

FIRM EXPANSIONS AND CONTRACTIONS

Hudson Valley Region

Annual 2017 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 2017

Dutchess County

Gap Inc. was recently granted a sales tax exemption on approximately \$110 million worth of new equipment it will purchase in the wake of the August fire that burned most of its distribution center in Fishkill. The company is scheduled to receive a final approval in February, after which the exemption will become active.

Golden Corral recently celebrated the grand-opening of its newest store in the Town of Poughkeepsie. The new eatery will employ about 140 hourly workers and five managers. The restaurant chain is most prominent in the South, but the company has recently focused on expanding to other areas.

Popeyes Louisiana Kitchen plans to open a new restaurant in February 2017 in the Town of Poughkeepsie. The fast-food chain offers a variety of chicken and seafood meals. The 46-seat restaurant is scheduled to open at the former Nellie Kelly's facility on Haight Avenue. No job numbers were announced.

Orange County

Amy's Kitchen, a California-based, family-owned organic and natural food distribution company was recently granted the necessary permit by the U.S. Army Corps of Engineers to build its new manufacturing food plant. The \$95 million, 369,000 sq. ft. food manufacturing plant will be built in the Town of Goshen (Orange County). Amy's is estimating an 18-month construction period, with an anticipated opening in late 2018. Once in operation, the plant is expected to employ about 680 people.

Needham, Mass.-based **Waterstone Retail** unveils its plan for the Newburgh retail center. The developer closed on the Newburgh property that was once slated for the \$200 LOOP development project. The project, dubbed "**Ridge-Hudson Valley**," a 530,000-sq.-ft. facility slated for the 130-acre property on Route 300, is a scale-down version of the LOOP, with the same mix of big-box retailers, like BJs Wholesale Club, a new ShopRite, restaurants and specialty shops. The retail complex will be anchored by a Dick's Sporting Goods store. Construction is scheduled to begin this year and finish by late 2018.

The Polich Tallix Fine Art Foundry, the maker of the iconic Oscar award statuettes announced plans to expand its operation in the Town of Montgomery and add about 13 new full-time jobs to its existing total of 80 full-time employees. The company has an agreement to purchase the former Big Apple Circus building on Edmunds Lane and move its operation from its current facility in Rock Tavern. Tallix is seeking tax breaks for building renovations from the Town's Industrial Development Agency.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Catskill Regional Medical Group, part of the Greater Hudson Valley Health System, will open a new 11,500 sq. ft. in the Town of Thompson. CRMG already has offices in Harris, Livingston Manor and Callicoon. The new facility, which is expected to employ 30 to 40 medical professionals and support staff, is scheduled to open by the summer of 2018. The \$10 million project is expected to create a slew of construction jobs as well.

Montreign Resort Casino recently closed on a construction loan that secured the final piece of financing needed for the casino. Montreign owner and operator Empire Resort had put more than \$400 million in equity into the project to start construction. This loan will provide up to \$500 million to complete the casino financing. The 1.5 million sq. ft. casino will include an 18-story luxury hotel and is expected to create 1,400 jobs. The casino will be part of the greater Adelaar Entertainment complex which is scheduled to be completed in 2018, featuring shops and restaurants, a water park, two more hotels and a golf course.

Ulster County

United Healthcare announced plans to hire about 110 full-time customer service and claims representatives for its office in the Town of Ulster. All interested candidates are encouraged to apply online, 24-hours a day, starting February 6, 2017. New employees will be offered the flexibility to work any eight-hour shift during the facility's business hours (7a.m. to 11 p.m., seven days a week). United Healthcare currently employs an estimated 615 employees in its facility at 505 Boices Lane.

Westchester County

Balducci's Food Lover's Market, a high-end grocery chain opened its second Westchester location on January 27, 2017. The new 18,000 sq. ft. store in the Rye Ridge Shopping Center in Rye Brook offers a wide range of rare fruits and vegetables, imported pastas and organic meats and seafood. Balducci's is targeting Westchester food connoisseurs willing to spend a little more each week for their groceries. The store expects to employ about 100 employees, including full-time department heads for every section of the store.

Cava Grill, a Washington D.C.-based Mediterranean, fast-casual restaurant, signed a long-term lease for nearly 3,200 square feet of space at Ridge Plaza in Rye Brook. The restaurant is scheduled to open in spring, 2017. No job numbers were announced.

February 2017

Dutchess County

Mackey, Butts & Wise, LLP, a law firm with an office in Millbrook, announced plans to open a second office at 319 Mill Street, in Poughkeepsie. No job numbers were announced.

Orange County

Lakeland Bank announced its plans to open its first branch in New York in Highland Mills. The branch is scheduled to open on March 27. No job numbers were announced.

McKesson Corporation, a healthcare services and information technology company held a job fair on February 15, 2017 to fill 40 immediate job openings at its new distribution center in Hamptonburgh. The company's new 340,000 sq. ft. distribution warehouse is scheduled to open in the summer of 2017 and will employ about 150 employees with annual salaries ranging from \$34,000 to \$68,000 and include a variety of job titles.

Putnam County

Nothing to report.

Rockland County

J.P. Morgan Chase has offered \$7.5 million to purchase 60 town-owned acres at the former Rockland Psychiatric Center and build a data hub. Under the deal, the bank is responsible for conducting cleanup and demolition of about 40 existing abandoned buildings that are said to be contaminated with hazardous materials such as asbestos. Town officials are in favor of the proposals, as data centers generate little traffic, but would generate tax revenue. An estimated 50 jobs would be created at the data center, in addition to temporary construction jobs, as well as the environmental remediation work.

UOVO, a Queens-based fine art storage and collections management company, recently opened its second office and warehouse facility in Rockland County. The new 140,000 sq. ft. complex in Blauvelt, features temperature-controlled space, with customized private workspaces and state-of-the art security. The company operates a 100,000-sq.-ft. storage facility in Orangeburg, as well as a 280,000-sq.-ft. flagship facility in Long Island City (NYC). No job numbers were announced.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

24 Hour Fitness, a San Ramon, California-based gym with 400 locations across the country, plans to open a new center at the former A&P supermarket facility on Central Park Avenue in Greenburgh. This location will be the company's second fitness center in

Westchester County, as the company operates one in Yonkers. 24 Hour Fitness also operates a facility in Nanuet in Rockland County. No job numbers were announced.

Alliance Residential Partners, a Phoenix-based real estate development company announced plans to build a mixed-use complex on Mamaroneck Avenue, in White Plains. The project dubbed “Broadstone White Plains” will feature a 440,000-sq.-ft. apartment tower complex that would include three building segments: a 16-story building, a 15-story building and a six-story building. There will also be 8,000 sq. ft. of street level retail space. No job numbers were announced.

Danone North America, owner of Dannon yogurt, Evian water, and other well-known food products, announced plans to relocate its headquarters along with an estimated 400 jobs from Greenburgh to White Plains. The French-owned international company will move its U.S. headquarters into The Source building, at the corner of Bloomingdale Road and Maple Avenue.

Good Choice Kitchen, an organic farm-to-table eatery recently opened for business on a newly constructed building on Main Street, in downtown Ossining. The small eatery which seats about 36, offers patrons eat-in prepared foods, juices and grab-and-go option, in addition to customized meal plans and catering services. No job numbers were announced.

Holy Crab, a Cajun seafood restaurant in White Plains, celebrated its grand-opening on February 15, 2017. No job numbers were announced.

PepsiCo Inc. announced plans to expand its footprint in Westchester County. The company will build a new three-story building at its Global Beverage Research and Development Center campus in Valhalla. The proposed 122,000 sq. ft. facility will contain laboratory and office space. In addition to the new structure, PepsiCo also plans to renovate and modernize the interiors of the two existing buildings at 350 Columbus Avenue and 100 Stevens Avenue, including a 15,000-sq.-ft. expansion to one of the building’s mezzanine levels and a vestibule. The Mount Pleasant IDA is considering granting the company tax exemptions on the purchases of construction materials and leased equipment, as well as partial real property tax abatement in the form of a payment in lieu of taxes agreement. No job numbers were announced.

The Only Mart, a 5,000-sq.-ft. supermarket, recently opened in the city of New Rochelle’s downtown district. The new store offers an extensive selection of organic vegetarian and vegan foods, natural teas and juices, as well as a variety of Asian products, including sodas, cookies and candies. No job numbers were announced.

