

## Stillman Property Management Announces Seven New Clients in Westchester County and the Bronx

HARRISON

Stillman Property Management recently announced that it has been selected to provide property management services for a series of residential clients in Westchester County and the Bronx.

The clients announced by the company are:

- **Chatsworth Gardens**, a 75-unit condominium on 14 North Chatsworth Avenue in Larchmont;
- **Heritage Tower**, a 120-unit condominium on 15 Stewart Place in White Plains;
- **Media Lofts**, a 21-unit condominium on 50 Webster Avenue in New Rochelle;
- **Midland Avenue Owners Corp.** (Kimberly Gardens), a 404-unit cooperative on 1296, 1300 and 1304 Midland Avenue in Yonkers;
- **The Cambium**, a 143-unit condominium on 10 Byron Place in Larchmont;
- **Water's Edge**, a 76-unit condominium on 14 Water's Edge in Rye;
- **The Georgian**, 3701 Tenants Corp., a 52-unit cooperative on 3701 Henry Hudson Parkway in Riverdale.

"We are extremely pleased that the New York market is so strong, offering continued opportunities to expand our portfolio," said Roy Stillman, Esq., president of Stillman Property Management. "Our new office gives us easy access to clients throughout the New York metropolitan region, particularly those in Westchester County and the Bronx, and our years of onsite management experience enables us to help clients operate as smoothly and efficiently as possible. We are committed to providing professional, comprehensive property management services and we look forward to continuing that long-standing tradition in 2016." Stillman Property Management, at 440 Mamaroneck Avenue in Harrison, provides its services to more than 100 condominium, cooperative and rental properties in the greater New York metropolitan area. The firm, which recently moved its headquarters to Harrison, will manage nearly 900 additional units as part of the expansion, company officials said.

Established in 1985, Stillman Property Management is a family owned company with roots that date back to the early 1940's. Company officials said that Stillman Management uses a unique team approach to develop specialized management programs for each individual property, implementing administrative, financial, and maintenance procedures geared toward optimal operation. With a combined experience of more than 75 years, the firm's senior partners fully understand the onsite management process for complexes large and small, officials added.

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alone I had at least twice as many inquiries and signed five design agreements, when normally I don't sign any design agreements in December. All the agreements are for large projects."

Another NARI member added: "In our market, there simply tends to be a high demand for new and improved housing. Pent-up demand is the driving force for much of it."

"Projects appear to be larger," added another NARI member.

NARI is regarded as the premier association of remodeling professionals and industry experts dedicated to advancing the professionalism of the remodeling industry and educating the public on the benefits of using a qualified professional, association officials said.



### Bridging the Building Border

Representatives of The Home Builders and Remodelers Association (HBRA) of Fairfield County (Conn.) and The Builders Institute (BI)/Building and Realty Institute (BRI) met at the Feb. 14 Home Show in Stamford (Conn.). Albert Annunziata, executive director of the BI-BRI, (wearing a BI/BRI Cap, second from the left) was warmly welcomed by HBRA reps, left to right, Deanna Hiller, director of membership; Gina Calabro, executive director, HBRA; Connie Cooper, HBRA member; and Andrew J. LaSala, Jr., a builder/developer who is a member of both the HBRA and the BI-BRI.

- An IMPACT Staff Photo

## Join The Builders Institute (BI)/ Building and Realty Institute (BRI)!

Your building, realty or construction industry business will reap the many benefits of membership in the BI/BRI by joining. For further details and on-line payment options, visit [buildersinstitute.org](http://buildersinstitute.org). You can also call (914) 273-0730 for information.

Become a part of one of New York State's largest business organizations.

*Celebrating our 70th anniversary throughout 2016!*

## Counsel's Corner

### Attention Owners & Managers of ETPA Properties - Your Surveys Now Have to be Filed Electronically!



Ken Finger

By Kenneth J. Finger, Carl L. Finger, Daniel S. Finger

WHITE PLAINS

The Emergency Tenant Protection Act of 1974 (ETPA) established a Rent Guidelines Board (RGB).

