

FIRM EXPANSIONS AND CONTRACTIONS

Hudson Valley Region

2014 Annual Report

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This briefing provides information on firm-specific hiring and layoff announcements in the Hudson Valley. The information in this report is derived from press releases, newspapers, business journals, newsletters and other public sources. It does not include all expansions and contractions in the region – only those for which public information has been obtained. An attempt is made to present only current information – events that have recently occurred or will occur in the near future.

BUSINESS EXPANSIONS FOR THE HUDSON VALLEY REGION

January 2014

Dutchess County

New York and **IBM** announced an agreement that will obligate the state's nanotechnology center to pay \$55 million to open a high-tech center in Buffalo with 500 jobs in exchange for IBM preserving and adding jobs in the Hudson Valley. The agreement includes a commitment from IBM to keep at least 3,100 high-tech jobs, mainly in Dutchess County, through 2016. This represents an increase in its minimum job commitment to the state of 750 jobs. The agreement included 750 positions in the "semiconductor plants and related fields" in Dutchess County, Albany and Yorktown Heights. Dutchess County Executive Marc Molinaro praised the agreement. "The news today is good. It's good for those who will not lose their jobs," Molinaro said. "It is good for those who may be reemployed by IBM, and it's good for Dutchess County in the context of stabilizing job losses and focusing on recovery." But the agreement also left a number of unanswered questions as IBM plans another round of job cuts. The union representing IBM was skeptical of the agreement amid hope that the deal would also spare New York from the latest round of job losses. The union said it received no assurance that IBM wouldn't cut jobs in New York. Dutchess County alone has 7,000 IBM workers, said Lee Conrad, national coordinator for Alliance@IBM, CWA Local 1701, which is based in Binghamton.

Orange County

Aerospace manufacturer **Pratt & Whitney** plans to invest \$140 million to outfit and upgrade a 70,000 square-foot building on Tower Drive in the Town of Wallkill (Orange County). The expansion of the company, which designs, manufactures and services turbine aircraft engines, will create about 100 jobs over the next five years while retaining 95 jobs at Advanced Coating Technology, a Middletown-based subsidiary of Pratt & Whitney. Empire State Development will offer the manufacturer a \$900,000 capital grant, and up to \$1.6 million in Excelsior Jobs Program tax credits and other incentives.

Amy's Kitchen, an organic and natural food manufacturer announced plans to build a 350,000- to 500,000-square-foot plant in the Town of Goshen. The Orange County Industrial Development Agency (IDA) has worked out a 15-year PILOT agreement under which Amy's Kitchen gets \$6.5 million in sales and use tax exemptions, another \$4.5 million as property tax abatement, and \$420,000 in mortgage tax exemptions. The project is additionally getting \$500,000 from the IDA for infrastructure improvements. The company estimates the plant will employ close to 700 people earning between \$20,000 and \$150,000 annually.

Steelways submitted a bid to Tappan Zee Constructors L.L.C. to supply the precast concrete deck system for the new Tappan Zee Bridge. The winning contractor will build 7,000 individual deck pieces over three years. For Hudson Valley union workers in the building and construction trades, it would create 150 to 200 jobs in the Newburgh area.

The precast decking would be manufactured on a parcel in the town of New Windsor that is part of the approximately 75-acre Steelways property and transported across Water Street to the river. The large-scale project would require access to an adjacent 3-acre parcel on the Hudson that is owned by the city of Newburgh. That need has led to a conceptual plan, approved in late January by the Newburgh City Council, to rebuild the port of Newburgh this year through a public-private partnership. U.S. Rep. Sean Patrick Maloney, the first-term Democrat whose 18th congressional district includes Newburgh, said the \$16.5 million project, which includes a \$3 million payroll, is expected to be aided by state and federal grants and financial incentives from the Newburgh Industrial Development Agency. The Newburgh City Council voted to approve the conceptual plan that will provide 150 construction jobs and an unknown number of permanent jobs after construction is completed. The new Port of Newburgh will be the only river and rail convergence between New York City and Albany

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

General Motors recently reached a development deal with two real estate companies for its long-vacant automotive assembly plant site on the village of Sleepy Hollow's waterfront. Diversified Realty Advisors of Summit N.J., and SunCal of Irvine, Calif., will partner on the Lighthouse Landing project which will feature: 1,177 residences, 35,000 square feet of office space, and 135,000 square feet of retail, cinema and restaurant space and a 140-room hotel. The nearly 100-acre GM property off Beekman Avenue was vacated by the automaker in 1996. The redevelopment project, first proposed by GM in 2003 has been delayed for several years by lawsuits. The village approved the development in 2011 and in August 2013 it resolved all litigations that had stalled the project. The developers will now submit an application to the Sleepy Hollow Town Board for site plan approval and are hoping for a groundbreaking on the project by the end of 2014. GM's former development partner, New Jersey-based Roseland Properties L.L.C., pulled out of the Lighthouse Landing project in late 2007, calling it an opportunity that had passed. The project was revived after GM emerged from its bankruptcy reorganization in 2009.

Tappan Zee Constructors, the design/build team behind the construction of the new Tappan Zee Bridge, is bringing in specialized welders from Alabama and New Orleans to help install the enormous and critical permanent piles that will hold up the main span of the new Tappan Zee Bridge.

T5 Data Centers recently launched its first data center in Westchester County; its seventh in New York State. The company will expand into a renovated 38,000 square-foot facility in Briarcliff Manor, where it will serve as a mirror data center location for enterprises, financial services, trading and technology firms. No job numbers were announced.

Westchester Medical Center received approval from U.S. Bankruptcy Court to purchase the bankrupt Town of Poughkeepsie-based Saint Francis Hospital for about \$38.8 million. The Dutchess County Medical Society, which represents about 300 doctors locally, has rallied in favor of Westchester Medical's purchase. In a statement, Westchester Medical's CEO Michael Israel called Saint Francis a "critical link to quality care for those living and working" in the area. He also said Westchester's "historical mission has always been to ensure that Hudson Valley residents have access to the finest advanced" local medical care, regardless of income. Westchester Medical officials have said their mission for St. Francis is, "from day one, to work together to enhance and strengthen all of their fine services, including the Level Two Trauma Center, emergency department, intensive care units and critical care psychiatric services, while introducing additional advanced-care offerings locally to more patients in areas such as orthopedics, cancer, neurosciences, trauma and critical care, and cardiovascular". Westchester Medical also has said it will increase the number of patients cared for at St. Francis. Westchester Medical's three facilities: the 415-bed University Hospital; the 136-bed Maria Fareri Children's Hospital; and 101-bed Behavioral Health Center which are all operating at, near or above capacity.

February 2014

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Jagdish and Monica Mitter recently purchased the historic Polish Community Center in Yonkers for \$2.3 million and plan to spend an additional \$1 million to renovate the facility and reopen it as the **Castle Royale**. The new facility will be operating as a catering hall with May 2014 as a possible opening date. Castle Royale will employ about 50 employees.

Construction has begun on the \$25 million **Hyatt Place Hotel** at the Cross County Shopping Center in Yonkers. LodgeWorks Partners, L.P., will manage the Hyatt Place, and are partnering with Friend Development Group to develop it. The Hyatt Place is LodgeWorks' third hotel under development in New York. The company is working on Archer, a boutique property in Manhattan, and a Hampton Inn in Brooklyn.

Life Time Fitness Inc. recently opened its first Westchester athletics and spa complex in Harrison. The 206,000 square-foot fitness center has health and nutrition professionals as well as services and programs catered to families. The facility is open seven days a week, from 4 a.m. to midnight.