Twinning Properties L.L.C., a New York City-based developer announced plans to build a \$300 million, mixed-use building at the edge of downtown New Rochelle. The development dubbed “Pratt Landing” will feature 450 housing units, 80,000 sq. ft. of retail space, 25,000 sq. ft. of office space, a hotel with 100 to 200 rooms and a parking garage. No job numbers were announced.

March 2017

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Orange County Bancorp, Inc. is scheduled to open up to four new branches in and around Rockland and Westchester counties. No job numbers were announced.

Rockland Community College is scheduled to break ground this spring on its first ever dormitory building. The \$26.7 million, 324-bed facility will include classrooms, food service facilities and a fitness center. The building is scheduled to open for the fall 2018 semester. The local community college has an estimated 4,200 full-time students, of which 97 percent are from New York, but less than 20 percent are from outside Rockland County. College officials believes that having this dormitory will help recruit international students. No job numbers were announced.

Southbound BBQ, a restaurant that is a combination of barbecue and Southern comfort food recently open for business in Chestnut Ridge. No job numbers were announced.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

American Equity Partners 1, a Long Island-based developer plans to convert the former AT&T building in downtown White Plains into a residential complex. The White Plains Common Council unanimously approved the project, which calls for 245 rental apartments, with 25 units designated as affordable housing. Seven maisonette duplex units will offer direct street access and a 13th floor will be added to the building and will include five penthouse units and outdoor recreation space for residents. Construction is expected to begin in about eight months. No job numbers were announced.

Hmart, a New Jersey-based grocery supermarket, is scheduled to open its 10th location in New York State, at 1789 Central Park Avenue in Yonkers. The new store features aisles of Asian food products, live fish, prepared take-home foods, three restaurants and a bakery. No job numbers were announced.

Greenwich-based **Starwood Capital**'s plan for a \$450 million redevelopment of the United Hospital site in Port Chester is moving one step closer to reality. Starwood was recently granted the necessary zoning for the redevelopment of the 15-acre site into a mix residential, commercial and office space. The plan calls for a 135-room hotel, 217,000 sq. ft. of medical office space, 90,000 sq. ft. for retail or small restaurants, 500 residential units targeting young professionals and 230 age-restricted apartment units for people 55 and over. The project now moves into the site-plan approval process. It is estimated that the project would create 2,800 jobs.

Revenge BBQ, a barbecue restaurant serving Texas-style smoked meats and sides is scheduled to officially open on April 4, on Main Street, in Irvington. No job numbers were announced.

April 2017

Dutchess County

The Amsterdam, a farm-to-table restaurant, will open in Rhinebeck. The restaurant will be located inside a circa-1800 Dutch colonial home commonly referred to as Asher House. No job numbers were announced.

Orange County

Developer Chetan Patel plans to build a **Marriott hotel** on Tower Drive in the Town of Wallkill. The Orange County IDA recently granted the developer 18 month of sales and mortgage-recording tax breaks, totaling about \$900,000. Construction on the \$19 million, 87,000 sq. ft. hotel is scheduled to begin in early summer. Once in operation, the hotel will employ nearly 30 workers, including five managers, six administrative support positions and 17 front-line staff members.

Diamond Properties, based in Mount Kisco NY plans to turn the former Orange County Choppers building into a go-kart manufacturing and entertainment complex, with an indoor track, an arcade and laser tag. Diamond purchased the property last year at an auction for \$2.4 million. They have entered into a joint venture with Orange County Choppers to manufacture electric go-karts under the American Karting Co. brand.

Farrell Building Co. Inc., an Islandia-based developer plans to build a 164-unit apartment complex in the Town of Newburgh. The complex dubbed "**Gardnertown Commons**" will be built on a 20-acre former apple orchard and it will feature nine buildings containing one – and two-bedroom apartments, with 20 of them set aside for seniors. The project was recently granted site-plan approval by the Town of Newburgh's planning board. A starting date for the construction of the project has not yet been announced.

Norwegian Airlines will soon begin European flights at Stewart Airport. The airliner will begin flights to Edinburgh, Scotland on June 15, followed by July 1 service to Dublin and Shannon Ireland and Belfast, Northern Ireland. On July 2, service will

commence to Bergen Airport Flesland in Norway. The airport is looking to hire bus drivers, ramp handlers, and a host of other functions to satisfy the needs of Norwegian Airlines and others.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Kuhl Solar proposed to build a large-scale solar energy system at 260 Upper Road in the Town of Mamakating. When operational, the two-megawatt facility would provide power to about 300 to 500 homes with a cost savings of 12 to 18 percent of their current rates. Construction would take between three and six months and would involve between 20 and 40 crew members.

Westchester County

Alma Realty Corp., a Long Island City-based developer with residential, commercial and warehouse properties across New York and New Jersey, plans to construct a \$28 million residential complex on the former School 19 property in Yonkers. The plan calls for a 128-unit, eight-story building, featuring 24 studio, 64 one-bedroom and 40 two-bedroom units and 170 parking spaces. An estimated 150 jobs will be created during the construction phase. The Yonkers IDA recently granted the company a \$360,000 mortgage tax exemption, and an \$830,000 sales tax exemption on materials used in the construction of the facility.

Orthopaedic and Neurosurgery Specialists PC, a medical practice of 24 specialized physicians based in Greenwich, CT. will open its first Westchester office. ONS signed an 11-year lease for 15,425 sq. ft. of office space at 500 Mamaroneck Avenue, in Harrison. The medical office will invest \$2 million to build out the office to include 14 exam rooms, digital X-ray and ultrasound space and a physical therapy center. No job numbers were announced.

Purchase-based developer **Stagg Group**'s plans to build a 170,000-sq.-ft. complex in Yonkers is one step closer to reality. The developer was recently given the green light to move forward on the construction of a \$35 million apartment building along Bronx River Road. The Yonkers City Council approved rezoning of 705 Bronx River Road from commercial to residential, which will allow the developer to move forward with its plan for a nine-story, 160-unit rental apartment complex on the property. No job numbers were announced.

May 2017

Dutchess County

Nothing to report.

Putnam County

Nothing to report.

Orange County

Black Dirt Bourbon Barn, a subsidiary of Warwick Valley Winery & Distillery recently opened the first standalone bar at Woodbury Common Premium Outlets. The bar serves cocktails, beer, cider, and wine. In addition, it also serves snacks such as charcuterie, cheeses and hummus. No job numbers were announced.

Woodbury Commons Premium Outlets, the outdoor shopping mall in Central Valley recently completed a three-year, multimillion-dollar redevelopment and expansion project at the property. The redevelopment of the shopping center includes a 60,000-sq.-ft. addition. The outlet added 40 new luxury brands, including Givenchy, Loewe, Marc Jacobs, Rag & Bone and Sandro and Maje, and more than 14 eateries, including Shake Shack, Yo! Sushi, Le Pain Quotidien, Magnolia Bakery and Pret A Manger.

Rockland County

Nothing to report.

Sullivan County

Catskill Regional Medical Group recently opened a new urgent care and primary care facility in Monticello. A staff of 25 has been hired for both the urgent and primary care offices.

Sullivan County Government has an estimated 50 job vacancies. The jobs are already funded and the county would like to fill them. The county website lists several of the openings including administrator for the adult care center, assistant commissioner of planning and community development, district attorney investigator, electrician and account clerk. Some positions are subject to a civil service examination.

Ulster County

Nothing to report.

Westchester County

Construction recently began on **Colony Grill**, Port Chester's newest waterfront restaurant. The 5,550-sq.-ft. eatery is scheduled to open in late 2017. No job numbers were announced.

Ginsburg Development Cos. recently unveiled its new luxury rental apartment complex in Westchester. The \$100 million facility, dubbed "**River Tides at Greystone**" features

330-unit luxury rental building at 1130 Warburton Avenue in Yonkers. The building is expected to open for occupancy in June 2017.

Pyramid Hotel Group, a Boston-based hotel management company recently opened a new Courtyard Yonkers by Marriott hotel on Executive Boulevard. The 154-room hotel is targeted to the thriving business community. The hotel is also home to the Bistro, an eatery that serves breakfast, lunch and dinner, along with Starbucks drinks, beer, wine and cocktails. No job numbers were announced.

