COMMENTARY:
The Germination of "Good Cause" Eviction

By Jason Hilliard, Government Affairs Director, Building and Realty Institute (BRI)

ARMONK

New York State's "Good Cause" Eviction Law went into effect on Apr. 20, 2024 for New York City. The law gives municipalities throughout the rest of the state the option to opt-in to the policy, which extends the role of housing courts into unregulated apartments, creates life-long leases, and further skews the property-owner/tenant paradigm toward the benefit of tenants.

The law caps rent increases on unregulated apartments at either five percent plus the Consumer Price Index (CPI), or 10 percent, whichever is lower. This cap is termed the "unreasonable rent" threshold, and if any investments into the apartment requires a higher rent percentage increase, the tenant can refuse to pay it. If the property owner decides to seek relief through taking the tenant to housing court, the onus would be on the property owner to prove why such an increase, thereby investment, was necessary. In the end, the housing court judge has the final say as to what is necessary, not the property owner.

The law was championed in Albany by Housing Justice for All, a New York-based coalition of over 80 tenant and homeless organizations, as a tool to

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Impact

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News for the Building and Realty Industry

79 *Years of Providing Knowledge to the Building Community*

BRI

NOVEMBER 2025 VOL. 24 NO. 2

FEATURES

Business and Civic Leaders Launch Statewide "Build More New York Coalition" to Support Jobs, Construction and Development by Reforming New York State's "Scaffold Law"

NEW YORK

Nearly 50 business and civic organizations on Sep. 4 announced the formation of the Build More New York Coalition to support jobs, construction and development across the state by reforming what they stressed as the outdated Scaffold Law.

Build More New York is rallying around U.S. Rep. Nick Langworthy's Infrastructure Expansion Act, which will preempt the Scaffold Law for federally funded projects and promote the development of critical infrastructure such as housing, roads, bridges, tunnels and schools that support jobs and New York's economy, officials said.

New York is the only state in the country that imposes an absolute liability standard on property owners and contractors for gravity-related injuries at construction sites, a prohibitive policy that increases overall construction costs by ten percent, according to a 2021 report by the Building Trades Employers Association (BTEA).

The law, coalition officials said, has driven insurers out of the market, reduced competition, and raised premiums, making it even harder to develop housing and other essential infrastructure projects in an already challenging environment. The Infrastructure Expansion Act, introduced by Langworthy as H.R. 3548, offers a targeted solution by ensuring that projects in New York use the same liability standard as in every other state. This would remove outdated regulatory barriers dating from 1885 that drive up construction costs, hinder housing and infrastructure development, and limit opportunities for economic growth across the state.

"Every union contractor in New York will tell you the same thing: the Scaffold Law is crushing their businesses by driving insurance costs to the highest in the nation," said **Elizabeth Crowley, president of the Building Trades Employers Association**. "Congressman Langworthy's bill is a lifeline - it will finally level the playing field, protect good-paying union jobs, and free up resources to build the projects New Yorkers urgently need, all while saving taxpayers millions."

"New York State's Scaffold Law drives construction costs upward by imposing the nation's most aggressive liability standard. This law makes building new homes, factories, and businesses less attainable," said **Josh Veronica, director of government affairs at the Buffalo Niagara Partnership (BNP)**. "Because state government has not yet addressed this problem, federal action is needed. The BNP thanks Rep. Langworthy for his efforts to alleviate construction costs and grow our regional economy."

"AGC NYS is proud to stand with the "Build More New York" coalition in its mission to address the Scaffold Law. For too long, this outdated law has fueled New York's affordability crisis - every New Yorker has been paying to enrich unscrupulous personal injury trial lawyers at the expense of rebuilding schools, hospitals, roads, bridges, affordable housing, and environmental infrastructure. It is time for justice and fairness - and time for this to end. We applaud Congressman Langworthy's dedication to the fight to eliminate the Scaffold Law's absolute liability standard. Everyone deserves justice - injured workers, as well as contrac-

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Analysis:
The One Big Beautiful Bill Act Contains Many Changes for Housing – Positive and Negative

ARMONK

The major legislative accomplishment of the second Trump Administration thus far was unquestionably the passage of H.R.1, the One Big Beautiful Bill Act.

