

# **FIRM EXPANSIONS AND CONTRACTIONS**

## **Hudson Valley Region**

### **Annual 2018 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 2018**

### Dutchess County

**Dutchess Partners, LLC.** plans to convert the Ramada Inn on Route 9 in Fishkill into an assisted living facility. The \$13.2 million, Promenade Senior Living Center will be a 200-bed living facility. No job numbers were announced.

Elizaville-based **Sloop Brewing Company** announced plans to develop a 26,000-sq.-ft. brewery at the former IBM campus in East Fishkill. The new facility will allow the company to increase production by relocating its brewery to the East Fishkill site. The new location is expected to be operational by May. It will feature a kitchen with a brick oven pizza. The tasting room will open in the summer.

**Vassar Brothers Medical Center** is on schedule for its massive multimillion dollar expansion. Work continued on the \$545 million, eight-story, 752,000-sq.-ft. patient pavilion that is being built next to the existing hospital in Poughkeepsie along the Hudson River. The project, which broke ground in September 2016, is the largest in the City of Poughkeepsie history. It will create a minimum of 21 permanent jobs inside the hospital and up to 750 temporary construction-related jobs over the course of the project. The new state-of-the-art pavilion is being constructed with money coming from private hospital funds and hospital bonds. The new facility will feature four floors of private inpatient rooms with bathrooms, a 66-bay emergency room/trauma center with approximately 58,000 sq. ft. of space, fifteen operating suites of varying sizes, a 72,000-sq.-ft., 30-bed intensive care unit, visitor lounges, a 240-seat cafeteria, outside seating areas, and a 300-seat community conference center for staff and visitors. The entire project is scheduled to be completed in 2019.

### Orange County

The Orange County IDA recently granted final approval to developer Med Park L.L.C. for the construction of a new hotel in the Town of Wallkill. The 93-room **Holiday Inn Express and Suites hotel**, which will be built on Main Street near Orange Regional Medical Center, is expected to create about 28 new jobs, 18 full-time and 10 part-time.

A 122-acre property on Route 300 that had been targeted for development for years as a shopping center, could now become the site of Orange County's largest warehouse. **Matrix Development Group**, a New Jersey-based developer, announced plans to build a 1.2 million-square-foot distribution center on the property after it acquires it from Waterstone Properties, the would-be developer of the Ridge Hudson Valley. Waterstone announced recently that it was abandoning its plans to build "The Ridge Hudson Valley," a \$161.5 million retail, dining and entertainment complex on the property. Matrix, a major player in the New Jersey and Pennsylvania market already has several tenants in mind to occupy the massive warehouse but have not released any names. Matrix's marquee New York project is a 200-acre industrial park on Staten Island. Two of an

eventual four buildings are currently under construction and have been leased to Amazon and Ikea as distribution centers.

### **Putnam County**

Nothing to report.

### **Rockland County**

Nothing to report.

### **Sullivan County**

**The Kartrite Hotel and Indoor Waterpark**, under construction adjacent to the recently opened Resorts World Catskills Casino, is expected to be open for business in early 2019. The \$150 million facility is being developed by the owners of Camelback Lodge & Aquatopia Indoor Waterpark in the Pennsylvania Poconos. Plans for the project calls for a four-season indoor waterpark and a 324-suite luxury hotel, as well as other amenities including a 200-seat restaurant with an outdoor patio and a lower level 250-seat family buffet restaurant. The water park will include 15 attractions, including an adventure river, surf ride, teenager activity pool, children's area, and seven major water slides. The 430,000-sq.-ft. entertainment complex will create 600 permanent jobs and up to 250 temporary construction jobs. Construction of the facility is about 30 percent complete. The Kartrite will be open to everyone, not just casino guests.

**Resort 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 in 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 17<sup>th</sup> will be held at the Holiday Inn, 68 Crystal Run Road and the fair on the 24<sup>th</sup> 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. Resort World Catskills will include a more than 100,000 sq. ft. casino gaming area with 2,150 slot machines, over 150 live table games and a poker room. The resort also includes a 10,000-sq.-ft. spa and an all-suite hotel.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Ace Natural Inc.**, an organic food distributor based in Long Island City, is considering moving its business to Mount Vernon. The company is in talks with the owner of a commercial building at 249-257 E. Stanford Boulevard to lease or purchase the 57,000-sq.-ft. building that would house refrigeration systems, offices and other storage equipment. Ace Natural supplies organic foods to restaurant, stores, and food

manufacturers. The company currently occupies about 20,000-sq.-ft. of space at a facility in Long Island City, with an estimated workforce of 42 employees.

**Bilwin Development Associates L.L.C.** recently announced that the \$7 million environmental cleanup of the former quarry and landfill at 109-125 Marbledale Road is substantially complete. The developer's plans for the property features a five-story, 153-room **Marriott Springhill Suites** hotel, along with a 6,000-sq.-ft. stand-alone restaurant. The 91,000-sq.-ft. hotel is expected to open later in 2018. The hotel project is expected to create 120 temporary construction jobs and 110 permanent jobs.

**Club Champion Golf** will soon open a new store in downtown White Plains. The company recently signed a lease for 2,441 sq. ft. of space at City Center. The store is expected to open in early spring. Club Champion uses a combination of proprietary technology and in-store experts to offer analysis of a golfer's swing to determine the appropriate set of clubs. Based in Highland Park, Illinois, the company has 25 stores nationwide, including stores in Hackensack, New Jersey and Long Island. No job numbers were announced.

Vertical construction will soon begin on the 67-acre mixed-use development on the site of the former General Motors assembly plant in Sleepy Hollow. Dubbed "**Edge-on-Hudson,**" the \$1 billion waterfront project off Beekman Avenue is a joint venture between SunCal, a California-based developer of residential and commercial properties, and Diversified Realty Advisors, a developer in Montville, New Jersey. The joint venture recently announced that Toll Brothers, a Fortune 500 company based in Pennsylvania, had signed an agreement to purchase and build out lots as part of the project's first phase. Plans for the development of the western parcel of the site will include about 306 units of housing, including 61 units of affordable, senior and workforce housing. Ultimately, the billion-dollar Edge-on-Hudson project is expected to include 1,177 units of condominiums, townhouses and rental apartments, a 140-room boutique hotel, and 135,000-sq.-ft. of retail space and 35,000 sq. ft. of office space. No job numbers were announced.

**Goldfish Swim School** plans to open an 8,200-sq.-ft. facility at Triangle Shopping Center in Yorktown Heights. The new swim school which is expected to open in mid-2018, will provide swim lessons, clinic, parties and water safety programs for children from 4 months to 12 years old. No job numbers were reported.

Yonkers-based **Kawasaki Rail Car, Inc.**, a subsidiary to Japanese-based Kawasaki Heavy Industries recently announced that it had received a \$1.45 billion dollars contract order from the Metropolitan Transportation Authority's New York City Transit (NYCT). The order is for 535 new generation subway cars, known as R211 series. Kawasaki will manufacture the R211 subway cars at its facilities in Lincoln, Nebraska and Yonkers, New York. The Nebraska facility will manufacture the car body structure and install interior equipment, while final assembly and function testing will be performed in Nebraska and at the Yonkers facility. The cars are scheduled to be delivered to NYCT from 2020 through 2023. The R211 cars are being introduced as part of NYCT's efforts

to modernize and improve reliability and service to customers. In addition to the base order of 535 cars, the contract will include options for up to 1,077 cars that NYCT may exercise, bringing the total number of cars to 1,612, with a total contract value of \$3.69 billion. If all the options are exercised, the R211 contract would be the largest rail contract ever awarded to Kawasaki.

**Ridgewood Real Estate Partners**, the new owner of the former Elmwood Country Club in Greenburgh, plans to convert the property into a townhouse community for people 55 and older. The plan calls for 175 two-story townhomes to be built on parts of the 106-acre property off Dobbs Ferry Road, between the Saw Mill River and Sprain Brook parkways. The community would include amenities such as new clubhouse, swimming pool and tennis courts for residents. Ridgewood, which specializes in buying and repurposing large pieces of land such as golf courses, purchased the property last summer for \$13 million. No job numbers were announced.

**TierPoint L.L.C.**, an IT data center services company headquartered in St. Louis, recently completed a \$13 million expansion of its facility at 11 Skyline Drive in Hawthorne. The expansion added 13,500 sq. ft. of raised floor space in the first phase of a planned multiphase expansion that the company said will add more than 38,000 sq. ft. of data center space to its Westchester campus. No job numbers were announced.

## **February 2018**

### **Dutchess County**

**Café Spice** plans to move from its facility in New Windsor in Orange County to a new complex in Dutchess County. The company, which specializes in prepackaged Indian food, is investing \$10.2 million to expand to a larger facility in Beacon. Empire State Development offered Café Spice incentives valued at up to \$5 million for the project and, as a result, the company will retain its current staff of 133 employees and plans to add an additional 150 jobs over the next five years.

**Hatfield Metal Fab, Inc.** based in the Town of LaGrange is seeking financial incentives from the Dutchess County IDA to assist in the construction of a 30,000sq. ft. addition. The company is seeking payment-in-lieu-of-taxes to offset some of the costs as well as a sales tax exemption on building materials. Hatfield Metal Fab currently employs an estimated 60 workers and anticipates adding another dozen with the expansion.

### **Orange County**

A U.S. customs and border protection facility will soon be built at **Stewart International Airport**. The Port Authority of New York and New Jersey's Board of Commissioners recently approved the construction of a \$30 million permanent U.S. Customs and Border Protection (CBP) inspection area at Stewart to accommodate the increase in international passengers at the airport over the past year. The construction of the facility is projected to create 140 on-site jobs and \$10.6 million in wages. The facility's total regional impact

is expected to be 230 total direct and indirect jobs, \$17.5 million in wages and \$45 million in economic activity.

**PalliaTech NY LLC**, a subsidiary of PalliaTech Inc., plans to open a medical marijuana dispensary in the Town of Newburgh in the spring. The company announced that it will dispense medical marijuana from a leased building at 8 North Plank Road where it will employ about 10 to 15 people. PalliaTech, which operates dispensaries in several states under the name “Cureleaf,” is planning New York facilities in Plattsburg in Clinton County, Carl Place on Long Island and in Queens.

**St. Luke’s Cornwall Hospital** is now officially part of the giant Montefiore Health System. The New York State Health Commissioner approved the organizations’ proposed partnership on January 30, 2018. Under the agreement, Montefiore Health System will become the parent organization and co-operators of St. Luke’s. The partnership agreement will bring more specialized care to the region. SLCH is the tenth largest in the Montefiore system with others in Westchester and Rockland Counties. They include the following: Burke Rehabilitation Hospital, Children’s Hospital, Montefiore Hospital, Montefiore Mount Vernon Hospital, Montefiore New Rochelle Hospitality, Montefiore Wakefield Hospital, Nyack Hospital, St. Luke Cornwall Hospital, Jack D. Weiler Hospital (Einstein) and White Plains Hospital.

#### **Putnam County**

Nothing to report.

#### **Rockland County**

Nothing to report.

#### **Sullivan County**

**Empire Resorts** plans to keep the Monticello Casino & Raceway open despite its recent opening of **Resorts World Catskills casino** in the Town of Thompson. The racino, just 10 minutes away from the Resorts World Catskills, opened for business in 1958 for harness horse racing. In 2004, a casino component was added which included 1,070 video lottery terminals and 40 electronic table games. **Monticello Casino & Raceway** employs an estimated 200 people and will maintain that level. Some workers will move back and forth between Resorts World Catskills and the racino.

**Resorts World Catskills casino** celebrated its grand opening on February 8, 2018. By February 1<sup>st</sup>, Resorts had already hired 1,264 employees for the opening. To handle turnover and those who don’t pass background checks, casino leaders expect to hire 2,000 people for the property’s first 1,400 jobs. The casino’s 1,400-employee total is expected to grow to 2,200 as subsequent parts of the entertainment complex open this year and next, including the 600 permanent jobs that will be created when the 324-room Kartrite Hotel, Indoor Waterpark and spa open in 2019.