Chicago-based **Senior Lifestyle Corp.** has recently begun construction on a \$168 million, 385-unit senior living facility in Briarcliff Manor. Dubbed “**The Club at Briarcliff Manor**” – the facility is to include 325 independent living rental units for seniors, 37 villas and 60 units in a supported living center. The facility is expected to open to residents in the summer of 2019. No job numbers were announced.

Shrub Oak International School for autistic adults 14 to 22, will invest more than \$40 million in purchasing, renovating and upgrading a vacant facility on Stoney Street in Shrub Oaks and replace it with a for-profit, high-performance boarding school that will provide tax revenue and an estimated 584 new jobs. The project, on 127-acres, will feature a main building with 270,000 sq. ft. of space and six outbuildings of 20,000 sq. ft. combined, dormitory rooms, classrooms, an auditorium, a gym, and a dining room.

Southern Graphic Systems, a Kentucky-based company that provides design-to-print graphic services for clients such as consumer product brands, retailers, and pharmaceutical companies plans to move into an office complex on Westchester Avenue, creating possible job opportunities for graphic professionals and recent graduates. SGS is experiencing some growth in the Northeast area, making it necessary to add staff to better service its clients. The company plans to consolidate two offices, involving 55 to 60 employees in Mahwah, New Jersey and Norwalk, Connecticut into the larger complex in White Plains.

Tokyo-based **Sumitomo Mitsui Banking Corp.** has signed a 13-year lease for 101,000 sq. ft. of office space at the Gateway Building in downtown White Plains. The bank which is headquartered in Japan and has North American operations in NYC has been in the market looking for ideal office space in White Plains for quite some time. It was also considering Jersey City as a possible destination. The Sumitomo deal does not involve an entire corporate relocation, but more to do with a shifting of the bank’s NYC workforce. The bank expects to employ about 340 full-time employees at its new office in White Plains, consisting of 231 transferred workers and 109 new hires. An additional 75 temporary construction jobs will also be created. The Westchester County IDA has granted the company preliminary approval for a \$1.9 million sales tax exemption towards renovations at the Gateway complex. The entire project is expected to cost \$38.5 million, including approximately \$18.5 million in construction costs over the course of the 16-month project.

The WESTMED Medical Group recently opened its new Westchester medical office at the Boyce Thompson Center in Yonkers. The new location offers patients state-of-the-art medical care, including on-site diagnostic imaging, laboratory services and perinatology. No job numbers were announced.

June 2017

Dutchess County

Advance Power Company celebrated the groundbreaking ceremony for its \$1.6 billion Cricket Valley Energy project. The 1,100-megawatt, gas-fired power plant will be built on a 193-acre site on Route 22, in the Town of Dover. Dubbed “The Cricket Valley Energy Center,” this state-of-the-art power plant will produce enough electricity to power more than one million homes in the Hudson Valley Region. The project, which has been nine years in the making, will create an estimated 1,100 jobs during peak construction, in addition to 80 permanent and indirect jobs once the plant is operational. Cricket Valley Energy is scheduled for completion in the first quarter of 2020. The economic impact of the project is substantial, with an annual estimated tax payment between \$3.3 million and \$7.5 million, to be distributed among the school district, town, county and state.

Orange County

Staten Island-based **Alpine Natural Cheese L.L.C.** plans to build a natural cheese factory off Dolson Avenue in Middletown. The company recently applied to the city Planning Board for a permit to build a manufacturing and storage plant at 66 Bennett Street. The plant could create 17 jobs in its first year and 50 jobs within five years.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Westchester Medical Center Health Network’s Advanced Physician Services (APS) recently opened a new medical practice at 1561 Ulster Avenue, in Lake Katrine. WMCHHealth Physicians specializes in surgical services, including general, vascular, thoracic, neurological and breast surgery, as well as abdominal surgical oncology. No job numbers were announced.

Westchester County

Annese & Associates Inc., an information technology services company headquartered in Clifton Park, has expanded and consolidated its downstate operation with the relocation of its Brewster and Warwick offices to a 3,800-sq.-ft. office space in White

Plains. The new larger office will accommodate 26 employees and new staff members expected to be added over the next year. The company was recently acquired by **ConvergeOne**.

BankUnited N.A., a Florida-based bank with a metropolitan New York presence, will expand its New York corporate banking division with the hiring of two senior vice presidents to head its new Westchester office which is expected to open in June. The new office will be at 5 International Drive in the Reckson Executive Park in Rye Brook.

The \$100 million Rivertowns Square, a mixed-use development in Dobbs Ferry, will add a grocer to its list of tenants. **Brooklyn Market** will open an 18,000-sq.-ft. store in a space that was originally designated for a Mrs. Green Natural Markets. The new market will feature butcher, seafood and gourmet counters that offer items from the store's Brooklyn and on-site kitchens. Brooklyn Market will join other tenants at the complex including the luxury, eight-auditorium iPic Theater, Chipotle Mexican Grill, Chop't Creative Salads and Ulta Beauty & Cosmetics. Rivertowns Square will also feature a 138-room Hilton Garden Inn that is scheduled to open at the end of the year.

Country Realty Co., an affiliate of New Country Motor Car Group which sells Audis and other luxury import cars, recently purchased a Hawthorne property that is being redeveloped as an Audi dealership. The massive facility now under construction will include a full-service car wash and is expected to employ 60 employees.

Halpern Real Estate Ventures and Rosen Development Group broke ground on a \$35 million, 100-unit apartment complex in Mamaroneck. The project is the first large-scale residential development, in about 20 years. No job numbers were announced.

Ginsburg Development Cos., a Valhalla-based development company, recently celebrated the groundbreaking ceremony for its \$64.5 million mixed-use development in Peekskill. The sprawling complex dubbed "Fort Hill," is being built on the site of a former convent and Revolutionary War lookout. The project will include a 178-unit apartment complex, featuring one-, two- and three-bedroom units. The development will also include the construction of 20 rental townhomes. In addition, the developer also plans to build the Abbey Inn, a 42-room hotel, event space and eatery on the site. Construction is expected to take about a year to complete, and the developer expects to begin leasing the Fort Hill apartments next spring.

Saber White Plains, L.L.C., and Chauncey WP, L.L.C. have asked the city of White Plains for zoning amendments that would allow them to combine two Westchester Avenue parcels totaling 3.1 acres for their proposed multimillion dollar mixed-use development project across the street from the Westchester Mall. Dubbed "The Collection," the \$120 million White Plains development would include retail, dining and residential space in a five-story building along Westchester Avenue. On Franklin Avenue, the proposal calls for an 11-story building with four parking levels and seven floors of apartments.

July 2017

Dutchess County

Chipotle Mexican Grill recently opened its first restaurant in Dutchess County in Fishkill. The fast-casual eatery opened its new location at 10 Westage Drive in the Hudson Valley Town Center. No job numbers were announced.

Olivet University, an evangelical Christian school headquartered in California recently applied to the Dutchess County Local Development Corporation for \$35 million to \$40 million in tax-exempt bonds to develop a college campus on the grounds of the former Harlem Valley Psychiatric Center in Wingdale. The school plans on rehabilitating some of the existing buildings in addition to constructing new facilities. Since Olivet is a non-profit entity it will not apply for a payment-in-lieu-of-taxes, but will seek an exemption from mortgage tax filing fees. No job numbers were announced.

Smoothie King recently open a new eatery on Route 9, in Wappinger Falls. The New Orleans-based chain has locations across the United States, as well as hundreds of international shops. The new store will be the company's 900th location. Smoothie King offers a variety of fitness and wellness smoothie blends as well as more traditional options. No job numbers were announced.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

New Planet Energy plans to build a \$700 million biofuel plant on a 39-acre property on Holt Drive, near the border of the Town of Haverstraw. The 250,000-sq.-ft. recycling facility will convert the region's garbage into fuel using gasification process. The facility would process about 4,500 tons of garbage a day from municipalities in New York City and Westchester County, among others, but none from Rockland County. The plant will create 150 jobs. The plan is currently in the permitting process and undergoing an environmental impact study with the state Department of Conservation, the lead agency for the proposal. If approved, the facility will be built in two phases. The first phase of the plan could be operational by the second quarter of 2019, after which the second phase would be completed within 18 months.

