Rajat Suri, Greenwich. Seller: 5 Northridge Road LLC, Greenwich. Property: 5 Northridge Road, Greenwich. Amount: \$3,300,000. Filed May 16.

Lawson, Jeanne M., Greenwich. Seller: Shima LLC, Greenwich. Property: 89 Clapboard Ridge Road, Greenwich. Amount: \$10. Filed May 13.

Lazarus, Jeffrey and Kate Lazarus, Old Greenwich. Seller: Kwong Hing Chung and Sok I. Lam, Stamford. Property: 21 Innis Lane, Old Greenwich. Amount: \$1,695,000. Filed May 15.

Leone, Carlo and Timothy M. Abbazia, Stamford. Seller: Giuseppina Leone, Stamford. Property: 87 Houston Terrace, Stamford. Amount: \$1. Filed May 13.

Mackey, Cameron K. and Susana C. Mackey, Greenwich. Seller: Sanjay Chadda, New York, New York. Property: 32 Meadowcroft Lane, Greenwich. Amount: \$10. Filed May 15.

Magardichian, Magardich and Ardem Magardichian, Stamford. Seller: Makma LLC, Bridgeport. Property: 700 Summer St., Unit 7K, Stamford. Amount: \$234,900. Filed May 17.

Maldonado, Nerlin G., Stamford. Seller: Pawel Kazimierz Urbanik and Piotr Urbanik, Stamford. Property: 65 Pine Hill Ave., Stamford. Amount: \$665,800. Filed May 13.

Melanson, Kimberly and Andrew Steven Boy, Fairfield. Seller: Deborah J. Griffin, Fairfield. Property: 31 Judd St., Fairfield. Amount: \$510,000. Filed May 21.

Mitchell, James W., Cos Cob. Seller: Joseph A. Giancola III, Stamford. Property: 1465 E. Putnam Ave., Old Greenwich. Amount: \$410,000. Filed May 17.

Murphy, Mary Alexis, Greenwich. Seller: Yili Qian and Wei Ren, Greenwich. Property: Unit 112, Greenwich Hills Condominium III, Greenwich. Amount: \$10. Filed May 15.

Narang, Rakesh and Neelam Narang, Fairfield. Seller: David J. Loffredo and Megan M. Loffredo, Fairfield. Property: 2115 & 2116 Fairfield Beach Road, Fairfield. Amount: \$4,300,000. Filed May 23.

Parsons Jr., James D. and Patricia A. Parsons, Bronxville, New York. Seller: Stephen R. Aspden and Maria Fatima Rodrigues Aspden, Stamford. Property: 51 Westgate Drive, Stamford. Amount: \$1,105,000. Filed May 15.

Ratz, Sebastian, Stamford. Seller: Ryan M. Sussan and Brittany A. Sussan, Stamford. Property: 1920 Shippan Ave., Stamford. Amount: \$1,250,000. Filed May 16.

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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

Repaci, Rose and Karen Hogan, Greenwich. Seller: Rose J. Repaci, Greenwich. Property: 39 Deep George Road, Greenwich. Amount: \$1. Filed May 15.

Rueda, Elena, Greenwich. Seller: James W. Hayes, Valley Cottage, New York. Property: 9 Weaver St., No. 4, Greenwich. Amount: \$365,000. Filed May 16.

Sanchez Jr., Richard and Jacqueline Marie Sanchez, Stamford. Seller: Robert D. Furnari and Lina D. Furnari, Stamford. Property: 167 Skyline Lane, Stamford. Amount: \$1,300,000. Filed May 16.

Sanchez, Jonathan J. and Elizabeth Maureen Sanchez, Port Chester, New York. Seller: Sondra J. Schneider, Stamford. Property: 109 Weed Ave., Stamford. Amount: \$1,431,250. Filed May 17.

Santillan, Luis Alberto, Port Chester, New York. Seller: 27 Finney Lane LLC, Stamford. Property: 27 Finney Lane, Stamford. Amount: \$450,000. Filed May 15.

Secretary of Housing and Urban Development, Oklahoma City, Oklahoma. Seller: Midfirst Bank, Oklahoma City, Oklahoma. Property: 59 Courtland Ave., Unit 2W, Stamford. Amount: \$0. Filed May 16.

Tamigian, Ira and Steven Magnuson, Greenwich. Seller: Ira Tamigian, Greenwich. Property: 31 Ridge St., Greenwich. Amount: \$1. Filed May 14.

Teitell, Susanne, Fairfield. Seller: Kathleen M. Drabaski, Fairfield. Property: 344 Duck Farm Road, Fairfield. Amount: \$725,000. Filed May 20.

Tungaturthy, Prasad, Stamford. Seller: Philip Farin and Carolyn Nadel, Stamford. Property: 5 E. Ridge Road, Stamford. Amount: \$1,135,000. Filed May 15.

Walker, Andrew B. and Nathalia Gut Sa Peixoto de Carlos, Stamford. Seller: James Henderson and Elizabeth Willard, Stamford. Property: 15 Sun Dance Circle, Stamford. Amount: \$840,000. Filed May 14.

Weber, Nicholas and Emma Weber, Stamford. Seller: Jean E. Pointdujour and Lisa Pointdujour, Stamford. Property: 2 Arnold Drive, Stamford. Amount: \$930,000. Filed May 15.

Winik, Peter J. and Hanna Graber, Bronx, New York. Seller: Rajiv Khanna and Amber Khanna, Stamford. Property: 25 Hampton Lane, Stamford. Amount: \$905,000. Filed May 15.

Yang, Qinghui and Jiawei Mao, Stamford. Seller: Kexin Wang and Yang Ge, Stamford. Property: 101 Grove St., Unit 12, Stamford. Amount: \$545,000. Filed May 17.

Yang, Ying and Siqi Yuan, Stamford. Seller: Myra L. Graubard and Naomi B. Kinderman, Stamford. Property: 1034 Westover Road, Stamford. Amount: \$1,250,000. Filed May 17.

LIS PENDENS

Calderon, Cesar, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 28 Stephen St., Stamford. Action: foreclose defendants' mortgage. Filed May 14.

Garnett, Gwendolyn Askew, et al, Stamford. Filed by Ackerly & Ward, Stamford, for Stamford Water Pollution Control Authority. Property: 3 Green St., Stamford. Action: foreclose defendants' mortgage. Filed May 14.

Weinstein, Seth G., et al, Stamford. Filed by Neubert, Pepe & Monteith PC, Hartford, for The Bank of New York. Property: 905 Rock Rimmon Road, Stamford. Action: foreclose defendants' mortgage. Filed May 10.

Zajkowski, Robert, et al, Stamford. Filed by Korde & Associates PC, New London, for Newrez LLC. Property: 393 Glenbrook Road, Stamford. Action: foreclose defendants' mortgage. Filed May 14.

MORTGAGES

5 Greenwich Cove Drive LLC, Old Greenwich, by Kevin G. Sanidad. Lender: Home Pros Funding LLC, 9550 Bay Harbor Terrace, Suite 210, Bay Harbor Islands, Florida. Property: 5 Greenwich Cove Road, Old Greenwich. Amount: \$700,000. Filed April 11.

73 Burning Tree Road LLC, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 73 Burning Tree Road, Greenwich. Amount: \$2,640,000. Filed April 12.

Adams, Ryan M. and Katherine A. Lupardi, Norwalk, by Stefanie Langerman. Lender: Guaranteed Rate Affinity LLC, 1800 W. Larchmont Ave., Chicago, Illinois. Property: 2976 Black Rock Turnpike, Fairfield. Amount: \$617,950. Filed April 11.

Ahsan, Saddmun, Newtown, by Wendy Sue Delales. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 24 Prospect St., Greenwich. Amount: \$600,000. Filed April 16.

Amodeo, Matthew and Josephine Amodeo, Syosset, New York, by Jonathan Martin. Lender: PMJ Capital Profit Sharing Plan Loan, 305 Calle Villamil, San Juan, Puerto Rico. Property: 30 Willowmere Ave., Riverside. Amount: \$500,000. Filed April 12.

Arietaaraunabena, Maria Elisabeth, New York, New York, by Albert T. Strazza. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 145 Beaumont St., Fairfield. Amount: \$300,000. Filed April 8.

Barry, Timothy and Fran Barry, Stamford, by Jeffrey Weiner. Lender: Third Federal Savings and Loan Association of Cleveland, 7007 Broadway Ave., Cleveland, Ohio. Property: 225 Sycamore Terrace, Stamford. Amount: \$60,000. Filed April 1.

Benvenuto, Joann, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 21 River Ave., Greenwich. Amount: \$65,000. Filed April 12.

Borsari, Michael and Stefanie E. Borsari, Fairfield, by Rose Morgan. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 91 Euclid Ave., Fairfield. Amount: \$100,000. Filed April 8.

Butterworth, Trudie Louise and Luke Benjamin Butterworth, Stamford, by Descera Daigle. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 84 Lawrence Hill Road, Stamford. Amount: \$388,000. Filed April 3.

Camarillo Velazquez, Sebastian, Greenwich, by Nathaniel W. Shipp. Lender: Pryma Lending Group LLC, 18 Padanaram Road, Danbury. Property: 42 Glenville St., Greenwich. Amount: \$652,500. Filed April 16.

Campbell, Jessica, Norwalk, by Daniel Pagana. Lender: Mortgage Research Center LLC, 1400 Forum Blvd., Suite 18, Columbia, Missouri. Property: 85 Camp Ave., Apt.15H, Stamford. Amount: \$526,500. Filed April 5.

Capparelle Development Company LLC, Cos Cob, by Antoinette Violi. Lender: The First Bank of Greenwich, 444 E. Putnam Ave., Cos Cob. Property: 551 E. Putnam Ave., Cos Cob. Amount: \$350,000. Filed April 16.

Carey, Brian and Maura Carey, Fairfield, by Barbara C. Friedman. Lender: GE Employees FCU, 265 Sub Way, Milford. Property: 265 Figlar Ave., Fairfield. Amount: \$50,000. Filed April 9.

Coleman, Sophie, Fairfield, by Terriann Walker. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 349 Beach Road, Fairfield. Amount: \$84,142. Filed April 8.

Dedura, John, Stamford, by Thomas W. Ozimkoski Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1239 Shippan Ave., Stamford. Amount: \$904,500. Filed April 4.

Duthe, Grace and William Duthe, Stamford, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 82 Shelter Rock Road, Stamford. Amount: \$50,000. Filed April 2.