Maplewood Senior Living L.L.C., a Fairfield-based company that owns and operates six assisted living and memory care services facilities, announced plans to expand into Westchester County. The company is looking to build 90 senior assisted living units in the village of Mount Kisco. No job numbers were announced.

Pace University was granted access to \$98 million in tax exempt bond financing from the Westchester County Local Development Corp. for the renovation of its Pleasantville campus. The project, which began in October 2013, aims to consolidate the school's Briarcliff campus with its Pleasantville location. The plan calls for the construction of two four-story residence halls with 760 beds, renovation of the student center, and the expansion of the athletic facilities, and the relocation of the environmental center.

March 2014

Dutchess County

Northern Dutchess Hospital recently began construction of a \$47 million, 81,000 square-foot medical pavilion on its campus in Rhinebeck. The new complex will feature six new operating rooms, 40 private patient rooms and medical offices. Construction of the new facility will take about 18 months.

Riverside Bank of Poughkeepsie and **Salisbury Bancorp** of Lakeville, Conn announced plans to merge their operations. Riverside's name will stay as it becomes a division of Salisbury and no branches will be closed.

Orange County

(Update) State and Orange County financial incentives have lured California-based **Amy's Kitchen** to build a \$95 million, 500,000 square-foot organic food manufacturing plant in the Village of Goshen. Construction of the new facility is expected to begin early next year and be open by 2016. The company expects to employ close to 700 employees, with salaries ranging from \$20,000 to \$150,000 annually.

Churchill Properties proposes to build a 120-room hotel on Route 9W, near West Point. The Orange County Industrial Development Agency recently approved a package of financial incentives that will grant the company a 10 year payment in lieu of taxes, sales tax exemption and other financial benefits. The \$20 million project will be geared toward the tourist trade and when open will create about 70 full-time jobs.

Coach USA expects to move from its current office in Mahwah, N.J. to its new \$16 million office and garage complex in Tetz Industrial Park in the Town of Chester around May 1. The new facility will employ an estimated 225 employees.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Turk Hospitality Group, the owners of Rocking Horse Ranch in Highland and Splash Down Beach in Fishkill, announced plans to build a family resort in the Town of New Paltz. The new 250 to 275-room resort, to be called **Wildberry**, will also feature an indoor waterpark and a five-story indoor rock climbing wall, among other activities and amenities.

Westchester County

Acorda Therapeutics, Inc. will expand its corporate footprint in Ardsley following approval of incentives by the Westchester County Industrial Development Agency. The biotech company has expanded its operations and plans to occupy an additional 25,500 square-foot of space at 440 Saw Mill River Road. Acorda currently occupies 130,000 square-feet of space at 410-420 Saw Mill River Road. The additional space will accommodate 90 new permanent employees that the company plans to hire over the next five years. The project is also expected to create 35 to 45 temporary construction jobs during its four to six month construction phase.

Banana Republic will open a new store at Westchester's Ridge Hill mall in Yonkers. The retailer of men's and women's clothing has several stores throughout Westchester County, including stores in Mount Kisco, The Westchester Mall in White Plains and Vernon Hills Shopping Center in Scarsdale. No job numbers were announced.

Metallized Carbon Corp., an Ossining-based manufacturer, has pledged to retain its 118 employees and add another 25 workers in return for an \$850,000 discount on its energy bill under the ReCharge NY Program. The program allocates low-cost energy to New York businesses that pledge to retain or create jobs over a period no longer than seven years.

Dave & Buster's will open a new eatery in Westchester County. The restaurant and entertainment chain recently leased 41,300 square feet of space at Post Road Plaza in Pelham Manor. The company operates more than 60 casual dining and entertainment complexes throughout North America. No job numbers were announced.

True North Hotel Group, a Kansas-based hotel developer, plans to build its second hotel at the South Westchester Executive Park in Yonkers. The \$24.5 million, 84,000 square-foot development will add more than 150 rooms to the city's hospitality offerings when it is completed in 2015. The planned **Courtyard by Marriott** will be built on a 2.9 acre undeveloped site directly across from True North's 144-room Residence Inn by Marriott. The project is expected to begin in the next several weeks and be completed by mid-2015. About 250 workers will be employed during the 15-month construction period, with an additional 50 permanent jobs created when the hotel opens for business.

April 2014

Dutchess County

Spectral Systems, a company that manufactures infrared optics for use in spectroscopy and other analytical equipment is partnering with a business in Kentucky to design and develop an adaptable, generic instrument using their optics that will be sold to small manufacturers. The new equipment will be assembled in New York. This expansion into assembly and design will allow the company to grow its workforce by one new person for every \$300,000 in sales.

Orange County

Fastrax Raceway Indoor Karting Center will open a quarter-mile indoor karting track at the Galleria at Crystal Run in the fall. The new 20,000 square-foot facility will have 30 adult and 10 junior carts that run on electricity and can go as fast as 50 miles per hour. No job numbers were announced.

Fuddruckers opened a new restaurant on Route 211, in the Town of Wallkill. The new eatery will be the company's first location in New York. Fuddruckers operates about 100 locations nationwide. No job numbers were announced.

Hardee's, a fast food chain known for its biscuits and thick burgers, announced plans to open a 3,000 square-foot eatery at the former Caldor Plaza, on Route 211, in the Town of Wallkill. No job numbers were announced.

Gold's Gym announced plans to open a gym in the Town of Wallkill at the end of May. The new 30,000 square-foot gym will offer spinning, massages, facials and an on-site nutritionist and group classes. Rosetta Fitness L.L.C. will own and operate the new facility. No job numbers were announced.

ManaFoods of New York, formerly called Valley Fresh Direct, has reaffirmed an interest in locating to the Warwick Valley Office and Technology Corporate Park (formerly the Mid-Orange Correctional facility) in the Town of Warwick. ManaFoods wants to establish an agricultural education and exchange project, focusing on a mutually beneficial exchange of agricultural information and farming techniques between the U.S. and Chinese farmers. The company hopes to provide university-level education to farmers from China that are seeking ways to enhance their farming output and improve farming and food safety. No job numbers were announced.

Runway repaving work at **Stewart International Airport** is about to resume as part of a \$71.7 million rehabilitation project. Runways 9-27 and 16-34, along with taxiways, are undergoing a complete restoration. In addition to the resurfacing work, the airfield's electrical system will also be upgraded.

Putnam County

Fryer, a machine tool builder, continues to expand in Putnam County. The company completed an 8,000 square-foot expansion of its manufacturing space and plans to add an additional 4,000 square feet of space in 2014. Fryer currently employs an estimated 50 employees and plans to hire 10 additional people in 2014.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Sono Tek Corporation, a company that manufactures spray systems for the electronic, solar and food industries has embarked on a program to train key employees in Lean Six Sigma methods. This training will result in new efficiencies that will lower costs and shorten lead times for customers. Lean training, combined with internal development and continuing innovations in products, will allow the company to remain competitive and to grow. The company acknowledges some opportunities for growth in the food and textile industry. If the systems currently under development for the food industry are successful, the company could double the size of its current workforce of 55 employees.

Westchester County

Forme Urgent Care and Wellness Center recently celebrated the grand opening of its facility on South Broadway in White Plains. The medical center offers a number of special services, including pulmonology, urology and pain management. Forme accepts all health insurance plans and will be open seven days a week.

May 2014

Dutchess County

Nothing to report.

Orange County

Church Hill Properties announced plans to build a 109,000 square-foot hotel in Highland Falls. The new hotel would have 120 guest rooms and a restaurant. The project will create an estimated 100 new construction jobs and 60 permanent positions once it opens.

