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Upper Brookville

After a whirlwind career leading at Amazon and major tech startups, Simran Dua, 41, is entering her mama era—and loving every second.

Woah,
BABY!

COVER STORY PG. 26
EVENT CALENDAR PG. 18

Plus, HAPPY 1 YEAR, Upper Brookville! We want your feedback! Take a Stroll through our past 12 covers on pg. 23 and scan the QR code to tell us what you want to see for the next 12 issues.

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OTHER

AREA DIRECTOR
Brynn Mannino
brynn.mannino@n2co.com
646-477-2072

AD DESIGN

Becky Viglione
becky.viglione@n2co.com

EVENTS

Ariana
liactivityplanner@gmail.com

SOCIAL MEDIA

Ava Russen
ava.russen@n2co.com

CREATIVE TEAM

The N2 Company Design Team

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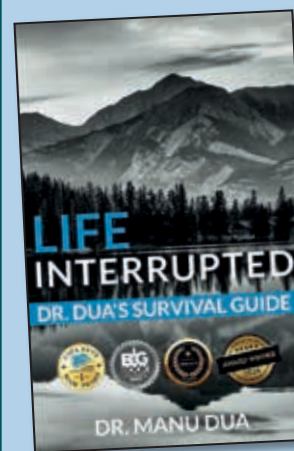
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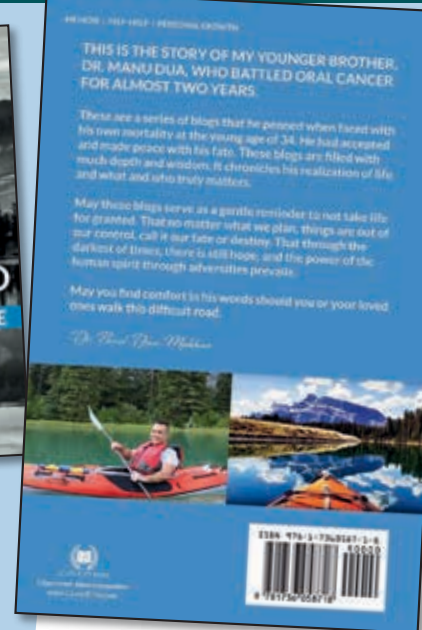


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Andrew Meaney
Attorney at Law



MEET THE TEAM

Meet the people behind the publication that makes the magic happen each month.



Brynn Mannino
Publisher & Owner
brynn.mannino@n2co.com



Beck Viglione
Ad Manager
becky.viglione@n2co.com headshot



Tara Terhune
Client Care Specialist
Tara.Terhune@n2co.com



Ava Russen
Social Media Manager
ava.russen@n2co.com



Ariana Lombardi
Event Coordinator
IG Influencer: @LIActivityPlanner

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ADVERTISING OPPORTUNITIES

Do you own a local business? If you have a business you'd like to advertise in Stroll Upper Brookville or any of our other Stroll neighborhoods, including Old Westbury, Muttontown, Locust Valley, Lattingtown, Matinecock, Oyster Bay Cove, Cold Spring Harbor, Lloyd Harbor and/or Nissequogue, please email brynn.mannino@n2co.com for more information.

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On **Saturday, October 26**

Septembers Notes, Events & News



Embrace the last moments of summer as we welcome a new season filled with fresh opportunities.

As summer gives way to September, the days grow shorter, but the golden light of late summer still brings warmth. With the start of school, there's a renewed energy in the air as we embrace the possibilities that a fresh year brings.

First and foremost, mark your calendars for our first joint event with Stroll Muttontown on September 17! Details are below.

This month, Stroll Upper Brookville also celebrates its 1-Year Anniversary! Be sure to take our feedback survey and check out the special announcement on page 22.

What's inside?

In this issue, we feature resident Simran Dua, who, at 41, is expecting her first baby after a whirlwind career. Read her story on page 28. In Tales Around Town, meet Samson, the neighborhood pup, and don't miss the sweet new signage at Planting Fields, designed by students at Friends Academy. We've also put together a calendar of events we think you'll love. Finally, check out our new real estate news column with sponsor Lisa Fasano, offering a monthly snapshot of Upper Brookville's real estate landscape.