Sullivan County

Resorts World Catskills announced plans to operate casino dealer schools in Sullivan, Orange and Ulster Counties in the coming weeks. The dealer schools will be used to train people to enable them to apply for table games dealer positions at the new Resorts World Catskills casino. The schools will be located in Monticello, Stewart Airport/New Windsor, and Ellenville. All table game classes will be free of charge. Resorts World

Catskills expects to hire an estimated 600 dealers prior to opening its door to the public in March 2018.

Ulster County

Nothing to report.

Westchester County

Hospital for Special Surgery, a Manhattan-based orthopedic hospital is nearing the completion of its 50,000-sq.-ft. outpatient facility in White Plains and anticipates an official opening in the fall. The facility, which will be its largest outpatient center, will offer convenience for the 10 percent of its patients that comes from Westchester County. The Specialty Hospital operates several locations, including facilities in Stamford, CT., Queens, Long Island, New Jersey and several sites in Manhattan. No job numbers were announced.

A new boutique hotel is coming to Westchester County. **“V” Hotel**, part of the Choice Hotel’s “Ascend” Collection is being built on Church Street in New Rochelle. The eight-story facility will include 80 luxury guest rooms, full-service restaurant and bar, meeting space, an exercise room and open lounges. The new hotel is expected to open in late fall 2018. No job numbers were announced.

RXR Realty announced plans for a \$300 million mixed-use development in downtown New Rochelle. The proposal calls for two 28-story towers, consisting of 650 to 700 apartments and 35,000 to 40,000 sq. ft. of retail space. The towers will be the largest-scale project yet under a master plan that calls for attracting \$4 billion in investments around downtown New Rochelle Transit Center. RXR expects to submit site plans later this year and if the city approves them, it will try to break ground on the first of the two towers in mid-2018. No job numbers were announced.

August 2017

Dutchess County

Nothing to report.

Orange County

Save-A-Lot Supermarket signed a lease to open a new store at Pike Plaza in Port Jervis. No job numbers were announced.

Woodbury Commons Premium Outlets have expanded the number of stores at its complex, with the addition of 10 new stores, including Zadig & Voltaire, a high-end French ready-to-wear brand.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Megalith Capital Management and partner **East & Hudson** recently broke ground on a six-story, 71-unit apartment complex in downtown New Rochelle. The building dubbed “The Printhouse” will be built on Huguenot Street, and it will feature studios, one-bedroom and two-bedroom units, with seven units priced below market rates. The ground floor will have retail space. No job numbers were announced.

Orange Bank & Trust Co. recently opened a new branch office in Mount Vernon. The new office is the bank’s fourth full-service branch in Westchester County. Since the 2015, the bank has opened several branches in the lower Hudson Valley area, including offices in Hawthorne, Mamaroneck and White Plains in Westchester county and a New City office in Rockland county.

Paulaner USA, a German beer company has moved its U.S. headquarters from Denver to an office complex on Westchester Park Drive in Harrison. The 12 staffers who will work at the new office are not from the Denver office. The decision to move to the office comes as a strategic plan to grow the brand because the New York region has more potential customers.

Rye King Associates, a Port Chester-based plans to build over 250 units of senior housing on the site of a sprawling office complex on Kings Street in Rye Brook. The developer has applied for a zoning change with the village Board of Trustees to pave the way to raze the mostly empty vacant 215,000 sq. ft. building and build a 17-acre senior-care facility in its place. The proposed complex would offer a mix of age-restricted residential uses, including 24 two and three-bedroom townhouses, 160 two-bedroom apartments and an 85-unit memory care facility.

The Granola Bar, an all-day breakfast and lunch café and catering business which was launched four years ago, in Fairfield county recently opened its first Westchester county location in the Town of Armonk. The company plans to open another café this fall on Purchase Street in Rye. No job numbers were announced.

The Yonkers Police Department is currently recruiting new police officers with starting annual salaries of \$72,233. The Police Department is accepting applications through October 2, 2017 for new police recruits, who are expected to take the police officer exam on December 2, 2017. Candidate must meet residency requirements, which means that they must live in Westchester, Nassau, Putnam, Rockland or Bronx counties for a least

three months immediately preceding the date of the written examination and continuously up to and including the date of the appointment. There's a non-refundable \$100 application fee and candidates must be at least 18 years old and under 35 on the date of the written test. Eligibility for employment begins when a candidate reaches their 20th birthday.

Toll Brothers, a national luxury home builder based in Pennsylvania celebrated the groundbreaking ceremony for its 421-unit apartment complex in the Town of Harrison. The plan calls for a five-story luxury rental community, featuring retail shops, a club room, pool, bike lounge and a pet spa. The multimillion dollar project branded as "Carraway", will be the first multifamily housing unit built in the so-called teardrop section of the town, an area bounded by I-287, the Hutchinson River Parkway and Interstate 684. The area is commonly referred to as the Platinum Mile. The project is scheduled to be completed by mid-2020, and pricing for the apartments have not yet been finalized. Nevertheless, it's estimated that one-bedroom could run up to \$1,800 a month and a two-bedroom could go for \$2,500. No job numbers were announced.

Tompkins Mahopac Bank, a full-service community bank with 16 locations in Dutchess, Putnam and Westchester counties, recently held a ribbon-cutting ceremony for the opening of its newest branch at the Boyce Thompson Center in Yonkers. No job numbers were announced.

Wegmans Family Markets Inc., a Rochester-based family grocery chain was recently granted a special use exemption permit to build a 125,000-sq.-ft. store in Westchester County. The grocer is in contract to buy three office buildings, 106, 108, and 110 Corporate Drive in the Town of Harrison. The plan calls for the company to demolish the office buildings and build a two-story grocery store with a café and 736 parking spaces, plus an additional 8,000 sq. ft. separate building on the 2-acre site. The town has promoted the project as the latest step, in efforts to retool older, underused office buildings along the I-287 corridor, often referred to as the Platinum Mile. Wegmans plans to invest more than \$20 million into the project, and the store plans to hire between 400 and 500 new employees, including 180 full-timers.

September 2017

Dutchess County

Milo's Cantina, a new eatery on Main Street in the City of Poughkeepsie, is scheduled to open for business in October 2017. The menu will feature a variety of hybrid tacos and tequila cocktails. No job numbers were announced.

Orange County

Aurochemicals, a Washingtonville-based global distributor and developer of natural fragrances and flavorings, recently opened its new \$1.5 million, world headquarters expansion, which brings its space to 32,000 sq. ft. The new facility is devoted to quality control and research and development and features glass-enclosed offices, labs and state-

of-the-art conference rooms. The company expects to hire seven to ten more employees, in addition to its current workforce of 17 people. Aurochemicals is also planning a second expansion at the Washingtonville site in 2018.

Steris, an international contract sterilization company celebrated the opening of its new \$26 million plant in Chester. Steris provides infection prevention and other procedural products and services to health care clients. The new 60,000 sq. ft. facility is in the same industrial park where the company has operated a separate contract sterilization plant since 1992. The older plant has a workforce of about 110 employees, while the new facility is expected to hire between 25 and 30 new employees, depending upon the company's workload. The yearlong construction project by V. Paulius & Associates employed 80 workers.

Waterstone Retail, the developer behind the massive 700,000 sq. ft. **Ridge Hudson Valley** retail complex in Newburgh, is offering the school district a \$3.5 million cash payment and other incentives as it seeks support for a tax-break deal in which the district and the Town of Newburgh would forgo millions in revenue. Plans for the \$161.5 million Ridge Hudson Valley retail facility would include an 85,000sq. ft. BJs Wholesale Club, a 50,000-sq.-ft. Dick's Sporting Goods, and a 78,000-sq.-ft. ShopRite, which would relocate from its South Plank Road location. The facility would also have restaurants, specialty shops, and an outdoor park for movies and public events.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

AvalonBay, one of the largest rental apartment builders in the country, has recently begun work on its massive waterfront residential project. The first phase of the project call for the construction of a five-story, 251-unit building over a parking garage with about 135 spaces. Two future phases on the east and west side of Alexander Street calls for an additional 338 apartments. The new housing is expected to attract residents with annual incomes of more than \$150,000. When completed the project will bring an estimated 26 full-time jobs and additional sales and personal income tax revenues.

