

Owners, Developers & Managers News Briefs

Daten Grp. to develop three new projs. in White Plains



The Reed at 115 North Broadway - White Plains, NY

WHITE PLAINS, NY A NYC condominium developer is targeting the rental market in White Plains — launching three new high-end boutique residential rental projects with a “hip vibe” located in the city’s downtown area that is seeing an upswing in young people and families moving up to the suburbs from NYC.



Craig Rosenman

Together, the new buildings will bring over 100 new rental units to the city. The buildings include: La Gianna at 10 DeKalb Ave., The Dylan at 42 Waller Ave. and The Reed at 115 North Broadway. The city’s newest rentals are being co-developed by The Daten Group, a NYC-based development company building the condo 72 Poplar St. in Brooklyn Heights on the site of a former police precinct. The co-developer is Lighthouse Enterprises, a White Plains Development Co.

According to The Daten Group’s director of acquisitions Craig Rosenman, the city has seen “no new rental construction in over six years.”

“With rental inventory in White Plains very low, these buildings come at the perfect time to offer the unique option for boutique luxury with walk-ability to all,” said Rosenman. “Our concept focuses around neighborhoods with easy commutes

to NYC that have great restaurants, bars, parks and access to public transportation.”

Built around a new concept in “vibrant community living,” *vibeliving.com* the buildings’ developers say they cater to active lifestyle residents and families with young children. The newly constructed buildings all feature modern designed apartments, spacious layouts and smart technology. Customized amenities for each project includes doormen, fitness centers, media rooms, children’s playrooms, playgrounds, barbeque areas, covered parking and more.

All apartments feature modern, upscale, open layouts with hardwood floors, master bathrooms with double sink vanities, full size vented washers and dryers in the apartments, custom Italian kitchens with modern stainless steel appliances, ceasarstone countertops, large bedrooms and closet space and more.

“Renters in White Plains will see there simply is no competing with our new buildings,” said Lighthouse’s David Mann. “No other building even comes close for the mix of value, location and finishes.” Mann points out that each of the portfolio’s three buildings offer something a little different for today’s discerning renters: “In a market that features many older and un-renovated apartments, we are bringing fresh modern designs with amenities geared for today’s lifestyles.”

Grassi & Co. teams up with St. Francis Food Pantries and Shelters to give back to New Yorkers

NEW YORK, NY Grassi & Co., one of the top 20 accounting firms in the N.Y. market, is taking an opportunity to give back to the community as the holiday season approaches.



Lou Grassi

It is not every day that you hear of an accounting firm that is willing to almost completely shut down business in order to give back to the community, but on Friday, October 24th, Grassi & Co. did just that.

For the firm’s annual “Firm Day”

event, Lou Grassi, the firm’s managing partner, brought 200 of his employees to the Skyline Hotel for a day of service with St. Francis Food Pantries and Shelters. On this special day, the mission was not to meet deadlines or issue financial statements, or even collect billable hours, it was to prepare thousands of peanut butter and jelly sandwiches to hungry New Yorkers, and give back to the city.

“St. Francis Food Pantries and Shelters is a fantastic organization here in New York City that provides clothing, food, school supplies and more to so many people in need. My team and I are excited to have the opportunity to contribute,” said Grassi.

SAWKILL LUMBER CO. TO SUPPLY WOOD FOR THE WALKWAY Biber Archts.-designed USA Pavilion breaks ground at Expo Milano 2015

NEW YORK, NY With nine months until the opening of the next World’s Fair, the USA Pavilion, designed by N.Y.-based firm Biber Architects, recently broke ground at Expo Milano 2015.

One of the central elements of the 42,000 s/f project is an expansive walkway that will stretch from one end of the pavilion to the other, rising from the ground level to the second floor, and serving as the main circulation space. Its design is not only a tip of the hat to that iconic summertime host of American food culture—the boardwalk—but also an environmental statement that speaks to the ethos of this year’s exposition.