Esposito, Anthony and Nicole Kelly, Peekskill, New York, by Jay N. Hershman. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 95 Columbus Place, Apt. 6, Stamford. Amount: \$452,000. Filed April 3.

Farenga, Mary E. and Brian Farenga, Fairfield, by Simone Lynn Palmer. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 111 Cornell Road, Fairfield. Amount: \$50,000. Filed April 11.

Ferguson, Liam, Stamford, N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 1633 Washington Blvd., Unit 5C, Stamford. Amount: \$235,000. Filed April 1.

Frate, Nicholas and Molly Frate, Fairfield, by Aitza N. Cabrera. Lender: First County Bank, 117 Prospect St., Stamford. Property: 15 Emerald Springs, Fairfield. Amount: \$350,000. Filed April 8.

Gastrau, Steven, Mamaroneck, New York, by Sheila L. Chun. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 20 Maple Tree Ave., Unit H, Stamford. Amount: \$351,500. Filed April 4.

Gerold, Jason, Bedford Corners, New York, by Seth J. Arnowitz. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 30 Maple Tree Ave., No.J, Stamford. Amount: \$320,800. Filed April 3.

Gluckman, Robyn Adele and Jonathan Yoav Gluckman, Bayside, New York, by N/A. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 189 Idlewood Drive, Stamford. Amount: \$575,000. Filed April 5.

Gutierrez, Ingrid and Martin Gutierrez, Stamford, by Maria C. Miller. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 171 Butternut Lane, Stamford. Amount: \$117,000. Filed April 4.

Huh, Inwha and Rob Kim, Fairfield, by Scott Rogalski. Lender: The Federal Savings Bank, 4120 W. Diversey Ave., Suite C501, Chicago, Illinois. Property: 20 Beagling Hill Circle, Fairfield. Amount: \$955,000. Filed April 11.

Jason Ritzzo Rei-Greenwich LLC, Allendale, New Jersey, by R. Richard Roina. Lender: Secure Capital Group LLC, 611 Access Road, Stratford. Property: 49 Cutler Road, Greenwich. Amount: \$250,000. Filed April 11.

Jean-Guillaume, Vonick and Daniel C. Gibson, Stamford, by Jeffrey G. Lane. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 17 Dartley St., Stamford. Amount: \$560,000. Filed April 1

Jiang, Renshen and Hou Ngar Zheng, Bayside, New York, by M. Kathleen Beatley. Lender: United Nations Federal Credit Union, 2401 44th Road, Long Island City, New York. Property: 511 W. Main St., Unit 8, Stamford. Amount: \$165,000. Filed April 1.

Khan, Halim, Fairfield, by N/A. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 637 Fairfield Woods Road, Fairfield. Amount: \$200,000. Filed April 8.

Laffin, Christopher and Madeline Laffin, Astoria, New York, by Albert T. Strazza. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 116 Warde Terrace, Fairfield. Amount: \$588,000. Filed April 10.

Librandi, Michelle, Stamford, by Jonathan T. Hoffman. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 85 Riverside Ave., Unit B4, Stamford. Amount: \$241,295. Filed April 2.

Lundgren Jr., Phillip James and Jennifer Lundgren, Greenwich, by Mary Wilcox. Lender: Union Home Mortgage Corp., 8241 Dow Circle West, Strongsville, Ohio. Property: 12 Caroline Place, Greenwich. Amount: \$408,600. Filed April 16.

Maginot, Christelle and Angel Omar Torres, Stamford, by Shetal Nitin Malkan. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 44 Penzance Road, Stamford. Amount: \$150,000. Filed April 5.

Magrini, Courtney and Paul Magrini, Brooklyn, New York, by N/A. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 166 Fishing Trail, Stamford. Amount: \$765,000. Filed April 2.

Mastronardi, Michael Anthony and Lisa Mastronardi, Shelton, by Daniel E. Jacobs. Lender: Members Mortgage Company Inc., 90 Maple St., Stoneham, Massachusetts. Property: 77 Winoca Road, Fairfield. Amount: \$420,000. Filed April 11.

Matuk Irma, Southport, by John E. Curran. Lender: Sikorsky Financial Credit Union Inc., 1000 Oronoque Lane, Stratford. Property: 380 Warner Hill Road, Southport. Amount: \$997,500. Filed April 11.

Miller, Adam D. and Jennifer A. Miller, Greenwich, by David W. Hopper. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 38 Meadow Wood Drive, Greenwich. Amount: \$2,350,000. Filed April 16.

Mirabello, Guy and Marisa Anne Mirabello, Southampton, New York, by Robert V. Sisca. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 29 Guinea Road, Greenwich. Amount: \$2,720,000. Filed April 15.

Mishchenko, Vadym, Greenwich, by Brooke Cavaliero. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 36 Hollow Wood Lane, Greenwich. Amount: \$749,000. Filed April 11.

Morris, Robert D., Fairfield, by Elisabete Esteves. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 265 Primrose Lane, Fairfield. Amount: \$400,000. Filed April 8.

Munoz, Casey E. and Michael P. Munoz, Brooklyn, New York, by Peter Ambrose. Lender: Liberty Bank, 315 Main St., Middletown. Property: 149 High Ridge Road, Fairfield. Amount: \$1,000,100. Filed April 8.

Murphy, Timothy and Allison Murphy, Stamford, by Arianne O'Donnell. Lender: The Savings Bank of Danbury, 220 Main St., Danbury. Property: 123 Apple Valley Road, Stamford. Amount: \$716,800. Filed April 4.

Plitsas, Lisa and Alex Plitsas, Fairfield, by Besnike Tunprenkaj. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 78 Cambridge St., Fairfield. Amount: \$400,000. Filed April 8.

Ralph Adorno Land Development Corp., Greenwich, by Louis P. Pittocco. Lender: 3 Anderson Road Funding Associates, 3565 Crompond Road, Cortland Manor, New York. Property: 3 Anderson Road, Greenwich. Amount: \$2,700,000. Filed April 12.

Rincon, Gabriel and Aimee Rincon, Cos Cob, by David E. Hoyle. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 34 Loading Rock Road, Riverside. Amount: \$1,725,000. Filed April 11.

Roach III, John H. and Emilie Roach, Fairfield, by Andrew L. Wallach. Lender: Fairway Independent Mortgage Corp., 4201 Marsh Lane, Carrollton, Texas. Property: 114 Flora Blvd., Fairfield. Amount: \$738,900. Filed April 8.

Rogers, Leslie R. and Christopher L. Rogers, Greenwich, by Fany Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 13 Comly Ave., Greenwich. Amount: \$410,800. Filed April 12.

Rohira, Pooja Hitesh, Riverside, by Mary Jane Bregan. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 103 Halstead Ave., A, Greenwich. Amount: \$490,000. Filed April 12.

Salazar, Uriel and Katherine Salazar, West Harrison, New York, by Gary R. Khachian. Lender: Pennymac Loan Services LLC, 3043 Townsgate Road, Suite 200, Westlake Village, California. Property: 51 View Street West, Greenwich. Amount: \$675,000. Filed April 15.

Sherman, Brett A. and Kimberly A. Sherman, Fairfield, by Michael L. Goldman. Lender: Jason R. Lichtenstein and Mary M. Lichtenstein, 12 N. Balch St., Hanover, New Hampshire. Property: 2001 Burr St., Fairfield. Amount: \$250,000. Filed April 12.

Steele, Annelise A. and Maureen K. Steele, Norwalk, by N/A. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 19 Heronvue Road, Greenwich. Amount: \$1,280,000. Filed April 15.

Sullivan, Dean M. and Stacey R. Sullivan, Fairfield, by Maria C. Miller. Lender: The Washington Trust Company, 23 Broad St., Westerly, Rhode Island. Property: 14 Romanock Road, Fairfield. Amount: \$232,000. Filed April 12.

Talisman, Jared and Julia Talisman, Stamford, by Marisa Dooney. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 77 Havemeyer Lane, Unit 409, Stamford. Amount: \$543,750. Filed April 5.

Terepka, Dariusz and Anamaria Terepka, Fairfield, by Gina Marie Davila. Lender: Discover Bank, 502 E. Market St., Greenwood, Delaware. Property: 199 Elm St., Fairfield. Amount: \$100,000. Filed April 10.

Thomas, Kanneth D. and Sondra Durant, Stamford, by Nicola Corea. Lender: Nationwide Mortgage Bankers Inc., 3 Huntington Quadrangle, Suite 403N, Melville, New York. Property: 35 Bonner St., Stamford. Amount: \$330,687. Filed April 3.

Tournas, Jason, Fairfield, by Cynthia M. Saleme-Riccio. Lender: Bethpage Federal Credit Union, 899 S. Oyster Bay Road, Bethpage, New York. Property: 186 Schiller Road, Fairfield. Amount: \$100,000. Filed April 8.

Van Dyck, John and Chelsea L. Van Dick, Fairfield, by Jamie K. Gerard. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 317 Riverside Drive, Fairfield. Amount: \$475,000. Filed April 9.

Viola, Kendall, Norwalk, by Kim Rizza. Lender: First County Bank, 117 Prospect St., Stamford. Property: 165 Putnam Park, Unit 165, Greenwich. Amount: \$639,200. Filed April 15.

Whiteley, Nathaniel Howe and Tara Erensen Whiteley, Greenwich, by Antonio Faretta. Lender: United Wholesale Mortgage LLC, 585 S. Boulevard East, Pontiac, Michigan. Property: 5 Cross Ridge Drive, Old Greenwich. Amount: \$200,000. Filed April 15.

Zheng, Kathleen, Stamford, by Colm P. Bruune. Lender: JPMorgan Chase Bank NA, 1111 Polaris Pkwy., Columbus, Ohio. Property: 245 Hamilton Ave., 7, Stamford. Amount: \$285,000. Filed April 2.

NEW BUSINESSES

Mora Carpentry LLC, 30 Woodbury Ave., Apt. 1, Norwalk 06850, c/o Alyson Blanck. Filed April 11.

The Mer-Cantile Marketplace, 8 Rowayton Court, Norwalk 06853, c/o Matthew Robinson. Filed April 11.

Victor Garcia Landscaping, 173 S. Main St., Apt. 6, Third floor, Norwalk 06854, c/o Victor Manuel Garcia Sanchez. Filed April 12.