Hudson Park, the 16-acre development overlooking the Palisades along the Hudson River, has entered the final stages of construction with a 230,000-sq.-ft., 213-unit tower. The \$85 million tower called Hudson Park River Club, will include studios and one- and

two-bedroom apartments. The facility is expected to be completed and ready for leasing by third quarter 2018. Strategic Capital LLC, the New Jersey-based real estate investment arm of China State Construction Engineering Corp., recently held a topping out ceremony for the final piece of its multimillion dollar development along the Hudson River waterfront in Yonkers.

Phoenix-based **Alliance Residential Company**, one of the largest real estate and development firms in the country, was recently granted final approval for the construction of a 15-story apartment tower at Mamaroneck Avenue and Post Road. Dubbed “The Broadstone White Plains”, the development will also feature a second 15-story tower on Mitchell Place connected to the first tower by a pedestrian bridge. The development will house 434 apartments, 7,800 sq. ft. of ground floor retail space, a six-story parking garage and a small public park on Mitchell Place. No job numbers were announced.

PS&S, a New Jersey-based architecture firm, recently opened its first Westchester County office in Yonkers. The firm offers architecture, engineering, design and environmental consulting services from a 12-person, 5,400 sq. ft. office at 1 Larkin Plaza. The company is headquartered in Warren, New Jersey and has another New York office in Lake Success.

San Chen Inc. recently signed a lease for 2,580 sq. ft. of space at the Boyce Thompson Center building in Yonkers where it will open a new restaurant. The Japanese sushi restaurant will feature a sushi bar and have seating capacity for about 80 people.

Starbucks Coffee recently signed a lease for 2,049 sq. ft. of space at the Boyce Thompson Center building in Yonkers. The Seattle-based coffee shop chain plans open the new store in January 2018. No job numbers were announced.

The Congress Cos., a Massachusetts-based company that specializes in developing senior living and health care facilities, recently started construction of a new \$60 million, 160-bed skilled nursing facility. Dubbed “White Plains Institute for Rehabilitation and Healthcare”, the new 110,000 sq. ft. facility will be built on Church Street in downtown White Plains and when opened, it will employ an estimated 160 to 200 full-time and part-time workers. Construction which will take between 20 and 22 months, will be managed by the joint venture Congress/Consigli JV. Congress Cos. is a second-generation family business that has developed more than 100 skilled nursing and assisted living facilities throughout the eastern U.S., including Wingate at Dutchess in Fishkill and Wingate at Beacon. The White Plains facility will offer 76 specialized rehabilitation beds, 42 beds focused on Alzheimer’s care and 42 long-term care beds, each with specially designed nursing units. The property will be managed by Epic Healthcare Management, based in Croton-on-Hudson.

The Elizabeth Seton Pediatric Center recently celebrated the grand-opening of its 32-bed expansion for ventilator-dependent children in its residential center at 300 Corporate Blvd. South in Yonkers. The \$24 million construction and renovation project started in

fall 2015, added a three-story, 26,000 sq. ft. building to the existing 5-year old facility, expanding its space to 201,000 sq. ft. With the expansion, the center will be able to care for 169 medically complex and technology-dependent children, making it the largest provider of children's subacute care in the U.S. No job numbers were announced.

Westchester Medical Center recently marked the topping out of its \$230 million ambulatory care pavilion on its Valhalla campus. The new 280,000 sq. ft. medical facility next to the hospital will feature an advanced imaging center, ambulatory surgery center and heart and vascular institute, along with a 20,000-sq.-ft. expansion of private rooms for the medical center and a 75,000-sq.-ft space for doctors' offices. Construction is scheduled to be completed by 2018. The new facility is expected to create 225 temporary construction jobs and 180 new full-time jobs when completed.

October 2017

Dutchess County

Construction is underway on the new **Hyatt Place hotel** on Route 9 in the Town of Poughkeepsie. It is estimated that the new hotel will have a nearly \$1 million impact on the economy, through annual tax revenues and new employment salaries. The hotel development will create about 100 jobs, including 35 full-time hotel staffs and 65 temporary construction jobs. The project received all the necessary approvals and construction began in September 2017, with a scheduled opening in fall 2018.

Orange County

The CEO of Legoland's parent company Merlin Entertainments, recently announced that its plan for the \$350 million **Legoland** theme park in Goshen is moving forward and anticipates an opening in 2020. This park will be Legoland's first facility in the Northeast and third in the U.S., joining others in Florida, and California. The company will receive a \$25 million grant from Empire State Development Corp. towards the project. The plans also call for a 250-room hotel to be open year-round. The project will create 800 temporary construction jobs and when opened, the theme park would employ an estimated 1,300 full- and part-time employees.

Waterstone Retail, the developer behind the massive 700,000 sq. ft. **Ridge Hudson Valley** retail complex in Newburgh is offering the school district a \$3.5 million cash payment and other incentives as it seeks support for a tax-break deal in which the district and the Town of Newburgh would forgo millions in revenue. Plans for the \$161.5 million Ridge Hudson Valley retail facility would include an 85,000sq. ft. BJ's Wholesale Club, a 50,000-sq.-ft. Dick's Sporting Goods, and a 78,000-sq.-ft. ShopRite, which would relocate from its South Plank Road location. The facility would also have restaurants, specialty shops, and an outdoor park for movies and public events.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

When the **Resorts World Catskills casino** officially opens in March 2018, it will need an estimated 1,400 full-time and 100 part-time employees. Empire Resorts, parent company of Resort World Catskills is also recruiting 600 table game dealers to staff the floor. Up to 1,000 applications are expected for those 600 openings. Dealer jobs have a salary range between \$40,000 and \$50,000 annually, and supervisor positions will pay more. Empire Resorts is running three training schools to train people for those positions. The free training is being held at locations in Rock Hill in Sullivan County, in Ellenville in Ulster County and at Stewart International Airport in Orange County. The minimum course at the training school will be 20 hours per week for six weeks. Everyone who works at the casino will be required to have a New York State Gaming Commission license.

Kohl's Mamakating Distribution Center on Route 209 in Wurtsboro is currently hiring for the holidays. The distribution center is looking to hire about 180 seasonal workers, including seasonal associates, who ensure Kohl's products reaches its retail stores and its customers. Kohl's is also recruiting for full-time maintenance technicians, distribution center associates, intimate accessories specialists, sales associates, freight associates and loss prevention officers. For more information on job responsibilities and roles, visit KohlsCareers.com.

Construction on the new **Sullivan County Jail** has just about reached its halfway mark. Construction of the \$72.577 million project, which includes the jail, as well as new offices for the sheriff's patrol and civil divisions is on schedule, with an anticipated completion date by November 14, 2018. The new jail will have 256 beds, as compared to the old jail's state-mandated count of 185.

Ulster County

The \$300 million **Nevele** redevelopment project is moving forward. Michael Trenor, the developer behind the project recently announced that he had secured \$313 million to finance it. The plans which had been in the works since 2015 calls for a mega sport complex. Dubbed "**ProSport Campus**", it will feature four regulations, professional-size baseball fields, four youth baseball-size fields, batting cages and six multi-purpose soccer fields that can also be used for lacrosse and field hockey. In addition, the plans also call for renovating the old hotel and providing 467 rooms, restaurants, a 40,000-sq.-ft. conference hall, restoration of the 18-hole golf course, an indoor spa, indoor pools, a water park, skiing and refurbishing the ice rink.

Westchester County

Breslin Realty Development Corp. plans to build a 121,000-sq.-ft. **Lowe's** home improvement center in Yorktown. The plans also call for additional retail space and other businesses at the complex. Demolition work on the property's existing dilapidated structures recently began and the developer anticipates construction to start in January

2018 with the stores opening later in 2018. The project replaces a previously approved plan for a 151,092-sq.-ft. Costco and a members-only gas fueling station on the 19-acre parcel near the intersection of Crompond Road and Taconic State Parkway. No job numbers were announced.

Club Champion, a custom golf club-fitting retailer headquartered in suburban Chicago, will open its first Westchester County store in downtown White Plains. The retailer recently signed a lease for 2,537-sq.-ft. of space at 220 Main Street in the City Center complex. Club Champion operates 20 stores nationwide.

German liqueur maker **Jagermeister** recently moved its U.S. headquarters to a newly-renovated space at 10 Bank Street in White Plains. The new 30,000-sq.-ft. headquarters occupies the entire 9th floor of the 12-story building, housing about 65 employees. No new job numbers were announced.