Passed in both houses of Congress by the narrowest of margins and signed to great fanfare by President Trump on Jul. 4, the single bill contains enough changes around taxes, spending, and policy to have filled an entire Congressional session's worth of legislation. The mammoth size of the bill obscured many of the potential gains and disadvantages for the housing construction industry and those who own or operate existing multifamily. Unlike more controversial and high-profile changes to Medicaid, the expansion of spending on immigration enforcement, and the effect of the bill on the national debt, the housing industry was quietly a clear-cut winner under the law – though not without some deep concerns that warrant further advocacy.

The passage of such a sprawling bill through what has become an increasingly sclerotic Congressional legislative process was facilitated by a looming deadline – the end-of-the-year expiration of scores of tax cuts and deductions that were temporarily passed as part of the 2017 Tax Cuts and Jobs Act. Experts had estimated that if the previous law was allowed to expire entirely, individuals and corporations would be paying nearly $4 trillion more in taxes as a result.

In many ways, the biggest change for individuals and businesses was the maintenance of the status quo. The current marginal tax rates, the Section 199A Qualified Business Income Deduction which specifically benefits pass-through entities, and the increased exemptions for the Alternative Minimum Tax were all made permanent. Additionally, the estate tax exemption was increased to $15 million and indexed to inflation for subsequent years. Importantly, the 100 percent bonus depreciation was also restored and made permanent. This policy has a particularly strong impact for the construction and real estate industries, as it allows businesses to deduct the full cost of an asset instead of depreciating it over time, accelerating the tax benefits.

At a time when home ownership has become increasingly unaffordable, particularly in high-property tax areas like Westchester County, the law provides two policies to take the edge off for homeowners. The original Tax Cuts and Jobs Act had capped the amount of State and Local Taxes that could be deducted by individuals and families at $10,000 – particularly painful in Westchester, where the median property tax bill alone is nearly $13,000, to say nothing of state income tax and other local taxes. The new legislation raised that SALT cap to $40,000 through 2029, with a 1 percent "inflation" adjustment after 2025. Unlike many of the other tax changes, this policy is temporary – the $10,000 SALT cap is set to be reinstituted in 2030, at least for now.

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A Noteworthy Selection: The BRI Is Named As One Of the Top Trade Associations in NY State

NEW YORK

The Building and Realty Institute of the Hudson Valley (BRI) was recently voted as one of the 2025 top trade associations in New York State, association officials recently announced.

The BRI, a building, realty and construction industry membership organization with more than 1,000 members, was included in City & State's inaugural list of top associations. City & State is a premier media organization that is dedicated to covering New York's local and state politics and policy. The publication's coverage serves New York's leaders as a guide to the issues impacting New York, BRI officials said.

The BRI, association officials said, represents home builders, developers, remodelers, contractors, subcontractors, landlords, co-op and condo boards, managing agents, suppliers and service providers. The organization, formed in 1946, has members in 14 counties of New York State.

Tim Foley, chief executive officer (CEO) and executive vice president of the BRI, said the organization has been laser-focused on supporting and encouraging the up-and-coming businesses in the Westchester County homebuilding, construction and development industries through launching its Hudson Valley Women in Construction discussion group, a Young Professionals in Construction affiliate group and its ongoing partnership with the Westchester Hispanic Chamber of Commerce on innovative programs aimed at Hispanic homebuilders, remodelers and contractors.

"The BRI's programs this year have focused on addressing the housing shortage, artificial intelligence and what to do in preparation for worksite raids by ICE," Foley said.

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Habitat for Humanity Promotes Accessory Dwelling Units in Westchester with Plus One ADU Program

ARMONK

On Jul. 29, Building and Realty Institute (BRI) member Habitat for Humanity New York City and Westchester hosted a webinar for homeowners and policymakers on the basics of the state-funded Plus One ADU Program.

The program provides up to $125,000 in soft and hard costs for low- to moderate-income residents to create a new accessory dwelling unit (ADU) or legalize an existing ADU on their property in Westchester County communities, officials said.