Thank you to our partners, contributors, and readers for your ongoing support.

Here's to a great start to the school year!

Brynn Mannino

Publisher
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On September 17 from 6-8 PM, join us for *A Taste of Portugal* at Lisbon Grill in Jericho. This will be our first joint event with Stroll Muttontown! Upper Brookville residents are invited to enjoy a special menu tasting, mingle with neighbors, and possibly win some fun prizes from our sponsors. Family and friends welcome. Please RSVP to strollupperbrookville@n2co.com.



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From left: Upper Brookville residents Megan Alix and John Jaget with pup Samson

SAMSON THE SHIBA INU:

A “Simple Man” with a Rock ‘n’ Roll Soul

Q: When and how did your pet come to join your family?

A: About three years ago, while looking to adopt, our friends at Two by Four in Oyster Bay, a local doggie day care, informed us about a 10-week-old Shiba in need of a home. We met him and couldn’t resist – he came home with us that day!

Q: Is there a story behind your pet’s name? How did you and your family come up with it?

A: We named him after the song “Samson and Delilah” from Grateful Dead’s Terrapin Station album. We are big Grateful Dead fans.

Q: Does your pet have any favorite toys or treats?

A: Samson is a simple man – nothing gets his tail wagging more than a \$2 whiffle ball from the grocery store!

Q: Where does your pet love to hang out in the neighborhood? Who are your pet’s favorite playmates in the neighborhood?

A: He’s quite popular, especially among the ladies. His best friends include Millie and Maya (Ello family), Addie and Darby (Jaget family), Althea (Lamb family), and his long-distance Upstate cousin, Stitch. And, of course, we can’t forget his four-legged roommate, Callie the cat!

Q: Are there any local businesses or parks your pet particularly enjoys visiting?

A: Samson loves strolling around Sagamore Hill and romping around Coffins Woods with his friends. He also enjoys leisurely walks around Sea Cliff, especially if he can make a pit stop at the beach.

“

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all from his birth
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ever had lived on earth...

”

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The Mother Wound

Understanding and healing the impact of maternal relationships

The mother wound refers to the deep emotional and psychological effects that arise from our relationships with our mothers. Coined by psychotherapist Bethany Webster, this concept explores how early experiences with our mothers can shape our beliefs, behaviors, and relationships throughout life.



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The mother wound can stem from various experiences, such as neglect, unmet emotional needs, or unrealistic expectations. These can lead to issues like low self-esteem, difficulty setting boundaries, and challenges in forming healthy relationships.

It's important to understand that the mother wound isn't about blaming mothers but rather examining the dynamics of maternal relationships and their impact. Recognizing the mother wound allows individuals to explore how their early experiences continue to affect them in adulthood.

Healing the mother wound is a journey of self-discovery, self-compassion, and often, professional support. Therapy can provide a safe space to process unresolved emotions and develop healthier coping mechanisms. Practices like mindfulness, journaling, and self-reflection are also valuable tools in this process.

Forgiveness and empathy are key to healing. Understanding the complexities of maternal relationships can help release feelings of resentment and move towards acceptance and peace.

By acknowledging the mother wound and committing to healing, individuals can cultivate empowerment, self-awareness, and emotional well-being. While the mother wound may leave lasting imprints, it is possible to unravel its effects and create a path to greater fulfillment and authenticity.

SPREAD YOUR WINGS, SHINE YOUR LIGHT



Penny's Flight Foundation was launched in celebration of the extraordinary life of Penny Doerge and the qualities that she personified — joy, artistic expression and humor — while bravely living with Neurofibromatosis (NF) since infancy.

The Foundation's mission is to make much-needed advances in medical research on Neurofibromatosis and related disorders — with a lasting impact on altering the course of this disease. There is no cure for NF and research around the disease remains underfunded, despite being one of the most common genetic disorders in the United States.