Headquartered in Purchase, **National Realty & Development Corp.** recently broke ground on a multimillion dollar condo project in New Rochelle. The company has built projects in 14 states, but until recently had avoided projects in Westchester County. Dubbed “Watermark Pointe condominiums,” the \$100 million project calls for nine four-story buildings with 74 apartments and a club house. NRDC is offering two models: The Beachcomber, at 2,480sq. ft., with two bedrooms, a den and two-and-a-half bathrooms; The Aurora, a 2,717sq. ft., with 3 bedrooms and three-and-a-half bathrooms. Price for the apartments ranges from \$1.5 million to \$2.5 million. No job numbers were announced.

The Brain and Spine Surgeons of New York, a privately owned White Plains-based physician group recently finished its move into a newly expanded 25,000-sq.-ft. office at 4 Westchester Park Drive. The medical group includes some of the top neurosurgeons in the region and they have individual affiliations with hospitals farther north, such as Westchester Medical Center, which operates MidHudson Regional Hospital in Poughkeepsie and Health Quest’s Vassar Brothers Medical Center in Poughkeepsie.

The Stagg Group, a Purchase-based developer, was recently granted site plan approval for its 160-unit housing complex on Bronx River Road in Yonkers. The new complex will feature 160 apartments, of which 10 percent will be designated towards affordable housing as is required by Yonkers’ affordable housing rules. The two-year construction project is expected to create 60 temporary jobs with an estimated payroll of \$18.3 million. The new apartments are scheduled for occupancy on January 2020.

November 2017

Dutchess County

Construction is underway at the **Cricket Valley Energy Center**, a combined cycle, natural-gas-fired power, 1,100-megawatt plant in Dutchess County. The \$1.584 billion plant is being built on a 193-acre property, formerly the site of the Mid-Hudson

Recycling Center off Route 22 in the Town of Dover. The Cricket Valley Energy Center project was first proposed in 2009 and was approved by the state's Department of Environmental Conservation in 2012. CVEC is expected to bring a significant tax base to Dover, in addition to an estimated 1,100 construction jobs over a three-year period. More than \$290 million will be invested in subcontractors in New York and Connecticut over the next two years. When operational, it will create 28 permanent jobs. The plant is scheduled to start selling electricity in the first quarter of 2020.

Orange County

Med Parc LLC, the developer behind a 93-room **Holiday Inn Express hotel** is seeking some financial assistance from the Orange County Industrial Development Agency. The company is seeking mortgage recording tax exemption and a sales tax exemption for the \$14 million, 54,000-sq.-ft. hotel project. When in operation, the hotel will create about 28 full-time and part-time jobs.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Hudson Valley Kingston Development, a company that is developing four boutique hotels in the City of Kingston, is seeking financial incentives from the Ulster IDA. The hotels will be in uptown Kingston at 41 Pearl Street, 270 Fair Street, 24 John Street, and 301 Wall Street. The company is asking for a 10-year payment-in-lieu of taxes and sales and mortgage tax exemption. No job numbers were announced.

SUNY New Paltz recently broke ground on the construction of its new \$14 million engineering building. Dubbed "The Engineering Innovation Hub", the new facility will address the critical shortage of engineers needed to serve advanced manufacturing interests in the Hudson Valley. The building is expected to be completed by the summer of 2019.

Westchester County

CAVA, a new Mediterranean restaurant recently opened for business in Rye Brook. The Washington D.C.-based fast casual restaurant chain recently signed a long-term lease for about 3,200-sq.-ft. of space at the Rye Ridge Plaza. CAVA already has three locations in New York City. No job numbers were announced.

Century 21 Stores, a fashion retailer headquartered in Manhattan, recently opened a new store at the Cross-County Mall in Yonkers. The 70,000-sq.-ft. store located at 750 Central Park Avenue, is the retailer's first location in the Hudson Valley Region. The

new store marks the 13th location for the 56-year-old retailer. The company has stores in Manhattan, Brooklyn and Queens, in addition to three New Jersey stores - in Paramus, Morristown and Elizabeth.

Oamic Ingredients L.L.C., a Hong Kong-based flavor chemical company recently purchased a \$4.3 million warehouse building in Westchester County, as the company seeks to establish a regional distribution center in the area. The 23,500-sq.-ft. facility in the village of Armonk will be used as a warehouse and distribution center where the company will label, repack, store and provide quality control for its products. No job numbers were announced.

Regeneron's site-plan expansion application was recently approved by the Greenburgh Town Board. A little more than a year ago, **Regeneron Pharmaceuticals**, a leading biotech company in Westchester County had announced plans for a 1-million-square-foot expansion on the western 30 acres of a 100-acre parcel on Saw Mill River Road, just south of the company's campus at 777 Old Saw Mill River Road. The pharmaceutical giant had sought site-plan approval from the town to make the property "shovel ready." Construction would be done in phases to meet the company's growing needs.

December 2017

Dutchess County

Nothing to report.

Orange County

Dollar General recently opened a new store at 1035 Route 209 in Cuddebackville. The retailer has expanded from about 3,000 stores in the early 2000s to about 14,000 stores. No job numbers were announced.

Pro Image Sports, a national sports apparel and paraphernalia store, recently opened its latest franchise location at the Galleria at Crystal Run. Pro Image Sports specializes in licensed team apparel, hats and novelty items. The company has 133 franchise stores across the U.S. No job number were announced.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Resorts World Catskills, the \$1.2 billion casino and resort in Sullivan County continues to recruit for several hundred openings as the opening date is fast approaching. The entertainment venue is scheduled to open on February 8, 2018. The NYS Department of Labor is partnering with Resort World Catskills to help fill between 500 and 700 jobs at

the casino. Job fairs will be held in the Town of Wallkill on January 17 and January 24, both Wednesdays, from 12 noon to 7 p.m. The job fair on January 17th will be held at the Holiday Inn, 68 Crystal Run Road and the fair on the 24th will be held at the Courtyard by Marriott at 24 Crystal Run Crossing. On-site interviews will be held to fill a variety of openings including housekeeping room attendant, cooks, servers, cocktail servers, bartenders, stewards, cage cashiers, and security personnel.

Ulster County

Health Quest Medical Practice is building an \$8 million medical health care center in the Town of Lloyd. The 15,000-sq.-ft. medical facility is scheduled to be completed in late 2018. It will house providers who offer primary care, obstetrics, gynecology, cardiology, and neurology. No job numbers were announced.

Westchester County

CSArch, an Albany-based architecture and engineering firm has expanded into Westchester County. CSArch will open a new office in the White Plains Central Business District area. The firm's new 4,100 sq. ft. office in White Plains will employ about 8 people, with plans to hire a senior project architect and design architect.

G&S Investors, the Long Island real estate developer that built the Waterfront at Port Chester, has filed site plans for an apartment building in downtown Port Chester. The plans call for a 5-story, 66,000 sq. ft., mixed-use apartment complex with 79 units, primarily studios and one-bedrooms. The first floor would have about 12,000 sq. ft. of retail space with the upper four floors set for apartments. The project is designed by the Sullivan Architectural Group of Fairfield. The village board voted to refer the G&S site plan for review to the Village's planning and waterfront commissions, along with several state and county boards. If approved, it is estimated that construction would take about 18 months.

The Mount Vernon Industrial Development Agency recently approved the tax abatement plan for the first phase of The Pointe urban renewal project in Mount Vernon. **MVP Realty Associates**, the developer behind the project has been studying the area since 2009 and buying up properties since 2010. MVP Realty wants to create a streetscape that invokes a sense of a "new Main Street" and modern buildings that provide affordable housing. The project site is less than a mile from Metro North Railroad's Mount Vernon East train station. Plans for \$138 million affordable housing project call for four buildings of seven to 12 floors, consisting of 350 apartments, 46,068 sq. ft. of retail spaces and offices, 585 parking spaces and a public garden. It is estimated that the first building will cost about \$53.4 million and it will have 210 apartments, 23,178sq. ft. of ground-floor retail space and underground parking. The building complex will be a mix of studios and one to three-bedroom apartments. One fourth of the apartments will be set aside for seniors. Rents are expected to range from \$930 a month to \$2,521. The project is expected to create 300 temporary construction jobs and 50 permanent jobs.