The webinar was co-sponsored by the BRI, which had partnered with Habitat for Humanity last year on information sessions for MWBE remodelers, contractors, and subcontractors who could help homeowners transform their homes or properties into two dwellings by creating an ADU. Other co-sponsors included the Welcome Home Westchester campaign (of which both the BRI and Habitat for Humanity are members), State Senators Andrea Stewart-Cousins and Pete Harckham, Assemblymember Maryjane Shimsky, Westchester County Legislators Vedat Gashi, David Imamura, Colin Smith, and Emiljana Ulaj, and Croton-on-Hudson Mayor Brian Pugh, officials added.

Officials said ADUs are small, self-contained apartments that are added onto the same property as an existing single-fam-

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From the Editor's Desk

Hanley's Highlights

by Jeff Hanley

Associate Executive Director, Building and Realty Institute (BRI), *Impact* Editor

Reviewing the Many Options for Our Readers in This Issue

ARMONK

The staff of the Building and Realty Institute (BRI) has always tried to make the coverage that we offer to readers of IMPACT as diverse as possible. This edition provides a good illustration of those efforts.

There are, without question, a variety of reports in this issue on topics of importance to the building, realty and construction sectors. They include:

- ◆ An article from the National Association of Home Builders (NAHB) on how builder confidence in the market for newly built single-family homes across the U.S. improved significantly in October. The report is on page one.
- ◆ A page one report from NAHB that stresses how the sentiments of the remodeling market improved in the third quarter across the U.S.
- ◆ A commentary on page one that summarizes the germination of the Good Cause Eviction Mandate. The report was written by Jason Hilliard, government affairs director of the BRI.
- ◆ A page one article that covers the selection of the BRI as one of the top trade associations in New York State. The report summarizes how the BRI was included in City & State's inaugural list of top associations. City & State is a premier media organization that is dedicated to covering New York's local and state politics and policy.
- ◆ An analysis on page one on how the "One Big Beautiful Bill Act" contains many changes for housing, in positive and negative ways.
- ◆ A page one article that reports on the recent efforts of nearly 50 business and civic organizations in forming the Build More New York Coalition to support jobs, construction and development across the state by reforming what the organizations stress as the outdated Scaffold Law. The article explains how the Build More New York coalition is rallying around U.S. Rep. Nick Langworthy's Infrastructure Expansion Act, which will preempt the Scaffold Law for federally funded projects and promote the development of critical infrastructure such as housing, roads, bridges, tunnels and schools that support jobs and New York's economy. New York is the only state in the country that imposes an absolute liability standard on property owners and contractors for gravity-related injuries at construction sites, a prohibitive policy that increases overall construction costs by 10 percent, according to a 2021 report by the Building Trades Employers Association (BTEA).
- ◆ A page one story on the recent webinar of BRI member Habitat for Humanity New York City and Westchester for homeowners and policymakers on the basics of the state-funded Plus One Accessory Dwelling Unit (ADU) Program. The program provides up to $125,000 in soft and hard costs for low- to moderate-income residents to create a new ADU unit, or legalize an existing ADU on their property in Westchester County's communities. The webinar was co-sponsored by the BRI.
- ◆ A report in Insurance Insights regarding how a rock-bottom premium on a Contractor's General Liability Policy usually means a policy riddled with exclusions that leaves everyone exposed. The report stresses that, before hiring a contractor, it is very important to make sure the contractor's General Liability Policy is reviewed by an insurance broker. Jason Schiciano and Ken Fuirst of Levitt-Fuirst Insurance and Bonding wrote the article.
- ◆ *An analysis in Counsels' Corner on working remotely, specifically what the courts have to say about "Reasonable Accommodation." The article was written by Finger and Finger, A Professional Corporation. The firm serves as Chief Counsel to the BRI and its affiliate organizations.
- ◆ *A column in Co-op and Condo Corner on why housing co-ops are very important to the New York metropolitan area. Jane Curtis, chair of the Cooperative and Condominium Advisory Council (CCAC) of the BRI, wrote the commentary.
- ◆ *A story on the recently announced partnership between LMC Media and the BRI. LMC Media was recently appointed as the official production company for "Building Knowledge with the Building and Realty Institute (BRI)," the BRI's Podcast Series that covers issues affecting the building, realty and construction sectors. The series can be found on Apple, Spotify and buildersinstitute.org.
- ◆ *A commentary in Presidential Perspectives that reviews how Battery Energy Storage Is a Critical Tool for Westchester County's Electric and Construction Growth. BRI President Michael Murphy wrote the commentary.
- ◆ *Three reports from Sarah Tavares, the campaign organizer for Welcome Home Westchester, on some of the recent efforts of the coalition. The Welcome Home Westchester campaign is a multi-stakeholder advocacy effort consisting of business and nonprofit leaders, academics, think tanks, faith leaders and community advocates working together to drive a new public conversation around fixing the housing shortage in Westchester County.
- ◆ *A story on a joint report recently released by The Westchester County Association (WCA) and The Regional Plan Association (RPA) – both partners of The Welcome Home Westchester (WHW) campaign – that reveals the potential devastating economic impacts of failing to build the housing that Westchester County needs. The report, entitled "Building Growth: The Economic Impact of Addressing Westchester's Housing Crisis," demonstrates the severe impact on the county's economy if municipalities do not increase the rate at which they are building new, much-needed housing. The report, officials said, found that Westchester County presently has a shortfall of approximately 21,000 units, which could increase to a deficit of 44,000 – 77,000 by 2040.