**YO1 Center**, a 265,000-square-foot destination wellness resort in the Town of Thompson is months away from a grand-opening. The resort will have 131 hotel rooms

that can accommodate about 200 people. The facility will offer ayurveda (a 5,000-year-old Indian holistic healing practice), naturopathy, nutrition, yoga, acupuncture and physical therapy. The wellness center is expected to hire 190 employees, most of them in hospitality positions. YO1 has already held two job fairs at the Sullivan Works One-Stop Career Center in Monticello.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Co-Communications Inc.**, a full-service marketing and public relations agency, has relocated its headquarters from Mt. Kisco to 4 West Red Oak Lane, in White Plains. The new 3,000 square-foot office is designed as an open, collaborative space. Company CEO Stacey Cohen stated that the new office will enable the company to meet the needs of its clients, in addition to providing the ability to expand its workforce. The company operates two satellite offices in Manhattan and Farmington, Connecticut.

**Five Guys**, a fast-growing casual restaurant chain with a focus on hamburgers, hot dogs and French fries, is scheduled to open a new location at the Mount Kisco Square Shopping Center. The new store, the fifth location in Westchester County, is scheduled for a spring opening. Five Guys has locations in Mohegan Lake, Pelham Manor, White Plains and Yonkers. No job numbers were announced.

**Phelps Hospital** in Sleepy Hollow recently opened its \$12 million upgraded interventional radiology on the hospital's main floor. The investment helped the 238-bed hospital upgrade its 13-year old equipment with new state-of-the-art equipment that includes 3-D mammography, new CT scan and MRI machines and other interventional suite technology upgrades. No job numbers were announced.

**Playland** is hosting a job fair on March 10 at the Westchester County Center. The event will feature on-the-spot interviews for the first 300 candidates. Positions to be filled include cashiers, ride operators, lifeguards, EMTs, mechanics, custodial staff, I.T. technicians and graphic designers. Applicants must be a minimum of 16 years of age. Some positions require applicants to be at least 18 years old. Applicants under age 18 who plan to complete their application prior to the job fair must present a consent form signed by parent or guardian to be considered for an interview. Application can be obtained by calling 914-813-7010, or at [www.PlaylandPark.org](http://www.PlaylandPark.org).

**Ridgewood Real Estate Partners**, the new owner of the former Elmwood Country Club in Greenburg, plans to convert the property to a townhouse community for people 55 and older. The community would include amenities such as a new clubhouse, swimming pool and tennis courts for residents. The townhomes would have a style of ownership like that of condominium developments.

**Shake Shack** will soon open another restaurant in Westchester County. The fast-food restaurant will lease space at the Dalewood Shopping Center II on Central Avenue in

Hartsdale. In 2017, the town of Greenburgh approved the construction of a new restaurant and commercial building at the shopping center, which houses other tenants including T.J. Maxx, Rite Aid and H-Mart. Construction of the new facility is underway and the restaurant is expected to be open later this year.

**Starbuck** recently opened a new store at the Boyce Thompson Center in Yonkers. No job numbers were announced.

**White Plains Hospital** plans to renovate a four-story building near its cancer center on East Post Road as the new home for some of its professional offices. The hospital bought the building in 2016, and will relocate some professional offices, including its family health center and outpatient behavioral health programs. About 15 to 20 employees from the two programs will be moved to the new office space.

## **March 2018**

### **Dutchess County**

**The Poughkeepsie Landing project**, a joint venture between the City of Poughkeepsie and the Bonura family, is set to begin once a few minor changes are approved by the city. The waterfront development project will include a three-story building with a ground floor featuring retail and dining. The top two floors will feature 50 apartments. The project will also have an outdoor amphitheater, a public pool, green space for open air markets, a large boat dock and 400 public parking spaces. The city still needs to approve minor changes, including changing the use of the top floor from commercial to residential. Once all the approvals are granted, the project is expected to take eight to nine months to be completed. About 150 jobs will be created during the construction phase, and 140 permanent jobs once it is completed.

### **Orange County**

**Bon Secours Community Hospital** in Port Jervis has received final approvals to begin its \$40 million makeover. The state Health Department has issued its certificate of need and all financing is in place to commence the project. Construction is expected to begin in May 2018, with a completion date of spring 2020. Plans call for a new emergency department, new entrance and lobby, and conversion of semi-private rooms to private. The new hospital will retain its current 86 beds occupancy. The bariatric center will be upgraded with new imaging equipment. No job numbers were announced.

**Bluewater Industrial Partners LLC** has recently submitted site plan application to the Town of Montgomery Planning Board for approval to build a 1,015,740 sq. ft. warehouse. Dubbed "Project Shellfish," the warehouse will be built on a 190-acre parcel of land at the intersection of routes 17K and 747. The project is being designed by Langan Engineering in White Plains and the identity of the user of the warehouse has not yet been revealed.

The owners of the **Equilibrium Brewery** in Middletown announced plans to purchase the former three-story, TD Bank building and expand the brewery. The company will pay Middletown \$650,000 for the property on South Street. The Equilibrium Brewery currently has an estimated workforce of about 15 people and expects to double it once the building is in operation by the end of the year.

**Tru by Hilton** hotel will be built on Dunning Road in the Town of Wallkill. The town planning board recently granted final approval for the project. Construction on the four-story, 104-room hotel is expected to begin at the end of April, with a 12-month window for completion.

### **Putnam County**

Nothing to report.

### **Rockland County**

Rockland Center, the 265,000sq. ft. shopping venue on Route 59 in Nanuet, has a new tenant. **Kirkland's**, a home décor retailer, recently signed a long-term lease for 7,500sq. ft. of space. Kirkland's will occupy the space next to HomeGoods, another home furniture store. The company operates 438 stores in 36 states in the nation, including a store at the Crossroads Shopping Center in White Plains, and another at nearby Bergen Town Center in Paramus, N.J. No job numbers were announced.

### **Sullivan County**

Nothing to report.

### **Ulster County**

**HealthAlliance of the Hudson Valley** received contingency approval from the state for a \$92 million expansion and enhancement of its Mary's Avenue Campus in Kingston. Plans for the reimagined HealthAlliance Hospital call for a new four-story tower, with 437,000sq. ft. of space. It will include more than 200 beds, of which 140 will be private, a new state-of-the-art emergency department, an intensive care unit and a medical-surgical tower. The facility will also include an advanced medical imaging center, two computer-enhanced inpatient surgical suites, a same-day surgery center, an expanded postsurgical recovery unit and an advanced endoscopy services center. The project is scheduled for completion in 2020.

### **Westchester County**

**Ace Natural Inc.**, a Queens-based organic food company, announced plans to relocate its distribution center to a vacant facility in Mount Vernon. The new location is more than double the square footage of its current location in Queens. The company will move from its current facility in Long Island City to a 56,678sq. ft. office and warehouse space on E. Sandford Blvd. in Mount Vernon. The new site will have offices, a distribution center, and food processing, packaging and cold storage facilities. According to published sources, Ace has a workforce of 42 employees, including 35 full-time and 7 part-time. The average hourly employee earns about \$30,334 per year. The company expects to add five employees after two years at its new location.

**C2 Education**, a company that offers tutoring and test preparation services, is scheduled to open a facility in mid-March at 2372 Central Park Ave. in Yonkers. The new education center will have more than 30 full-time and part-time employees. C2 Education operates more than 180 centers nationwide, including facilities in Mount Kisco, Scarsdale, and Eastchester.

**Purchase College** plans to develop a senior living community on its campus in Purchase. Dubbed “Broadview, Senior Living at Purchase,” the facility will include 220 independent living apartments and villas for seniors ages 62 and older. Construction is expected to start in 2019. The community could eventually have a total of 385 units, 339 of which would be in an apartment-style building. No job numbers were announced.

Restaurateur Louie Lanza announced plans to convert the former state Workers’ Compensation Board building into a hotel and museum. The 35,000sq. ft. building on N. Division street in the City of Peekskill will be converted into a 40-room hotel. The Hudson Valley Center for Contemporary Art (HVCCA) would become Hudson Valley **Moca – Museum of Contemporary Art** and would occupy about 10,000 sq. ft. of space in the building. The hope is to open the museum space first, in late fall this year and the boutique hotel would open in the second or third quarter of 2019. No job numbers were announced.

The Boyce Thompson Center, an 85,000sq. ft. mixed-use development in Yonkers, has a new tenant. **Starbucks Coffee** recently opened a 2,049sq. ft. café on the plaza level of the center at 1086 N. Broadway. No job numbers were announced. According to Simon Development Cos., the \$35 million center is now more than 90 percent leased. The list of tenants at the center includes Fortina, The Taco Project, Tompkins Mahopac Bank, Ultimate Spectacle, St. John’s Riverside Hospital and Westmed Medical Group.

## **April 2018**

### **Dutchess County**

**Walmart** plans to remodel 15 New York stores this year, including its location in Fishkill, as part of a \$52 million investments in store improvements. The renovations will include both physical changes and technological innovations, including enabling online grocery shopping and the installation of drive-through kiosks for picking up orders. The Fishkill location will also be creating an in-store “pick up tower,” which would allow customers to pick up their online orders by scanning a bar code sent to their smart phone.

### **Orange County**

**At Home**, the Home Décor Superstore, is opening a new store at the former location of the Gander Mountain store off Route 211 at the Galleria at Crystal Run. At Home is headquartered in Plano, Texas and its closest stores are in the Albany area and Allentown, Pennsylvania.

**BioHiTech America**, a company that specializes in turning trash into renewable fuel, plans to build its second U.S. operation in New Windsor. The company plans to build a 69,000sq. ft. facility on a 12-acre of land owned by the town, near Stewart International Airport. BioHiTech is requesting a special-use permit from the town Planning Board to turn municipal waste into what the company calls “solid recovered fuel.” The estimated cost of the project is \$35 million and when in operation, the facility would hire between 16 and 18 employees, who would work as mechanics, electricians and general laborers.

Don and Tammy Murphy, the owners and operators of **Gold’s Gym** in the Town of Newburgh, will open a second gym at the Galleria at Crystal Run in the Town of Wallkill. The new 53,000sq. ft. fitness and wellness center will occupy the second floor of the former Sears store at the mall. The space for the new gym will be completely gutted and built out into a state-of-the-art fitness center. In addition to the state-of-the-art exercise machines and free weights, the center will also include an indoor track, a 60-yard sprint runway for track and field, and a 110-foot-long sled push runway, as well as a 3,000sq. ft. glass enclosed, climate-controlled rooftop cardio zone.

Joseph Agresta, the owner and operator of a small chain of family-owned New Jersey car dealerships, recently opened the **Mercedes-Benz of Orange County** facility in Harriman. The new car dealer which sits on 42,000 sq. ft. of space, has an estimated workforce of 25, with plans to ramp it to 50 employees.

**President Container**, a manufacturer of corrugated shipping containers, is seeking tax breaks from the Orange County Industrial Development Agency for its planned \$49.4 million expansion. The company plans to add 130,000 sq. ft. of space to its existing 600,000 sq. ft. building on Ballard Road. The \$49.4 million project includes \$15.5 million in improvements and \$33.9 million in equipment. The current space has reached its full capacity, and the company has outlined three options: expanding the Wallkill building, setting up a new operation in New Jersey or updating another New Jersey site. According to published sources, the facility on Ballard Road currently has 352 full-time employees, and the expansion would add another 60 full-time jobs within three years.

### **Putnam County**

Nothing to report.

### **Rockland County**

**Don Coqui**, a Puerto Rican-flavored eatery, with locations in White Plains and Queens, will open a new eatery in the Town of Haverstraw. No job numbers were announced.