Through Penny's story and bright light, the foundation aims to expand knowledge around NF, while inspiring others to find beauty in imperfection, positivity in the face of challenge, and faith over fear.



SCAN HERE TO LEARN MORE

Penny's Flight, in partnership with the **Robert I. Schattner Foundation**, has funded a 2-year multi-faceted \$1.1m project at the **Cold Spring Harbor Laboratory** that will do novel research on the relationship between immune cells, nerve cells, and NF-related tumor cells. We are thrilled about this work and the world class team of investigators at CSHL.



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CALENDAR

A helpful guide to the events taking place in and around Upper Brookville.

MONARCH MIGRATION WORKSHOP AT PLANTING FIELDS

When: Friday, September 13 @ 4-6PM

Where: 1395 Planting Fields Road, Oyster Bay, NY 11771

Details: Release Monarch Butterflies to continue their journey south! Participants ages 4 – 10 will make a butterfly-themed craft, view and assist in a butterfly release, search and observe butterflies throughout the park, learn more about the lifecycle of butterflies, and go home with a special surprise! \$25 per child, register on the website.

STROLL EVENT: TASTE OF PORTUGAL AT LISBON GRILL

When: Tuesday, September 17 @ 6-8 PM

Where: 399 Jericho Turnpike Jericho, NY 11753

Details: Come enjoy a menu tasting at Stroll Upper Brookville's first combined event with Stroll Muttontown; make new friends; toast the season and enter our prize raffle.

ST. JOHN'S 71ST ANNUAL COUNTRY FAIR

When: Saturday, September 14 @ 10AM - 4PM

Where: 325 Lattingtown Road, Locust Valley, NY 11560

Details: They usually get over 1000 attendees on the back lawn at St. John's of Lattingtown Church. It is the longest-running Vintage and Antiques Fair on Long Island, and the kids' activities get better every year.

GLEN COVE STREET FAIR

When: Saturday-Sunday, September 14 - 15

Where: 1 Glen Street, Glen Cove, NY 11542

Details: Vendors, live music, food trucks. Free admission.

THE CAUMSETT FOUNDATION'S 27TH ANNUAL BENEFIT: CHUKKERS & CHAMPAGNE: PALM BEACH STYLE AT CAUMSETT STATE HISTORIC PARK PRESERVE, MARSHALL FIELD III HISTORIC POLO FIELD

When: Saturday, September 21 @ 1PM-6PM

Where: 25 Lloyd Harbor Rd, Lloyd Harbor, NY 11743

Details: Grab your best polo hat and head over to Caumsett for their annual benefit. Enjoy a hat contest, divot stomp, silent auction and more! Tickets available for purchase at caumsettfoundation.org/annual-benefit.



FALL FESTIVAL AT COLD SPRING HARBOR FISH HATCHERY

When: Saturday, September 28 /

Rain date October 5

Where: 1660 Route 25A, Cold Spring Harbor, NY 11724

Details: Kids music, fishing, live animal encounters, food & games! General admission is \$7.

OCTOBER

CUISINE FOR A CAUSE AT THE CRESCENT BEACH CLUB

When: Wednesday, October 2, 2024 @ 6-9PM

Where: 333 Bayville Ave, Bayville, NY 11709

Details: Support The People's Pantry + People Loving People community outreach programs. This is a night of food, friends, and fun. Culinary specialties from over 20 local restaurants, complimentary wine tastings, raffles, silent auctions, and cash bar. Purchase tickets online.

SEA CLIFF MINI MART

When: Sunday, October 6

Where: 215 Glen Cove Ave, Sea Cliff

Details: An arts and crafts exposition in the heart of Sea Cliff with local food vendors. Free parking at Tappen Beach with shuttle buses from 10-6.

LOCUST VALLEY BOYS & GIRLS CLUB ALUMNI & FRIENDS GOLF OUTING AT MILL RIVER CLUB

When: Monday, October 7

Where: 103 Mill River Road, Upper Brookville, NY 11771

Details: The honoree this year is Daniel Gale Sotheby's International Realty. For almost 30 years they have demonstrated a strong commitment to making our community a better place by supporting Grenville Baker Boys & Girls Club and our kids.