CityMd Norwalk, 506 Westport Ave., Norwalk 06851, c/o Adam Harrison M.D. Filed April 18.

Fortis Executive Services, 68 Valley View Road Norwalk 06851, c/o Raphael Jefferson. Filed April 22.

Dean Industries LLC, 4B Arbor Drive, Norwalk 06854, c/o Dean Travis Palmer. Filed April 22.

Chill and Paint, 27 Brookfield St., Norwalk 06851, c/o Shawna M. Daniels. Filed April 23.

Media Now Interactive, 225 Liberty St., Fourth floor, New York, New York 10281, c/o MNI Targeted Media Inc. Filed April 29.

Nails by Ruth, 7 Broad St., Stamford 06901, c/o Ruth J. Pilatuna Mullo. Filed April 22.

NatureBrightstore.com, 34 Hamilton Ave., Stamford 06902, c/o Witney Milburn. Filed April 22.

Northeast Produce, 315 E. New Market Road, Immokalee, Florida, 34142, c/o Lipman Connecticut LLC. Filed April 15.

Pitfrm, 750 E. Main, Suite 1000, Stamford 06902, c/o Parfums De Coeur Ltd. Filed April 1.

PRMG, 1265 Corona Pointe Court, Suite 301, Corona, California 92879, c/o Paramount Residential Mortgage Group Inc. Filed April 1.

Rock Spring Coaching, 85 Camp Ave., Unit 10 A, Stamford 06907, c/o The Future You Inc. Filed April 17.

Vice President (Greenwich, CT): Lead a team of Developers, Admins, Consultants to maintain Current Salesforce setup and onboarding new projects. Translate functional requirements into technical requirements. Design and build high-performance, reusable, and reliable code with best practices. Ensure the best possible quality of the application. Test functionality to identify bugs and ensure alignment with requirements. Utilize asset management fundamentals, including the characteristics of various investment vehicles and funds, client types and client entity structures, performance reporting, and revenue attribution. Perform Salesforce Design and Development. Utilize Apex, Aura, and LWC frameworks. Utilize Sales Cloud, Service Cloud, Experience Cloud, Salesforce Shield, and CRM Analytics. Perform Onshore/Offshore team and Business Stakeholder Management. Utilize Salesforce Apex, Visualforce, and Lightning Components. Perform Salesforce configuration, customization, and integration using REST/SOAP. Telecommuting Permitted. Req's Master's degr plus 4 yrs exp. The salary for this role is \$175,000.00-\$195,000.00/year. AQR offers generous benefits: 100% paid Medical, Dental and Vision coverage. Some of the perks at AQR include a monthly cell phone reimbursement; a daily lunch allowance for those in the office; free breakfast, snacks and drinks in our kitchens; commuter benefits; and employee referral program. Send resumes by email to RecruitingTeam@aqr.com or mail to AQR Capital Management, LLC, ATTN: HR, 1 Greenwich Plaza, Greenwich, CT 06830. Must Ref: D54AQR. AQR is an Equal Opportunity Employer. EEO/VET/DISABILITY.

Legal Notices

WACCABUC REAL ESTATE LLC Filed 5/20/22 Office: Westchester Co. SSNY designated as agent for process & shall mail to: 2 Post Office Rd, #271, Waccabuc, NY 10597 Purpose: all lawful #63624

Tack and Tweed, LLC, Art. of Org. filed with NY Secy. of State on 03/02/2024. 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: 255 Quaker Road Chappaqua, NY 10514 (the LLC's primary business location). LLC may engage in any lawful act or activity for which a limited liability company may be formed, which includes Pre Owned Equestrian Equipment and Apparel Consignment and Sales. #63625

NOTICE OF FORMATION OF PROFESSIONAL SERVICE LIMITED LIABILITY COMPANY, Angela Loffa Landscape Architect PLLC has filed Articles of Organization with the Secretary of State on 4/5/2024. Its office is located in Westchester County, NY. The Secretary of State has been designated as agent upon whom process against it may be served and a copy of any process will be mailed to The PLLC, at 2 Park Drive, Mount Kisco, New York 10549. Its business is to engage in any lawful activity for which professional service limited liability companies may be organized under Section 1203 of the New York Professional Service Limited Liability Act. #63626

Notice of Formation of HM UNITS LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/27/2024. Office location: Westchester County. Princ. Office of LLC: c/o Miguel Hernandez Montiel 89 Dartmouth Ave., Yonkers, NY 10701. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63627

Notice of Formation of Stari Beauty, LLC. Articles of Organization filed with SSNY on 04/30/2024. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kamini Mirchandani, 7 Shaw Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63628

Name of LLC: Armstrong Luthier Operating Tables L.L.C. Arts. of Org. filed NY Sec. of State 01/17/2024. Princ. off. loc.: Westchester Cty. Sec. of State designated as agent of LLC upon whom process against it may be served. Sec. of State shall mail a copy of process to the LLC, c/o Armstrong Luthier Operating Tables L.L.C., Attn: Michael Armstrong Purpose: any lawful activity. #63629

Notice of Formation of Sasha Claire Growth & Brand Management LLC. Arts. of Org. filed with SSNY on 5/10/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 1045 Seahaven Drive Mamaroneck NY 10543. Purpose: any lawful act or activity. #63630

Notice of Formation of: REPRODUCTIVE LAW GROUP, PLLC. Articles of Organization were filed with SSNY on March 19, 2024. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 1198 Post Road, Scarsdale, NY 10583. Purpose: Legal Services. #63631

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: @LEGAL1:JBM TILE & MARBLE, LLC Articles of Organization were filed with the Secretary @LEGAL1:of State of New York (SSNY) on 04/11/2024. Office location: Westchester County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 43 Montague Street, 2nd Fl, Yonkers, NY 10703, principal business location of the LLC. Purpose: any lawful business activity. #63632

Articles of Organization were filed with the Secretary of State of New York (SSNY) on 04/04/2024. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o ALTRUISTIC FUNDING LLC, 328 S 9TH AVE NUM B1 MOUNT VERNON, NY 10550. Purpose: Any lawful acts. #63633

Notice of Formation of Alyssa Neary, Psy.D., PLLC Articles of Organization filed with Secretary of State of New York (SSNY) on 05/21/2024. Office location: Westchester County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: 250 E. Hartsdale Avenue, #28, Hartsdale, NY 10530. Purpose: Psychological Evaluation and Testing. #63638

Notice of Formation of Lauren Lambert Coaching LLC. Arts. of Org. filed with SSNY on 6/03/24. Office: Westchester Cty. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to the LLC at 2005 Palmer Ave. Suite 224 Larchmont NY 10538. Purpose: any lawful act or activity. #63639

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY NAME: P & M ASSET MANAGEMENT LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/13/2024. Office Location: Westchester County. SSNY has been designated as agent of LLC upon whom process may be served. SSNY shall mail a copy of any process against the LLC served upon him or her to the company c/o P & M ASSET MANAGEMENT LLC, MOUNT 20 E 1ST STREET SUITE 301A MOUNT VERNON, NY 10550. Purpose: Any lawful acts #63640

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY Notice is hereby given of the formation of Odisi Coffee LLC, a limited liability company (LLC). The Articles of Organization were filed with the New York Secretary of State on May 20, 2024. The county in which the office of the LLC is located is Westchester County. The Secretary of State has been designated as agent of the LLC upon whom process against it may be served and the post office address to which the Secretary of State shall mail a copy of any process is 41 Dennis Lane, Pleasantville, NY 10570. The purpose of the LLC is to engage in any lawful act or activity for which LLCs may be organized under the New York Limited Liability Company Law. #63641

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**UNDER
FORTY**

FAIRFIELD COUNTY

EVENT DATE

JUNE 13

LOCATION

THE POINT
AT NORWALK COVE

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Business Journal

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Fairfield County UNDER FORTY

CHAMBER PARTNERS:

- Bridgeport Regional Business Council
- Darien Chamber of Commerce
- Fairfield Chamber of Commerce
- Greater Danbury Chamber of Commerce
- Greater Norwalk Chamber of Commerce
- Greater Valley Chamber of Commerce
- Greenwich Chamber of Commerce
- Ridgefield Chamber of Commerce
- Stamford Chamber of Commerce
- Westport-Weston Chamber of Commerce
- Wilton Chamber of Commerce

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SPECIAL ACKNOWLEDGMENTS

To the entire **BUSINESS JOURNAL** team:
EVENTS: Natalie Holland, Events Director
ADVERTISING SALES:
 Mary Connor, Melanie Dini, Anne Jordan Duffy, Barbara Hanlon
CREATIVES: Dan Viteri, Co-Publisher; Diana Castillo, Graphic Designer

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40 Fairfield County UNDER FORTY

THE EVENING OF JUNE 13

5:30 – 6:20 P.M.

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

6:25 – 7:30 P.M.

Formal award ceremony

WELCOME

Natalie Holland

Events Director

Matt Scott

Fox 61 meteorologist/co-host, master of ceremonies

CLOSING

Matt Scott

Fox 61 meteorologist/co-host, master of ceremonies

7:30 – 8 P.M.