The RGB meets yearly to determine a fair and proper rent increase for apartments subject to the ETPA. There are approximately 1,250 buildings containing approximately 25,000 apartments subject to ETPA in Westchester County. The increases are due for the period commencing Oct. 1st of each year through the following September 30th. The RGB sets the maximum increases for 1 and 2-year periods.

The statute says that in order to establish guidelines, as a Board, it "shall" consider, among the following things: the economic condition of the residential real estate industry in the affected area; real estate taxes and sewer and water rates; gross operating maintenance costs; costs and availability of financing; the overall supply of housing accommodations and vacancy rates; and relevant data from the current and projected cost of living and such other data as may be made available to it.

The information is secured from surveys sent out, prior to this year, by mail to all landlords whose buildings were subject to the ETPA. Every year the Division of Housing and Community Renewal (DHCR) - now the New York State Homes and Community Renewal Agency (HCR) - surveys the owners of rental properties containing ETPA units and the surveys request data for the prior 3 years. The owners have 45 days to respond after receipt of the survey form and submit the completed surveys.

DHCR advises that, after screening the surveys and in certain situations omitting those that may not be representative, they are entered into a data base and data tables are generated. These tables provide a 3-year comparison of the data and are stated to be designed to provide, as accurately as possible, a profile of the actual economic conditions of the ETPA housing in Westchester County for the prior year.

The RGB utilizes these schedules and the data together with presentations from the public, tenants and owners, together with submissions from Board members, as the basis of its consideration relative to the rent increases for the following 1 and 2 years.

As a member of the Westchester County Rent Guidelines Board (Kenneth Finger is a Owner Member of the RGB), one of the frustrations over the years has been the inability of the Division of Housing and Community Renewal (DHCR) - and now The New York State Homes and Community Renewal Agency (HCR) - to get the RGB the required survey data in time for the yearly hearings. This has been due to a myriad of reasons, including tardy survey submission and difficulty in tabulating the data.

This year, the HCR has advised the RGB that it is implementing an "on-line filing format" effective Mar. 1, 2016. HCR reports that beginning Mar. 1st, 2016, New York State Homes and Community Renewal's (NYSHCR's) Research and Analysis Unit will be implementing an on-line filing format effective on that date.

As such, the annual survey mailing by certified mail, return receipt requested will be discontinued this year. Beginning Mar. 1st, owners will need to access the 2016 survey forms and instructions for the ETPA Westchester County via the Owner Rent Regulation Applications (ORRA) System.

The system functions like the current annual registration process for owners of rent stabilized apartments in the ETPA counties and the City of New York. Owners will receive an e-mail with a User ID and password that they can use to file their survey form(s) on-line, unless they have already received an ID and password when filing their annual registrations with HCR.

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This should be a significant improvement for the RGB to review the data in an efficient and timely form. In preparation for this change, HCR is asking all ETPA owners to check that their annual building/apartment registrations with HCR are up-to-date and current telephone and e-mail information is provided on these annual registration forms. This is especially true for the 2015 annual registrations.

If ETPA owners have never registered their property with HCR, they are asked to send an e-mail to HCR's Processing Services Unit (PSU) at [psu@nyshcr.org](mailto:psu@nyshcr.org). HCR Staff will be able to assist them with the on-line rent registration process. Also, if ETPA owners do not remember their User ID or password, they are instructed to select the appropriate link on the NYS HCR Single Sign-on page located at <http://www.nyshcr.org/Apps/RentReg/>.

HCR advises that its staff will be available to all ETPA owners if they have questions related to any ETPA survey matter. Owners are asked to call the Research and Analysis Unit at (718) 262-4912 or contact the unit via e-mail at [ETPA@nyshcr.org](mailto:ETPA@nyshcr.org).

**Editor's Note - The authors are attorneys with Finger and Finger, A Professional Corporation. Finger and Finger is Chief Counsel to The Builders Institute (BI)/ Building and Realty Institute (BRI) of Westchester and The Mid-Hudson Region. The firm is based in White Plains.**