(Update) **Taylor Biomass** is ready to launch its project consisting of recycling and creating natural gas as a renewable energy source. The company is waiting to hear from Washington about federal loan guarantees so that it can begin construction on its waste-to-energy facility in the Town of Montgomery. Taylor Biomass has already received final approval from the Town Board for the project's site plan. The gasification system will generate 21 megawatts of electricity when completed, enough to power 23,000 homes. It is estimated that the project will generate \$384.4 million in economic impact, as well as 82 permanent jobs and 318 temporary construction jobs over the next 18 months.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Alfred Weissman Real Estate, L.L.C., a Rye-based real estate investment and development company, announced plans to build a \$15 million, 150-room hotel on Tuckahoe Road in Yonkers. The company recently gained support for the project from the Yonkers Industrial Development Agency board, which approved approximately \$923,000 in mortgage and sales tax exemptions and agreed to negotiate property tax abatement for the development. It is estimated that the project would create 50

permanent jobs, ranging in pay from \$20,000 to \$100,000 annually, as well as 200 temporary construction jobs.

Ginsburg Development Cos., will hold a groundbreaking ceremony on June 11 for the official start of **Harbor Square** - a proposed 188-unit luxury apartment building and 5,000 square-foot restaurant on the Ossining waterfront. The \$40 million project comes about nine years after Ginsburg Development formed a joint venture with Cappelli Enterprises for a mixed-use luxury condominium on the Hudson River site, near the Ossining Metro-North train station. The project was halted during the recession of 2008. Cappelli later withdrew from the venture and Ginsburg revived the project in 2012. No job numbers were announced.

Hindu Temple of Tristates recently got approval from city of White Plains officials to build a 15,000 square-foot temple on Bryant Avenue. The two-story building will cost between \$1.5 and \$2 million. No job numbers were available.

Iona College recently opened a new health care analytics center where it hopes to teach MBA students the analytics skills needed to secure management jobs at hospitals and other health institutions. No job numbers were available.

OZ Moving and Storage Inc. announced plans to consolidate its metropolitan operations in Yonkers and bring about 150 jobs to the city. The company will pay \$9.5 million to acquire a building on Nepperhan Avenue and move 100 existing jobs from its two facilities in the Bronx and Manhattan, to the new facility, while hiring an additional 50 employees. The new Yonkers facility will serve at the company's headquarters. OZ will spend \$950,000 to renovate the 155,000 square-foot industrial building. The Yonkers Industrial Development Agency tentatively approved a \$171,000 mortgage tax exemption for the project, as well as \$26,000 in sales tax exemptions on materials used in construction. The IDA is negotiating a property tax abatement agreement with the company.

The Children's Place will open a new 3,000 square-foot apparel store this summer at the Ridge Hill shopping complex in Yonkers. The specialty playwear retailer is scheduled to open in July 2014. The company operates more than 1,000 stores nationwide. No job numbers were available.

Construction recently started on the \$20 million addition to **White Plains Hospital**. The new 38,000-square-foot medical office and patient services building will double the size of the hospital's cancer treatment program. Linked on three levels to the existing 15-year old cancer center, the new building will give the 292-bed community hospital approximately 70,000 square-feet of space dedicated to cancer care. The Dickstein Center is already one of the largest free-standing cancer treatment centers in the country. The new facility is scheduled to open in the fall of 2015.

Whole Foods Market announced plans to open another store in Westchester County. The nation's leading natural and organic food retailer recently signed a lease to open its fourth store in the county at Chappaqua Crossing in the Town of New Castle. The 40,000 square-foot store will be the anchor in a traditional neighborhood retail center that is planned for a sector of the former Reader's Digest property. Whole Foods currently operates 14 stores in New York, including three in Westchester: White Plains, Port Chester and Yonkers. The company will also open a new store next month in Albany.

June 2014

Dutchess County

Catskill Hudson Bank, a Kingston-based commercial bank, is scheduled to open a new branch in Arlington at the former Key Bank office on Main Street. No job numbers were available.

Exeride, an indoor cycling and personal training studio, recently opened on Route 211 in Otisville. The studio offers fitness classes including spinning (low-impact cardio exercise on a stationary bike). No job numbers were available.

Vassar Brothers Medical Center announced plans to expand its emergency department. The \$2 million expansion will include the addition of 15 bays, or treatment areas, and renovations and upgrades to the existing emergency room, main lobby and cafeteria. No job numbers were available.

Orange County

The Orange County Industrial Development Agency recently approved a number of incentives for the \$900 million **Competitive Power Ventures** power plant project to move forward in the Town of Wawayanda. The CPV project, which is estimated to take about 2 ½ years to build, was granted tax relief in the form of a payment-in-lieu-of-taxes agreement, sales tax and mortgage tax incentives. CPV will pay \$46.4 million in PILOTs over a 22-year period and save \$7.5 million in sales and use taxes. The gas-fired power plant is expected to employ 400 construction workers and about 24 permanent employees when operational.

Hannaford Supermarket recently opened a new store at the former Thruway Food Market location on Oak Street in the Town of Walden. The new 35,000 square-foot store will include a full-service pharmacy, a butcher shop, seafood, bakery and deli. The store will be staffed by about 115 full and part-time employees.

Johnstons Toyota Scion dealership will open a new location at the former Ramapo Plumbing Wholesaler's building in the Town of New Hampton. No job numbers were available.

Putnam County

Nothing to report.

Rockland County

(Update) **Nylo Hotels** broke grounds on June 19, 2014 on construction of its \$15 million boutique hotel in Nyack. The company is converting a vacant factory building on High Avenue into a four-story loft-style hotel with 132 rooms. NYLO Nyack, the company's sixth hotel, will feature a full-service restaurant, bar and lounge with indoor and outdoor seating, recreational pool, fitness center, library and game room, business center and approximately 4,000 square-feet of meeting space. The new hotel is expected to open in 2015. No final job numbers were available.

As part of a public/private partnership, **OnForce Solar** will transform a decommissioned landfill in West Nyack into a solar farm. The company will invest \$6 million in the development and operation of the project in exchange for a 20-year power purchase agreement. The solar field, which is expected to be completed in early October, is expected to save taxpayers up to \$4 million over 30 years due to the electricity being sold back to the utility grid. No job numbers were announced.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

As part of **Choice Hotels International's** three hotels, \$141 million entry into the New York market, the company is building a 130-room **Cambria Suites** on Main Street in downtown White Plains. The new hotel is expected to open in two months. No job numbers were available.

LodgeWorks Partners, L.P. and the Friend Development Group are building a 155-room **Hyatt Place hotel** at the Cross County Shopping Center in Yonkers. The \$20 million project is expected to be finished in 2015. No job numbers were available.

Eastchester-based **Bilwin Development Affiliates L.L.C.** plans to build a \$25 million hotel in Tuckahoe. The \$25 million, 163-room **SpringHill Suites by Marriott** will be built on Marbledale Road and will feature a 6,400 square-foot restaurant and 1,000 square-foot of meeting space. The project will create 200 temporary construction jobs and 80 permanent positions once the hotel is opened.

The Westchester Bank recently signed a lease for 1,808 square-foot of storefront space on Monger Avenue in Mount Kisko, where it will open its fourth Westchester County branch. No job numbers were available.

July 2014

Dutchess County

Nothing to report.

Orange County

Continental Organics, the New Windsor aquaponic grower of fish and greens, announced plans for its second expansion within two years. The company is seeking a \$10 million federal loan guarantee from the U.S. Department of Agriculture that will allow it to nearly double the size of its current facility to 225,000 square feet. The expansion would include building three greenhouses, installing a geothermal cooling system for the salmon house and expanding the compost plant and the raised-bed outdoor garden. The project is expected to start and finish in 2015. The company expects to hire 26 full-time workers and some part-time workers after the expansion.