Here's wishing a happy fall to all of our readers. Enjoy the issue – and its diversity!

Habitat for Humanity Promotes Accessory Dwelling Units in Westchester with Plus One ADU Program, Continued from p. 1

ily home, duplex, or other residential building. ADUs have been touted as a small but important option for addressing the housing shortage in Westchester County because they provide both a new, naturally affordable housing option while also supplementing incomes to middle-class and senior homeowners. Typical ADUs include garage conversions, backyard cottages, converted attics or basement apartments, or any space on an existing lot that can be repurposed into a fully separate living place.

Even in the relatively few Westchester communities that allow ADUs to be built, officials added, a major challenge for middle-class homeowners has been affording the remodeling and construction work necessary to create a wholly separate living space on their property.

The state grant program bridges this gap for households who are at or below 120 percent of the area median income ($163,000 for a couple or $204,000 for a family of four) living in Cortlandt, Croton-on-Hudson, Dobbs Ferry, Hastings-on-Hudson, Irvington, or Yorktown and who intend to continue to occupy one of the dwelling units on their property while renting the other out to a long-term tenant. The grant of up to $125,000 can be used for soft costs like design, drawings, permits, budget, and administration or hard costs like materials and construction, officials said.

Nearly 100 attendees for the webinar listened in as Marnie Henricksson, the Westchester Homeownership Programs Manager for Habitat NYC and Westchester, and Matt Dunbar, the Chief of Staff and Executive Vice President, explained how homeowners could apply and utilize the program, and answered questions both on the specifics of financing for the program and on the overall benefits of allowing for accessory dwelling units in local communities.

Insurance Insights

By Ken Fuirst and Jason Schiciano

Levitt-Fuirst Insurance and Bonding

You Get (What Your Contractor) Pays For — Building Owners and General Contractors, Please Read This Before You Hire A Contractor

TARRYTOWN

There's an old saying in business and in life — you get what you pay for.

Nowhere is this truer than in Construction Contractor Insurance. At the request of one of our clients - who owns multiple apartment buildings - we recently reviewed the General Liability Insurance for a small interior carpentry contractor that the owner wished to hire for renovations and improvements to a few vacant units (before re-renting).

The policy annual premium was only $1,442, so we knew what to expect, before reading the first words of the policy... you get what you pay for. Certainly, this policy is a great "deal" for the contractor, but General Liability Policies - even for small contractors - that also provide coverage to the Additional Insured, cost thousands, or tens-of-thousands of dollars, more.

After normal business expenses, the insurance company isn't going to net very much income from a $1,442 premium. And, that assumes no claims have to be paid by the insurance company on behalf of the contractor. To improve the carrier's likelihood for a small profit on this premium, the carrier excludes the most common types of claims: those involving contractor worker injuries of any kind (e.g. slip/fall, electrical shock, falling object, etc.).

Many contractors "get away" with purchasing these cheap policies, because their customers (Building Owners, General Contractors, etc.) will never look past the Certificate of Insurance (COI), which does not reveal the exclusions that make the contractor's insurance essentially useless for an Additional Insured.

This contractor's COI could seemingly offer all of the terms a Building Owner — or General Contractor, if this carpentry contractor was working as a subcontractor — may require, including: $1,000,000 Per Occurrence Limit /$2,000,000 General Aggregate Limit /$2,000,000 Products/ Completed Operations Limit.