Closing dessert, coffee and tea

#Westfair40under40

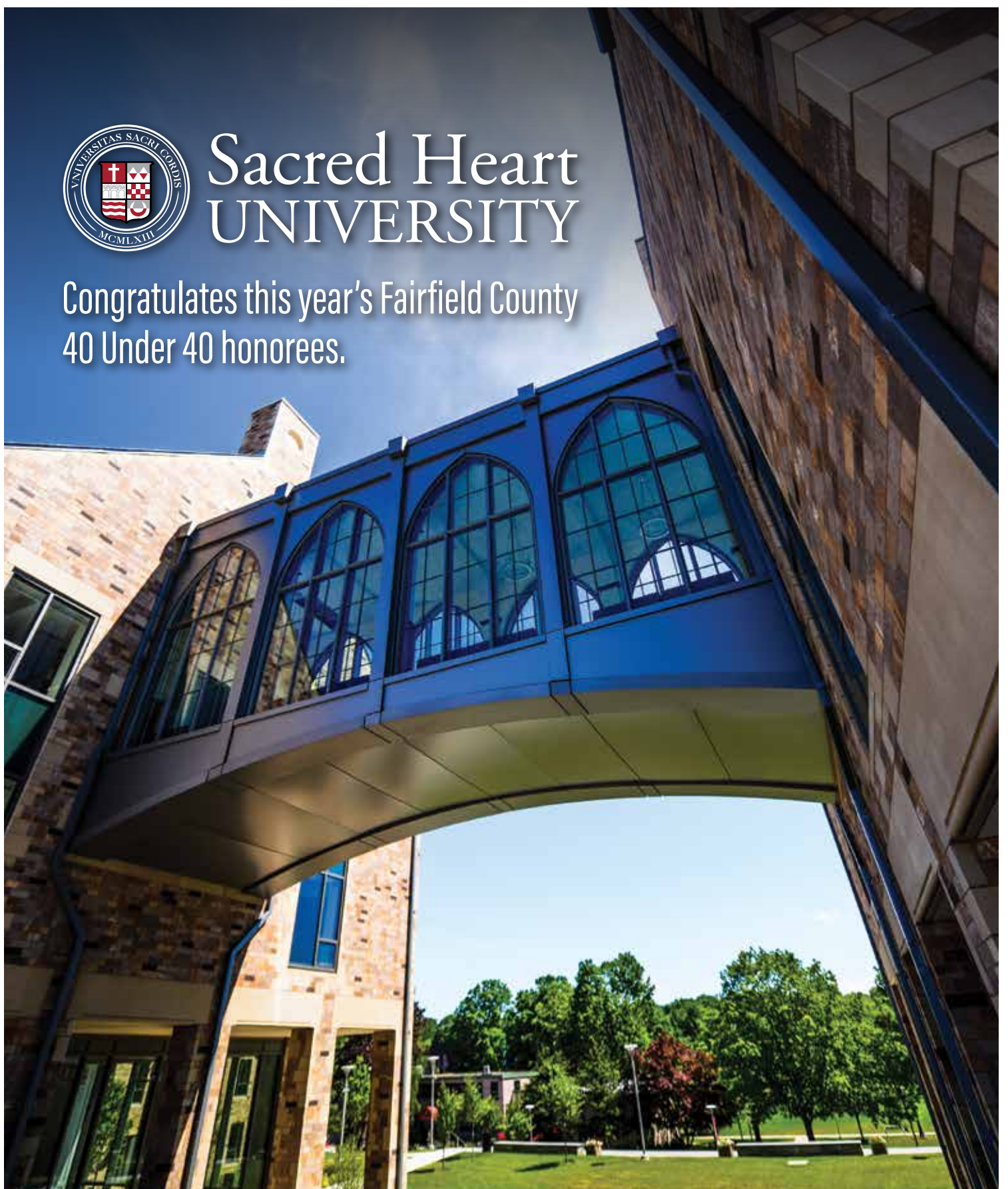
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40 Under 40 honorees.





40 UNDER FORTY AWARDS 2024



Emcee

MATT SCOTT

METEOROLOGIST / CO-HOST

FOX 61 MORNING NEWS

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

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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.

CONGRATULATIONS!

40
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County **UNDER**
FORTY
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2024 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 2024 40UnderForty. Read and enjoy!

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FAIRFIELD**

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40 UNDER FORTY AWARDS 2024 | WINNERS



STEPHEN ABRAMSON

KYBER SECURITY
Director of Service



RAGHIB ALLIE-BRENNAN

CONNECTICUT GENERAL ASSEMBLY
State Representative



ANTHONY BACARELLA

BTX GLOBAL LOGISTICS
Vice President of Sales in Connecticut



BRYAN BOSTIC

GRIFFIN HEALTH
Employee Wellness Navigator

What would your slogan be if you were a brand?

Work yourself out of a job. I try to live by this slogan every day I work with anyone. It means being able to learn as much as you can about how to succeed in your role and pass that knowledge on. Time spent on mentoring those on what you've learned brings everyone else up around you and provides new opportunities for yourself to learn something new.

Which business tip has been the most helpful to you?

You argue your case as best as you can, but sometimes you just have to say 'Yes, sir!' and go take that hill. This is a direct quote from one of my favorite books, 'The Phoenix Project.' There are times in life that you can argue your point and get what you want, but there are times you need to be able to work with others despite your feelings and get the job done. This tip helps me keep open minded in strategic conversations and learn from successes and failures.

What do you think you can do more to positively affect your community?

As a cybersecurity professional, I feel like I can always do more to protect my community by sharing my knowledge of the cybersecurity landscape. As the director of service at Kyber Security, my job is to help our clients reduce their cybersecurity risk and increase their productivity by leading a team of experts to protect our SMB clients. I want to be able to spread our message about cybersecurity to everyone because it supports our community, our economy and overall, it's the right thing to do.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

As a leader, burnout is a real risk. Juggling responsibilities, managing expectations and dealing with the pressures of leadership can take its toll. Learning to manage stress, delegate tasks and prioritize self-care is important.

Which business tip has been the most helpful to you?

To prioritize building relationships. Whether it's with clients, colleagues or industry peers, fostering strong relationships can open doors to opportunities, collaborations and valuable insights.

What superpower would you choose for yourself and why?

The ability to manipulate time. Especially, so I could take some much-needed breaks during the legislative session. Being able to pause, rewind or fast-forward time would be incredibly useful in so many situations. It would give me the opportunity to learn more, be more productive and even correct mistakes.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

My business started with my grandfather over 40 years ago and is privately held by my family. Over the years I've had to overcome the third-generation stigma. When I first started in sales, I could tell I was viewed as the son of an owner, someone who was lucky to be handed something (the golden spoon). To overcome this, I had to prove my worth through providing consistent value to prospects and my customers while demonstrating unparalleled industry knowledge over my competitors. I think I've done that. I'm excited to continue to grow BTX Global into further verticals, markets and surpass revenues beyond our imagination. Family businesses can be tricky, I can help others in similar situations navigate how to grow with what they have and who they work with. I've done this with other family business professionals. As an alumnus at Nichols College, I remain a resource to students with similar situations.

Which business tip has been the most helpful to you?

Don't focus on the money. Focus on the performance, focus on doing things really well, while paying attention to the details. With energy and effort all things are possible.

What is something you accomplished in the past that you're proud of?

Getting my master's degree in counseling is something I am extremely proud of. It's something I was very passionate about. I made the decision to focus on my growth at BTX instead of pursuing counseling, however this made me a better sales professional, leader and father through the simple art of listening. I am MOST proud of being a father to twin 7-year-old girls. This is an accomplishment that can never be topped.

What is something you accomplished in the past that you're proud of?

An accomplishment that I am proud of is winning the Employee of the Year award in 2022 at Griffin Health. Our organization employs roughly 2,000 people across the organization. To be nominated by my peers and voted as the recipient of this award out of 2,000 people, truly means a lot to me.

What superpower would you choose for yourself and why?

The superpower I would choose is teleportation. I like the idea of having the ability to travel anywhere instantly. Plus, I would avoid all traffic and save a lot of money on gasoline expenses.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I would rather go back in time with the knowledge I have now. This would allow me two options: change history for the better and better prepare for certain inevitabilities.



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Tiffany Ottani, CPA, Supervisor

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CITY OF NORWALK
Special Events Coordinator



JACQUELINE CABRERA

WORKING FAMILIES PARTY
Community Organizer



RAYMOND CARTA

ROBINSON AND COLE LLP
Associate



JENNIFER CHIARELLA

VALITANA LLC
UNIVERSITY OF CONNECTICUT
Senior Legal Counsel, Adjunct Professor

What would your slogan be if you were a brand?

'Find Beauty in the Beast.' Doing something you genuinely love can be so rewarding, but it's important to acknowledge the inevitable challenges and growing pains that you will experience along the way. Setbacks, mistakes and nerves are natural parts of the process. Every step forward, no matter how challenging, is ultimately leading you to success, happiness and something great

What is something you accomplished in the past that you're proud of?

Taking on the role of the inaugural special events coordinator for the city of Norwalk straight out of college was a significant accomplishment I'm proud of. With no predecessor to guide me, I initiated the position and successfully organized large-scale events, many of which were entirely new to the city. Being entrusted with such responsibility as a recent graduate speaks volumes, and seeing these events return this year is a very validating experience.

What do you think you can do more to positively affect your community?

To further positively impact my community, I believe listening attentively to its members is paramount. By asking them about their needs and desires, I can better understand how to serve them effectively. I also believe trust goes a long way. Entrusting in the diverse talents and perspectives within the community fosters a sense of empowerment and collective growth, ensuring that initiatives are inclusive and beneficial for all individuals.

What would your slogan be if you were a brand?

If I were a brand, my slogan would be: 'Do it anyway!' I believe there are no obstacles we cannot overcome. Even when a task is very challenging, do it anyway.

Which business tip has been the most helpful to you?

The most helpful business tip to me has been to treat everyone equally and with the same respect. You should never judge people by how they look, and it is crucial to treat everyone the same because everyone has inherent value.

What is something you accomplished in the past that you're proud of?

After many years of volunteering for political campaigns, I was recently hired by WFP, an organization that prides itself on fairness, representation and equity. The interview process was nerve-racking, but I got through it.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

I am working to overcome being narrowly focused on my specific work. I, like many of us, can become incredibly myopic in my vision and focused only on my discreet tasks for my clients at work. While that is important, I have been attempting to be mindful of the larger picture and what I can do for my team beyond just the current task.

What is something you accomplished in the past that you're proud of?

Since joining the Managed Care + Employee Benefit Litigation team at Robinson+Cole about two years ago, I have been admitted to practice law in various states, including New York, New Jersey, and Pennsylvania. In that short term, my team and I have secured a multitude of victories in those jurisdictions for our clients. I am incredibly proud of my team's work in getting such excellent results throughout the Northeast.

What do you think you can do more to positively affect your community?

As an attorney, I have been committed to volunteering my time both professionally and in the community, lucky to serve in a myriad of ways, including serving as pro bono counsel in the U.S. District of Connecticut and as a member of the Leadership of Fairfield County. But to date, my largest effect on the community has been and continues to be my membership on the board of the Beardsley Zoo, which is a critical part of the community of Fairfield County introducing the next generation to the intricate beauty of our planet and serving as a cornerstone of the education and conservation community in Bridgeport and beyond for over 100 years.

What would your slogan be if you were a brand?

'Embrace Change as Fuel for Growth.' Adapting to change has been transformative. It's taught me to anticipate trends, pivot strategies and seize opportunities. Embracing change has fueled innovation and positioned me for success amidst uncertainty.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

In my career, I've faced moments where I challenged recommendations by others and opted for a different path. Trusting my instincts has never led me astray. My advice to others is simple: trust your gut, speak up and have confidence in your abilities and decisions.