Flaming Grill and Buffet, a new dining option at the Newburgh Mall, offers more than 250 items prepared in Chinese, Japanese and American styles. The new eatery also offers specialty items such as sushi and hibachi. No job numbers were available.

Rite Aid Pharmacy opened a new store on Pike Street in Port Jervis. The new store offers organic foods and multiple drive-thru pharmacy lanes. No job numbers were available.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

H&V Collision Center is expanding into the Hudson Valley Region. The family-owned company, which operates four locations in the Capital Region, announced plans to open a new location on Ulster Avenue in the Town of Ulster. No job numbers were announced.

The Hudson Valley Wine Village, a \$273 million mixed-use development, is moving one step closer to reality after it passed a crucial point in its environmental review. The Lloyd Town Board unanimously accepted the Final Generic Environmental Impact Statement for the \$273 million project. The mixed-use development will be situated on 440 acres on the riverfront side of a former winery, between the Hudson River and Route 9W in the Southeastern part of the town. This project, which was first proposed more

than three years ago, calls for various commercial developers to construct and operate, the site's various businesses, on a phased-in basis. The center piece of the project will be a 103-room, conference center, spa and restaurant. Plans for the Wine Village also calls for 450,000 square feet of industrial buildings for manufacturing, 155,000 square feet of office and commercial space and 800 residential units.

Westchester County

Family Services of Westchester Inc. recently began construction on its generation-bridging center at 106 North Broadway in White Plains. The 18,000 square-foot Lanza Family Center for All Ages will house an early-childhood wing, a youth center and an older adult wing. The \$4.9 million construction project is scheduled to continue through this fall and programming will begin in January. No job numbers were announced.

Kawasaki Rail Car received a \$500,000 grant from Empire State Development Corp that it will use towards the \$25 million purchase of its Yonkers facility. The company has been leasing its manufacturing facility since it set-up shop in 1987 in the former Otis Elevator Company factory. Since Kawasaki began operations in Yonkers, it has manufactured over 2,700 train cars for mass transit, including for New York City, PATH, Metro-North, Long Island Rail Road, and for systems in Boston, Virginia, Maryland and Washington DC. The company, with an estimated workforce of 400, is a major employer in Westchester County. In October 2010, the company considered moving from New York to its other facility in Nebraska, but with the financial assistance of New York State, it decided to stay put.

Palombo Bakery recently opened a new store at 168 Martine Avenue in White Plains. The bakery sells pastries, coffee and gelato, among other treats. No job numbers were announced.

The Goren Group, which purchased the historic **Adler Manor** on North Broadway in Yonkers, plans to preserve and use it as an expanded venue for weddings, retreats, film shoots and other events. The company, headed by developer Lela Goren, plans to spend \$3.5 million to renovate and furnish the facility while respecting its historic status, since it is listed on the National Register of Historic Places, qualifying it for historic preservation tax credits. The Yonkers Industrial Development Agency Board granted the Goren Group an estimated \$167,500 in sales tax exemptions on construction materials, as well as temporary property tax abatement. No job numbers were announced.

Yonkers Brewing Co. plans to open a microbrewery and tasting room in an historic building on the waterfront in downtown Yonkers. The company recently signed a lease for 4,700 square feet of space at 92 Main Street. No job numbers were available.

Wells Fargo & Co. recently celebrated the grand-opening of its newest branch at 2290 Central Park Avenue in Yonkers. The new branch, with 18 bankers, replaces two older facilities at 598 Tuckahoe Road and at 157 Lockwood Avenue. No job numbers were announced.

August 2014

Dutchess County

Gap Inc. announced plans to expand its operation in Dutchess County. The clothing retailer will invest \$96 million to expand and renovate its distribution center in Fishkill, including purchasing new machinery and equipment related to the support of the growth of the company. The company currently has an estimated 428 full-time employees at the facility and plans to another 1,200 employees over the next five years, with salaries ranging from \$21,840 to \$42,000. Empire State Development is providing the company up to \$12 million in performance-based Excelsior Jobs Tax Credits, which are tied directly to job creation and investment commitments.

Mensch Grasmere, L.L.C. plans to convert the Grasmere Estate in Rhinebeck into a boutique hotel, spa and resort. The \$48 million investment project would create an estimated 165 new jobs. The Grasmere project was among the 25 proposals that were endorsed by the Mid-Hudson Regional Economic Development Council.

Orange County

Hudson Valley Lighting, a major employer in Orange County is interested in building a new headquarters on Scobie Drive in Newburgh, retaining and or creating 230 jobs. For this project to proceed, the city of Newburgh needs to secure funding from the federal Economic Development Agency (EDA) to make key sewer and water infrastructure improvements. If and when these key improvements are made, the company would create 50 new jobs, while retaining its existing workforce estimated at 180 in its new facility. In addition, the infrastructure investment would create 30 to 60 temporary good-paying construction jobs.

Two Orange County hotel developers announced plans to build a new hotel at the site of the former Walkkill Town Hall property on Route 211. Jake Kriney and Chet Patel, partners in **JCA Hotels**, will buy the property for \$1.6 million and invest an additional \$7 million to \$10 million to build the four-story, 99-room hotel. The company will not seek benefits from the Orange County Industrial Development Agency.

Putnam County

Nothing to report.

Rockland County

A **Legoland** theme park is being discussed as a possible project at the former Letchworth Village property in Thiells. Legoland was among 25 proposals endorsed by the Mid-Hudson Regional Economic Development Council and submitted to receive state grants. The theme park proposed for the 175-acre property owned by the Town of Haverstraw, would potentially be followed by a Legoland water park, and a Legoland hotel. Merlin Entertainments, a British company, operates Legoland theme parks with U.S. locations in California and Florida and overseas in Denmark, England, Germany and Malaysia.

Verizon recently announced plans to expand its workforce in Rockland County. The company plans to hire 50 full-time sales positions in its telesales center in Orangeburgh and 20 full and part-time sales positions in its retail locations in Nanuet and West Nyack.

Sullivan County

Nothing to report.

Ulster County

DragonSearch, a New York-based national digital marketing firm, recently opened a new office on North Front Street, in Kingston. No job numbers were available.

General Nutrition Corp., a national nutritional supplement retailer, recently signed a lease to open a new store on Boston Post Road in Port Chester. GNC will join other notable tenants at the shopping center, including LA Fitness, Sleepy's, Pet Spa, Subway and Edible Arrangements. No job numbers were available.

Julie's Pies and Cheesecakes recently opened a store on Hamilton Drive in the hamlet of Kerhonkson. The new eatery offers a selection of cakes, including fruit pies, cream pies, cheesecakes and carrot cake. No job numbers were available.

Westchester County

First Niagara Bank recently announced plans to relocate its tri-state regional headquarters from Nyack to Tarrytown by the end of the year. The bank leased 30,000 square foot of second floor space on White Plains Road, where it plan to move 75 employees from its South Broadway location in Nyack.

Forest City Ratner Cos., the owner and operator of **Westchester's Ridge Hill** complex in Yonkers, recently announced plans to add five new tenants to the mega shopping facility. They include: 5 Napkin, a burger restaurant chain, Hand and Stone, a spa franchise; Poll Restaurants; Wine Zetta; and an Allstate office. No job numbers were available.