LOCUST VALLEY FALL FESTIVAL

When: Saturday, October 12 @ 11AM-3PM /

Rain date: October 13

Where: Birch Hill Road, Locust Valley

Details: Shopping, Food Vendors, Live Music & Entertainment!

MILL NECK MANOR APPLE FESTIVAL

When: Saturday-Sunday,

October 12-13 @ 9-4PM

Where: 40 Frost Mill Road, Mill Neck 11765

Details: The Apple Festival brings the best of the fall season, showcasing an assortment of apple varieties, specialty meats, grilled bratwurst, a variety of cheeses, and baked goods. The festival also showcases the latest in Deaf technology, a pumpkin patch, plenty of games, rides, and activities for the kids. A schedule of live entertainment is also in store, featuring a lineup of musicians, children's entertainment, ASL classes, pie-eating contests, and more. Parking fee is \$20 per vehicle (suggested donation).

OYSTER FEST AT THEODORE ROOSEVELT MEMORIAL PARK

When: Saturday-Sunday, October 19-20

Where: 63 Larrabee Ave, Oyster Bay, NY 11771

Details: The Oyster Festival, known as the East Coast's largest waterfront festival, is a tradition featuring live entertainment, pirate shows, and the famous oyster eating contest. The Food Court offers a wide variety of seafood dishes and traditional festival food. Free admission.

FRIENDS ACADEMY FALL FAIR

When: Saturday, October 19

Where: 270 Duck Pond Road, Locust Valley, NY 11560

Details: Enjoy crafts, games, and parent-hosted food booths! Alumni, stop by for giveaways and swag! Free admission.

Would you like to submit an event for October/November?
Please email brynn.mannino@n2col.com.

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NATURE'S LITTLE GUIDES: FRIENDS ACADEMY STUDENTS HELP TRANSFORM PLANTING FIELDS

Experience Planting Fields in a new light as first-grade naturalists from Friends Academy create engaging signs that inspire mindfulness, safety, and fun for all visitors.

DEAR FRIENDS OF PLANTING FIELDS,

Planting Fields is buzzing with exciting transformations. This fall, we are thrilled to unveil a unique collaboration with the first-grade naturalists from Friends Academy. These young students have crafted a series of charming and informative signs for our new outdoor learning spaces, encouraging park visitors to connect more deeply with nature. Their creative contributions, including messages like “Compost Here,” “Bee Mindful” and “Be Calm, Take Deep Breaths” are designed to guide, inspire and enhance your visit. Come explore these delightful additions and witness how the next generation is helping to shape Planting Fields.

More Wayfinding Updates for Guests

Within the next few months, we will also complete the installation of brand-new wayfinding signage, designed by London-based brand design consultancy, Weidemann Lampe. This new signage system focuses on highlighting how Planting Fields serves the public through nature, history, and even life itself. We are excited for you to explore the grounds with your families using these new guiding tools. For more details, visit our website and follow us on social media!

See you in the fields,
Kayla Cheshire
Director of Marketing,
Planting Fields



Students working on their creative signs. Image courtesy of Friends Academy.



Proud 1st graders displaying their signs. Image courtesy of Friends Academy.

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See more of our work here!

Happy 1-Year Anniversary, Stroll Upper Brookville!

Yes, it's been wonderful. But how can we make it even BETTER? We want your feedback.

One year ago this week, Upper Brookville residents found a surprise in their mailboxes—the very first issue of their neighborhood magazine, *Stroll Upper Brookville*. Gracing the cover was the Kakar family, captured mid-adventure riding camels in Abu Dhabi. Since that first issue, we've had the privilege of spotlighting a different family or resident each month, sharing the unique and FABULOUS stories that make our community special.

From Sybil & John's "Match.com Made in Heaven" to Brody Ort's sweet

coming-of-age tale, it has been our pleasure to spend time with Upper Brookville residents.