Which business tip has been the most helpful to you?

The importance of empathy in the workplace cannot be overstated. Empathy forms the foundation of strong relationships and enables us to navigate conflicts more constructively. Whether it's with employees, customers or stakeholders, understanding the perspectives of others and their emotions allows us to de-escalate tensions and reach mutually beneficial solutions.

HSSK Congratulates

Sara Sharp on being honored as a 2024 Fairfield County **40 Under 40** Rising Star. Thank you for your outstanding contributions to the firm, our clients, and the community. We salute all of this year's honorees.

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Author



MAXXWELL CROWLEY

SCA CROWLEY REAL ESTATE
Vice President



SUSANNAH CROWLEY

BUMBLE INC.
Director, Corporate Communications

Which business tip has been the most helpful to you?

Never stop learning. It amazes me how so many people refuse to take advice or constructive criticism from colleagues and continue doing things 'Their way.' Sure, everyone has 'their way' of doing something, but you must be open to learning new techniques and ideas, which will help you grow in your field. You could be doing something for X number of years, but that doesn't always mean you're doing it correctly.

What is something you accomplished in the past that you're proud of?

Obtaining the rank of Eagle Scout in the Boy Scouts of America. Six months before my 18th birthday, with stress of my project mounting, I lost three classmates to a car accident, my friend's mom who was like a second mother, and a great aunt. I considered quitting, but instead turned my project as a memorial to my classmates and got the project finished a week before my 18th birthday. I was always proud that I was able to push through a very difficult time and get it done.

What do you think you can do more to positively affect your community?

Get the word out there more about the VA Benefits and helping veterans obtain them. If they qualify, they can receive tax-free income to assist them with their care, all while continuing to live in their own home. It's a great program that many don't know is available, so my goal is to help spread the word about it. My own grandparents qualified and are benefitting from this wonder service. Our veterans are extremely important, and their sacrifices shouldn't go unappreciated.

What would your slogan be if you were a brand?

If I were a brand my slogan would be 'Live Positively!' Having a positive mindset can change your circumstances. I want people to understand, that their mindset and not their circumstances, can dictate their future.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

I'm working on overcoming the feeling of being uncomfortable when presented with certain tasks. After committing to engage in more things that make me uncomfortable I am learning that the feeling of uncomfortability is only temporary and that much growth occurs when you do things that make you feel less secure. I would encourage others to do what scares you. That's when the magic happens.

Which business tip has been the most helpful to you?

The business tip that has been the most helpful to me is 'A lot of people will be jealous of you, but a lot more people will support you.' Initially I was afraid to let my light shine because I was worried about making other people feel insecure. After seeing the impact that my book has had on readers, I am glad that I shared my work with the world.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

One of the biggest challenges I have overcome and still working on is keeping my blinders on. In this day and age it is so easy to get yourself distracted by other people's success and feel like you are not successful because you might not have the money, title or material things others have. Just because you might not have those things does not mean you are not successful, hence why it is important to keep your blinders on and remain focused on what you are trying to achieve. Life is a marathon not a sprint.

Which business tip has been the most helpful to you?

Work hard but never underprice yourself. As a young business professional, it is critical to work hard to build your success, nothing in this world is given. But at the same time, never lose sight of the value you bring to the table. Know your worth and allow the level of work you put into your business to validate that worth.

What is something you accomplished in the past that you're proud of?

I am very proud to be a part of my family's business and contribute to our growth over the past four years. My father, Steve Crowley, started the business 40 years ago with nothing and built it to be one of the more respected and established real estate companies in Fairfield County. We have had the honor of working on some of the most substantial real estate deals in Connecticut and manage some of the biggest real estate assets in the area. I grew up seeing how hard my father worked and getting the opportunity to now be a part of the company and continue to grow the company is one of my best accomplishments.

What is something you accomplished in the past that you're proud of?

Leading the crisis and safety communications team at Johnson & Johnson during the Covid-19 pandemic was a profound responsibility and source of pride for me. During such critical times, effective communication became paramount in ensuring the safety and well-being of our employees, customers and the broader community. As the leader of this team, I played a crucial role in disseminating accurate information, implementing safety protocols and reassuring stakeholders about our commitment to health and safety.

What superpower would you choose for yourself and why?

If I could choose a superpower, it would be the ability to understand and speak all languages fluently. This power would be incredibly valuable in my line of work, allowing me to effectively communicate with diverse stakeholders, whether they're colleagues, clients or partners from around the world. With this superpower, I could break down language barriers, foster better understanding and build stronger relationships, ultimately enhancing my ability to collaborate and succeed in my professional endeavors.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

While \$50 million would provide financial security and opportunities, I'd choose to go back in time with the knowledge I have now. With this knowledge, I could make better decisions, avoid past mistakes and potentially create even greater wealth and impact in the long run. Plus, the opportunity to experience different moments in history and potentially shape the future positively is quite appealing. I'd also avoid a few bad haircuts.

Merrill congratulates Adam Stevko ~ 40 Under 40.



Vacheron DiSabato & Associates

Adam Stevko, CPWA®
First Vice President
Wealth Management Advisor
203.254.6927
adam_stevko@ml.com

Merrill Lynch Wealth Management

1499 POST ROAD
2nd Floor
FAIRFIELD, CT 06824
203.644.0541
https://pwa.ml.com/vacheron_disabato_associates/



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Congratulations to Amanda L. Miller, MPA

**Program Director of Strategic Initiatives
Bridgeport Hospital**

Bridgeport Hospital salutes all the 40 Under 40 honorees who are building the future of Fairfield County in countless ways.



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NOOR DEEB

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Senior Wealth Associate Vice President



JENNY DELORBE

YALE UNIVERSITY AND SACRED HEART UNIVERSITY
Operations Manager, Adjunct Professor

Which business tip has been the most helpful to you?

'You Don't Get What You Deserve. You Get What You Negotiate.' I have been fortunate to have several role models and mentors that have positively impacted me. The above advice is somewhat of a family credo that I learned from my uncle. It is a lesson that is never far from the top of my mind. It has served me very well when negotiating complex business deals.

What do you think you can do more to positively affect your community?

My philosophy is that 'you can't complain unless you're willing to get involved.' I was raised in a family with a deep commitment to service and I have been very active in the community. I serve on several local nonprofit boards in the Greater Bridgeport area, and I am a local elected official serving on the Board of Selectmen in Easton, Connecticut. As a business and community leader, it is important to stay connected and engaged with our local communities.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I would rather go back in time with the knowledge that I have attained over my lifetime. I feel very lucky to have learned what I have learned and experienced what I have experienced.

What would your slogan be if you were a brand?

#disruptthenorm.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

I've made numerous regrettable decisions in both my personal life and career, often driven by unchecked emotions and neglecting self-care. Through reflection, I've realized the critical importance of prioritizing self-care to perform at my best. Operating on empty can lead to unexpected negativity and hinder productivity. Therefore, dedicating time to nurture well-being and consistently seeking better approaches are vital, not just for oneself but also for those around you. I can also attribute this on-going change to my supportive family and friends and the those I surround myself with because they believe in my potential and have always provided invaluable encouragement and guidance, offering the strength and motivation necessary to remain on a positive trajectory. Your circle of influence matters.

What is something you accomplished in the past that you're proud of?

I consider my 14-year tenure in public education a significant accomplishment. Throughout this time, I've had the privilege to contribute toward ending generational poverty in urban communities by equipping students with the resources they need to enhance their upward mobility. It's been incredibly fulfilling to collaborate with numerous businesses, community organizations, students, families and fellow educators, uniting our efforts to bolster college and career readiness collectively. I take pride in consistently breaking new ground and spearheading efforts to transform educational structures within school systems.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

Adapting to a new society was the biggest challenge that I have overcome. I did this by being opening to feedback, asking lots of questions and putting in the effort to feel inclusive.

Which business tip has been the most helpful to you?

The ability to adopt to change, being open and taking the initiative will always be met by support and success. Generating the willpower within yourself to get yourself to where you want to be.

What do you think you can do more to positively affect your community?

I can invite more people to be involved in the community and bring awareness to the importance of support local communities.

Which business tip has been the most helpful to you?

One business tip that has been particularly helpful to me is the importance of effective communication. Clear and concise communication is essential in every aspect of business, whether it's interacting with colleagues, clients or stakeholders. Effective communication fosters stronger relationships, reduces misunderstandings and enhances productivity. Continuously working on improving communication skills has positively impacted my professional growth and ability to navigate diverse business environments.

What is something you accomplished in the past that you're proud of?

During my time at Yale University, I achieved the milestone of completing my MBA at Sacred Heart University, a significant accomplishment that was made possible by the unwavering support of my family. Subsequently, I endeavored to transition into the higher-education sector, and I was fortunate to be hired as an adjunct professor in the Healthcare Informatics Department at Sacred Heart University.

What do you think you can do more to positively affect your community?

I have learned that education and information are the most important resource we could provide to our community. Sharing knowledge and resources through workshops, talks or online platforms can empower individuals in the community. By providing information on important topics like health, finance or sustainability, I can help enhance the overall quality of life. I would like to improve on my social media presence particularly for engagement. Utilizing social media platforms to share tips, articles and resources on health, finance or sustainability engages community members and encourages dialogue. We can empower our community through information.



Congratulations

Anthony Bacarella



**40 Under Forty Fairfield County
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Great job, we are proud of all your hard work!

FLB Law congratulates partner

MATTHIAS SPORTINI

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business leader.

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honorees for their extraordinary
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SOPHIA GILKES

MORGAN STANLEY
First Vice President

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

Opinions, judgments, perspectives, etc., are everywhere. Listen, but don't take everything you hear personally or as truth. There is only one voice of knowing that is true for you, and it usually comes as a felt sense. Trust your inner guidance system, always. Clarity is within.

Which business tip has been the most helpful to you?

All the people I know who were successful in business had one thing in common – persistence. Be persistent. I think being grateful helps a lot too.

What is something you accomplished in the past that you're proud of?

Many of my accomplishments can be seen at carnelianconnection.com still, I'm most proud of my resilience and courage for getting back up time and time again. No matter the obstacle, challenge, change, heartache, loss or grief, I always faced things head on, took one best next step, used what I learned and forged a new path in a positive direction with an optimistic attitude. For me, adaptability has been imperative and learning to live with an open heart and an open mind.

Which business tip has been the most helpful to you?