Construction recently began on the second phase of the **Heritage Homes** project. The public housing redevelopment project in New Rochelle will replace the city's Hartley Houses complex. **MacQueen Development L.L.C.**, a Mount Vernon-based company, along with the New Rochelle Municipal Housing Authority, are replacing the Hartley Houses with 228 town house apartments in a \$72 million project that is to be completed in three phases. The second phase of construction, which will add 49 two-bedroom apartments and seven three-bedroom units in two story and three story buildings, is scheduled to be completed by June 2015. No job numbers were available.

SME Development Partners L.L.C. recently received site plan approval from the Village of Elmsford to build an 81-unit apartment complex, on Main Street. The \$27 million, 92,000 square-foot project will include a 71-unit, four-story residence over a covered garage and a 10-unit, 2.5 story building in addition to street-level retail space. It is estimated that the project will create 123 construction and permanent jobs.

Xylem Inc., a global water technology company, will receive up to \$1 million from Empire State Development towards partial construction and renovation of its new headquarters in Rye. The company will create 15 new jobs while retaining its existing Westchester County workforce estimated at 105 employees.

September 2014

Dutchess County

Vassar Brothers Medical Center has spent another \$2 million to expand its emergency room department. Fifteen new bays will be added to the existing 57 bays, with larger rooms and state-of-the-art medical equipment, including computer terminals hooked up to the Health Quest medical information system. No job numbers were announced.

Orange County

Café Spice, a family-owned business that specializes in the production of pre-cooked, convenient and authentic Indian cuisine, announced plans to expand their production line. The product line will now include Ethiopian and Mexican food items. Café Spice received a \$750,000 grant from the Regional Economic Development Council that it will use towards its product line expansion and to enhance its overall production. The company has several job openings in the food prep area and for local drivers.

The founder of **Frozen Ropes Training Centers** recently purchased 36 acres of the former Mid-Orange Correctional Facility from the Town of Warwick. Tony Abbatine, who also owns a sports complex in Chester, plans to use the space to create “**The Yard**”, a venue that would host a variety of athletic events including soccer, lacrosse, football, and baseball. No job numbers were announced.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Kohl’s Department Stores announced plans to hire 200 people to fill seasonal positions at its distribution center on Route 209 in the Town of Mamakating. The seasonal workers will be immediately eligible for employee discounts and shift pay premiums.

Ulster County

California-based **Niagara Bottling** has expressed interest in building a sprawling bottling and shipping facility on a 57-acre parcel in the Town of Ulster. The Town Planning Board began reviewing a site plan application for the proposed 414,800 square-foot bottling plant. At full capacity, the plant would use up to 1.75 million gallons of city of Kingston water each day. The water would be piped from Cooper Lake using a water main that once serviced the massive now largely vacant IBM building. The company is

prepared to construct a second water line running parallel to the existing system using existing easements in Kingston and the Town of Ulster. The \$53 million project would initially create 41 jobs with a single production line and up to 120 jobs with four production lines.

Construction recently began on **SUNY New Paltz's** new 77,000 square-foot science building. The \$48 million (LEED) complex will house the physics, astronomy, geology, geography, mathematics and computer science schools in its two wings. No job numbers were announced.

Westchester County

A merger between **Montefiore Hospital and White Plains Hospital** was recently approved by the Public Health and Health Planning Council, allowing Bronx Health System, the parent company of Montefiore to continue its expansion into the lower Hudson Valley area. The deal gives Bronx Health System broad power over White Plains Hospital; a community hospital and one of Westchester County's largest employers with an estimated workforce of about 2,000 people. The deal will not result in any job losses according to hospital officials.

Saks Fifth Avenue, the luxury department store owned by Canadian retailer- Hudson Bay Co., announced plans to open a Saks Fifth discount outlet store at the former Loehman's site on Tarrytown Road, in Greenburgh. Saks is in the midst of a \$1 billion make over, including a large investment in its flagship store in New York City. Hudson Bay also owns Lord & Taylor, which has several stores throughout the region.

The JCC on the Hudson has raised \$6.4 million for its new 6.6 acre campus in Tarrytown. The community center's expansion at 371 S. Broadway will quadruple the center's space by adding the former GM training center to its existing space. Plans for the new JCC will include a five-lane pool, a 200-seat auditorium and a full-size gym. No job numbers were announced.

October 2014

Dutchess County

In a merger deal that had been in the works for about a year, **IBM** will pay **Global Foundries** \$1.5 billion to take over its semiconductor manufacturing business, in East Fishkill in Dutchess County and Vermont. The transaction is expected to close in 2015, pending regulatory approvals. Global Foundries will receive the money as a cash consideration over a three year period, while IBM will receive \$200 million in assets. Global Foundries, which has a major chip manufacturing plant in Malta in Saratoga County, expects to provide employment opportunities for substantially all IBM employees at the two facilities.

Orange County

Hudson Valley Lighting celebrated the groundbreaking of its new headquarters on a former landfill on 15.2 acres of land in Newburgh. The \$20.8 million project, \$3.2 million of which came from federal and state grants, will allow the company to keep its existing workforce of 180 people in Newburgh, while creating an additional 50 full-time permanent jobs. In addition, another 30 to 60 temporary construction jobs will be created during the construction phase.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report

Ulster County

Tuthill Spirits, L.L.C and Tuthill Holdings, L.L.C. received a \$4.9 million grant from the U.S. Department of Agriculture to expand its distillery operation in Ulster County. The farm distillery company will use the money to expand its production space, while retaining 56 jobs and adding an additional three jobs.

Westchester County

Cambria Suites recently opened a new hotel on Main Street in White Plains. The 130-unit, all-suite hotel is part of a mixed-use development that includes 35,000 square feet of retail space and two floors of underground parking. The \$37 million project is part of a joint venture between Meyer Jabara Hotels and franchisor Choice Hotels International Inc. The eight story hotel is built on the former site of an A&P supermarket which was demolished in 2011.

FedEx announced plans to add 50,000 seasonal workers in anticipation of another record breaking holiday-season of deliveries. The company has several facilities throughout the region, including some in Westchester County.

Memorial Sloan Kettering Cancer Center recently opened its new outpatient treatment facility in West Harrison. The new treatment center will provide outpatient cancer care services delivered by Memorial Sloan Kettering doctors, including diagnostic imaging, treatment and social work. No job numbers were announced.

Montefiore Health System celebrated the grand-opening of its new, 28-bed medical-surgical unit at Montefiore Mount Vernon hospital. No job numbers were announced.

Stanley Black and Decker's Power Business has rescinded its layoff plans at its facility in Brewster. The company had planned to layoff 35 employees at the Westchester facility beginning in August 2014.

PM Pediatrics, a chain of urgent care clinics, will open its second Westchester County office. The new 5,069 square-foot facility on Central Park Avenue in Yonkers will feature on-site X-ray and lab testing, as well as 10 exam rooms and two procedure rooms. PM Pediatrics has three clinics in New York City, four on Long Island, three in New Jersey and one in Rockland County. No job numbers were announced.

The **Westchester Bank** will open a new branch in November 2014, at 51 South Moger Avenue, in Mount Kisco. No job numbers were announced.

Yonkers-based **PFNY L.L.C.**, the largest franchisee of the **Planet Fitness** chain of workout facilities, recently opened a new location at 250 Main Street, in White Plains. The new facility will include 150 pieces of cardio equipment outfitted with individual TVs and many more amenities, including hydro massage and red light therapy. No job numbers were announced.

November 2014

Dutchess County

Nothing to report.

Orange County

Kolmar Laboratories, Inc., a manufacturer of cosmetic and personal care products, will use a grant of up to \$250,000 for the construction of a bulk manufacturing area for dermatological preparations. The company planned to expand its manufacturing space in Port Jervis (Orange County) to accommodate research and development for new products. Kolmar applied for funding through the Regional Council CFA process and received a \$250,000 grant, without which the company would have had to delay or cancel its expansion plans. This project will allow to company to retain its existing workforce of 412 workers and creating 36 new jobs.