### **Sullivan County**

**Resorts World Catskills** is looking to fill an additional 200 table game positions at its Kiamesha Lake casino resort. Informational sessions were planned at the casino Epicenter on the casino campus on Sunday, April 15 at 12 noon and on Wednesday, April 18 at 7 p.m. Full-time table game dealers could earn up to \$40,000 a year, including benefits. Registrants for the dealer school will each be provided with 20 hours of training

per week for a minimum of six weeks for core games such as blackjack, poker, baccarat and roulette.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Breslin Realty Development Corp**, the developer behind the **Lowe's** store in Yorktown, recently announced that the project is moving forward and anticipate the store to open in 2019. The 124,000-square-foot store will anchor a new shopping destination with three other buildings at 3200 Old Crompton Road. The Yorktown location will be the company's second store in Westchester County. Last year, Lowe's opened a smaller, 70,000-square-foot store at the Ridge Hill shopping center in Yonkers. In nearby Rockland County, Lowe's has two stores, one in Nanuet and one in Orangeburg. The shopping destination would create 200 jobs, while construction would create 400 jobs.

**Chester WP, LLC**, has recently submitted plans to the City of White Plains for a 13,000sq. ft. medical office building on Chester Avenue. The plans call for the demolition of two houses at 6 and 8 Chester Avenue to accommodate for the new building. No job numbers were announced.

Developer Louis Cappelli celebrated the groundbreaking for his latest Westchester County project dubbed "**The Standard.**" The 14-story building will be built on the site of the former Standard Star Newspaper in New Rochelle. The multimillion dollar, mixed-use facility will feature 112 apartments and approximately 4,000sq. ft. of retail space. No job numbers were announced.

**Ginsburg Development Companies** is planning a \$50 million development project in the City of Peekskill. Dubbed "Fort Hill," the plans call for converting the former St. Mary's convent into an inn, restaurant and spa. Another part of the project includes 178 apartments, as well as 16 townhouses to be built in another section of Main Street between Spring and Hadden Streets. No job numbers were announced.

**Noches de Columbia**, a Columbian restaurant chain, will soon make its debut in Westchester County. The eatery will open a new location in the Village of Port Chester. The village issued the restaurant a permit in December 2017. No job numbers were announced. Noches de Columbia was founded in 1998 and it has since expanded to 15 locations throughout New Jersey. The chain opened its first New York restaurant in 2016 in Nanuet.

**The Collection**, a multimillion dollar project that will add shops and apartments along Westchester Avenue, received site plan approvals from the White Plains Common Council. The estimated \$120 million project will add about 25,000sq. ft. of retail and restaurant space along with 276 apartments. The proposal comes from Saber Chauncey WP LLP, a partnership between affiliate companies of Armonk-based Saber Real Estate Advisors LLC, and Chauncey Station Partners. No job numbers were announced.

**The Station House**, a restaurant offering cold-fired pizza, recently opened at the Metro-North Train Station in Port Chester. The new eatery on Broad Street is the newest venture from Our House Restaurant Group, the company behind Rye House Port Chester and Rye House NYC in Manhattan. It features a bar, a coal-fired pizza oven, with pizza offerings including clam and bacon, chicken pesto and blackened shrimp. No job numbers were announced.

## May 2018

### Dutchess County

**Asahi Shuzo Co. Ltd.**, a Japanese sake maker, announced plans to build a \$28 million international brewery in Dutchess County. The company, maker of Dassai premium sake, plans to open its first U.S. brewery about a mile north of the Culinary Institute of America, in the Town of Hyde Park. Construction of the 52,500sq. ft. brewery is expected to start later this spring at the former Stop & Shop site on the corner of St. Andrews Road and Route 9. The brewery is expected to produce about 332,000 gallons of sake annually, with a tasting room, retail space and public tours. No job numbers were announced.

**Hudson Solar**, a Rhinebeck-based solar company, and SunCommon, also a solar company based in Vermont, have recently merged. The merger will allow the company to pursue more community solar projects in the Hudson Valley, including projects in Orange and Rockland counties, along with residential solar projects. With the merger, the company is expected to hire more staffs. The job openings posted include marketing, outreach, sales, construction, and design. There are also openings for electricians and solar installers. Hudson solar currently has 30 employees, primarily based in the Rhinebeck office.

**The Cricket Valley Energy Center** project remains on target to go online in the first quarter of 2020. Construction of the \$1.584 billion, 1,100-megawatt, natural-gas-fired plant in the Town of Dover is on schedule as the foundation work was recently completed. Workers will now began installing steel beams for the plant. Some local groups are still opposed to the project, as they are arguing that the plant is not necessary and that sustainable power sources, such as solar and wind, should be the focus. Nevertheless, questions have arisen as to how to replace the 2,000 megawatts of power that will be lost when Indian Point's reactors shut down in 2021. The project will start the commissioning of the plant in the second half of 2019. Cricket Valley Energy is one the largest private investment projects in Dutchess County and is expected to bring a boost to the local economy. There are 250 workers on site, and 10 subcontractors, with the majority from local companies, including C.B. Strain & Sons from Poughkeepsie and Dutchess County Constructors from Dover Plains. An estimated 800 workers are anticipated to be added as construction ramps up.

**Tilted Kilt**, a modern Celtic theme sports pub and franchise restaurant recently close its location in restaurant in Poughkeepsie. This store closing becomes the fifth chain

restaurant to leave Poughkeepsie since March 2017. No job numbers were announced.

### **Orange County**

**Citiva Medical L.L.C.**, a medicinal cannabis maker, recently closed on a \$526,000 purchase of eight and a half acres of the former Mid-Orange Correctional facility site in the Town of Warwick. Citiva will soon break ground on a 40,000sq. ft. marijuana procession plant inside the Warwick Valley Office and Technology Corporate Park on the former prison grounds. The company, which plans to sow seeds by fourth quarter 2018, will employ 15 to 20 full-time employees and produce 4,500 pounds of “marijuana flower” annually. Citiva holds one of 10 New York medical marijuana manufacturing licenses.

**Sav-A-Lot**, the City of Port Jervis’ only supermarket, will reopen in its new, .0 larger location in the remodeled Port Plaza on Pike Street. The supermarket is interviewing to fill positions for the new store.

### **Putnam County**

Nothing to report.

### **Rockland County**

**Profectus Biosciences**, a pharmaceutical company that focuses on infectious diseases and associated cancers, has recently leased 39,455sq. ft. of space for labs and offices at the former Pfizer research campus in Pearl River. Profectus is researching vaccines for viruses such as hepatitis B, human papilloma, herpes simplex and human immunodeficiency. The vaccine maker is also conducting research on emerging infectious diseases, including Ebola, Marburg, Lassa, Chikungunya, Zika, equine encephalitis and respiratory syncytial virus. No job numbers were announced.

### **Sullivan County**

**The Center for Discovery**, a renowned caregiver and research for individuals with complex development disabilities, announced plans for a major expansion. The center, already the largest private sector employer in Sullivan County with an estimated workforce of about 1,600 employees, announced plans to hire 400 new employees by 2020. The non-profit organization recently received state approval to build a \$15 million pediatric specialty hospital in the Town of Thompson. The plans for the hospital call for an 18-bed sub-acute treatment and research center focusing on autism and other complex conditions. Officials from the Center for Discovery hope to open the hospital in 2020, with 100 staff members annually serving 160 patients ages 5 to 21. Each patient will generally stay for 30 to 90 days.

### **Ulster County**

**PODS**, a company that rents portable storage units, plans to move from its River Drive location to a 40,000sq. ft. facility that it would construct on U.S. Route 9W, the site of a former garden center. PODS was approved for about \$642,000 in tax breaks for its planned move. To obtain those incentives, the company must retain its existing nine employees and add six additional employees over the next three years. Construction of

the new building will cost an estimated \$6.1 million and create about 52 temporary construction jobs.

### **Westchester County**

**Alfred Weissman Real Estate L.L.C.** recently broke ground on a \$100 million, luxury senior condominium project in Rye. The new residences, dubbed “The St. Regis Residence Rye,” will feature 95 units across five buildings on a 7-acre site on Old Post Road. No job numbers were announced.

**Broadway Hospitality** recently filed plans with the Yonkers Planning Board to build a 54-room hotel at 189 South Broadway in Yonkers. The new building would mark the first hotel along South Broadway and would replace a two-story commercial building that is now being used as a car repair facility. Construction is scheduled to begin in December 2018. No job numbers were announced.

**BRP Development Corp.**, a Manhattan developer, recently received city approvals to build a \$57 million mixed-income apartment complex at 10 Commerce Street in New Rochelle. The project is targeting people who commute to Manhattan but prefer suburban life. Plans for the building call for a 7-story, 204,976sq. ft. facility with 172 dwellings. The building will be divided into a mix of 53 studios, 64 one-bedroom, and 55 two-bedroom apartments. BRP will receive nearly \$8.2 million in tax incentives from the New Rochelle IDA. The project is expected to create 329 construction jobs.

**Casper Development** is proposing a 220 assisted- and independent-living apartment complex near Metro-North’s Mount Vernon East Station, the New Haven line. The plan calls for a nine-story building on a 1.5-acre vacant lot at 1 N. Fulton Avenue. The building will feature 180 assisted-living units, plus 40 units of independent living. No job numbers were announced.

Howard Zelin of **Zell Development Corp.** has recently submitted preliminary plans to the Yorktown Planning Board for a mixed-use development project in Yorktown. The plans call for the construction of 240 residences and more than 30,000sq. ft. of commercial space on a 23.61-acre parcels on Old Crompond Road. The development, dubbed “The Crompond Terraces,” will feature six three-story buildings composed of 30 apartments each on the northern side and one three story building on the lower side with 30,000sq. ft. of commercial space on the first floor and two upper floors with 30 residences on each floor.

**Marshalls and Homesense**, both subsidiaries of TJX Cos, Inc. recently proposed a new plan for the former Pathmark supermarket site in the Yonkers Gateway Center. The plan calls for splitting the 49,817sq. ft. building into a 27,100sq. ft. space for Homesense and a 20,834sq. ft. space for Marshalls. Homesense is a home decorating store that sells furniture, lighting, décor and related products. Marshalls is a discount apparel and shoe store.

**Mast Brothers**, the chocolatier known for its Brooklyn flagship store, announced plans to open a new location in the village of Mount Kisco. The chocolate making company is seeking approval from the village to open an 8,000sq. ft. store at 92 S. Moger Avenue. No job numbers were announced.

**MGM Resorts International** announced that it bought Empire City Casino and Yonkers Raceway for \$850 million from the Rooney family, who has owned the venue for more than 46 years. Pending regulatory approvals and other closing conditions, the acquisition is expected to close in the first quarter of 2019. The 97-acre facility is just 15 miles from Times Square in Manhattan and offers more than 5,200 slots and electronic table games, multiple dining outlets, entertainment, and both live and simulcast horse racing. Empire City has the sixth largest gaming floor in the country and welcomes nearly 8 million visitors each year. The racetrack and casino venue employ more than 1,200 people and reported \$230 million in net revenues for the fiscal year end, March 31. MGM has also agreed to pay an additional \$50 million if Empire City is awarded a license for live table games prior to December 31, 2022.

**The Danone company**, owner of Dannon Yogurts, Evian water, and other well-known food products announced that it will move into its new \$30 million headquarters in White Plains once the work has been completed. The French-owned international company is converting about 85,000sq. ft. of space into offices, a state-of-the-art food lab and an employee cafeteria. Danone will move all 400 employees from the Greenburgh office into its new headquarters on Bloomingdale Road, occupying space on the first and fourth floors of the 240,000sq. ft. building known as “The Source at White Plains.” In addition, Danone is projected to add 150 jobs within the next five years. The building’s other notable tenants include: Whole Foods, Dick’s Sporting Goods, The Cheesecake Factory, Raymour and Flanigan, and the Hudson Gateway Association of Realtors Inc. Danone has received \$1.3 million in sales tax exemptions from the Westchester County IDA and some state funding from Empire State Development through its Excelsior Jobs and Capital Grant programs.