Biber Architects tapped Sawkill Lumber Co. to supply the wood for the walkway, specifying 10,000 s/f of reclaimed lumber from the Hurricane Sandy-ravaged boardwalks of Coney Island and Rockaway Beach. The walkway aims to give a “third life” to the boardwalks, which are made of rare tropical species such as Ipe and Cumaru that were sourced decades ago from the rain forests of Guyana and Brazil for their resistance to insects and rot. A re-milling process will reveal the vibrant colors of these tropical woods—deep browns, grays, and reds—that were lost over time. After Expo Milano 2015, Biber Architects will continue working with Sawkill Lumber Co. to reclaim and repurpose the wood from the USA Pavilion.

Organized by Friends of the USA Pavilion Milano 2015 — a collaboration between the James Beard Foundation and the International Culinary Center in association with the American Chamber of Commerce in Italy — the pavilion was thoughtfully designed in response to the overall expo theme of food. Entitled “American Food 2.0: United to Feed the Planet,” the USA pavilion features an open, airy, barn-inspired structure, moving visitors through a series of



exhibits to facilitate conversations about America’s role in the global food system. Plans include ecological elements including a harvestable vertical farm, rainwater irrigation system and photovoltaic panels as well as uniquely American features such as regional food trucks and an expansive boardwalk. Expo Milano 2015 is expected to attract more than 20 million visitors from May through October 2015.

James Biber, founder and principal of Biber Architects, said, “The pavilion itself is a scaffolding for ideas, a rethinking of the nature of the expo pavilion and of America as a force in the food world.” Designed in response to the closed box architecture of recent expos, the 2015 USA Pavilion is characterized by openness, transparency and accessibility with considerate references to American culture. The pavilion opens its airplane hangar-sized door to the main pedestrian approach where visitors are greeted to a distinctly American, food-related image: the boardwalk. Made of recycled lumber from America’s boardwalks, the walkway rises from the ground level to the second floor, serving as the main forum for

self-guided viewing and concealing a defined exhibition space below. On the top floor, a rooftop terrace will feature dimmable glass shade and energy generating panels and a translucent floor, playing host to nightly parties for the rooftop-craving Italian crowds while also catering to VIPs and diplomats.

The main architectural feature is a floating vertical farm running the length of one side of the pavilion. The hydroponic facade will feature a variety of harvestable crops, set into panels that will track the motion of the sun, which are sustained by a rainwater irrigation system. The wall is a “didactic display talking about the past, present and future of the American farm and the American diet,” said Biber. With the pavilion doubling as a backdrop for interactive exhibits, state-of-the-art digital media and live performances, the farm will also become a dynamic spectacle where aerial performers will act out a harvest ballet. Meanwhile, on the other side of the pavilion, a perforated metal structure in rusted, galvanized and blued steel will create a subtle reference to Old Glory.

Shamco Management launches new tenant/management initiatives for tenants

NEW YORK, NY Shamco Management, a N.J.-based building owner/management company, has launched a new “Meet and Greet” tenant/management program, along with innovative controls designed to quickly and efficiently address tenant concerns in rental buildings owned by the company in Brooklyn and the New York metro area.

The company began holding informal “Meet and Greet” meetings at various Shamco apartment communities for tenants and management to get feedback and discuss tenant needs.

“Computers and phones are great for setting appointments or sending over documents, however getting instant feedback from tenants is invaluable,”

said Alan Shamah, a Shamco Management executive. “The “Meet and Greet” is a great way to build strong ties with our tenants.” Shamah said that tenants have already expressed how much they appreciate and like the meetings. The program, he said, is designed to augment the company’s present policy where management makes regular visits to maintain the properties and repair hot line management.

The company also recently introduced a “tenant focused” high tech information system designed to supply all of the company’s building superintendents with an iPad tablet that gives them daily updates on tenant repair requests.

“Getting the repair request to the

super immediately assists us in delivering even better tenant services,” said Shamah, who explained that the iPads allow the superintendent to get sign offs by the tenant on the tablet. “It gives us a chance to focus more on the tenant rather than paper work,” said Shamah. “We also have a hot line for tenants to inquire about their account.”

Shamco Management, which has served tenants since 1980, has been on the forefront of management technology. Over the last two years they have implemented tenant repair hot lines that go directly through the main office, so that all repairs are recorded before it goes to the maintenance department or superintendent.