As we celebrate this milestone, we want to hear from YOU! This magazine is delivered to every Upper Brookville resident every month, created by and for the community. Your feedback is invaluable in shaping the content that truly resonates with you.

Do you enjoy Nina's recipes, learning about neighborhood pets, or checking the curated event calendar? Do you enjoy scouring the list of homes that sold nearby? Has the

Sponsor Index been handy? If so, great! If not, that's okay, too—now's your chance to let us know what you'd like to see instead. Scan the QR code below to vote on new column options that we'll work to implement in the coming months.

Our goal remains the same: to shine a spotlight on the magnificent people and stories of Upper Brookville, giving everyone their turn. Thank you for being a part of this journey with us!



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We're looking for regular columnists! Are you an expert in your field? Educate your neighbors while promoting your business! Email strollupperbrookville@n2co.com to volunteer.





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MEET YOUR NEIGHBORS

Simran Dua:

A New Chapter in Upper Brookville



After a powerhouse career at Amazon and founding major tech startups, Simran Dua, 41, is slowing down to focus on her true professional love — and her new love (due Nov. 11!).



As she embraces this exciting phase, Dua shares a glimpse into her impressive career, her love for simple joys, and the cherished family traditions she hopes to build. Originally from New Jersey with fond memories of summers in London, Dua is drawn to the tranquility of the neighborhood, its natural beauty, and the close-knit extended family with whom she shares the Wash Hollow home. With her growing family, she remains passionate about helping others find confidence in communication, while also savoring the special moments life in Upper Brookville has to offer.



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Family and Background

Please tell us your full name and age.

Simran Dua, 41

Where are you from?

I'm originally from Maywood, NJ, and spent my summers in London, where most of my extended family lived.

Tell us about your spouse.

My husband, Gunit Sabharwal, and I were married in June 2023 in Vermont, and we're expecting our first baby in November!

How did you meet?

It's a good story. We first matched on a dating app, which lead to a dead end. Then someone set us up six months later.

Do you have any pets?

Yes, we have a family pup named Molly, a rescue from North Shore Animal League America in Port Washington. She's a sweetheart, especially with kids who are initially scared of dogs. We believe she's a Griffon Wirehaired Terrier, and she has the personality of a mushy nanny.

Why Upper Brookville?

My husband is from Long Island, and his family has had a home on Wash Hollow for over 20 years. We share the family home with my mother in law, father in law, brother in law, his wife, and Molly. Another sister in law, her husband, and two sons live just down the road.

Tell us something interesting about your family.

My husband is a recreational pilot, and we have a family goal to visit all 50 states before he turns 50. So far, we've visited 21 states, with Morgantown, West Virginia, being a surprise favorite! The small-town feel and welcoming local scene made it a standout for us.

What are your favorite family traditions?

I'm excited about starting new traditions — most of my family growing up lived abroad so I've been bubbling with ideas and traditions to bring our new family to life! We've hosted a gingerbread house decorating contest and a summer food tasting party, both of which I plan to continue annually. We also have a longstanding tradition of Sunday morning bagels, and this summer has been all about finding the best sesame bagel on Long Island. I can also see Lohri parties, summer pool gatherings, and tennis tournaments in our future.

What's the best family vacation you've ever taken?

We're planning an epic one for our parents' 50th wedding anniversary in January 2025.



Profession and Passion

What is your profession?

I'm currently focused on my public speaking and executive coaching business, No Preservatives. Before that, I was a product lead on Kindle innovation at Amazon and founded the Amazon IRL program. I was the CEO of My Subscription Addiction, which is now part of Grapevine.ai. Although I'm

concentrating on coaching right now, I plan to revive Meet the Otter (MTO), an online dating startup, in January.

What inspired you to enter the field?

During grad school at Yale, I taught a course on pitching to investors. Later, I found my passion after training as a public speaking coach and helping domestic violence survivors rewrite their stories.

What do you love about what you do?

It's incredibly rewarding to witness the improvement in someone's communication skills, even within a single session.

