



INSIDE



PAGE 4
**HELPING THE
HISPANIC COMMUNITY**



PAGE 14
PLAYLAND LAWSUIT

First Four Corners project

6-STORY BUILDING PROPOSED FOR HARTSDALE WITH 50 UNITS

BY PETER KATZ

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While the town of Greenburgh continues to work on the fundamentals involved in paving the way for revitalization of the area surrounding the Four Corners intersection, where Hartsdale Avenue crosses Central Avenue, a redevelopment proposal for a parcel about a block east of the actual intersection has been presented to the Town

Board. Greenburgh Town Supervisor Paul Feiner characterized it as the first major Four Corners redevelopment proposal.

It would be a six-story building with 50 residential units. There would be 33 one-bedroom units and 17 two-bedroom units. The building would contain 48,000 square feet.

The property for the proposed development consists of two lots. One of them, at the corner of East Hartsdale Avenue and Wilson Street, formerly

was a gas station and now is the site of Casarella's Auto Service. The second part of the property, fronting on Wilson St., has two residences.

The Greenburgh Department of Community Development and Conservation has prepared a draft study of the Four Corners area, intended to establish the basics for what it characterizes as a "community-driven and collaborative concept for neighborhood scaled mixed-use redevelopment."

» **HARTSDALE** 6

DMV SEEKS MOVE, WHITE PLAINS MALL TO 3 BARKER AVE.

BY PETER KATZ

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THE NEW YORK STATE DEPARTMENT of Motor Vehicles wants to move its offices from the White Plains Mall on Hamilton Avenue to a nearby office building on Barker Avenue. The mall is slated to be torn down and replaced with the Hamilton Green mixed-use development. The DMV has been a prime tenant at the mall, which was built in 1974.

The Hamilton Green project by WP Mall Realty in

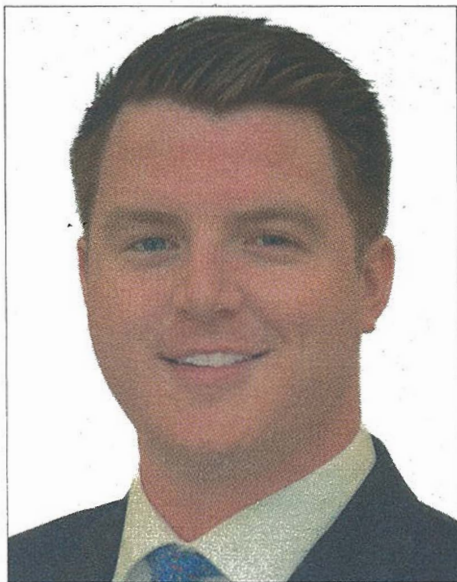
four buildings with a total of 860 apartments, more than 85,000 square feet of retail and restaurants, 27,000 square feet devoted to coworking space, about 1,000 parking spaces and a public park.

The cost of the project is estimated at just over \$585 million.

The future of the DMV office has been a subject of speculation since the plan for the mall's redevelopment was announced about two years ago. Although a lease had not been signed

» **DMV** 6

40 UNDER 40 | RISING STARS OF WESTCHESTER



BRENDAN HICKEY, 31

Senior Director
GHP Office Realty, LLC

How would you describe yourself in three words?

Kind. Driven. Engaging.

Name one habit of a highly successful person.

Persistence. Setting a goal and doing everything in your power to achieve it. Things are not going to be handed to you and in order to achieve success one must be persistent to achieve their goals.

Provide one example from your educational experience that has led to your business success.

During my junior year at Fordham University we had an assignment to interview a Fordham alumnus. I was lucky enough to interview Jim Houlihan (managing partner, GHP & Houlihan-Parnes). The interview was my first real introduction to the world of commercial real estate. My eyes were opened to the business and two years later I started my career with GHP and Houlihan-Parnes.



KEVIN KELLY, 39

Senior Vice President - Group Manager, Commercial Real Estate
People's United Bank

Provide one networking tip.

Take every opportunity to meet new people and appreciate the importance of good relationships with clients, co-workers, former colleagues and friends throughout your career.

Name one habit of a highly successful person.

Successful people surround themselves with great teams, focus on collaboration and communicate well.

What is your definition of success?

For me business success is enjoying what you do, working with smart and motivated people and continually learning new things.



SAMANTHA LEVINE, 32

President + Creative Director
Auburn Jewelry

What was the best business or personal advice ever offered to you?

"Sam, you can always make jewelry with a law degree, but you can't practice law with a jewelry degree." - Professor Peterson

How would you describe yourself in three words?

Passionate. Creative. Loyal.

What is your most cherished hobby?

My love of animals is my most cherished hobby. In my free time you can find me sitting in a goat pen at Muscote Farm or volunteering with Bluepath Service Dogs



CAROLINE MARTIN, 29

Director of Operations
MSM DesignZ, Inc.

What is the last book you read?

The last book I read was 'My Fight, Your Fight' by Ronda Rousey. The book told an amazing story and was an inspiration to me. Ronda is an exceptional woman who fought for her dream and broke boundaries in a highly male-dominated field.

Name one habit of a highly successful person.

One habit of a highly successful person is not fearing failure. From Henry Ford to Jeff Bezos, even the greatest entrepreneurs have endured setbacks, but were all willing to begin again.

Provide one business tip that has helped in your success.

One business tip that has helped in my success is trusting my instincts. If it's your area of expertise, you're mostly likely going to be right, so just go with it.

We are pleased to announce that Brendan Hickey, Senior Director at GHP Office Realty was selected to the 40 Under 40 Rising Stars of Westchester Award from the Business Council of Westchester on June 13, 2019.

Brendan has negotiated and closed over 150 commercial leases and renewals totaling over 350,000 square feet of commercial office space within the GHP portfolio. He has also been an integral part of the sales and acquisitions team as GHP has continued to increase their ownership footprint in Westchester County. Brendan was a vital member to the team on GHP's recent acquisitions of nearly 900,000 square feet at 115-117 Stevens Avenue in Valhalla, 660 White Plains Road in Tarrytown, and 555-565 Taxter Road in Elmsford. Recently, he brokered a sale of a 40,000 square foot office building in Norwalk, Connecticut for \$4,600,000.

Brendan received his Bachelor Degree in Business Administration from Fordham University's Gabelli School of Business in May, 2010. In November, 2010, he began his career with GHP Office Realty in the role of a Tenant Services Coordinator, on the property management side of the business. It is through this role that he was able to learn commercial real estate from the ground up. While working directly with tenants, engineers, and contractors, Brendan learned about building systems, budgets, and accounting procedures. He also maintained daily relationships with GHP's existing tenant roster and grew accustomed to the concerns, issues and requests that can arise when managing a property.

Brendan has taken ownership of his roles at GHP since he was first hired and we are very proud of his achievements.