The COI could even list the Owner (or General Contractor) as "Additional Insured." But reading through the full insurance policy reveals that this contractor's insurance would essentially be worthless to the Additional Insured in the event of a lawsuit stemming from an employee injury, while performing work for the Additional Insured.

In other words, the insurance policy displayed on the COI would not provide legal defense, or pay a judgement, on behalf of the Additional Insured, in the event of a contractor worker injury lawsuit. The Building Owner's, or General Contractor's Insurance, would have to respond, and the claim may result in higher premiums and inferior insurance for many years to come.

Contractor Policy Exclusions that Take Coverage Away From Additional Insureds

Here are some notable exclusions we found in the contractor's $1,442 General Liability Policy:

- ❖ Exclusion - bodily injury to an employee or any person who performs labor for the contractor.
- ❖ Exclusion - bodily injury to any subcontractor of the contractor (including subcontractor employees).
- ❖ Exclusion - any claim involving any other type of work performed by the contractor, except interior carpentry.
- ❖ Exclusion - any claim involving exterior work above three stories and interior work at a clearance above three stories.
- ❖ Exclusion - any claim involving work that requires licensure or trade specific knowledge, such as electrical, plumbing, and HVAC work.
- ❖ Exclusion - any claim involving roofing work.
- ❖ Exclusion - any claim involving work performed in the boroughs of New York City.

All insurance policies, including a Contractor General Liability Policy, contain "standard" exclusions (e.g. pollution liability; professional liability; intentional acts, etc.).

But the above exclusions, and many others, are commonly added to "cheap" contractor insurance policies. These exclusions are not displayed on the COI; the only way to identify them is for your insurance broker (or another qualified individual) to review the full, complete Contractor General Liability Policy.

But wait! My Contractor Has an Umbrella Policy!

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News for the Building and Realty Industries **Impact**

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Failing to Build Westchester Housing Will Cost Billions, Report Stresses

WHITE PLAINS

A joint report released on May 21 by The Westchester County Association (WCA) and The Regional Plan Association (RPA) – both partners of The Welcome Home Westchester (WHW) campaign – reveals the potential devastating economic impacts of failing to build the housing that Westchester County needs.

Unveiled at WCA's Real Estate Summit '25, "Building Growth: The Economic Impact of Addressing Westchester's Housing Crisis" demonstrates the severe impact on the county's economy if municipalities do not increase the rate at which they are building new, much-needed housing, officials said.

The report found Westchester presently has a shortfall of approximately 21,000 units, which could increase to a deficit of 44,000 – 77,000 by 2040.

Even with a one percent annual growth in the county's housing stock, Westchester won't reach the projected housing needs over the next 15 years, according to RPA Executive Vice President Kate Slevin, who presented the report alongside WCA's President and Chief Executive Officer, Michael N. Romita.

"We really need our local leaders to step up and need the state to take more action. We are behind our peer states," said Romita. "This report confirms what we've been sounding the alarm about: housing isn't just a social issue - it's an economic one."

Failing to increase the housing supply more rapidly, the report said, means Westchester County could lose:

- ◆ 8,400 to 12,000 jobs annually
- ◆ $533 million to $742 million in annual earnings
- ◆ $32 billion to $57 billion in Gross Domestic Product by 2040

Other factors including climate change, which is projected to destroy up to 12,363 existing Westchester County homes by 2040, according to RPA's recent "Averting Crisis" report, further exacerbate the housing shortage.

"Our research shows that progress has been made to create more homes in walkable, transit-oriented neighborhoods, but more must be done to address the County's historically low vacancy rate," Slevin said, noting that the 1.9 percent current vacancy rate is well below a healthy 5-8 percent.

Westchester County Executive Ken Jenkins said: "Westchester County understands that there is a real, critical need for more housing opportunities if we want to move in tandem with the development that has been occurring across the economic sector. Our recent investments in housing align with our long-term strategy to address housing needs and provide stability for families who are looking to build their futures here."