What does your spouse do?

He works in the family's real estate development company.



Joy & Recharging

Describe your perfect day.

My perfect day starts with the sound of birds, especially Carolina Wrens, followed by a quick run by the water and some yoga. I'd visit the Oyster Bay Farmer's Market for fresh treats, spend the afternoon swimming with our nephews, have an early evening BBQ, and end the day with soft serve and a walk by the beach. My husband and I usually close our evenings with daily gratitudes and some NYTimes games like Wordle, Spelling Bee, and the Mini Crossword.

What's your favorite way to relax and recharge?

Sketching and crafting are my go-to activities. They feel meditative and allow me to focus for a bit. I also enjoy sending paper mail, especially postcards from our travels.

What are your favorite things to do around town?

We love exploring the parks, beaches, and local eateries in the area. The Oyster Bay Farmer's Market is a must-visit.

What are your plans for the future?

We're working toward our goal of visiting all 50 states together.



MARKET UPDATE



The Fasano Five with Lisa Fasano

Top trends defining both the Upper Brookville and broader real estate landscape right now

1 / Upper Brookville Sees Record Sale The \$10 million sale of "Tree Tops" mansion on Wolver Hollow Rd. set a new benchmark for the neighborhood and Nassau County. **Key takeaway:** High-profile sales like this can elevate interest in neighboring luxury properties, enhancing the area's prestige.

2 / Average UB Home Value Skyrockets The average sale price for single-family homes in Upper Brookville soared by 209.5%, from \$2.82 million in July 2023 to \$8.62 million in July 2024. **Key takeaway:** Significant price increases like this can create momentum, making now an opportune time to list your property if you're considering selling.

3 / Sales Volume Rises: July saw a 28.9% year-over-year increase in sales volume in Upper Brookville. **Key takeaway:** A rise in sales volume suggests an uptick in transactions, potentially indicating an increase in supply.

4 / Mortgage Rates Drop Rates have fallen to 6.45% as of Aug. 23, the lowest since May 2023, allowing buyers to afford more expensive homes and offering homeowners a refinancing opportunity. **Key takeaway:** Lower rates could stimulate buyer activity, although economic conditions may influence long-term trends.

5 / NAR Settlement Increases Transparency New rules from the National Association of REALTORS® mandate greater transparency in buyer and listing agent representation, effective August 17. **Key takeaway:** When buying or selling a home, expect more paperwork and transparency, with fees remaining negotiable as always.

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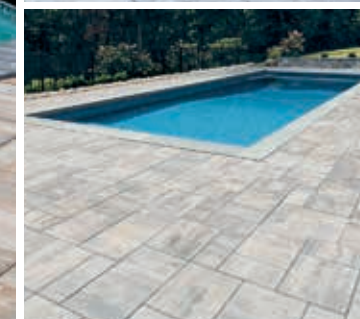
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"Adam, I really have no words. I can't tell you how much of a difference you made for our special night. I love you!!! We are so impressed with you and how you went the extra mile (100 miles) for us to make this so special."
— OLD WESTBURY, NEW YORK, CLIENT



Step into the realm of refined luxury and innovative design with Adam Cassino and ACD Home. As a New York City native and seasoned designer, Adam has transformed the local design landscape with his unique approach and passion for creating beautiful spaces. At ACD Home, Adam and his team offer carefully curated and bespoke luxury home furnishings, ensuring that every piece reflects the highest standards of elegance and craftsmanship. Discover how Adam's diverse background and dedication to excellence make ACD Home the ultimate destination for discerning homeowners and interior designers alike.

WHAT'S YOUR NAME? Adam Cassino

PLEASE TELL US A LITTLE ABOUT YOURSELF (BACKGROUND, EDUCATION, IMMEDIATE FAMILY MEMBERS, ETC.). A New York City native passionate about all things design, Adam is trained in several interconnected fields, making him a well-rounded designer and problem solver. Before founding Adam Cassino Design in 2015, he honed his skills under renowned interior designers Kenneth Alpert and Andrew Petronio of KA Design Group, working on distinguished properties in prestigious locations. As a design associate at KA, Adam was diligently involved in furniture and finish selection, planning, design, implementation, and installation of small- to large-scale residential projects. Priding himself on customer service, Adam is known for developing long-term, intimate relationships with his clients, making himself always available and approachable, often far beyond the completion of a project.