Listen, read and then listen and read some more.

What is something you accomplished in the past that you're proud of?

Making partner before the age of 40. Very lucky to work with a great team that sees my value.

What do you think you can do more to positively affect your community?

Be active in your local nonprofits. Whether it is Rotary, Knights of Columbus, Lions Club, etc. Even with all of the good these organizations do for the community you will get more for yourself than you'd expect.

Which business tip has been the most helpful to you?

Surround yourself with exceptional people. Companies are comprised of optimists, pessimists and realists. At the intersection of the debates between varying personalities is where truth and momentum are found.

What is something you accomplished in the past that you're proud of?

Playing an integral role as a member of the leadership team in leading B2B SaaS fintech company BasisCode Compliance to be acquired by Orion. Then post acquisition, leading Orion's Compliance technology to new heights by achieving record revenue and number-one ranking in various industry categories for multiple years. In addition, I'm also proud to have had opportunities to present to the Federal Reserve, Central Bank of England, and Central Bank of Japan.

What superpower would you choose for yourself and why?

Being grateful is a superpower. Having the ability to convey to people who have had such an impact that you are sincerely grateful in a meaningful way is incredibly important. Earlier on, I was extraordinarily fortunate to be mentored by a former member of legendary hedge fund D.E. Shaw, and for that experience I will always be grateful.

What would your slogan be if you were a brand?

'To be yourself in a world that is constantly trying to make you something else is the greatest accomplishment.'

What is something you accomplished in the past that you're proud of?

I decided in 2021 while carrying twin girls that I wanted to pursue my Executive MBA - Challenge No.1. I started my Executive MBA in August 2021 when they were just six weeks old - Challenge No. 2. My son started kindergarten and was having challenges and my daughter began having infantile spasms/seizures and was diagnosed with a very rare genetic disorder - Challenge No. 3 and No.4. In 2023, becoming a summa cum laude Executive MBA graduate was a proud omen not solely for the achievement itself but for surmounting obstacles along the way. My ongoing goal is to demonstrate to my children and young girls in my community that life's obstacles aren't meant to immobilize you rather, they reveal your true essence. As a woman, I stand empowered and as a black woman, I am inherently equipped to overcome.

What superpower would you choose for yourself and why?

Resilience is my superpower despite life's many trials, I remain standing. From humble beginnings to balancing a demanding career, motherhood, family responsibilities and community involvement, I find joy amidst challenges. I believe true judgment lies not in my success, but in my resilience and my unwavering ability to rise again

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2024
**40 UNDER
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**Congratulations,
Anna!**

The City of Norwalk is proud to celebrate our own Anna Breault, Special Events Coordinator, 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.

I ♥ NORWALK

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**CONGRATULATIONS TO
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ANDREW HOLLIS

STEW LEONARD'S
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LAURA KRAUSS

M&T BANK
Vice President, Business Banking
Relationship Manager

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

A challenge that I've overcome is lacking conviction in my beliefs. As a young professional, you will often be questioned, and others will share their unsolicited opinions on a course of action. You need to keep an open mind, but if the evidence supports your point of view, then trust yourself and have the conviction to follow through.

Which business tip has been the most helpful to you?

Give 100% at everything you do. If you are not going to give a project your maximum effort, don't do it.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

\$50,000,000. In today's day and age, people like to overcomplicate things. Don't overthink and miss the obvious answer.

Which business tip has been the most helpful to you?

'There's a lid for every pot.' This is something my grandmother used to say and it has stuck with me through my professional career. I think the meaning of this saying was really related to relationships but for me, it's just always reminded me that there is a solution for every problem and sometimes it just takes some extra time, work and sometimes creativity to solve the problem.

What is something you accomplished in the past that you're proud of?

I'm most proud of becoming a father to my son, Joseph and my daughter, Avelina. I'll admit that it's certainly more of a gift than an accomplishment. And all the credit goes to my wife, Anastasia.

What do you think you can do more to positively affect your community?

At RXR, our operational philosophy is 'Doing good and doing well means doing better' and I believe that we succeed as individuals when our communities succeed. I believe that the best way to positively impact our community is to find something we are passionate about, embrace it and then find time to volunteer, give back and educate others about it. Whether its volunteering for a local parks system, a downtown organization or a youth group, as professionals, we have an opportunity to build relationships while making our community stronger. As a father of two, I find it particularly important to support youth organizations both in my professional and personal life to shape the future of Fairfield County.

What would your slogan be if you were a brand?

Carpe Diem. Seize the day. put little trust in tomorrow. I was always taught from my family to control my mind to think positive and get positive results. I strongly believe we all have the capability to do this if we really tell ourselves we can. The mind is a force of incalculable power and naturally we are wired to think in a negative way -- however, if you seize the day you will realize the small problems are over and you need to move on to what you can control.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

In February 2022 my life changed drastically as my two-year-old son, Leo, was diagnosed with autism and put into early intervention. This certainly was a challenge for my family as we learned ways to navigate and change course to support his needs. Although difficult at times, it has changed our perspective and opened doors to new adventures every day. It has taught us to look at the world differently and see the viewpoint of others to understand them better. It offers a chance for us to glimpse an awe-filled vision of the world that might otherwise pass us by.

Which business tip has been the most helpful to you?

Why you must think like our customers. Think in terms of their interests before your own and you will make better decisions for the business. It's pretty good advice. All of the truly great businesses do it. Walt Disney's goal was to create a happy place. Henry Ford was mainly interested in reducing the cost of his model T's so that everyone could afford one. Our mission is to create happy customers by thinking as they do.

What would your slogan be if you were a brand?

Empowering dreams, one small-business loan at a time!

Which business tip has been the most helpful to you?

'Life and business are about human connection.' -Michael Scott

What do you think you can do more to positively affect your community?

I believe that by continuing to provide SBA lending for small businesses in our community, I can have a positive impact. SBA lending plays a crucial role in fostering the growth and development of small businesses by providing them with the financial resources they need to succeed. These loans offer favorable terms, lower down payments and longer repayment terms, making them more accessible to small-business owners. By facilitating SBA lending, I am not only helping small businesses achieve their dreams, but also contributing to the economic vitality and resilience of our community.



Pullman & Comley congratulates Matthew Glennon on being named one of Westfair Business Journal's 40 under Forty.

Matt is an attorney in our Business Organizations and Finance Practice where he routinely assists clients in executing complex business matters. He focuses on corporate and business law and financing, including mergers and acquisitions, debt transactions, advising on business formation and ownership transition matters, and providing general counsel services to clients.

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Wiggin and Dana is proud to congratulate Dimitrios P. Tournas and all of the 40 Under Forty Winners



For more information about Wiggin and Dana, contact Dimitrios P. Tournas, Partner, Wiggin and Dana, Real Estate Department, at dtournas@wiggin.com

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Robinson+Cole is proud to recognize **Ray Carta** on being named *40 Under Forty* by the **Fairfield County Business Journal**.

Congratulations to Ray and all of the 2024 recipients.

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40 UNDER FORTY AWARDS 2024 | WINNERS



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NOBLE HOUSE MEDIA GROUP
Vice President, Operations



AMANDA MILLER

**YALE NEW HAVEN HEALTH
BRIDGEPORT HOSPITAL**
Chief of Staff, Program Director
of Strategic Operations



CANDY MURIAS

CT HEALING CENTER
Bilingual clinician



PRISCILLA NANNARIELLO

HUB PRIVATE CLIENT
Account Executive

Which business tip has been the most helpful to you?

'Engage. Connect. Transform.' Not so much a business tip per se, as it is my alma mater's mission statement, but it's something I've carried with me. The most helpful business principle for me has been to combine this mission of 'Engage. Connect. Transform.' with a data-driven approach. This translates into actively building meaningful relationships with clients, understanding their needs and working together for clear, measurable goals. It's about fostering collaboration and achieving transformative results, which go beyond merely closing or completing transactions.

What is something you accomplished in the past that you're proud of?

I'm particularly proud of winning the World Young Innovators Competition and being the first awardee from the Kingdom of Swaziland. Being chosen as one of 10 winners from across the globe, alongside such brilliant minds, was incredibly motivating and solidified my passion for using technology to tackle global challenges.

What do you think you can do more to positively affect your community?

Public office might be out of the question for a nonresident alien, but alas, there's plenty else that can be done. I'm passionate about helping SMEs scale. One way we do that is by partnering with local chambers and hosting Marketing Workshops. These 'boot camps' for local businesses support community event spaces, foster a collaborative network and equip organizations with the best practices to leverage existing resources, compete against corporate oligarchs and thrive. I'm fortunate to be part of an environment that champions small businesses. Contributing to their growth is incredibly fulfilling and I can't wait to see the impact continue.

What would your slogan be if you were a brand?

My slogan would be what my father always told me since I am a little girl. Smile. Focus. High Energy. I use this to prepare myself for situations professionally and personally.

What superpower would you choose for yourself and why?

I am guessing that all 40 under 40 recipients currently have superpowers. If I could choose one superpower it would be clairvoyance because it would grant me insight into the past, present and future. This would allow me to anticipate events, make good decisions and most importantly, help others by foreseeing dangers and opportunities. This would be the ultimate crystal ball to navigate life.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I respect the past as it remains and the lessons it has provided us. So, I would choose \$50 million. This would provide immediate financial security and freedom. It would enable me to support loved ones and pursue my dreams. I would designate a significant portion of these dollars to veterans and their families with the hope of positively impacting their future to thank them for their service to our country.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

One of the challenges I am working to overcome is finding a work/life balance. Helping me to include my family in the things that I do, as well as remembering that the small impact that I make in the community will create a better place for my children.

What is something you accomplished in the past that you're proud of?

Not necessarily my biggest accomplishment, but I'm most proud of not giving up on my journey during difficult moments, and for finding resilience and courage to keep going when things get challenging.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I would rather go back in time with the knowledge I have now. I am who I am as a result of my decisions and experiences, but there are some things I would go back and do differently.

What would your slogan be if you were a brand?

Dedication in every stride, hard work as our guide. Reflecting on my journey, I'm reminded of the profound impact my mentors have had on shaping my approach to business and life. They instilled within me the bedrock values of grit, commitment and integrity in every business interaction. Guided by their exemplary leadership, I learned to prioritize the customer's best interests, even in challenging situations.

Which business tip has been the most helpful to you?