You Get (What Your Contractor) Pays For – Building Owners and General Contractors, Please Read This Before You Hire A Contractor, Continued from p. 2

Your contractor has an Umbrella Policy? Great, how much coverage...$1,000,000 Umbrella? $5,000,000 Umbrella? It does not matter! Generally speaking, any exclusions that apply to the underlying General Liability Policy, also apply to the Umbrella. The Umbrella Policy does not "fill-in the gaps" of a General Liability Policy.

The lesson is simple: you get what you pay for. A rock-bottom premium on a Contractor General Liability Policy usually means a policy riddled with exclusions that leaves everyone exposed. Before hiring a contractor, make sure the contractor's General Liability Policy is reviewed by your insurance broker.

If your broker is not willing, or qualified, to provide prompt reviews of insurance for contractors your company is considering for hire, we can help. Please contact Levitt-Fuirst Insurance and Bonding at (914)457-4200.

***Editor's Note:** Levitt-Fuirst Insurance and Bonding is the Insurance Manager for The Building and Realty Institute of the Hudson Valley (BRI). Jason Schiciano and Ken Fuirst are co-presidents of Levitt-Fuirst Insurance and Bonding. The firm is based in Tarrytown.*

Habitat NYC and Westchester Breaks Ground on First Standalone ADU in Croton-on-Hudson Through Plus One ADU Program, Continued from p. 4

housing crisis by creating multi-dimensional living spaces that bring much-needed new homes to communities, while helping homeowners optimize their property's footprint. With 84 towns awarded funding thus far, more homeowners like Walter and Lynn will be able to take advantage of this innovative tool to meet their financial goals while also expanding the supply of affordable homes."

New York State Sen. Pete Harckham said: "Accessory Dwelling Units are a win-win for our communities, which is why I introduced legislation to incentivize local governments to allow homeowners to build ADUs and supported funding for the Plus One ADU program in the State Budget. At a time when we are facing a severe shortage of affordable housing, this is a low-density solution that also lets seniors on fixed incomes gray in place and people with unique abilities live close by to loved ones. Congratulations to the Village of Croton-on-Hudson and Habitat for Humanity on the groundbreaking for this new ADU initiative."

Assemblymember Dana Levenberg said: "We have an urgent need to build more housing in New York State. I applaud Habitat for Humanity of New York City and Westchester, the Village of Croton, and my constituents who are taking advantage of New York State's Plus One ADU program for being part of the solution. Through partnerships like this, we will continue to help more New Yorkers find an affordable place to call home."

Westchester County Executive Ken Jenkins said: "Today's groundbreaking is more than just the start of construction – it's the beginning of new housing opportunities here in Croton and across Westchester. It's innovation that required dedicated planning and teamwork to achieve. Through the Plus One ADU program, and in partnership with Habitat NYC and Westchester and our local leaders, we're showing how collaborative, community-driven solutions can help families, support homeowners and strengthen our neighborhoods for generations to come."

Emiljana Ulaj, Westchester County Legislator representing the Village of Croton said: "Congratulations to Walter and Lynn on taking this exciting step forward! The Village of Croton has been visionary in their efforts for how to address the housing shortage. ADUs offer homeowners like Walter and Lynn a way to increase their property values and generate extra income, all the while helping us address a need for more housing units."

Welcome Home Westchester Partner and CEO/Executive Vice President of The Building & Realty Institute of the Hudson Valley, Tim Foley said: "Welcome Home Westchester is honored to work closely with Habitat NYC and Westchester on promoting ADUs as an impactful and smart way to build the housing we need throughout the county. We congratulate the Village of Croton-on-Hudson for continuing to lead the way with forward-thinking ADU legislation that has real results like today's groundbreaking, setting an excellent example for communities across Westchester."

Officials said the groundbreaking marked a meaningful step forward in expanding housing options in Westchester County and demonstrates the power of collaboration between nonprofits, municipalities, and residents to address the housing crisis with innovative, community-driven solutions.

Habitat NYC and Westchester transforms lives and communities by building and preserving affordable homes with families in need, and by uniting all New Yorkers around the cause of affordable housing, officials said. The organization, officials added, is committed to ensuring working-class people throughout New York City and Westchester County build equity and achieve housing stability through permanently affordable homeownership.

By increasing permanently affordable, limited-equity homeownership opportunities, preserving existing affordable homes, and advancing state and local equity-building policies, the organization and its allies work toward a more just and sustainable housing future for all, officials said.