24 Hour Fitness recently opened a new fitness club in Scarsdale. The new 30,000 sq. ft. club features amenities such as cycle studios, Zumba and BodyPump classes, personal

and small group training programs, rows of cardio and strength machines, an indoor lap pool, and a whirlpool and sauna. The new location is the company's 18th fitness club in New York State. 24 Hour Fitness has more than 420 locations nationwide, including clubs in Nanuet and Yonkers. No job numbers were announced.

Wegmans recently closed on a deal to buy three office buildings in the Town of Harrison, bringing the grocer's plans to open a supermarket in Westchester County one step closer to reality. Wegmans took over a 20-acre plot of land that houses three mostly vacant office buildings at 106, 108 and 110 Corporate Park Drive. The buildings will be knocked down to make way for a 125,000-sq.-ft. grocery store. Wegmans first proposed the new store plans in December 2016 when the company announced that it had signed a purchase agreement with Normandy Real Estate Partners LLC., the owner of the buildings. The Town of Harrison approved a special use exemption permit for the project in August 2017. Wegmans' plan for the store also includes a café area and 736 parking spaces on the site off Westchester Avenue. The grocer also plans to build an additional 8,000sq. ft. standalone retail building for an undetermined use. The company is expected to start site work on the property in late spring 2018. It is estimated that new store would hire between 400 and 500 employees, including 180 full-time positions.

BUSINESS CONTRACTIONS FOR THE HUDSON VALLEY REGION

January 2017

Dutchess County

Coyote Grill, a restaurant in the Town of Poughkeepsie, officially closed its doors after an electrical fire damaged the property. The restaurant property, at 2629 South Road on Route 9, is currently listed for sale. No job numbers were announced.

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

Samuel Aaron, Inc., a company that makes simulated gem stone jewelry filed a WARN notice on January 11, 2017 in anticipation of a mass layoff. The jewelry manufacturer will close its Mt. Vernon facility and lay off 42 employees.

STRIKES AND LABOR DISPUTES

Westchester Medical Center and 1,500 nurses from the NYS Nurses Association recently reached an agreement on an 11-year contract. The deal impacts registered nurses at the Valhalla-based medical campus, which is part of WMC Health – a 10-member hospital system, with more than 12,000 employees, covering Westchester, Rockland and Dutchess counties, along with surround communities. The contract is retroactive and spans from April 1, 2011 through December 31, 2021.

February 2017

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

NRG Energy filed a WARN notice with the NYY Dept. of Labor in anticipation of a mass layoff. The company will shut down its offices in Valley Cottage and lay off 50 employees. The layoffs will occur between May 24 and Jun 23, 2017.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.

March 2017

Dutchess County

Nothing to report.

Orange County

RadioShack recently filed for Chapter 11 bankruptcy protection. The company will close 552 of its stores. The stores that are set to close are the ones with the lowest sales velocity and highest rent. Of the 45 New York stores that are slated for closure, two of them are in the Hudson Valley Region – one in Middletown and another one in Poughkeepsie.

Putnam County

Nothing to report.

Rockland County

CVS Pharmacy, Inc. filed a WARN notice with the NYS Department of Labor on March 2, 2017 in anticipation of a mass layoff. CVS will close its store on Red School House Road in Spring Valley on May 31, 2017 and lay off 99 employees.

J.C. Penney filed a WARN notice with the NYS Department of Labor on March 16, 2017 in anticipation of a mass layoff. The retailer will close its store at the Palisades Center mall in West Nyack and lay off 89 employees. The layoff is scheduled for June 18, 2017. The West Nyack store is among the 138 stores, that the company plans to close as part of its plan to shrink its footprint as it struggles with industry challenges. Some of the affected employees will be offered transfer opportunities.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.

April 2017

Dutchess County

GlobalFoundries in a cost-and-expense reduction move, is offering early retirement packages to some longtime employees at its U.S. semiconductor manufacturing plants, including the East Fishkill location (formerly IBM) where they employ an estimated 1,750 employees. The cost-cutting moves are attributed to increasing competition in the semiconductor industry and some delayed orders from clients. The incentives are also offered at plants in Burlington, VT, and Malta, NY. The voluntary program is targeting support roles – sales, administrative, information technology and finance. Also included are the operators who work on the fab floor. Engineers and maintenance technicians are not targeted.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Kellogg Snacks Orangeburg Distribution Center filed a WARN notice with the NYS Dept. of Labor on April 6, 2017 in anticipation of a mass layoff. The distribution center will lay off 25 employees over a 14-day period between July 8 and July 21, 2017 for hourly employees and August 8 through August 21, 2017 for salaried employees.

Sullivan County

Nothing to report.

Ulster County

First Student, Inc. filed a WARN notice with the NYS Dept. of Labor on April 1, 2017 in anticipation of a mass layoff. The company lost the Valley Central District (Orange County) and Wallkill School District (Ulster County) contracts. Effective on or about June 30, 2017, First Student will close their two village of Wallkill locations. East End Bus Company was awarded the new contracts and will begin serving the districts on July 1, 2017.

Hurley Ridge Market filed a WARN notice with the NYS Dept. of Labor on April 20, 2017 in anticipation of a mass layoff. The company will lay off 60 employees on July 20, 2017. The supermarket was acquired by HR Market LLC.

Westchester County

Payless Inc. recently filed for Chapter 11 bankruptcy protection. As part of the financial and operational restructuring, the discount shoe chain plans to immediately close 400 stores in the U.S. and Puerto Rico. There are 22 stores in New York that are slated for closure, including two in the Hudson Valley Region – one at Harriman Commons in Monroe (Orange County) and another one at the Yorktown Green Shopping Center in Yorktown Heights (Westchester County).

Rue21, a teen clothing chain is closing nearly 400 stores across the country, including the one at The Galleria at White Plains. The retailer also plans to close several stores on Long Island.

May 2017

Dutchess County

GlobalFoundries laid off dozens of workers at its chip-making plant in the Town of East Fishkill. A spokesperson for the company admitted that a few dozen employees were among the involuntary cuts that hit both the East Fishkill plant and another

manufacturing plant in Essex Junction, Vermont. The layoffs included operators and technicians on the East Fishkill production floor.

Sodexo, Inc. filed a WARN notice with the NYS Dept. of Labor on May 9, 2017 in anticipation of a mass layoff. The company recently lost its contract to provide dining services to Dutchess Community College. In all, about 34 employees will be laid off, beginning with non-management employees on or about June 30, 2017 and management personnel on July 28, 2017.

Putnam County

Nothing to report.

Orange County

DAL Global Services (DGS), an aviation services provider, filed a WARN notice with the NYS Dept. of Labor on May 5, 2017 in anticipation of a mass layoff. The company recently lost its contract with SkyWest Airlines, Inc. DGS will lay off 28 employees at Stewart International Airport on August 10, 2017.

Gasho Hibachi Steakhouse, a restaurant where chefs put on a show as they cooked various table-side meals closed its doors, leaving its employees out of work. The restaurant which had been a mainstay in the community for 46 years, employed about 40 people and had seating for about 110 patrons.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.

June 2017

Dutchess County

Nothing to report.

Orange County

Gander Mountain Co., the outdoor retailer which filed for Chapter 11 bankruptcy protection in March 2017, filed a WARN notice with the NYS Dept. of Labor on June 1, 2017 in anticipation of a mass layoff. The outdoor retailer plans to close seven New York State sites, totaling 264 employees. The Hudson Valley sites affected include the

stores in the Town of Ulster (40 employees) and Wallkill (44 employees). Outside the region, the stores slated for closure includes the following: Tonawanda (31 employees), Johnson City (38 employees), Rochester (36 employees), Cicero (36 employees), and Watertown (39 employees). The layoffs are expected to occur on or between August 17 and August 31, 2017.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

See Gander Mountain entry under Orange County.

Westchester County

Elmwood Country Club, Inc. filed a WARN notice with the NYS Department of Labor on June 27, 2017 in anticipation of a mass layoff. The member-owned country club that sits on a 100-acre parcel in Greenburgh will sell the property and lay off 76 employees. The layoffs are scheduled for September 30, 2017.

The College of New Rochelle recently laid off 32 members of its faculty and staff. Of the 32 employees affected, 10 were tenured faculty. The layoffs come as part of the college's financial restructuring plan and it does not anticipate any further layoffs.

July 2017

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

Nothing to report.