The most helpful business tip I have learned is to always go above and beyond to make an impact. In the insurance industry, especially in 2024, in one of the hardest markets we've seen, property owners are chatting with friends and family and shopping for a less expensive option. It's a tough conversation to advise someone their home insurance is increasing by 70% or their insurer is exiting the state completely and dropping their coverage. Customers have called me irate and upset, but we often end the call on a positive note with them thanking me for my time and effort. Making the customer feel heard, understood and showing compassion is vital in retaining business.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I wouldn't want to go back in time. Each year, month and day have taught me so much about both myself and others. Although some days are stressful, overwhelming, sad and sometimes even hard they have taught me to appreciate and relish the beautiful, peaceful, happy and exciting moments and days. Instead of going back in time, I would like to use my experiences and knowledge to be more mindful going forward. Rather than going back in time, I would take that \$50 million and buy a relaxing home on Candlewood Lake, pay off my family's homes, go on a fun retreat with my loved ones, and donate the rest to the sick and needy.

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40**



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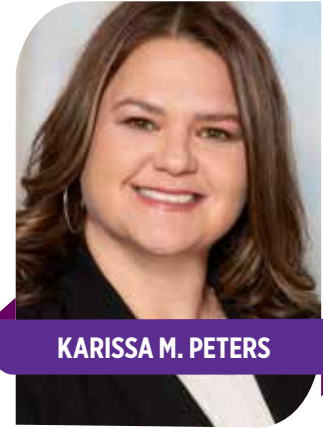
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What would your slogan be if you were a brand?

'Leading With a Giving Hand.' I love collaborating with people and hope my clients not only see the value in the products and services I can recommend, but the value in my commitment to lead them with a giving mindset, doing all that I can to help them plan for the future they envision.

What is something you accomplished in the past that you're proud of?

My first year with FHFG I earned the Diamond Client Builder award and was honored as the firm's Rookie of the Year for providing over \$37.3million of insurance protection to my clients. In 2019, I was honored as a Centurion, serving more than one hundred lives with over \$64.5million of insurance protection for individuals, families and businesses. I have been honored as a 'lives' leader for three consecutive years and continue to expand my reach in the community.

What superpower would you choose for yourself and why?

I would say my superpower is my ability to influence, inspire and drive positive change within my community. I approach each client's personalized individual planning as if it were for myself and my family. I am humbled and honored to help educate individuals, families and business owners on the importance of protection, putting them in the best position to reach their financial goals.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

Mastering the art of letting go is something I have always struggled with, and I am constantly working to overcome. There are times where it feels more comfortable to handle tasks myself rather than entrust them to others and share the responsibilities. However, I have learned that approach does not always result in the best outcomes. The ability to collaborate on tasks helps to encourage diverse perspectives and often leads to more well-rounded results.

Which business tip has been the most helpful to you?

How important the skill of listening is. Listening has helped me be able to connect with not only my colleagues but my clients as well. The ability to truly hear what someone is saying rather than thinking about what I am going to say next while they are talking has helped me in countless situations be far better prepared to respond. I think my ability to listen has helped me build relationships by allowing others to be heard and using what I learn to make more informed decisions.

What do you think you can do more to positively affect your community?

I want to encourage young people to see how important education is. College was not always something I thought I would be able to afford but with my family's support and a few student loans I was the first one in our family to graduate with not only my bachelor's but my master's degree. I want to help young people from all backgrounds be able to achieve their goals and I think promoting education is one of the best ways to do that. So, providing guidance to students from a young age to see how important continuing their education is, is something I can and will do to positively affect my community.

What would your slogan be if you were a brand?

Get comfortable being uncomfortable.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

Transitioning from the Marine Corps, especially during a global pandemic, left me feeling alienated and purposeless. Without the structure, routine and camaraderie I had grown used to, developing an understanding of the material and growing in my new role seemed impossible. The best lesson I've learned is to embrace failure as the greatest teacher and to look forward to the growth that occurs on the backend of painful setbacks, hard lessons and embarrassing mistakes. You can do anything you set your mind to.

What is something you accomplished in the past that you're proud of?

I was recently admitted to Harvard Business School and will be joining the Class of 2026 as an MBA candidate in the fall.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

I have faced many personal and professional challenges in life, as most do. Helping others see that every failure you come up against no matter how hard is just one step closer to bringing you where you are destined to be.

Which business tip has been the most helpful to you?

Going the extra mile to help someone, whether it's a customer or co-worker, it will not only be appreciated but will have a lasting impact on the relationships and reputation you build for yourself.

What is something you accomplished in the past that you're proud of?

The journey I took to be where I am in my professional life. I attended college for only one year, I came to understand I was a hands-on learner; I did not want to allow my lack of degree to hold me back. I was determined to find a career that I could learn and grow with and at 19 began my career in banking as a teller and continued to build my career from there. I love to share my story with others who have had a similar start into adulthood, you just need to find your niche and you can achieve whatever success looks like for you.



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Deposit Services Manager



VINCENT SOCCI

**WILLIAM PITT SOTHEBY'S
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Co-President and COO

Which business tip has been the most helpful to you?

I look to my favorite manager's mantra which is, 'What do I know, who needs to know it, and have I told them?' As a project management tool, it has become invaluable in building trust, consensus and guiding decision-making to the best avenue of execution. I would not be successful if I did not surround myself or strive to be part of a group of incredibly capable, humble, smart and innovative professionals from Brookfield and the organizations I participate in.

What do you think you can do more to positively affect your community?

I am passionate about workforce development and matters of veterans' affairs. I see them as intertwined and I cannot do my job effectively without assisting in insuring that our community has a thriving workforce with growth in job seekers who are skill-aligned with the growing businesses and their needs. I hope to do more with The WorkPlace in Bridgeport to further their programs and efforts in this regard.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I think that \$50,000,000 would be enough to start a small-business investment fund now. Even though I could likely go back and make some sports bets that could yield serious returns, I think I'd be more satisfied not changing my own past and using a gift that large to give some under-capitalized great minds the runway to do more. I love meeting and networking with folks through the GNCC and hearing about the market niches they are entering and developing, and I enjoy trying to help them. I can hear the criticism now, but I enjoy the challenge of the uncertainty of tomorrow.

What would your slogan be if you were a brand?

'I'm not an expert, I just read a lot.'
I'm an inquisitive person and a researcher at heart. One of my colleagues had a running joke that if you have a random question or need a second opinion, 'ask Sara.'

Which business tip has been the most helpful to you?

When looking to develop or expand your network, find just one or two organizations where you connect with the mission or the people involved. They should be organizations you enjoy being a part of and focus on making meaningful contributions, such as taking on leadership roles or volunteering to help with an event or project. Reach out to other members, inviting them to meet for coffee or lunch. You don't have to join a large variety of organizations or attend numerous events to develop a valuable network.

What is something you accomplished in the past that you're proud of?

The first thing that comes to mind is a pro bono case I worked on in 2018, where I was part of a legal team representing a same-sex couple in challenging a Virginia state law that denied same-sex spouses the parental presumptions afforded to similarly situated opposite-sex couples. At the time, the law in Virginia used gender-specific terminology to provide that the husband of a married woman is presumed to be the father of a child born during the marriage, whereas a married same-sex couple would be required to pursue a court order for the nongestational spouse to obtain the same parental recognition. The lawsuit precipitated an amendment to remove gender-specific language and ensure that the same parental presumption would apply to the 'spouse' of the gestational mother.

Which business tip has been the most helpful to you?

Focus on developing and expanding your leadership abilities consistently; strive to become a source of motivation to attract and retain top talent. Dedicate resources to nurturing your team and offering honest feedback; effective communication is vital for achieving goals. Place a high value on customer service; building strong relationships with customers is essential for the prosperity of your company.

What superpower would you choose for yourself and why?

If I could have any superpower, I would choose super speed. Being able to zip through tasks at lightning speed would allow me to be even more efficient in both my professional and personal endeavors. I thrive on staying busy and being able to multitask, so the ability to complete everything quickly would be incredibly valuable to me.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

I would prefer to go back in time with the knowledge I have acquired thus far. The saying 'if I knew then what I know now...' resonates with me, as my past experiences have been crucial in shaping my growth and identity. I believe that revisiting the past armed with my current wisdom would allow me to navigate challenges more effectively and make better decisions.

What would your slogan be if you were a brand?

'Imagining tomorrow, today' encapsulates envisioning future possibilities while actively shaping them in the present. This slogan reflects a commitment to strategic foresight and innovative action, ensuring that every decision and initiative taken today is aligned with a long-term vision for success. It speaks to the melding of creative thinking with practical solutions, driving continuous improvement and setting new standards in our field.

Which business tip has been the most helpful to you?

The most helpful business tip I've ever received is the importance of adaptability in the face of change. This advice has proven invaluable, especially given the dynamic nature of our industry. It has taught me to not only anticipate future trends and challenges but also to embrace them as opportunities for innovation and growth. By staying flexible and open to new ideas, I've been able to lead through significant transformations, ensuring we remain at the forefront of our industry.

Would you rather go back in time with the knowledge you have now OR get \$50,000,000?

Given my belief that knowledge equates to wisdom, I would undoubtedly choose to go back in time with the knowledge I have now. This choice is driven by the opportunity to not only make a positive impact but also to experience life's fleeting moments with a deeper appreciation through wiser lenses. The potential to revisit key decisions and enrich them with the foresight I now possess transcends the mere act of tweaking timelines for personal gain. It's about savoring each moment more fully and making choices that reflect both growth and understanding.



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*Raghib Allie-Brennan
Jacqueline Cabrera
Brent Dean
Louis Giannini
Candy Murias
Alexandra Silva*

40

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40



CONGRATULATIONS to all the
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contributions to the business community.
And a very sincere and special
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Management Advisor



DIMITRI TOURNAS

WIGGIN AND DANA LLP
Attorney



CHRISTINE VIDMOSKO

AREA MANAGER
Hartford Healthcare

Which business tip has been the most helpful to you?

A mentor of mine once quoted Don Mattingly saying, 'You never know who's watching.' He shared this when I completed a seemingly minor project that helped to build trust with our client. This principle has continued to inspire me to give 100% to everything that I do, no matter how big or small. You never know the impact that one task may have on others or your future.

What is something you accomplished in the past that you're proud of?

I had the privilege of serving as a Big Brother in the Big Brothers Big Sisters Program. I mentored an inner-city 7th-grade boy who had grown up without a father figure. Before we met, my 'Little' struggled in school and had a limited social life. However, after we spent time together over the course of two years, he began to thrive both academically and socially. The proudest moment of my life was when his mother told me that she attributed much of his improved behavior to my involvement in his life.