**White Plains Hospital** recently presented plans to the city’s common council for a new ambulatory care and office building. Plans for the 216,000sq. ft. health care center calls for a nine-story building, with five stories of diagnostic and testing services space and four floors reserved as offices for doctors affiliated with White Plains Hospital and the Montefiore Health System. No job numbers were announced.

## **June 2018**

### **Dutchess County**

**Asahishuzo International Company** plans to build a \$26.4 million sake brewery in Hyde Park. The company has recently submitted a preliminary application to the Dutchess County IDA, seeking a real property tax payment-in-lieu-of-taxes, mortgage tax exemption and sales tax exemption on building materials. The new brewery will be built

on a former Stop and Shop supermarket site, not far from the Culinary Institute of America.

### **Orange County**

**Church Hill Properties** plans to build a luxury hotel and conference center in Highland Falls. Plans call for a five-story, 122-room hotel that is expected to employ about 118 people. The developer is seeking a 10-year payment-in-lieu-of-taxes, mortgage filing fee and building materials sales tax exemptions from the Orange County IDA. The IDA board has accepted the application for the incentives and will conduct a public hearing before rendering a final decision. The new \$79.5 million hotel will be built on the former Echo Hotel site on Route 9W.

**Geritrex L.L.C.**, a manufacturer of over-the-counter pharmaceuticals and personal care products, is closing its operation in Mount Vernon in Westchester County and relocating to Middletown. The Mount Vernon plant will close effectively on June 30, 2018, and 26 employees will be laid off.

**Middletown** plans to hire more police officers. All potential candidates must pass the civil service test for Middletown police officer which will be held on September 15. The new officers will be needed to fill as many as 8 positions, including four vacancies and four new positions. The city of Middletown is also expecting retirements in the ranks of the police department, which could possibly open additional positions.

**Medline Industries**, America's largest privately held medical supply distributor plans to build a large warehouse off Route 211 in the Town of Walkkill. Medline's original proposal to build a warehouse in the Town of Hamptonburgh was rejected by the town board. The company has now proposed a \$115 million, 1.3 million-square-foot distribution center on 105 acres of the former Golden Triangle project property. Medline has submitted its application for tax breaks to the Orange County IDA, seeking a 15-year payment-in-lieu-of-taxes agreement and sales tax exemptions of more than \$8 million. The medical supply distributor employs an estimated 340 people locally and plans to add between 150 and 200 new jobs within five years of opening the new location in Walkkill. Company officials recently stated that they would move the warehouse to New Jersey or Pennsylvania if the IDA does not approve the tax breaks. Meanwhile, Medline's management team has recently sold its distribution warehouse in Wawayanda, and plan to lease it until 2020 when they hope to move into their larger new facility.

### **Putnam County**

Romania's largest spirits producer announced plans to establish its first United States distillery in the Mid-Hudson Valley Region. **The Alexandrion Group** will invest more than \$40 million on its new 120,000sq. ft. distillery and tasting room in the Town of Carmel. The distillery, scheduled to be completed in 2020, will produce premium spirits tailored for the U.S. market, such as whiskey, bourbon, gin, brandy, and vodka. Once in operation, the distillery will create about 102 jobs. Empire State Development offered the company up to \$2.7 million in performance-based tax credits through the Excelsior Jobs Program.

### **Rockland County**

Nothing to report.

### **Sullivan County**

**Resorts World Catskills** is looking to hire more people. The casino, which opened earlier in the year hiring 1,500 employees, is recruiting to fill 500 more positions. Resorts held three job fairs – at SUNY New Paltz on June 18 and June 22, and at American Legion Post in Middletown on June 26. Resorts World Catskills is looking to hire full- and part-time positions in gaming, food and beverage, hospitality, security and other areas.

Construction recently begin on the **Entertainment Village at the Resorts World Catskills resort** in Kiamesha Lake. Plans for the project call for a 105-key hotel room and 50,000sq. ft. of retail and restaurant space. The building is scheduled to open in December 2018. No job numbers were announced.

**YO1 Luxury Nature Cure Catskills**, a high-end wellness center, celebrated its grand-opening on June 21, 2018. The new 68,000sq. ft. retreat center features 131 guest rooms, 36 multi-use therapy rooms, an indoor theater, a fitness center, a juice bar, and a 5,000sq. ft. indoor pool. YO1 is a wellness destination created to detox, revitalize and educate guests on holistic health and wellbeing. The center, the first luxury nature cure destination of its kind in America, is located at the old site of Kutsher's hotel in Monticello (Sullivan County). YO1 caters to upper-class guests, with minimum rates of \$850 a night per person, and rates for two people starting at \$1,275 per night. The resort hired an estimated 140 people for its grand-opening and expects that number to grow to about 200.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Breslin Realty Development Corp.**, the developer behind the construction of the **Lowe's** store in Yorktown, is eyeing a grand-opening in 2019. The \$70 million project calls for the developer to build a 124,000sq. ft. Lowe's store and three other businesses, ranging from up to 4,000sq. ft. to 15,000sq. ft. at the former site of Yorktown Country Inn. The Yorktown location will be the company's second store in Westchester County. Last year, Lowe's opened a new 70,000sq. ft. store at the Ridge Hill complex in Yonkers.

**Five Below**, the discount retailer plans to open its first store in Yonkers in the fall. Five Below has signed a lease to occupy 11,994sq. ft. space at the Central Plaza shopping center. The discount retailer is one of the fastest growing retailers in the country with more than 630 stores in 32 states. Five Below expects to open 125 new stores this year. No job numbers were announced.

**Hollister** is opening a new store in Yonkers at the Cross-County Center. Hollister is part of Abercrombie & Fitch company, selling clothes, shoes and accessories for teens and

young adults. The new store is scheduled to open in the summer. No job numbers were announced.

**Mission Taqueria**, a new Mexican fusion restaurant recently opened in Pleasantville. The menu includes seafood, steak, salads, tacos and rotisserie chicken, along with a variety of gluten-free options. The restaurant was launched by the owners of another popular eatery, 105-Ten Bar & Grill, in Briarcliff Manor. No job numbers were announced.

**Mountainside**, a Connecticut-based addiction recovery business, plans to open a 4,200sq. ft. outpatient center at the Chappaqua Crossing. The outpatient center will provide highly individualized addiction treatment services, in addition to individual and group counseling, family and couples counseling, psychiatric services and health and wellness education. No job numbers were announced.

## July 2018

### Dutchess County

Construction is underway for **Mirbeau Inn and Spa** on West Market Street in the Village of Rhinebeck. The project, centered around a 50-room resort, has been in the planning stages for more than a decade. The plans call for a French-inspired architecture with a 12,000sq. ft. spa and fitness center, an outdoor year-round aqua terrace, 3,000sq. ft. of meeting and conference space, a restaurant and a bar. The resort is expected to open in fall, 2019, creating an estimated 200 permanent jobs. PC Construction, the builder for the project, is expected to create 100 temporary construction jobs. Mirbeau Companies have developed and managed European-inspired boutique hotels, spas and resorts for 20 years, including locations in Skaneateles in Onondaga County, and Plymouth, Massachusetts.

### Orange County

**Alembic Community Development** recently unveiled plans to build a mixed-income apartment complex for incomes ranging from \$53,992 to \$122,980. The plans call for 140 residences to be built on a 1.8-acre vacant parcel on Montgomery Street. In addition, the plans also call for 18,690sq. ft. of commercial space and supportive housing for people in need of housing and services. It is estimated that the project would create 270 full-time construction jobs and at least 60 permanent jobs.

**DragonsGate Entertainment Ltd.**, a virtual reality entertainment company, plans to buy and convert the long-stalled Tuxedo Farms housing development into an interactive fantasy adventure park. The plans call for the company to develop an environmentally friendly park that would employ an estimated 1,200 workers. The project would feature an “interactive adventure fantasy park” with 900 costumed characters and over 1,000 acres of massive ancient fantasy exteriors and huge interior Hollywood movie sets.

The Town of New Windsor Planning Board recently approved a site plan for a 310-unit housing development on 55-acres near Route 32 and Union Avenue. RPA Associates, the developer behind the massive development project known as “**Patriot Bluff**,” had originally been granted approval in March, 2012 to build 178 townhouses on the property, but the company had recently amended those plans. The new plans call for 168 two-bedroom and 142 one-bedroom apartments to be built in two phases. The development will also include a clubhouse and outdoor pool. No job numbers were announced.

### **Putnam County**

Romania’s largest spirits producer announced plans to establish its first United States distillery in the Mid-Hudson Valley Region. **The Alexandrion Group** will invest more than \$40 million on its new 120,000sq. ft. distillery and tasting room in the Town of Carmel. The new distillery, which is scheduled to be completed in 2020, will produce premium spirits tailored for the U.S. market, such as whiskey, bourbon, gin, brandy, and vodka. Once in operation, the distillery will create about 102 jobs. Empire State Development offered the company up to \$2.7 million in performance-based tax credits through the Excelsior Jobs Program.

### **Rockland County**

Nothing to report.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Fitness Factory Health Club** has signed a lease for 16,000sq. ft. of space at RXR Realty’s Larkin Plaza complex in downtown Yonkers. The high-end health club, a N.J.-based company will open its first upscale gym in downtown Yonkers in early 2019. The company has four locations in the Garden State and plans to open a fifth one in Somerset. No job numbers were announced.

**Hilton Garden Inn** recently opened a new hotel at 201 Ogden Ave. in Dobbs Ferry. The 143-room hotel offers a slew of amenities and services, including complimentary WiFi, a 24-hour business center, a fitness center, complimentary shuttle within a five-mile radius and an indoor saltwater pool. The new hotel will be operated by Baywood Hotels Inc., a hospitality management and development company based in Columbia, Maryland. No job numbers were announced.

**Lennar Multifamily Communities**, the developer behind the \$275 million redevelopment of the former Westchester Pavilion property, has submitted an update to its original plans for the project. The original plans, which included two, 24-story residential towers, were revised and the plans now call for reducing the site’s retail

square footage to make room for more residences. The Westchester County IDA had initially approved approximately \$14.5 million in exemptions on mortgage recording taxes, as well as on sales tax for construction and equipment purchases. Officials from Lennar had previously estimated that the project would create about 2,895 temporary construction jobs and 72 permanent jobs.

**North Shore Farms**, a supermarket chain with several locations in Long Island and New York City, plans to open its first Westchester County location at the site of the former A&P supermarket in Mamaroneck. Construction on Mamaroneck's newest supermarket will soon begin, with a scheduled opening set for 2019. North Shore Farms is a combination of a grocery, farmers market and specialty shop. No job numbers were announced.

The Westchester IDA recently gave preliminary approval for sales tax and mortgage tax exemptions for a residential/retail project in White Plains. The project, dubbed "**The Collection**," is a \$136.2 million mixed-use building that is being built on a 3.1-acre parcel on the northern side of Westchester Avenue. Plans for The Collection calls for two structures with 276 apartments and 24,526sq. ft. of retail space between Westchester and Franklin avenues. Seventeen apartments will be designated for affordable housing and will be rented at 60 to 80 percent of the area median income. The project will also have 716 parking spaces, including 275 for exclusive use by the city. An estimated 250 temporary construction jobs and 91 permanent jobs will be created.

**White Plains Hospital** has recently expanded its radiation oncology department with a new center for radiosurgery. The new renovated space will provide patients with access to the Varian Edge Radiosurgery System – the first facility in Westchester, Rockland, Putnam and Fairfield, CT counties to do so. The Edge is particularly effective for treating small tumors. Treatments are delivered painlessly in a compressed period of time, often in as few as five minutes. The precision and efficiency of the new technology helps patients with cancer achieve better outcomes and an enhanced quality of life through fewer treatments and minimal impact on surrounding healthy cells. No job numbers were announced.