The Building and Realty Institute (BRI) and LMC Media Team Up to Produce the BRI's "Building Knowledge" Podcast Series

MAMARONECK

LMC Media recently announced its new partnership with The Building and Realty Institute (BRI) as the official production company for "Building Knowledge With The Building and Realty Institute (BRI)," the BRI's Podcast Series that covers issues affecting the building, realty and construction sectors.

Produced at LMC Media's The Studio on the Avenue in Mamaroneck, "Building Knowledge" delivers expert insights and in-depth conversations with leaders in housing, development, policy, and sustainability. Each episode offers valuable perspectives for builders, developers, property owners, and residents throughout the Hudson Valley and beyond, BRI officials said.

Launched by the BRI in January of 2024, the "Building Knowledge" Podcast Series was created to foster transparency, spark dialogue, and provide industry education on the most pressing topics affecting the building, realty and construction sectors. The series is hosted by Jeff Hanley, associate executive director of the BRI. Hanley was the host for the BRI's two radio programs from 2017 through 2023. He has been the voice of the "Building Knowledge" Podcast Series since its inception in January of 2024.

"We're thrilled to be working with LMC Media to bring this series to life," said Tim Foley, chief executive officer of the BRI. "This podcast is a powerful tool to highlight our members' expertise and engage the public on the critical challenges and opportunities facing the housing and construction sectors."

Matt Sullivan, executive director of LMC Media, shared the sentiment: "The Studio on the Avenue was created to amplify local voices - and "Building Knowledge" does just that. We're excited to support the BRI in elevating these essential conversations."

Episodes of Building Knowledge are available on Apple, Spotify, and on the BRI's website at https://www.buildersinstitute.org/.

LMC Media, officials said, is a nonprofit community media center serving the Villages of Larchmont and Mamaroneck and the Town of Mamaroneck. Committed to fostering a connected, informed, and inspired community, LMC Media offers media production facilities, training, and community-driven content across multiple platforms, including the web, social media, ROKU, Apple TV, and local cable channels.

Founded in 1946, the Building and Realty Institute (BRI) is one of New York State's premier real estate, building, and construction industry membership organizations. Headquartered in Armonk, the BRI represents more than 1,200 members across 14 counties of New York State, encompassing virtually every area of the building, realty and construction sectors, BRI officials said.

Pictured during the May 23rd taping of Episode 70 of "Building Knowledge With The Building and Realty Institute (BRI)" are, from left to right, BRI Member Daniel Dawkins (a program guest); Matt Sullivan, executive director of LMC Media; BRI President Michael Murphy (a program guest); Jeff Hanley, the host of "Building Knowledge" and the associate executive director of the BRI; and BRI Member Michael Kowgios (a program guest). The segment was the first episode of "Building Knowledge" to be taped at LMC Media in Mamaroneck.

New Crystal Restoration Announces the Addition of Sacchetillo as Project Manager

PORT CHESTER

Tony Sacchetillo has joined New Crystal Restoration as a Project Manager, the company recently announced.

Company officials said that Sacchetillo has more than 15 years of experience in the restoration and remediation industry, with a strong focus on quality workmanship, customer service, and field leadership. He is IICRC (the Institute of Inspection, Cleaning and Restoration Certification) certified, an EPA Lead Certified Renovator and a certified asbestos inspector. He holds a forklift operator license, equipping him with both technical credentials and real-world capability, company officials added.

"Tony's industry expertise, calm demeanor, and commitment to doing things the right way aligns perfectly with our core values," said Lisa Cordasco, president of New Crystal Restoration. "He understands that behind every job is a family or business relying on us and our experience, and he takes that responsibility seriously."

Cordasco added that Sacchetillo is known for his strong desire to help clients through difficult situations. She added that "he genuinely cares about their needs and satisfaction. His dedication to customer service and problem-solving has made him a trusted presence on every project he leads."

Sacchetillo will oversee commercial and residential restoration projects throughout the tri-state area, ensuring timely, professional, and compassionate service at every stage, company officials said.

New Crystal Restoration has been serving the Westchester County and Mid-Hudson Region since 1960. The company offers expert restoration, environmental, and reconstruction services supported by certified training and a commitment to green, sustainable practices, company officials said.