Before working in interior design, Adam, a lifelong car lover, studied mechanical engineering and furthered his education at The College for Creative Studies, an art and design school in Detroit renowned for its automotive and industrial design programs. While obtaining his BFA in industrial design, Adam interned for several product design firms and did sponsored projects for companies including Motorola, S.C. Johnson, Panasonic, and LG. Back home in New York during the summers, Adam took architecture classes at NYU and interned for Daniel Goldner Architects, a New York City-based architecture firm. One of Adam's more notable projects was his Embrace chair concept, which was chosen as a finalist in the 2009 Billes International Design Contest, held at Design Within Reach in New Orleans. This propelled Adam's furniture design interest and landed him a job at Hellman-Chang, a Brooklyn-based design firm at the forefront of the ultra-luxury furniture industry. A licensed real estate agent, Adam also pursued his love for beautiful



“All I can say is WOW! You never cease to amaze me, you are unbelievable, thank you!!!”

—
**SOUTHAMPTON,
NEW YORK,
CLIENT**



properties with a stint at the Soho office of The Corcoran Group, New York’s largest real estate company.

Working at KA, Corcoran, and Hellman-Chang gave Adam direct exposure to top properties and furnishings and the opportunity to work with some of the best vendors and professionals in the industry. Adam’s range of knowledge in engineering, design, architecture, and real estate is beneficial when working directly with architects, contractors, and other design professionals. His diversified background, coupled with innate talent, a well-received demeanor, and a strong work ethic, allows Adam to achieve great success in his projects and a high level of gratitude and satisfaction from his client base.

WHAT’S THE HISTORY AND MISSION OF YOUR BUSINESS? WHAT INSPIRED YOU TO START YOUR BUSINESS? Working as an interior designer on the Gold Coast of Long Island for 12 years, I noticed a significant gap in the market for a great luxury furnishing and accessories resource. When it came time to accessorize a project, I always wished for a better resource for luxury items suitable for my clients’ homes.

Sister company to the highly acclaimed interior design firm, Adam Cassino Design, ACD Home brings carefully curated and bespoke luxury home furnishings directly to the consumer.

The ACD team visits national and international tradeshow, manufacturers, galleries, and artists to discover unique products. Our trained and discerning eyes find and procure distinct and beautiful local and global products for your home.

In addition to procuring highly curated inventory, ACD Home’s bespoke private label lighting and furniture lines are designed in-house, offering a unique luxury aesthetic exclusively available at ACD Home.

WHAT TYPES OF SERVICES DOES YOUR BUSINESS OFFER? Interior Design, Home Styling, Home Decor

WHAT’S UNIQUE ABOUT YOUR BUSINESS? WHAT SETS YOU APART FROM THE REST? We bring carefully curated and bespoke luxury home furnishings directly to the consumer and local interior designers.

HOW DOES YOUR BUSINESS CONNECT WITH AND CONTRIBUTE TO THE LOCAL COMMUNITY?

We host many events, including a recent shop local pop-up event with local vendors and joint events with vendors such as Phillip Jeffries Wallpaper. We donate to organizations such as The UJA and invite local artists and designers to showcase their products in our store. We will be hosting an event with the HRC organization and IDS Long Island.

“The process of creating our new home could have been overwhelming. It ended up being the most exciting and special time because we had Adam to guide us. We are so excited to continue working with him as we work on this home and other projects in the future.”