## **August 2018**

### **Dutchess County**

Real Estate Developer, **Kirchhoff Companies**, celebrated the ground-breaking ceremony for **Eastdale Village**. The project, a \$90 million, 60-acre residential and retail center in the Town of Poughkeepsie, is scheduled to be completed over a five-and-a-half-year period. Plans for the development includes building 390 apartment units, 120,000sq. ft. of retail space and 20-acres of parkland in the hamlet of Rochdale. The first phase of the project, which includes 120 apartments, a community building, a mail center and a medical office, is scheduled to be completed by fall 2019. The project is expected to create 300 construction jobs over five years of development, as well as a minimum of 85

and up to 300 full-time jobs among the businesses that are expected to open in the community.

### **Orange County**

**Citivia Medical, LLC**, a medical marijuana company, recently broke ground on the construction of its new 39,500sq. ft. medical cannabis cultivation, processing and distribution plant at the former Mid-Orange State Correctional facility in the Town of Warwick. The new state-of-the-art facility will initially employ 15 to 20 full-time workers and produce an estimated 4,500 pounds of marijuana flower annually. Citiva hopes to expand the facility up to 250,000sq. ft. and up to 100 jobs.

**Great Wolf Resorts**, a chain of indoor waterpark resorts, plans to build a Great Wolf lodge in Southern Orange County, potentially on part of the county-owned property that was once the site of New York City's Camp La Guardia homeless shelter. The company is also considering other sites, including a property that has already been cleared for a massive 431-home housing project in Chester. The centerpiece attraction at every Great Wolf Lodge is the expansive family-friendly indoor waterpark featuring a collection of water slides, pools and play areas designed specifically for kids of every age. Although this project is in the preliminary stages, local elected officials are optimistic that Great Wolf will build their 20<sup>th</sup> waterpark in Orange County. With 16 resorts in the U.S., one in Canada, and two more in planning stages, the company is experiencing strong growth and sees tremendous future potential in the New York metro area. It is estimated that the resort would create about 500 full- and part-time jobs.

### **Putnam County**

Nothing to report.

### **Rockland County**

Nothing to report.

### **Sullivan County**

**Resorts World Catskills' entertainment village** is on schedule to open in December 2018. The entertainment village will be contained in a 124,000sq. ft., six-story building with up to 162 hotel rooms, mixed-use spaces including a coffee shop, a restaurant, a night club and retail space. No job numbers were announced.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Extell Development Co.**, a Manhattan-based developer was recently approved for tax breaks for more than \$20 million for its massive \$502 million transit-oriented waterfront development project in Yonkers. The Yonkers IDA approved an incentive package for the project that includes \$15.4 million in sales and use tax exemptions and \$5.9 million in mortgage recording tax exemptions. The developer is also seeking a 20-year payment in lieu of taxes consisting of an annual payment of \$4.5 million. Plans for the project call

for 1,395 residences in six buildings, along with 51,800sq. ft. of commercial space and approximately 1,395 residential parking spaces, 284 spaces for commercial uses and 252 public spaces, along with 8 acres of open space and 4 acres of private rooftop gardens. The project will be built over a 10-year period and will create an estimated 200 permanent jobs and 450 to 500 temporary construction jobs.

**Life Time Athletic**, a high-end fitness, family recreation, spa and athletic club, will open a 42,000sq. ft. fitness center at the former Reader's Digest headquarters, now known as Chappaqua Crossing. In anticipation of its grand opening this fall, Life Time recently held two job fairs, on August 18 and September 8, attempting to fill nearly 200 full- and part-time positions. The athletic club is looking for employees for its LifeSpa, LifeCafe, Kids Academy, member services, facility operations and personal training areas. The range of job titles includes stylist, prep cook, birthday party host, group training coordinator, yoga instructor, overnight operations team member and personal trainer. Hired applicants will receive a free club membership as part of their benefit. Once open, the high-end athletic club will offer a highly personalized approach to health and wellness with a slew of amenities including but not limited to group fitness, yoga and cycle classes, Pilates; state-of-the-art equipment and machines, personal training sessions and dance; LifeCafe, a fast-casual restaurant; and LifeSpa, a full-service salon and spa with hair, skin and body services.

**HomeGoods**, the discount furniture retailer, will open a new 25,000sq. ft. store, at the former site of an Annie Sez clothing store on Main Street in Mount Kisco. The furniture retailer will open the new store in spring, 2019. HomeGoods has several stores in the county, including locations in New Rochelle, Pelham, Port Chester, White Plains, and Yonkers.

**Ossining Children's Center**, a childcare services facility in Ossining with a history dating back to 1895, announced plans for a \$17 million expansion. OSC will expand with a new 27,000sq. ft. facility that will allow it to bring all its programs into one facility. The new complex will replace two 120-year-old buildings that it already owns on South Highland Avenue in Ossining, as well as space that it rents at a nearby church for its programs. The non-profit organization plans to sell the two properties on South Highland Avenue to help fund the project. No job numbers were announced.

**Shake Shack** is on schedule to open its second Westchester County location on Central Park Avenue in Scarsdale. Construction is nearly complete on the new facility which will be a standalone location at the Dalewood Shopping Center II. The company hoped to open the new eatery in September 2018 and is looking to hire 60 workers.

**Woody's Bar-B-Q**, a Florida-based fast-casual restaurant chain known for its Texas Beef Brisket Sandwich, recently opened a new location in Yonkers. The new barbeque eatery is located at 1789 Central Park Avenue. No job numbers were announced.

## September 2018

### Dutchess County

Dutchess County officials and business executives celebrated the ground-breaking for the construction of the **Bellefield at Historic Hyde Park**. The project is a \$500 million venture to bring hotel rooms, homes and foodie-friendly commercial storefronts to an undeveloped 330-acre parcel of land across from the Culinary Institute of America in Hyde Park. The master plan calls for about 1.2 million sq. ft. of development, a mix of residential, commercial and agricultural space. It includes up to 559 residences, two hotels, a 45-acre agricultural complex, farm to table restaurants, special event bar and an educational center. The first phase of the plan is the construction of the Inn at Bellefield, a 133-room hotel developed in partnership with the Shaner Hotel Group. Construction of the hotel is expected to start in January, with a projected 12-month timeline. The second phase of the project will include a village green with some residential components. The entirety of the project could take at least five to seven years, depending on market conditions. It is estimated that the Bellefield project will create more than 550 temporary construction jobs and 339 full-time jobs on site.

Marist College and the Dutchess County hospital chain Health Quest recently announced plans to open and jointly run the **Marist Health Quest School of Medicine**. Pending municipal building approvals, the \$80 million, 100,000 sq. ft. medical school would be located at Health Quest's Vassar Brothers Medical Center campus in Poughkeepsie. The four-year medical school is expected to open in July 2022, with an annual class of 60 that would grow to 120 by 2028. The school will employ an estimated 100 full-time workers, plus part-time staff.

### Orange County

Bruno DiFabio, a Food Network veteran, recently opened a new restaurant in Newburgh. The new eatery dubbed "**Pizza Union Gastro-Kitchen & Bar**" is a full-service, 100-seat trattoria-style restaurant with an open kitchen, plenty of entrée options, and an expansive cocktail program. The restaurant also has an outdoor patio area that is open during the warmer months and can accommodate about 40 customers. No job numbers were announced.

**City of Newburgh's fire department** was approved for a \$1.5 million grant from the Federal Emergency Management Agency's Staffing for Adequate Fire and Emergency Response program. The grant will allow the City of Newburgh's fire department to rehire all or some of the five firefighters who were laid off at the end of July when the funds from the previous grant had been exhausted.

**Medline Industries**, America's largest privately held medical supply distributor closed on a Town of Montgomery site where it plans to build a \$111 million distribution center. Medline purchased 118 acres on Route 416 from Aden Brook Farm where it will build a 1.1 million-square-foot distribution center. Construction on the new building is expected to start in early 2019. The new facility will be Orange County's largest distribution center and it will allow the company to eventually leave its current site, a 500,000 sq. ft. facility

in Wawayanda. The new larger facility will allow Medline to keep its current workforce, while adding about 100 jobs within the next three years.

### **Putnam County**

Nothing to report.

### **Rockland County**

**Get Air Trampoline Park** is scheduled to open a new facility at the Palisades Mall in West Nyack. Get Air Park features foam pits, trampoline dodge ball courts, basketball dunk lanes and obstacle courses. The new facility is scheduled to open in fall 2019. No job numbers were announced.

**United States Gypsum Co.** was recently acquired by German construction material company Knauf KG, in a \$7 billion deal. The deal will be finalized sometime next year and Knauf plans to keep U.S. Gypsum's corporate headquarters in Chicago as well as its facilities in North America. U.S. Gypsum previously operated a sheetrock manufacturing plant in Stony Point, where it had employed about 200 to 300 people, until its closure in 2010. Residents of the community are hopeful that the new owners will reopen the plant and create new jobs.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Evergreen Ridge L.L.C.**, a Connecticut-based company has recently submitted a proposal to the Somers Town Board that calls for remodeling the former IBM Somers campus into a STEM high school for grades 9 to 12, geared at attracting top students from across the country. Tentatively named Somers STEM Academy, the boarding and day school would focus on STEM (science, technology, engineering and math), as well as the arts. The for-profit school would offer a curriculum that aligns with emerging career fields in biotech, bioscience, biomedical engineering and physics, artificial intelligence, computer science, information technology, robotics, aerospace, nano-science and manufacturing technology. Tuition would run about \$49,000 per year for boarding students and approximately \$37,000 for day students. The school hopes to open in the fall of 2020, beginning with a class of about 750 high school freshmen and sophomore students, and would ramp up to a maximum of 1,500 to 1,800 students by 2022. The STEM high school will employ an estimated 235 workers, including 102 teachers, 23 administrators, and 110 support staffs, such as administrative assistants, maintenance and security employees, lab aides and shuttle bus drivers.

**Homesense**, a retailer of furniture, lighting and other home décor products, plans to open a new store at the Cortland Crossing shopping center at 3144 E. Main Street in Cortland. The new 25,000sq. ft. store will be the company's first location in Westchester County.

Homesense is a subsidiary of TJX Cos., which also owns T.J. Maxx and HomeGoods. No job numbers were announced.

**Torrco Plumbing Supply** is expanding its presence in the village of Port Chester. The plumbing supply company, which has 16 locations in New York, Connecticut and Massachusetts, recently signed a lease for a 19,000 sq. ft. of industrial-flex space at a warehouse building on Grace Church Street. No job numbers were announced.

**Rose Associates**, a Manhattan-based real estate developer was recently granted \$5 million in tax benefits by the Westchester IDA for its \$203 million residential-retail project in White Plains. The tax incentives come with a stipulation for a project labor agreement between the developer and union representatives. The developer plans to convert the former 12-story AT&T building, on Hamilton and North Broadway, into 225 apartments. The plans also include a garage and another 213 apartments in two new buildings behind the AT&T building on Barker Avenue. The project is expected to create an estimated 1,126 temporary construction jobs over a 24 to 28-month period.

## **October 2018**

### **Dutchess County**

Nothing to report.

### **Orange County**

**Church Hill Properties of Highland Falls New York L.L.C.** plans to build a \$39 million, 122-room luxury hotel to replace the former Pointer's Echo Motel in Highland Falls. The five-story, 100,000 sq. ft. structure on 5.4 acres will be built into a hillside with sweeping views of the Hudson River. The hotel will feature a 1,942 sq. ft. high-end restaurant, two large banquet rooms, a 1,276 sq. ft. rooftop lounge and a 3,648 sq. ft. outdoor event deck. No job numbers were announced.

**Mattress Firm Inc.**, the largest U.S. mattress retailer, filed for bankruptcy protection and plans to close, up to 700 stores around the country. The company's four stores in Orange County (Middletown, New Windsor, Newburgh and Monroe) will remain open, as well as the store in Matamoras, Pa.

### **Putnam County**

Nothing to report.

### **Rockland County**

Nothing to report.

### **Sullivan County**

Nothing to report.