Matahari Inc., an import-export company in Nyack, plans to expand in the region. The wholesaler of globally inspired home furnishings recently purchased a 9,000 square-foot facility in Middletown which it will use for warehousing. The company plans to hire several employees at the Middletown location.

The Orange County Industrial Development Agency recently granted some tax incentives to **Churchill Properties** to build a 120-room hotel in Highland Falls. The 109,000 square-foot **Old Guard Hotel** will receive an estimated \$650,000 sales tax exemption relating to construction supplies and equipment, a \$210,000 mortgage tax exemption and \$2.2 million property tax abatement. Full property taxes will be phased in over 10 years. The project is expected to create about 100 construction jobs and about 60 permanent jobs once the hotel is opened.

Putnam County

Nothing to report.

Rockland County

Active International, who facilitates the barter of business services between corporations, has decided to keep its headquarters in the Hudson Valley. This includes media, marketing, travel, retail marketing, shipping and other businesses. After mulling over several options, including relocating and building a new facility outside of New York, the company has decided to renew its lease at Blue Hill Plaza in Pearl River, through 2029. Empire State Development offered Active a performance-based grant of up to \$1 million to use toward renovating and modernizing its current facility, which is tied directly to the company's commitment to retain its estimated workforce of more than 315 full-time employees there. Active International employs more than 500 people worldwide, including in Australia, Brazil, Canada, China, France, Germany, Hungary, Japan, Korea, Mexico, Poland, Spain and the United Kingdom.

The Shops at Nanuet, an outdoor mall with more than 50 specialty stores, will add three new stores to its expanding list. They will include: Tutti Nails and Spa, a high-end, full-service salon; Lee Lee's Forest, a Manhattan-based women's boutique, offering dresses, jewelry and accessories; The Walking Company, a shoe store, specializing in technically advanced comfort shoes with brands from around the world.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Cintas Corp, a national uniform-supply company has once again resurrected plans for a laundry plant in Yonkers. Nearly seven years after seeing its proposed construction project rejected by planning officials in Yonkers, the Cincinnati-based company is seeking the support of the Yonkers Industrial Development Agency, before going to the city planning board for approval. Cintas would like to consolidate its uniform-supply and service operations for its 30,000 customers in the New York Metropolitan area and neighboring counties to a 60,000 square-foot facility to be built at 325 Corporate Blvd. South in Yonkers. The new \$25.1 plant would include a 13,000 square-foot laundry, 9,000 square feet of office space and additional sales, service and maintenance areas. The plant would employ about 160 workers, with 50 percent or more of the jobs to be filled locally after some company employees at its facilities in North Salem and Port Washington transfer to Yonkers. The project is also expected to create an additional 25 full-time construction jobs over the 11-month construction period.

Financial Asset Management Corp, a Manhattan-based financial planning and wealth management firm, plans to open a new office in Chappaqua. No job numbers were announced.

Monte Nido & Affiliates, a Southern California-based company has turned an 11-acre property in Irvington into a residential eating disorder treatment center. The company which specializes in treatment for anorexia, bulimia, binge eating and exercise addiction, also owns centers in California, Oregon, Massachusetts and Manhattan. The new Irvington center admits female clients, ages 18 and older, in need of urgent and around-the-clock treatment. No job numbers were announced.

SunCap Property Group based in Charlotte, N.C. plans to demolish the Tuckahoe Motor Inn to build a distribution center for FedEx. The company is asking city officials to rezone the motel's land from restricted business to industrial so that it can build a 121,883 square-foot warehouse on the property. FedEx would use the facility as a ground distribution center. SunCap will only buy the land if city officials approve the rezoning of the land.

Westchester's Ridge Hill announced plans for eight new stores, including The Container Store and 5 Napkin Burger. The new stores will occupy about 50,000 square feet of retail space at the Yonkers complex. The 25,000 square-foot Container Store is expected to open in mid-2015, with Starbucks opening in January, while Muse Paintbar, and Hand and Stone Spa, 5 Napkin Burger, and Angelo's restaurant are anticipating a mid-2015 opening.

December 2014

Dutchess County

MidTown Restaurant, Premium Lounge and Night Club recently celebrated its grand-opening in the city of Poughkeepsie. The restaurant, which offers a menu with a southern flair, featuring Latin cuisine and soul food, opened on December 2014. The nightclub had opened a week earlier. The main dining area for the restaurant seats about 60 people. No job numbers were announced.

Orange County

Equilibrium Brewery will open a state-of-the-art craft beer brewing operations at a former meat packing building on Henry Street in Middletown. The \$1.9 million project is expected to create 17 permanent jobs in the facility and another 157 temporary construction jobs. The company received \$204,000 in economic funding from the state.

JCA Hotels, the company behind the plan to build a new hotel at the site of the former Wallkill Town Hall on Route 211 East, has reached a deal with Hilton Hotels & Resorts to put a four-story, 96-room **Home2 Suites** complex on the site. JCA Hotels bought the property for \$1.6 million and will invest an additional \$7 million to \$10 million to build the hotel.

Putnam County

Nothing to report.

Rockland County

Merlin Entertainments Group, the developer behind the **Legoland theme park** in Haverstraw, was awarded a \$3.1 million grant from the Mid-Hudson REDC for the project. The \$250 million theme park proposed for the 175-acre property owned by the Town of Haverstraw would potentially be followed by a Legoland water park, and a Legoland hotel. Merlin Entertainments, a British company, operates Legoland theme parks, with U.S. locations in California and Florida and overseas in Denmark, England, Germany and Malaysia.

UOVO, a Queens-based, new art storage and stewardship company paid \$8.5 million for a 106,000 square-foot industrial and office building in Orangeburg. The building will be the future home of UOVO-Rockland, a long-term storage facility for art collections. No job numbers were announced.

Sullivan County

The Gaming Facility Location Board recently awarded **Montreign Operating Co. L.L.C.** one of three gaming licenses to open and operate a casino in New York State. Empire Resorts, which currently owns and operates Monticello Casino and Raceway in Monticello, has partnered with EPR Properties, a specialty real estate investment trust based in Kansas City, Mo. to build a casino at the former Concord Hotel site in Kiamesha Lake in Sullivan County. The \$630 million, 18-story, Montreign Casino Resort, featuring 80,000 square-foot of gaming space and 391-room four star hotel, would be the center piece of a larger destination resort dubbed “**Adelaar**”. The latter would incorporate a family-style “non-gaming” complex, featuring a 400,000 square-foot indoor water park, a “pedestrian-friendly” 200,000 square-foot entertainment area with restaurants and specialty retail shops, and a golf course. Combined, the full Adelaar project is approximately a \$1.1 billion investment. Montreign casino is expected to generate \$301 million in gross gaming revenue and \$103 million in gaming tax revenue annually, while creating about 1,209 full-time and 96 part-time jobs.

Ulster County

Stone Ridge Orchard was awarded a \$135,000 state grant to help expand its farm cidery and build a food hub on its 114-acre property. The project will create about 20 new jobs. The expansion, which is expected to be completed next year, will include the installation of “green” canning equipment. The food hub will have a shed farmers market, a tasting room and a community kitchen.