STRIKES AND LABOR DISPUTES

Employees at the **Grand at Pawling**, a nursing home in the local community, held an informational picket outside the company offices on Thursday July 6, 2017 to voice their concerns over decent wages and affordable health benefits. The employees are members of the local 1199SEIU healthcare workers union.

August 2017

Dutchess County

Nothing to report.

Orange County

Hudson Valley Snacks and Soda, LLC filed a WARN notice the NYS Department of Labor in anticipation of a mass layoff. The company will begin to terminate its workforce of 38 employees on October 31, 2017 or within the 14-day period thereafter. The facility will be closed on November 14, 2017.

Sears Holdings, parent company to **Kmart**, announced plans to close an additional 28 stores by the end of the year, including the Vails Gate store on route 32. The latest round of closings follows Sears' decision earlier this year to shut down 180 Sears and Kmart stores, as sales and store traffic continue to decline.

Putnam County

Nothing to report.

Rockland County

Met Fresh Supermarket closed its doors for good on August 15, 2017. The closing came as a surprise as Met Fresh opened the Rockland store less than a year ago, at the former Stop & Shop location in Central Nyack. The supermarket featured a large produce section and deli, as well as organic and specialty items. The store employed an estimated 50 employees. The store owner Rudy Nunez, also owns Associated and Food Choice Supermarkets in the Bronx and a Food Compare store in Queens.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Arroway Chevrolet, Inc. filed a WARN notice with the NYS Dept. of Labor in anticipation of a mass layoff. The company will close its car dealer in Mount Kisco on November 7, 2017 and lay off 80 employees.

STRIKES AND LABOR DISPUTES

Orange County and its **Deputy Sheriffs' PBA** union have reached a new five-year contract. The new contract calls for a 1.95 percent wage increase in 2018 and 2.0 percent in 2019, 2020, 2021, and 2022. All members will pay 16 percent of the healthcare premium for the duration of this contract not to exceed \$1,000 more than the previous year.

September 2017

Dutchess County

Culinary Institute of America plans to outsource some jobs at the school. CIA plans to subcontract grounds-keeping, recycling and painting work to LCS Facility Group, resulting in the layoffs of 17 employees. Negotiations are ongoing and the school has not yet announced a date as to when these changes will take effect. The Culinary Craft Association, the union that represents 45 CIA workers, including the 17 workers who would be affected, strongly opposed those plans and see it as an attempt at "union busting."

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Pinegrove Ranch and Family Resort, a dude ranch in the hamlet of Kerhonkson, closed its facility on September 22, 2017. The ranch covers a total of 600 acres and was a year-round, all-inclusive resort, with a 126-room hotel. The closing is quite challenging for the town, since the resort is its second largest employer with workforce of about 100

employees. The resort had been owned and operated by David O'Halloran until his death in May 25, 2017. Several buyers have shown interest in purchasing the property, including Congregation Machneh Rav Tov, which owns a nearby religious retreat. The town would like to see the facility be sold to a business that can keep up on the property taxes

Westchester County

DineEquity, parent company to **IHOP** and **Applebee's** restaurants announced plans to close 160 stores nationwide. DineEquity will shutter 105 to 135 Applebee's locations and up to 25 IHOP locations. The listing of stores that are slated for closure has not yet been released.

October 2017

Dutchess County

Nothing to report.

Orange County

Chuck E. Cheese recently close its restaurant in Orange Plaza in the Town of Wallkill. The restaurant's lease was expiring and they were unable to negotiate an extension at a lower rate. The company would not disclose at this point if it would open a new location in the immediate area. No job numbers were announced.

Putnam County

Nothing to report.

Rockland County

Casabella Holdings, LLC., a company that design stylish functional home products, filed a WARN notice with the NYS Department of Labor on October 20, 2017 in anticipation of a mass layoff. The company will lay off 43 of its 65 employees on March 1, 2018. The affected workers are not represented by a union.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Brandi Pizzeria and Trattoria, an Italian restaurant in Port Chester, official closed its doors in August 2017, only three months after it had officially opened for business. The reason for its sudden closure is not known. No job numbers were announced.

White Fleischner & Fino, LLP., a leading insurance coverage and defense law firm, filed a WARN notice with the NYS Department of Labor on October 25, 2017 in

anticipation of a mass layoff. The company will lay off a total of 59 employees, including 45 in its Broadway office in NYC, 7 in its Garden City office in Long Island, and 7 employees in its White Plains office. The layoffs will occur on January 31, 2018.

November 2017

Dutchess County

Tops Markets, LLC filed a WARN notice with the NYS Department of Labor on November 3, 2017 in anticipation of a mass layoff. The grocer will close its store at 1357 US Highway 9, in Wappinger Falls and lay off 83 employees. The layoffs will occur on February 1, 2018. Affected job titles includes the following: Clerk, General Merch Clerk, night Crew Clerk, Bakery Clerk, Cashier, Produce Manager, Customer Service, Manager, Stock Clerk, Receiver Security Union, Floral Lead Clerk, Dairy & Frozen Manager, Deli Clerk, Meat Clerk, Manager Pharmacy, Pharmacist, Pharmacist Clerk.

Orange County

Middletown Community Health Care, Inc. filed a WARN notice with the NYS Department of Labor on November 27, 2017 in anticipation of a mass layoff. MCHC, is a non-profit federally qualified community health center which is in the process of a sale of substantially all its assets to Cornerstone Family Healthcare. MCHC is scheduled to close all its sites after the sale, resulting in the layoffs of about 124 employees on February 19, 2017. The company operates several facilities in Orange County, including three locations in Middletown – at 14 Grove Street, 27 North Street, and 21 Orchard Street, the Pine Bush facility at 99 Cameron Street and the Port Jervis facility at 140 Hammond Street. It was recently announced that 118 MCHC employees have already accepted job offers with Cornerstone.

Putnam County

Nothing to report.

Rockland County

Nothing to report.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Nothing to report.

STRIKES AND LABOR DISPUTES

One-hundred nursing home workers at **The Grand at Pawling**, who are members of 1199SEIU United Healthcare Workers East, have ratified their first collective bargaining agreement since voting to join the union three years ago. The nursing home is part of The Grand Healthcare System. Negotiations for the Pawling facility centered on wages and benefits that impacted the nursing facility's ability to recruit and retain workers and provide the quality care required to help its residents. The contract includes significant wage increases in the first year, for some as high as 11 percent, and takes experience into consideration. Another raise is set for 2018.

December 2017

Dutchess County

Nothing to report.

Orange County

Nothing to report.

Putnam County

Nothing to report.

Rockland County

Golden Krust's plans to build its world headquarters in Rockland County remains unclear following the death of its founder and CEO, Lowell Hawthorne. The company purchased a nearly 18-acre parcel on Route 303 in Blauvelt for \$3.1 million on April 4, 2016. The plans for the site calls for a \$37.2 million facility that would consolidate the company's manufacturing, distribution and corporate operations. The new facility would have a workforce of 190 employees, 83 of whom would be filling new manufacturing jobs in Rockland County. No application has been made to the Orangetown planning board for site plan review of the property. Golden Krust never sought to cash in on a host of tax incentives it was approved for from the Rockland Industrial Development Corporation.

Sullivan County

Nothing to report.

Ulster County

Nothing to report.

Westchester County

Blue Ridge Capital, L.L.C., a real estate investment company filed a WARN notice with the NYS Department of Labor on December 28, 2017 in anticipation of a mass layoff. The company will close its office at 120 White Plains Road in Tarrytown and lay off 38

employees. The layoffs will occur on March 31, 2018. Blue Ridge Capital will also close its NYC office on Madison Avenue, and lay off 15 employees.

The Westchester Diner, a longtime eatery in the city of Peekskill is set to close after its lease was not renewed. The family-owned restaurant on Albany Post Road was a staple in the community for decades. The family that owns the restaurant said although the restaurant will be closing, the site may continue to be a restaurant under a different ownership.

STRIKES AND LABOR DISPUTES

The Putnam Hospital Center nurses recently joined the New York State Nurses Association in the wake of the union's recent contract deals across the Lower Hudson Valley. About 266 nurses at the Carmel-based hospital voted to join the union during a recent ballot run by the National Labor Relations Board. Putnam Hospital Center is part of the Health Quest network of hospitals, which includes Vassar Brothers Medical Center, Northern Dutchess Hospital in Rhinebeck and Sharon Hospital in Connecticut.