## Ulster County

Nothing to report.

## Westchester County

**Fresh & Co.**, a locally sourced food eatery that offers vegetarian, vegan and gluten-free menu items recently signed a lease for 2,160 sq. ft. of space at the Boyce Thompson Center, in Yonkers. The new eatery will be the restaurant chain's first location in Westchester County. No job numbers were announced.

**New Rochelle Birch Development L.L.C.** of Bayside, Queens was granted \$2.5 million in tax relief from the local IDA for the construction of a \$25 million self-storage facility at the former Rotanelli Foods plant in New Rochelle. Black Mountain Partners L.L.C., parent company to Birchwood Development, specializes in building self-storage facilities at old warehouses and industrial sites. Plans call for the demolition of the old 1-story structure and the construction of a 5-story, 152,000 sq. ft. climate-controlled facility with about 1,182 storage units. The facility will have three loading spaces and 12 parking spaces. ExtraSpace Storage, based in Salt Lake City, Utah, will run the facility. The project is expected to create about 185 temporary construction jobs and two full-time and two part-time jobs when it opens.

Construction recently started on **The Rockwell**, a \$60 million mixed-use development project on North Avenue in New Rochelle. Phase one of the multi-step project calls for a 5-story building with 114 rental units, over 25,000 sq. ft. of retail space, and amenities such as a fitness center and a rooftop terrace. Phase two calls for a six-story mixed-use building on the other side of North Avenue, with 75 housing units, about 142 parking spaces and 8,000 sq. ft. of retail space. Construction is expected to finish by summer 2020. No job numbers were announced.

**Shake Shack** recently opened a new location on Central Avenue. The new, 3,600 sq. ft. standalone eatery is the second Shake Shack in Westchester County, joining the Yonkers store at the Cross County Shopping Center. Representatives from the company had stated that they would hire 60 workers to staff the new restaurant.

## **November 2018**

### Dutchess County

**Asahi Shuzo**, the Japanese brewer of Dassai brand sake, recently broke ground on the construction of its first sake brewery in the United States. The new brewery and tasting room will be built on the former Stop & Shop supermarket site on St. Andrews Road in Hyde Park and is scheduled to open in early 2020. Asahi Shuzo will invest more than \$28 million in the brewery and create an estimated 32 jobs.

### Orange County

**Banta Hospitality** is seeking tax breaks for its \$14.35 million hotel project in New Windsor. Banta plans to knock down the former Steak & Stein restaurant on Union

Avenue to make way for a four-story, 93-room Holiday Inn Express. The hotel is the latest among several hotel projects that are at various stages of development across Orange County. Construction of the new hotel is scheduled to start in March 2019, with a January 2020 completion date. No job numbers were announced.

**Yidel Realty Warehouse**, a Monsey firm, is looking to build a 491,824sq. ft. warehouse and a 24,900sq. ft. office building at the proposed but never built Kikkerfrosch brewery in Goshen. Company officials have stated that the project is expected to create 300 jobs. The project is still in its infancy and preliminary site plans and engineering studies have been submitted along with a storm-water pollution prevention plan.

### **Putnam County**

**Stop & Shop** plans to introduce a new brand concept at more than 400 locations in the Northeast. The first new look store in the Hudson Valley celebrated its grand-opening on November 9, 2018 in Mahopac. The 49,000 sq. ft. store reflects a more customer-centric strategy, based on convenience, as well as a wider selection of fresh, local food products and other selection of offerings from New York, such as craft beers. The store also features a gourmet cheese section, a hot bar and sushi section. The new Mahopac Stop & Shop, which features a new floor plan and new logo, created an estimated 115 new jobs.

**Tops Markets**, a supermarket chain based in Western New York, recently announced that it has emerged from Chapter 11 bankruptcy proceedings after completing financial restructuring. The grocery retailer has four stores in the region, including stores in Carmel, Lagrangeville, New Paltz, and Rhinebeck.

### **Rockland County**

**Aldi Supermarkets**, a German-based grocer that is expanding in the U.S., plans to open a new store at the former Pathmark location in the Rockland Center on Route 59 in Nanuet. Other tenants at the strip mall include TJ Maxx, Sierra Trading Post, Kirkland's Home Décor, HomeGoods, AC Moore and Party City. Aldi has another location on Liberty Drive in Stony Point. No job numbers were announced.

### **Sullivan County**

Nothing to report.

### **Ulster County**

**Health Quest** was granted approval by the Town Board, to convert the former Macy's store at the Hudson Valley Mall in the Town of Ulster into a multi-discipline medical facility. The \$20 million project will separate the former department store from the rest of the mall structure. Health Quest expects to use more than 80,000 sq. ft. of the 110,000 sq. ft. of space occupied by Macy's before it closed in 2016. The new medical facility which is scheduled to open in 2019 will offer a wide range of specialty care such as radiology, physical therapy, oncology, an infusion center, cardiology and a breast center. An urgent care unit will also be part of the new complex. Health Quest expects to have 40 health care providers in the new facility and a total employment of 120 to 150 people.

## **Westchester County**

**CVS** is proposing to open a new store in Yonkers. The drug store chain is in contract to buy and demolish a used car lot on Riverdale Avenue, along with an adjacent property at 16 Culver Street, where the company plans to build a large drug store, with 51 off-street parking spaces. Before closing on the property, CVS is asking the City Council to change the zoning on the two properties that would allow general business and high-density apartments. The new drug store would not be open 24 hours, as are some other local CVS stores. No job numbers were announced.

**ShopRite** recently celebrated the grand-opening of its new store in the Cortland Crossing Shopping Center. The new store represents an expansion in the Town of Cortland for the grocer, which had a smaller store on Route 6 that closed with the opening of the new store. ShopRite is the anchor tenant for Cortland Crossing, a \$65 million, 130,000 sq. ft. commercial retail center. No job numbers were announced.

**Simon Development Cos.** recently submitted its plans to convert an unused office building at 104 Corporate Park Drive in Harrison into a four-level pediatric ambulatory care facility for **Montefiore Medical Center**. Plans call for the Bronx-based developer to completely renovate the 118,000sq. ft. building and expand its first floor. Simone will outfit the building with urgent care space, lab facilities, an imaging suite with MRI, CT, radiology and other technology, behavioral health offices, maternal fetal medicine, sports medicine, and a children's evaluation and rehabilitation center. Montefiore would then lease the property from Simone Development. Montefiore is also in discussion with White Plains Hospital to provide oncology services on the first floor of the building. No job numbers were announced.

**Ward Capital Management**, a Dobbs Ferry developer, is leading the effort to bring a 24-story, 225-room hotel to the downtown area of New Rochelle. The developer is teaming up with Wyndham Hotels Group, which will operate the property and brand it under the company's TRYP hotel title aimed at avid travelers. Ward Capital was recently granted approval for a zoning amendment that would allow hotel use on the small block of property where the facility will be built. The plan calls for 150 standard hotel rooms and 75 extended-stay suites. It is estimated that the project will create 150 permanent jobs, in addition to generating more than \$300,000 each year from the city's 3 percent hotel occupancy room tax. If all goes as planned, construction is expected to start in the spring of 2019, with a possible opening between 2020 and 2021.

## **December 2018**

### **Dutchess County**

**Hudson Valley Lighting** celebrated the grand-opening of its global headquarters in a repurposed soft drink facility in the Town of Wappinger. The company purchased a 67-acre parcel, containing 244,000 sq. ft. of warehouse and office space for about \$9.2 million. With rehabbing and renovations included, the total investment is about \$17 -

\$18 million. Hudson Valley Lighting was able to repurpose the space as well as maintain 75 percent of its employee workforce from the county.

### **Orange County**

**Aeonn L.L.C.**, the developer behind the 85-room hotel project on Estrada Road in Woodbury received some good news when a state judge ordered the village's Planning Board to approve the project despite a moratorium on new hotels and motels that Woodbury officials declared this year. Before construction can start, the developer must secure final approval of the site plan and a building permit. No job numbers were announced.

**Airport Properties VIII, L.L.C.**, the owners of the Homewood Suites by Hilton at New York's Stewart International Airport recently proposed plans to build a second hotel adjacent to its existing facility. The company is seeking a 10-year payment-in-lieu-of-taxes, sales tax exemption on construction materials and a mortgage recording fee exemption to build a Fairfield Inn and Suites by Marriott. The four-story, 83-room hotel would open in spring, 2020 and employ about 23 people.

**City Winery** was awarded \$832,000 from the Mid-Hudson Regional Economic Developmental Council for its plan to expand in the Hudson Valley. The company, an operator of urban wineries and concert venues, plans to invest \$5.7 million to rehabilitate Worsted Mills, a historic 22-acre property in the Town of Montgomery, as a wine production facility, tasting room, café and event space. No job numbers were announced.

When Merlin Entertainments, owners of the **Legoland** brand, launches its \$350 theme park and hotel in Goshen in April 2020, it will be the third of its kind in the U.S. and the largest and most expensive to date. Legoland New York has recently begun seeking candidates for 1,300 full-time, part-time and seasonal jobs at the park. For postings, visit [www.Legoland.com/new-york](http://www.Legoland.com/new-york).

**Woodbury Common Premium Outlets** has added five new stores to join its group of more than 250 stores. Forever 21, Golden Goose Deluxe, Sugarfina, Burt's Bees and Eton have all opened a new store or will open one in the next few months. Forever 21 is an American fast fashion retailer. It is known for its trendy offerings and low pricing. Golden Goose Deluxe Brand is a Venice-based, high fashion sneaker company. Sugarfina is a luxury candy boutique. Burt's Bees is a natural personal care products company best known for its lip balm. Eton is a Swedish brand known for fine men's shirts and accessories. No job numbers were announced.

### **Putnam County**

**The Hudson Valley Federal Credit Union** recently opened a new branch office at 152 U.S. Route 6 in Mahopac. The new branch features integrated teller machines (ITMs), that can perform functions beyond those of a typical ATM, offering members access to all their accounts with or without staff assistance. No job numbers were announced.

### **Rockland County**

**At Home**, a Texas-based home décor superstore retailer, plans to open a new store on the ground floor of the former Macy's facility at The Shops at Nanuet. At Home, one of the nation's fastest growing retailers, has 177 locations in 36 states. The retailer recently opened a superstore in Middletown in August 2018 and plans to open another in Long Island. The new 100,000 sq. ft. store is scheduled to open in 2021, as the company has recently signed a 10-year lease and is waiting for Macy's to vacate the building. The Nanuet store will have 35 to 40 employees.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

Virginia-based developer **AvalonBay Communities** was approved for a \$1.35 million sales tax exemption by the Westchester County Industrial Development Agency for its mixed-use project in downtown Harrison. The three-building development project will be built next to the town's Metro-North train station on Halstead Avenue. The complex will consist of 143 rental units, seven of which will be designated for affordable housing units, 27,000 sq. ft. of commercial space and a 584-space parking garage. The project will be built in two phases over a 30-month period and is expected to create an estimated 410 temporary construction jobs and eight permanent jobs.

**Marshalls** and **Homesense** are scheduled to open new stores in the Yonkers Gateway Center on Central Park Avenue. Construction workers are currently dividing the former Pathmark Supermarket location on Central Park Avenue into two separate stores. Marshalls, a discount apparel and shoe store, is proposing to occupy a 20,834 sq. ft. space, while Homesense, a home decoration store that sells furniture, lighting and related products will occupy about 27,100 sq. ft. of space. It's not unusual for Marshalls and Homesense to open next to each other. Both stores are subsidiaries of TJX Cos. Inc., which also owns T.J. Maxx, HomeGoods and Sierra Trading Post. No job numbers were announced.

**Whole Foods** recently celebrated the grand-opening of its latest store in Westchester County. The new Whole Foods store in Chappaqua is the fourth in the county. The 40,000 sq. ft. location at Chappaqua Crossing will include a full-service butcher department, prepared food bars, a coffee bar, a specialty beauty and body care department and a selection of local beers. The grocery store is expected to create more than 200 jobs.