Sustainable Waste Power Systems, Inc., a company that provides products and services built around its patented waste-to-energy system, will begin commercializing this new, clean conversion process through manufacturing and selling small-scale, waste conversion systems with net positive economic advantages for the customer. The company is part of Start-UP NY, an initiative that helps a company expand or relocate their business to a tax-free zone in New York State. SWPS will locate in Building 22 at Tech City in the Town of Ulster and create 39 new jobs while investing \$516,780.

Ulster Savings Bank will open a new branch at the Ulster Commons plaza on Ulster Avenue, in Lake Katrine. No job numbers were available.

Westchester County

Developer Westchester ALP is seeking \$1.4 million in tax breaks to build **The Plaza at Westchester**, a \$24 million assisted living facilities for low-income seniors. The complex will offer amenities similar to those offered at luxury assisted living sites, including restaurant-style dining and a beauty parlor. The project will create an estimated 110 full-time jobs, with annual salaries ranging from \$20,020 to \$100,000.

Dobbs Ferry Hotel L.L.C., based in Hooksett, N.H., proposed to build a \$17 million, 138-room Hilton Garden Inn at the Rivertowns Square site on Livingston Avenue in Dobbs Ferry. The hotel developer was provisionally approved for about \$1.4 million in sales and mortgage-tax exemptions. Construction of the hotel is scheduled to begin in the summer of 2015 with occupancy in 2016. The project is expected to create 165 temporary construction jobs and 50 full and part-time jobs once the hotel opens.

MDxpress recently opened its second urgent care center in Westchester County, in the Town of Greenburgh. The five-doctor practice, founded in 2013, opened its first urgent care center on W. Boston Post Road in Mamaroneck. The medical office provides full laboratory and digital x-ray services. No job numbers were announced.

LongHorn Steakhouse recently opened a new 6,359 square-foot restaurant at the Cross County Shopping Center in Yonkers. The new eatery is capable of seating more than 220 guests and will create approximately 80 to 100 jobs. The company operates more 470 restaurants in 40 states.

Olive Garden recently opened a new 8,334-square-foot restaurant at the Cross County Shopping Center in Yonkers. The new facility can host more than 230 guests and will create approximately 170 jobs.

The Community Builders, Inc., a non-profit developer of mixed-income housing and the **Municipal Housing Authority of the city of Yonkers** recently broke ground on a \$27 million public housing project that will replace the Cottage Place Gardens complex. The 62,000 square-foot, LEED-certified development project at 188 Warburton Avenue, will create 51 affordable rental apartments, while creating about 100 construction jobs. The project is part of a larger effort to revitalize the Southwest section of Yonkers. The total project is comprised of six phases aimed a redeveloping the Cottage Palace Gardens public housing complex. Phase one, a \$63 million development called Schoolhouse Terrace on Ashburton Avenue is scheduled to be completed in April 2015.

BUSINESS CONTRACTIONS FOR THE HUDSON VALLEY REGION

January 2014

Dutchess County

IBM Corp. will cut more jobs in March as it continues dealing with a sharp slump in sales in its hardware division. No official announcements have been as to where and how many will be impacted. The company is a major employer in the Hudson Valley Region, with several facilities, including two plants in Dutchess County.

Orange County

Russin Lumber Corporation filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company announced plans to close its plant on Reynolds Drive in Montgomery on April 18, 2014 and lay off about 68 employees. Russin Lumber will also layoff an additional seven employees working at another office in Montgomery.

Putnam County

First Transit filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company will lay off an estimated 65 employees over a 14 day period, beginning March 31, 2014.

Rockland County

Novartis will be closing their manufacturing location in Suffern beginning the second quarter of 2014 through 2016 or 2017. All of the 525 employees at this site will be affected by the closing. The company will attempt to relocate as many of the plant's 521 employees as possible to two plants in Long Island and one in East Hanover, New Jersey. The property will be dismantled and sold. The plant, on Route 287 near the New Jersey border, makes Novartis' blood pressure pill, Diovan, which lost its patent in 2012, and now faces competition from cheaper, generic drugs. The company will attempt to relocate as many of the plant's 521 employees as possible to two plants in Long Island and one in East Hanover, New Jersey. The company said demand for Diovan has dropped below the minimum required to operate the Suffern facility. Basel, Switzerland-based Novartis has its U.S. headquarters in East Hanover NJ.

Sterling National Bank filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The layoffs will occur between April 8 and April 22, 2014, affecting several workers at different branches throughout the lower part of the state. Regionally, six employees will be impacted at the company's branch in Montebello.

Sullivan County

Nothing to report.

Ulster County

SunWize Technologies, Inc. announced plans to lay off thirteen employees, including eleven in Ulster County and two in New York City.

Westchester County

Loehmann's, the Bronx-based discount clothing retailer filed a WARN notice on January 23, 2014 in anticipation of a mass layoff. The company filed for Chapter 11 bankruptcy protection for the third time and has agreed to be acquired by a trio of liquidators. The company will close its stores in White Plains (58 employees), on Broadway in Manhattan (101 employees), on 7th Avenue in Manhattan (100 employees), and in Brooklyn (45 employees).

Staples filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The office supplier will lay off 39 employees over a 14 day period, at its Port Chester location, beginning April 30, 2014.

February 2014

Dutchess County

Nothing to report.

Orange County

Dr. Pepper Snapple Group filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff in its soft drink distribution facility. The company will lay off about 35 employees over a 14-day period, starting May 1, 2014.

Putnam County

Nothing to report.

Rockland County

Pfizer Inc. filed a WARN notice with the NYS Department of Labor in anticipation of another round of layoffs. The pharmaceutical giant will lay off about 44 employees by June 17, 2014.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Ground Handling, Inc. filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company, which handles baggage handling at the Westchester County Airport, will lay off about 128 employees on May 27, 2014.

STRIKES AND LABOR DISPUTES

Employees working at the Rockland County Recycling Center in Hillburn have voted to strike, seeking higher wages and more days off from **ReCommunity**, the company that employs them. Teamsters Local 445, which represents all 18 employees at the recycling facility, has been in negotiations with their employers for the last nine months with no progress made. No official date has been set for the strike to begin.

March 2014

Dutchess County

Silver Cinemas, who specialized in second-run movies at far below the costs charged for tickets at other venues, recently closed its facility at the Shoppes at South Hills (formerly the South Hills Mall). No job numbers were announced.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Staples, the nation's largest office-supply store, announced plans to shut down 10 percent of its North American stores by the end of 2015. This announcement is the latest evidence of a retail landscape that has changed as a result of the shift in the way Americans now shop. The company has recently stated that nearly half of its sales are now generated online. The closings will affect up to 225 North American stores as part a plan to save about \$500 million by the end of next year. No announcements have been made as to the number of jobs that will be eliminated, nor the locations of the stores that will close. Staples operates about two dozen stores in the Hudson Valley Region.

Sullivan County

Nothing to report.

Ulster County

RadioShack announced plans to close 1,100 stores in the U.S. The closures represent just the latest setback for the company, which has been struggling to update its image and competed with the rise of online retailers in recent years. RadioShack operates more than 4,000 U.S. stores, including about 40 locations in the region. The company has two stores in Kingston area – one at Kingston Plaza, the other one in the Hudson Valley Mall.

Westchester County

Mile Square Transportation, Inc. filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company will lay off 90 employees by June 26, 2014.

Sprint filed a WARN notice with the NYS Department of Labor on March 19, 2014 in anticipation of a mass layoff. As part of company-wide strategic changes announced in mid-January, Sprint closed its Customer Service Center in Elmsford on March 25, laying off about 154 employees. The employees will be eligible for additional pay and benefits through a separation period, based on their length of service. The company also had work reductions at other offices, including 400 positions in Altamonte Springs, Fla., 200 positions in Overland Park, Kan., and about 250 in Sacramento, Calif.