— MELVILLE, NEW YORK, CLIENT



EVERY BUSINESS FACES CHALLENGES. CAN YOU SHARE INSIGHTS INTO ANY CHALLENGES YOUR BUSINESS HAS OVERCOME AND THE GROWTH THAT RESULTED? Our challenge has been getting the local community to know that we are open and understand what we offer. Anyone who walks through our doors, whether designers or retail clients, is completely blown away by our store and our products. However, the challenge is getting people to come in! We have overcome this by advertising locally, hosting local events, forming partnerships, and participating in community events.

WHAT’S YOUR VISION FOR THE FUTURE OF YOUR BUSINESS? PLEASE SHARE ANY UPCOMING PROJECTS, MILESTONES, OR EVENTS YOU’RE EXCITED ABOUT. We aim to continue growing our business and become the premier resource on Long Island for designers and retail clients alike. We are continually expanding our unique product offerings. Our product lines are always changing and evolving as we travel and source unique and interesting luxury products to offer to the community.

Adam has just created a unique and luxurious customizable lighting line in collaboration with AF Illuminated. The store is currently the only place in the

world that has the first prototypes on display, and orders can be placed at the store. In the fall of 2024, the unique line will be available at Artistic Frame, next to the D&D Building in New York City on 3rd Avenue.

- This September, we will be hosting an IDS Long Island chapter meeting and an artist gallery exhibition event.
- In October, we will be hosting an HRC event.
- In November, we will be hosting a holiday luxury candle-making class.
- We also host Sip & Shop events monthly.

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939 Ripley Lane	Upper Brookville	\$5,500,000	\$5,100,000	08/07/24	1491	6	6	3	8.30
43 Chestnut Hill Drive	Upper Brookville	\$9,950,000	\$9,850,000	07/31/24	55	7	13	3	5.28
353 Juniper Drive	Upper Brookville	\$7,450,000	\$6,000,000	07/23/24	384	6	7.55	3	1.99
1275 Wolver Hollow Road	Upper Brookville	\$10,250,000	\$10,000,000	07/19/24	506	7	8.55	3	5.14
134-1 Wheatley Rd	Upper Brookville	\$2,970,000	\$1,877,200	05/17/24	217	5	4	2	2.82
347 Juniper Drive	Upper Brookville	\$1,100,000	\$1,300,000	04/17/24	75	4	4	2	2.00
1 Bel Air Ct	Upper Brookville	\$6,800,000	\$7,450,000	04/12/24	1221	6	6.5	10	5.00
9 Wash Hollow Rd	Oyster Bay		\$9,299,986	04/11/24			9		7.34
1167 Pine Valley Rd.	Upper Brookville	\$2,950,000	\$2,850,000	03/06/24	216	6	4.5	3	3.48
1185 Pine Valley Rd	Upper Brookville	\$1,495,000	\$1,285,000	02/27/24	245	5	4.5	4	2.05
1281 Wolver Hollow Rd	Upper Brookville	\$2,475,000	\$2,350,000	01/26/24	284	4	5	2	3.16
70 Wolver Hollow Rd	Upper Brookville	\$2,400,000	\$2,475,000	01/11/24	272	8	4.5	3	2.00
80 Mill River Rd	Upper Brookville	\$3,688,000	\$3,500,000	12/22/23	254	5	5	2	2.68
111 Mill River Rd	Upper Brookville		\$892,500	11/29/23		3	3.5	3	2.00
1005 Wolver Hollow Rd	Upper Brookville	\$1,750,000	\$1,575,000	11/20/23	191	4	4	4	3.87
1347 Chicken Valley Rd	Upper Brookville	\$2,998,000	\$2,950,000	11/02/23	105	4	5	2	2.00
22 W View Drive	Upper Brookville	\$1,888,000	\$1,800,000	10/13/23	161	5	4.5	2	1.48
1611 Old Cedar Swamp Rd	Upper Brookville	\$4,488,000	\$4,125,000	09/19/23	61	5	4.5	3	3.73
30 Stirrup Drive	Upper Brookville	\$2,499,000	\$2,400,000	08/08/23	39	5	4.5	3	2.00
4 Fairway Court	Upper Brookville	\$3,900,000	\$3,200,000	07/27/23	29	6	6.5	3	5.00

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