## BUSINESS CONTRACTIONS FOR THE HUDSON VALLEY REGION

### January 2018

#### Dutchess County

**Jabil Inc.**, a global advance manufacturing services provider, filed a WARN notice with the NYS Department of Labor on January 22, 2018 in anticipation of a mass layoff. Jabil will lay off 83 employees at its facility in Poughkeepsie. The first separations will occur between April 24, 2018 and May 7, 2018, with terminations expected to continue through August 2019. The company will close the facility on May 31, 2019. A few employees will remain beyond the closing date.

#### Orange County

**Waterstone Properties**, the developer behind the 700,000-sq.-ft. retail, dining and entertainment complex on Route 300 in the Town of Newburgh, officially announced that it is abandoning the project. The announcement comes just two months after the Newburgh school board rejected the company's 20-year tax-break deal. Dubbed "**The Ridge Hudson Valley**," the project was to include an 85,000-sq.-ft. BJ's Wholesale Club, a 50,000-sq.-ft. Dick's Sporting Goods and a 78,000-sq.-ft. ShopRite. The developer had estimated that the project would create several hundred jobs. To help finance the project, Waterstone had sought a payment-in-lieu-of-taxes deal through the Orange County Industrial Development Agency and the County's Funding Corp. which required approval from school district and the town. The developer is now considering other uses for the property, including possibly selling it to Matrix Development Group.

#### Putnam County

Nothing to report.

#### Rockland County

Nothing to report.

#### Sullivan County

Nothing to report.

#### Ulster County

**Sears Holdings** filed a WARN notice with the NYS Department of Labor on January 4, 2018 in anticipation of a mass layoff. The company will permanently close its store on Ulster Avenue, in Kingston and lay off about 49 employees. The company is closing its full line store, as well as its auto store. 42 employees in the full line store and seven employees in the auto store will lose their jobs. The terminations will occur during a 14-day period, beginning April 8, 2018. The job titles in the full line store included the following: cashiers, sales associates, backroom associates, consultative sales associates, office associates and zone supervisor. In the auto store, the job titles included advance auto technician, assistant auto center manager, auto center manager, customer service advisor, express auto technician and industrial hire certified auto technician.

### Westchester County

**Toys R Us** recently announced plans to shutter about 20 percent of its U.S. stores. The toys retailer will close, up to 182 stores as part of its Chapter 11 bankruptcy reorganization plan. Going out of business sales are scheduled to begin in February and be completed in April. Toys R Us will close 14 stores in New York, including two in the Hudson Valley Region. The Yonkers store at 2700 Central Park Avenue and the Kingston store at 401 Frank Sottile Boulevard are slated for closure.

## STRIKES AND LABOR DISPUTES

**Entergy** and the **Utility Workers Union of America Local 1-2** recently reached an agreement on a new four-year contract for the union's approximately 300 workers at Indian Point. Union membership must approve the pact in a vote that is expected to take place within the next few weeks. Terms of the contract were not disclosed. Indian Point employs about 1,000 workers at the plant.

**The Town of Clarkstown and the Clarkstown PBA** have ratified an agreement for a new contract covering a five-year period from 2018 to 2022. The agreement includes a wage increase approximately three-quarters of one percent lower than any other recently signed PBA contract in Rockland County and reduced starting salaries for officers hired during or after 2018 by \$18,000. Wages will increase by 1.7 percent in 2018 followed by four years of 1.8 percent hikes. In addition, the agreement also reduces the amount of compensatory time police officers may accumulate from 480 to 240 hours.

## **February 2018**

### Dutchess County

**Fluor**, a multinational engineering and construction company, filed a WARN notice with the NYS Department of Labor on February 1, 2018 in anticipation of a mass layoff. The firm will lay off all 85 of its employees at its facility in Poughkeepsie. The employee separations are expected to commence during the 14-day period, starting on May 2, 2018. **Plant Engineering Services** filed a WARN notice with the NYS Department of Labor on February 2, 2018 in anticipation of a mass layoff. The construction project management company recently lost its services contract with Fluor. The company will close its facility on South Road in Poughkeepsie and lay off 21 employees. The layoffs are scheduled for May 3, 2018.

### 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**

**Hawthorne Cedar Knolls**, the embattled resident treatment center, will close later this year. The center has been plagued by security problems. Operated by the Jewish Board of Family and Children's Services, the center is expected to close in the next six to nine months.

## **March 2018**

### **Dutchess County**

Nothing to report.

### **Orange County**

**Aptos Inc.**, a software developer, filed a WARN notice on March 28, 2018 with the NYS Department of Labor in anticipation of a layoff. The company will lay off 11 of its 117 employees at its facility in Newburgh. The first wave of layoffs is expected to commence during the 14-day period starting on June 27, 2018. The affected workers are not represented by a union.

### **Putnam County**

Nothing to report.

### **Rockland County**

Nothing to report.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Toys R Us Inc.** recently announced that it would begin shutting down its operations, closing all its 735 remaining U.S. stores. The NJ-based toy retailer filed for Chapter 11 bankruptcy protection last September and had initially stated that it would work with its creditors to restructure the \$5 billion long-term debt on its balance sheet. However, the company was unable to either find a buyer or conclude a deal to restructure its debt.

Toys R Us has close to a dozen stores in the region, including locations in Central Valley, Jefferson Valley, Kingston, Middletown, Nanuet, Poughkeepsie, White Plains, and Yonkers. Liquidation sales began Friday, March 23 at Toys R Us and Babies R Us locations nationwide and the company expects to finish liquidating the stores by the end of June, although some stores may close sooner.

## **April 2018**

### **Dutchess County**

Nothing to report.

### **Orange County**

**The Bon-Ton Stores**, operator of 260 stores in the U.S., including one at the Newburgh Mall, is expected to go out business after liquidation firms Great American Group and Tiger Capital Group became the highest bidders at a bankruptcy auction proceeding. The 160-year-old company operates 260 stores in 24 states, largely in the Northeast and Midwest. The number of people affected by the possible closing of the Newburgh Mall store has not been released.

**The Neiman Marcus Last Call store at Woodbury Common Premium Outlets** will close at the end of July and lay off its existing workforce of 40 people. Neiman Marcus Group filed a WARN notice on April 16, 2018 with the NYS Dept. Of Labor in anticipation of this mass layoff. The first separation is expected to occur on July 27, 2018, or the 14-day period commencing on that date. The affected workers are not represented by a union.

### **Putnam County**

Nothing to report.

### **Rockland County**

Nothing to report.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

As part of a global restructuring, **PepsiCo** will lay off about 200 employees from four locations in Westchester County. The layoffs will come from the company's IT and finance departments, among others. In total, Purchase-based Pepsi will be losing about 1 percent of its total workforce from locations around the world, focusing on corporate positions. On a positive note, the company also plans on hiring thousands of associates

globally in 2018, from frontline to senior management, covering losses due to attrition and growth.

A projected \$31 million budget gap has forced Yonkers Mayor Mike Spano to issue a warning of possible layoffs. The Mayor's executive 2018-2019 budget is expected to include a 2 percent tax increase, plus possibly 200 job cuts in city services like police, garbage pick-up and public library hours. It is estimated that the proposed property tax increase would amount to about \$100 for the typical homeowner. Spano attributed the budget gap to two factors: state aid that has remained unchanged for six years and the rising costs for public employee salaries and benefits. Meanwhile, the **Yonkers Public Schools** is also considering laying off about 211 employees to close a \$47.9 million budget gap. The layoffs will include 83 teachers, 10 administrators, 116 civil service employees, and two Teamsters union members.

### **STRIKES AND LABOR DISPUTES**

A four-year contract is in place for **Poughkeepsie city workers** represented by the **CSEA**. The new contract calls for a 2.7 percent cumulative raise, and addresses working conditions and does not put any new burden on the city. The total salary increase to the city is \$321,000 and it is covered by contingencies and moneys that were budgeted but not used to hire people yet. The contract is retroactive to this January 1 and runs through December 31, 2021.

## **May 2018**

### **Dutchess County**

Nothing to report.

### **Orange County**

**Aptos Inc.** filed a WARN notice with the NYS Department of Labor on May 1, 2018 in anticipation of a mass layoff. Aptos will close its office in the Town of Newburgh over the next 12 months, laying off 70 of the company's 110 full-time employees. The retail software provider will reassign the remaining 40 employees to homework duties. Those losing their jobs can also apply for other positions within the firm to either work from home or in one of the company's worldwide offices. The company has doubled its employee total to more than 1,300 since 2015 and has more than 15 worldwide offices.

**Medline's** plans for an expansion in Orange County remain unclear after the Hamptonburgh Town Board nixed their proposal for a 1.2 million sq. ft. warehouse. The private medical supply manufacturer and distributor had previously hinted at leaving Orange County if the company could not build a warehouse in Hamptonburgh. Medline already has a presence in the county, with a few hundred employees in its 500,000sq. ft. facility in Wawayanda. The company had planned to possibly hire another 200 people if the expansion had been approved. No decision has been made as to the future of the

company's operation in the county. The company has stated that it will continue to explore other site options in the tri-state area that will support its strong growth.

**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.

**June 2018**

**Dutchess County**

**GlobalFoundries** recently started some layoffs aimed at reducing about 5 percent of its worldwide workforce of 18,000 employees. The job cuts are part of a companywide initiative to improve the competitiveness of its cost structure and minimize redundancies that have accrued from previous mergers and acquisitions. A significant portion of the cuts would come from a voluntary separation program. The company has not specified how many jobs will be lost in its facilities in East Fishkill in Dutchess County and in Essex Junction in Vermont. The East Fishkill location is one of the company's three manufacturing facilities in the northeast corridor, which also includes a facility in Malta in Saratoga County.

**Orange County**

Nothing to report.

**Rockland County**

Nothing to report.

**Putnam County**

Nothing to report.

**Sullivan County**

Nothing to report.

**Ulster County**

Nothing to report.

### **Westchester County**

**Exelon**, an energy provider company, filed a WARN notice with the NYS Department of Labor on June 27, 2018 in anticipation of a mass layoff. The company will lay off 25 of the 52 employees that works in its Valhalla office. A total of 24 employees will be laid off on September 24, 2018, and one employee on October 31, 2018.

**Geritrex L.L.C.**, a manufacturer of over-the-counter pharmaceuticals and personal care products filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company is closing its operation in Mount Vernon and relocating to Middletown. The Mount Vernon plant will close effectively on June 30, 2018 and a total of 26 employees will be laid off.

**Hawthorne Cedar Knolls**, the embattled residential treatment center with a history of security problems, announced that it is closing the facility this summer. The facility will lay off 107 workers. Employees will be losing their jobs as the site closes in phases, ending August 31. Cedar Knolls plans to move its residential youth services to a new program in the Bronx and is actively engaged in helping to place those affected by the layoffs to roles in the new facility. The residential treatment center is operated by the Jewish Board of Family and Children's Services.

## **July 2018**

### **Dutchess County**

Nothing to report.

### **Orange County**

**Aptos**, a retail software developer filed a WARN notice with the NYS Department of Labor in anticipation of a mass layoff. The company will lay off 40 workers at its Newburgh location. The layoffs will commence during the 14-day period starting on October 16, 2018.

**City of Newburgh** laid off five firefighters as it awaits the Federal Emergency Management Agency's decision on a third application to a grant that had allowed the city to hire 15 new firefighters in 2014 and retain a dozen of the new positions as the first grant ran out in 2016. Initially, nine firefighters were identified for the layoffs but three of them were hired by the Arlington Fire District and a third one was hired to replace a retired vacated position.

### **Putnam County**

Nothing to report.

### **Rockland County**

Nothing to report.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Jennifer's**, one of Westchester County's last German-American restaurants, closed its operation on Saw Mill River Road, in Yorktown Heights. The restaurant, which offered authentic German food, had been in operation for 34 years. No job numbers were announced.