April 2014

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Teva Pharmaceuticals recently announced another round of layoffs at its Pomona manufacturing plant in Rockland County. The company filed a WARN notice with the NYS Department of Labor on April 1, 2014 as they anticipate laying off about 41 employees.

Sullivan County

Nothing to report.

Ulster County

Nistel Inc., a surgical services staffing provider, plans to close its office in Lake Katrine in August when its contract with Kingston Hospital expires. The company employs an estimated 80 workers. The hospital will absorb all of the Nistel employees.

Westchester County

Stanley Black and Decker's Powers Business recently filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company will lay off 35 employees between July 18 and August 2014.

May 2014

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Southwire Company, LLC., a building wire and cable manufacturer, filed a WARN notice with the NYS Department of Labor on April 30, 2014 in anticipation of a mass layoff. The company will lay off about 194 employees at its Blauvelt facility in the Town of Orangetown. The layoffs are expected to begin during a 3 month period between July 1, 2014 and September 30, 2104.

Sullivan County

Nothing to report.

Ulster County

SOURCECORP BPS Inc. recently filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company will close its office in Kingston on August 4, 2014 and lay off 53 employees.

Westchester County

Nothing to report.

June 2014

Dutchess County

Nothing to report.

Orange County

Sterling National Bank filed a WARN notice with the NYS Department of Labor on June 24, 2014 in anticipation of a layoff. Sterling will lay off ten employees at three branches in Orange County (one in Warwick, two in Woodbury and seven in Highland Mills). The bank will also lay off two employees at its Broadway location in NYC, and ten employees in Rockland County (three in Montebello and seven in Pomona). The layoffs are to occur between September 22, and November 6, 2014.

Putnam County

Nothing to report.

Rockland County

DHS Systems L.L.C. filed a WARN notice with the NYS Department of Labor on June 24, 2014 in anticipation of a mass layoff. DHS will lay off 30 employees at its Orangeburg facility in Rockland, starting July 25 and continuing in stages through September 26, 2014.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Westchester's Ridge Hill will lose one of its major restaurants in August when **Brio Tuscan Grill** closes, just two and a half years after opening. Bravo Brio Restaurant Group filed a WARN notice with the NYS Department of Labor on May 28, 2014 in anticipation of this mass layoff. The restaurant will close on August 28, 2014, laying off its 78 staffers.

Stop and Shop Supermarkets filed a WARN notice with the NYS Department of Labor on June 13, 2014 in anticipation of a mass layoff. Stop and Shop will close its store on East Sandford Boulevard in Mount Vernon and lay off 239 employees. The layoffs will begin on September 15, 2014, or during the 14-day period thereafter.

STRIKES AND LABOR DISPUTES

The New York State Bridge Authority, which operates five Hudson River crossings including Bear Mountain, Newburgh-Beacon, Mid-Hudson, Kingston-Rhinecliff and Rip Van Winkle Bridge, has come to terms with their employees on a new contract. About 150 workers at the New York State Bridge Authority, members of the CSEA union, agreed on a new five year pact that runs from April 1, 2012 through March 31, 2017. Under the new contract, the employees will get wage increases in three of the years: 2.75 percent on April 1, 2014 plus a one-time \$500 payment for full-time workers and \$250 for part-timers; 2.75 percent on April 1, 2015; and 2.5 percent on April 1, 2016. The new contract also calls for a minor change in health insurance for new hires and enhancements to the existing health insurance buyout.

July 2014

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Questar Assessment Inc., a manufacturer of educational testing materials for schools, and provider of test scoring and data reporting and analysis, has recently filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company will close its facility in Brewster facility on or before November 30, 2014 and lay off 39 employees.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.

STRIKES AND LABOR DISPUTES

Workers at the **Golden Hill Nursing and Rehabilitation Center**, represented by CSEA, ratified their first contract with the new private owners. The estimated 215 employees at the nursing home overwhelmingly approved a three-year bargaining agreement that formalizes salary structures, insurances, discipline procedures and seniority. The employees had been working without a contract since the county sold the facility to a private operator last year.

August 2014

Dutchess County

Nothing to report.

Orange County

Circor Flow Technologies filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff that was to occur between November 2013 and September 2014. About 55 employees are impacted.

Putnam County

Nothing to report.

Rockland County

Teva Pharmaceutical filed a WARN notice with the NYS Department of Labor in anticipation of laying off 8 employees between June 30 and October 24, 2014.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.

STRIKES AND LABOR DISPUTES

Tappan Zee Constructors, the builder of the new Tappan Zee Bridge, is accusing leaders of the United Brotherhood of Carpenters and Joiners of America and its two affiliates, Dockbuilders Local 1556 and Carpenters Local 279 of concocting a “back-room” deal to squeeze an extra \$7 million out the project for their members. The ongoing legal battle, stems over which trade has jurisdiction over certain work on the bridge’s foundation. Under the union’s plan, costs would be \$7.3 million higher because workers would earn the Dockbuilders’ hourly wage and benefit rate of \$92.47, which is \$22 an hour more that the carpenters’ compensation.

September 2014

Dutchess County

Office Depot is closing its doors on November 15, 2014. Staffs will be offered transfer opportunities to other nearby stores. The store is closing because the current location is larger than what is needed for efficient operations. The company has not announced whether it will consider relocating the store to a smaller facility in the Poughkeepsie area.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Novartis Pharmaceuticals Corporation filed a WARN notice on September 16, 2014 in anticipation of a mass layoff. About 83 people will be laid off in phases during a 14-day period beginning on December 31, 2014 and running through the closing date in 2016.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Convent of Mary the Queen filed a WARN notice on September 22, 2014 in anticipation of a mass layoff. Layoffs will occur between December 31, 2014 and June 30, 2015, as the convent is scheduled to close at the end June 2015.

October 2014

Dutchess County

Nothing to report.

Orange County

Windmill Distributing Company, L.P. filed a WARN notice on October 31, 2014 with NYS Department of Labor in anticipation of a mass layoff. The beverage distributor will lay off 159 employees at its plant in Montgomery, and 577 employees at its facility in Brooklyn. Windmill Distributing is merging with Manhattan Beer, which will be the surviving entity. Although the company filed the WARN notice, it is still not clear how many workers, if any, will lose their jobs, and/or how many will end up as employees of Manhattan Beer.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report

Ulster County

Nothing to report.

Westchester County

Mid Hudson Medical Group, P.C. filed a WARN notice on October 3, 2014 with NYS Department of Labor in anticipation of a mass layoff. The medical group will lay off about 746 employees when its merger with Mount Kisco Medical Group is completed on December 31, 2014. However, according to Dr. Scott Hayworth, the head of the Mount Kisco Group, the layoff notice does not necessarily mean such a massive job loss, but rather that staff will be leaving the Mid Hudson Group and shift over to Mount Kisco. The two groups, both large multi-doctor practices active in Dutchess and neighboring counties, plan to combine by the end of the year and start 2015 under an expanded Mount Kisco banner

November 2014

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Castle Oil Corp. in Harrison filed a WARN notice on November 4, 2014 with NYS Department of Labor in anticipation of a mass layoff. The company, one of the largest independent fuel oil distributors in the New York metropolitan area was recently acquired by **Sprague Resources L.P.** for \$53 million in cash and stocks. The company will lay off 78 employees at its Harrison location between December 3 and December 15, and another 104 employees at its two locations in the Bronx.

December 2014

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Novartis filed a WARN notice with the NYS Department of Labor on December 9, 2014, in anticipation of laying off 22 employees, beginning in March 31, 2015.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.