What do you think you can do more to positively affect your community?

I have a desire to become more involved in mentoring the youth of my community. As a young person, I was fortunate enough to have mentors who helped guide me to where I am today. I believe that serving as a mentor continues to be a necessary role in today's society.

What are some challenges you've overcome or are working to overcome? How can what you learned help others?

Experiencing impactful personal loss, then becoming a father, has developed my appreciation for our most scarce resource, time. Personal and professional success is defined differently by all of us. Define what success means to you, then set goals, track them indefinitely, execute and pivot when appropriate. We continually improve upon the things we measure, focus on and innovate.

Which business tip has been the most helpful to you?

Choose great mentors, take the best pages out of their books, and appreciate them. Breaking the mold is one thing. Re-inventing the wheel is another. Surround yourself with companies and individuals that share the culture you define as success. This will inspire you to build lifelong relationships, network for mutual success and support and mentor others in the future.

What is something you accomplished in the past that you're proud of?

I feel incredibly grateful to my wife, my family, my team, my clients and my firm for always supporting, encouraging and challenging me. It has led to countless successes that I am always humbly surprised to be recognized for. Personally, I am very proud of a college moment where I was faced with a closed door and found an open window that led to a 17-year, and counting, successful career. Never give up on your dream and always believe in yourself.

What would your slogan be if you were a brand?

Empower the Impossible

Which business tip has been the most helpful to you?

My father owned and operated his own painting company for decades. Working alongside him when I was young taught me two key principles: 'The customer is always right,' and 'Show up early and do it right.' These lessons transcend industries and have become the foundation of my approach to business. Looking back, I am forever grateful for those life lessons and will cherish them for the rest of my life.

What is something you accomplished in the past that you're proud of?

Professionally, reaching the rank of partner at Wiggin and Dana was a defining achievement. It symbolized not only recognition from peers but also a testament to dedication and trust. Personally, skydiving. Admittedly terrified of heights, jumping out of an airplane helped me prove that anything can be done if you push yourself (or if someone literally pushes you out of an airplane).

What would your slogan be if you were a brand?

'It's a marathon, not a sprint. Stay the course'

Which business tip has been the most helpful to you?

Building relationships is critical to your success as a leader. Going and seeing your value stream and getting to know the people across it will be more impactful from a leadership perspective than anything else you do.

What is something you accomplished in the past that you're proud of?

I have implemented quality improvement and clinical redesign initiatives that resulted in the St. Vincent's Inpatient Rehabilitation Unit earning the distinction of "Top 10% of Inpatient Rehabilitation Hospitals" in the nation.



We congratulate all "40 Under 40" honorees, thank them for their contributions to area businesses and communities, and recognize our members amongst them:

Anna Breault
City of Norwalk

Noor Deeb
Wilmington Trust

Matthew Glennon
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Vacheron Disabato and Associates is a distinguished, award-winning wealth management team comprising 12 seasoned professionals dedicated to providing comprehensive financial services tailored to each client's unique needs. With a collective experience spanning decades in the financial industry, the team is renowned for its expertise, integrity and commitment to excellence. We believe your unique goals should be at the center of all of your financial decisions and form the foundation of your financial strategy. Because significant wealth requires customized goals-based financial strategies, we believe in building lasting relationships with a limited number of clients, taking the time to understand your most important priorities for today, tomorrow and your long-term future. Our philosophy celebrates collaboration. Working with a team of specialists, we draw on the resources and insights of a global financial institution to create strategies that reflect your aspirations for yourself and current and future generations of your family. Finally, we believe that while significant wealth brings complex challenges, our experience, passion and perspectives can help you simplify your life. Our clients are busy, successful families and we strive to help them streamline their financial lives, so they have the freedom to pursue the things in life that matter most to them. We take great satisfaction in helping multigenerational high-net-worth families and business owners throughout the US simplify the complexities of significant wealth and bring order and meaning to their financial lives.



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Noteworthy Chocolates elevates your gifting experience with laser-engraved, individually personalized chocolate gifts that amaze and delight. From elegantly engraved chocolate medallions to customizable chocolate greeting cards, each creation is a true labor of love, handcrafted with precision and care to reflect your unique message and sentiment. Noteworthy Chocolate's commitment to quality means that every bite is as delicious as it is memorable, ensuring that your recipients will be delighted from the moment they receive their gift. Noteworthy Chocolates was founded in 2016 by budding entrepreneurs Jennifer and Michael Sauvageau, who experimented with laser technology to open the world's first chocolate engraving laser lab. Combining chef-quality chocolate with precise, custom engraving allows Noteworthy Chocolates to create a unique gifting experience easily, quickly, affordably and with exceptional 2-4 business day turnaround time for most orders. Ultimately, Noteworthy Chocolates enhances the perceived value of gifts, helping businesses and organizations succeed in thoughtful and delicious new ways. So, whether you're expressing gratitude to clients, celebrating milestones with colleagues, providing team gifts, launching new branding or simply spreading joy to loved ones, Noteworthy Chocolate's bespoke sweetness will surely leave a lasting impression. To explore their latest collection, simply visit noteworthy-chocolates.com/biz



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A photograph of a man in a dark suit and glasses, looking down at his smartphone while holding a coffee cup. The background is blurred, suggesting an office or public space.

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As the second-largest independent Catholic university in New England and one of the fastest-growing in the U.S., Sacred Heart University (SHU) is a national leader in shaping higher education for the 21st Century. SHU offers nearly 90 undergraduate, graduate, doctoral and certificate programs on its Fairfield, Connecticut, campus. Sacred Heart also has satellites in Connecticut, Luxembourg and Ireland and offers online programs. More than 9,000 students attend the University's nine colleges and schools: Arts & Sciences; Communication, Media & the Arts; Social Work; Computer Science & Engineering; Health Professions; the Isabelle Farrington College of Education & Human Development; the Jack Welch College of Business & Technology; the Dr. Susan L. Davis, R.N., & Richard J. Henley College of Nursing; and St. Vincent's College. Sacred Heart stands out from other Catholic institutions as it was established and led by laity. The contemporary Catholic university is rooted in the rich Catholic intellectual tradition and the liberal arts, and at the same time cultivates students to be forward thinkers who enact change — in their own lives, professions and in their communities. The Princeton Review includes SHU in its Best 387 Colleges—2022 Edition, “Best Northeastern” and Best Business Schools—2022 Edition. Sacred Heart is home to the award-winning, NPR-affiliated radio station, WSHU, a Division I athletics program and an impressive performing arts program that includes choir, band, dance and theatre. sacredheart.edu.



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Yale New Haven Health, one of the largest and most comprehensive health-care systems in Connecticut, is committed to innovation and excellence in patient care, teaching, research and service to our communities. Our nonprofit health system includes five acute-care hospitals, multispecialty centers and outpatient locations from Westchester County, New York, to Southern Rhode Island. Through our affiliation with Yale School of Medicine, our patients benefit from access to the latest medical treatments, research and innovation.

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- **Smilow Cancer Hospital:** Fairfield, Greenwich, Stamford, Trumbull.
- **Yale New Haven Children's Hospital Pediatric Specialty Centers:** Bridgeport, Greenwich, Norwalk, Trumbull.

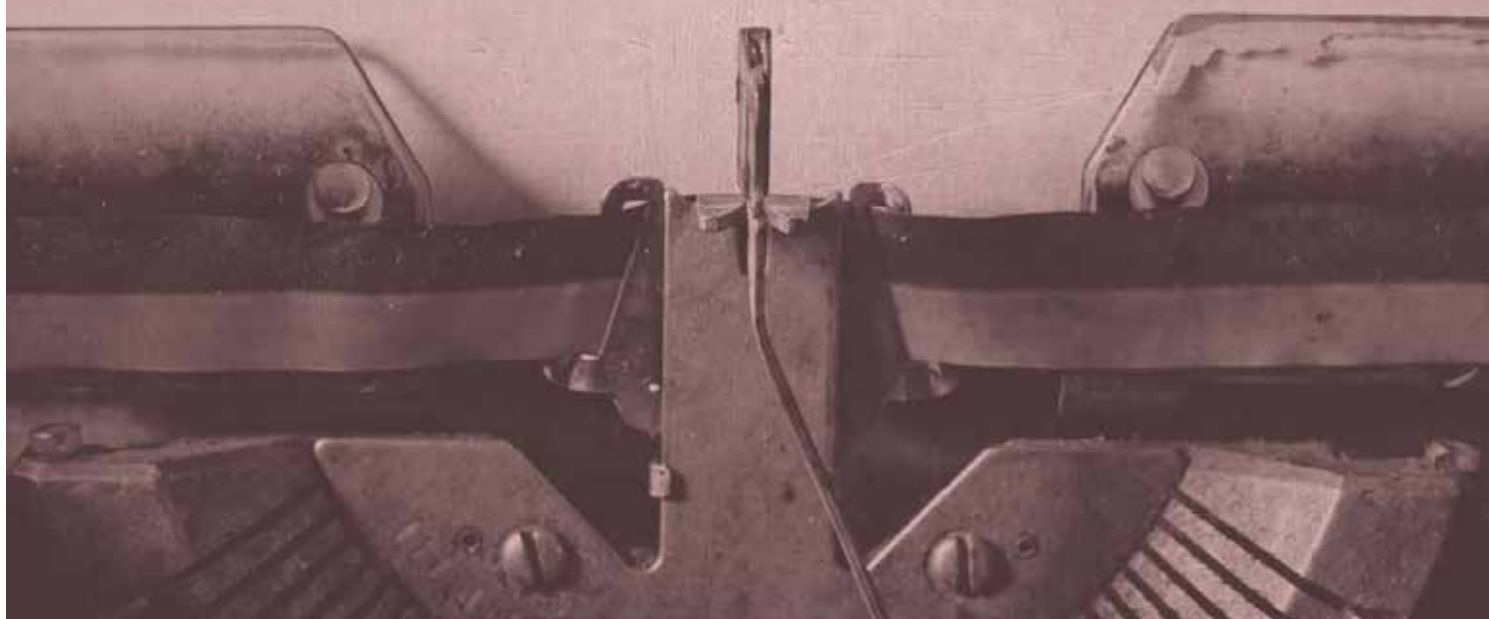
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