**Walmart** filed a WARN notice with the NYS Department of Labor on July 24, 2018 in anticipation of a mass layoff. The big-box retailer will close its store in White Plain and lay off 396 employees on August 10, 2018. The employees will be offered an opportunity to transfer to other Walmart locations. Employees who are not offered comparable positions with the company, will be paid through October 26, 2018 unless they leave the company before that date.

## **STRIKES AND LABOR DISPUTES**

Healthcare workers employed at facilities covered by the **League of Voluntary Hospitals and Nursing Homes** recently conducted pickets to protest what they viewed as stalling tactics by management negotiators. Workers walked the informational picket lines at **Ferncliff Nursing Home** in Rhinebeck, **Bon Secours Community Hospital** in Port Jervis, **Good Samaritan Hospital** in Suffern and **New York Medical Hospital** in Valhalla. The workers are claiming that League management are not willing to bargain fairly. Also, at issue are salaries and health benefits.

## **August 2018**

### **Dutchess County**

Nothing to report.

### **Orange County**

Nothing to report.

### **Putnam County**

Nothing to report.

### **Rockland County**

**Brookstone**, a specialty retailer known for its quirky and unique gifts and gadgets, recently filed for Chapter 11 bankruptcy protection. The company plan to close all its remaining 100 mall stores and hopes to keep its remaining 35 airport stores open.

Brookstone has two stores in the region, one in the Palisades Center Mall in West Nyack (Rockland County) and another in The Westchester in White Plains (Westchester County). No job numbers were announced.

### **Sullivan County**

**Kelly's Home for Adults** in Narrowsburg was recently issued a commissioner's emergency order to close. The State Department of Health issued the order, following a complaint inspection in which it was found that facility residents were not receiving appropriate care and living in deplorable conditions. The commissioner's order closes the facility for 60 days. Prior to the expiration of this period, and unless the operator voluntarily surrenders its operating certificate, the department will begin a proceeding to permanently revoke its license.

### **Ulster County**

Nothing to report.

### **Westchester County**

Nothing to report.

## **STRIKES AND LABOR DISPUTES**

**Westchester County** has reached a tentative deal on a six-year contract with the **New York State Nurses Association**, the labor union that represents the 43 nurses that it employs. The contract runs from January 1, 2016 through December 31, 2021. It includes zero percent retroactive pay increases for 2016 and 2017 and 2.5 percent raises in 2018, 2019, and 2021 and three percent in 2020. The nurses work in public health, social services, the community college and county jail. The agreement will be sent to the Board of Legislators for approval.

## **September 2018**

### **Dutchess County**

**K-Mart Corporation** filed a WARN notice with the NYS Department of Labor on September 25, 2018 in anticipation of a mass layoff. The retailer will close its store at 635 Dutchess Turnpike in Poughkeepsie and lay off about 71 employees. Employment separations will occur on December 23, 2018 or during the 14-day period beginning on that date. K-Mart will offer severance to employees at the site. Those associates that are eligible will receive severance and will have the opportunity to apply for open positions at other Sears and K-Mart stores in the area.

### **Orange County**

**Greater Hudson Bank** filed a WARN notice with the NYS Department of Labor on September 25, 2018 in anticipation of a mass layoff. Greater Hudson was recently acquired by ConnectOne in a \$76.3 million stock deal. Subject to the consummation of

their merger with ConnectOne Bank, they will lay off about 13 employees throughout several branches in the region, including six in Orange County, six in Rockland County and one in Westchester County. The layoffs will occur on or between January 1, 2019 and January 15, 2019.

**Rockland County**

Nothing to report.

**Putnam County**

Nothing to report.

**Sullivan County**

Nothing to report.

**Ulster County**

Nothing to report.

**Westchester County**

**Avon Products Inc.** filed a WARN notice on September 17, 2018 with the NYS Department of Labor in anticipation of a mass layoff. The cosmetic giant will lay off 105 employees in its data center in Rye and close the facility next year. The announcement comes less than two years after Avon closed its Manhattan office, and moved 100 senior employees to the Rye office, 80 to a research and development facility in Suffern and moved its headquarters to London. The layoffs will take place between December 28, 2018 and May 31, 2019. The Rye location also housed the company's financial services and accounting operation, a distribution center and general corporate offices over the years. Some employees will be relocated to Suffern or to other offices. The Rye office will be closed for good on September 30, 2019 and the building is expected to be sold by the end of 2019. The direct sales beauty product company has struggled financially for several years and has embarked on a cost-cutting program, including shifting corporate activities to locations outside of the U.S.

**October 2018**

**Dutchess County**

Nothing to report.

**Orange County**

**LSI Industries**, a Cincinnati-based designer, manufacturer and marketer of lighting, graphics and technology products for both indoor and outdoor applications, filed a WARN notice with the NYS Department of Labor on October 29, 2018, in anticipation of a mass layoff. The LED lighting manufacturer will shut down its manufacturing facility in New Windsor and lay off 136 employees. The layoffs will commence on January 29, 2019 and will be completed by June 30, 2019. The closing is part of the ongoing actions by LSI Industries to align its supply chain to more cost effectively serve the changing

requirements of the lighting market. The workers at the facility at 500 Hudson Valley Avenue make indoor lighting products. The company said that production would be transferred to LSI's facilities in Erlanger, Kentucky and Blue Ash, Ohio. The employees are represented by Local 363 of the International Brotherhood of Electrical Workers. Founded in 1976, LSI employs about 1,200 workers and operates eight facilities throughout the U.S.

**National Wholesale Liquidator** filed a WARN notice with the NYS Department of Labor on October 18, 2018 in anticipation of a mass layoff. The retailer will close its Middletown store and lay off 22 employees. The company will also close additional stores in West Hempstead (140 employees), Flushing (60 employees), Long Island City (58 employees), Bronx (64 employees), and Rosedale (48 employees). The layoff will commence within 30 to 60 days after the liquidation process.

### **Putnam County**

Nothing to report.

### **Rockland County**

**Sears Holdings**, parent company of the chain stores Kmart and Sears, recently filed for Chapter 11 bankruptcy protection. Under its restructuring plans, Sears Holdings will close 142 stores near the end of the year, including its stores in Nanuet and Yorktown, as well as its Kmart store in Mahopac. The company filed a WARN notice with the NYS Department of Labor on October 15, 2018 in anticipation of a mass lay off for the above-mentioned stores on the closure list. They include the following: Kmart store (42 employees), Nanuet store (76 employees) and Nanuet auto center (12 employees), and the Yorktown Heights store (55 employees). Employment separations will occur on January 31, 2019 or during a 14-day period beginning on that date.

### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

**AllianceBernstein L.P.**, a New York City-based investment management and research company, filed a WARN notice with the NYS Department of Labor on October 9, 2018 in anticipation of a mass layoff. The company will lay off 35 of its 244 employees at its White Plains office between January and July 2019. The layoffs are part of the company's plans to move its headquarters to Nashville, Tennessee. AllianceBernstein had previously announced plans to move about 1,500 jobs from its metro New York City area offices to Nashville, starting in 2018 and continuing for several years.

## **STRIKES AND LABOR DISPUTES**

Westchester County lawmakers recently approved a 10-year contract with the **Civil Service Employees Association (CSEA)** labor union, ending seven years of prolonged negotiations and standoffs. The new contract is backdated from 2012 through 2021. The deal comes with no raises in 2012-2013, 1 percent raises for 2014-2017 and 2 percent raises in 2018-2019. The contract calls for the members to pay between 5 and 10 percent of their healthcare premium based on pay scale. Employees hired in 2019 and beyond will pay between 10 and 20 percent based on pay scale. Annual contribution hikes will be capped at 6 percent, with the difference covered by the county.

Westchester County lawmakers also came to terms on a new contract with the union that represents investigators in the District Attorney's office. **The District Attorney's Investigators PBA** had been working without a contract since the end of 2015. The new four-year contract, which runs through the end of 2019, includes annual raises of 2.5 percent. The new contract also includes increases in longevity and differential pay.

### **November 2018**

#### **Dutchess County**

Nothing to report.

#### **Orange County**

**LSI Industries**, a Cincinnati-based designer, manufacturer and marketer of lighting, graphics and technology products for both indoor and outdoor applications, filed a WARN notice with the NYS Department of Labor on October 29, 2018, in anticipation of a mass layoff. The LED lighting manufacturer will shut down its manufacturing facility in New Windsor and lay off 136 employees. The layoffs will commence on January 29, 2019 and will be completed by June 30, 2019. The closing is part of the ongoing actions by LSI Industries to align its supply chain to more cost effectively serve the changing requirements of the lighting market. The workers at the facility at 500 Hudson Valley Avenue make indoor lighting products. The company said that production would be transferred to LSI's facilities in Erlanger, Kentucky and Blue Ash, Ohio. The employees are represented by Local 363 of the International Brotherhood of Electrical Workers. Founded in 1976, LSI employs about 1,200 workers and operates eight facilities throughout the U.S.

#### **Putnam County**

Nothing to report.

#### **Rockland County**

**Macy's** recently announced plans to close its store at the Shops at Nanuet early next year. A clearance sale will begin in mid-January 2019 and run for approximately 8-12 weeks. The retailer has informed the store employees of the impending closure. Regular, non-

seasonal employees who are unable to work at the company's other locations will be eligible for severance and will receive help to look for another job.

Seeking to minimize rising costs, **Nyack College** recently announced plans to close its Rockland campus and shift all programs to its Manhattan campus as of the fall of 2019. This announcement is in line with trends in recent years, where several small religious colleges across the country have closed due to enrollment declines, rising operation costs and competition from larger public schools. The private four-year Christian college, with more than 2,500 students, has filed an application with the state to operate solely from its lower Manhattan location on Washington Street. Nyack College is affiliated with the Christian and Missionary Alliance, an evangelical denomination with about 2,000 churches. Its Rockland campus sits on a sprawling 125-acre property that includes dormitories, fields, a chapel, classrooms, a library, a performing arts facility and a fieldhouse. The school also has an extension site in San Juan, Puerto Rico. No changes have been announced for that location.

#### **Sullivan County**

Nothing to report.

#### **Ulster County**

Nothing to report.

#### **Westchester County**

Nothing to report.

### **December 2018**

#### **Dutchess County**

Nothing to report.

#### **Orange County**

Nothing to report.

#### **Putnam County**

Nothing to report.

#### **Rockland County**

**Bartaco**, a popular restaurant with locations in Port Chester and Stamford Connecticut has pulled out of an agreement to take over the former River Club restaurant in Nyack. The taco bar restaurant, known for beach culture and coastal vibe, was scheduled to take over the site at 11 Burd Street which closed in 2015 after 30 years of business.

#### **Sullivan County**

Nothing to report.

### **Ulster County**

Nothing to report.

### **Westchester County**

**Anna Artuso's Pastry Shop** recently closed its bakery after more than 50 years of business. The bakery on McLean Avenue held an auction to sell some of the business' indoor fixtures. The ovens and other equipment in the kitchen will remain as another bakery is expected to open in the same place under a different name and management. No job numbers were announced.

**The March of Dimes** recently announced plans to move its White Plains headquarters to northern Virginia. The nonprofit organization, which works to improve mothers' and babies' health, will move to the Crystal City section of Arlington County, across the river from the nation's capital. It is in the same area where Amazon recently chose to locate a new headquarters campus. According to published reports, Arlington County provided a \$150,000 grant to help lure the company and expects to recoup the investment with \$1.1 million in taxes paid over the next 10 years. Arlington County also expects the move to bring 80 new jobs, while occupying about 28,000 sq. ft. of real estate.

## **STRIKES AND LABOR DISPUTES**

**Orange County Government** and its **Civil Service Employees Association** members recently approved a new five-year contract which runs from January 1, 2019 through December 31, 2023 and includes pay raises between two and three percent on average. With about 1,300 members, the CSEA is the largest county employee union in Orange County.