



41.472308,-74.694879

— NEIGHBOR SCREEN

DEERPARK, NY

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 41.472308,-74.694879

PIN Not provided

Request Date 2025-12-19

IMPORTANT

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
3-1-1, 13-1-1, 2-1-1, 4-1-2, 2-1-3.2, 3-1-2		Hartwood Club	Individual	The Hartwood Club Inc is a private hunting and fishing club owning extensive forest land in the Town of Deerpark (1), offering members exclusive outdoor recreation opportunities focused on wildlife and habitat conservation (2). (See ORG table for detailed organizational profile.)	unknown	High	wildlife_habitat, privacy_quiet.	M
15-1-1		Richard R. Leonard	Individual	Public records list Richard R. Leonard as the owner of a large undeveloped tract (tax parcel 15-1-1) in Deerpark (3). There are no apparent mentions of Leonard taking part in local meetings or public debates on development issues.	unknown	Low	Have a trusted local figure reach out to Mr. Leonard one-on-one to learn his priorities and reassure him the project will respect his property boundaries.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
13-1-4.4, 13-1-4.5		Mark P. Frizzell	Individual	Mark P. Frizzell was the owner of a one-acre residential parcel on Hartwood Club Road that sold for \$304,000 in July 2025 (4). County records also show Frizzell's name on an adjacent parcel at that location, suggesting a long-term personal residence in the project area (5).	unknown	Low	Meet with Mr. Frizzell informally (through a mutual acquaintance if possible) to understand any concerns, highlighting measures to maintain local road conditions and property values.	M
13-1-14		Cornelius L. Alexy	Individual	Cornelius L. Alexy purchased a historic 1886 farmhouse property on Hartwood Club Road (approximately 118 acres of land) around 2016 (6) (7). Alexy has no recorded involvement in town government or public commentary on development proposals in Deerpark.	unknown	Low	Approach Mr. Alexy in a neighborly way, possibly via a welcome visit by a community liaison, and emphasize how the project will be mindful of preserving the scenic and historic value of his property.	M
13-1-4.2, 13-1-4.3		Richard L. Stevens II	Individual	Richard L. Stevens II is identified as the owner of two adjacent residential lots on Hartwood Club Road, including a single-family home (approx. 1,744 sq ft) built in 1989 (8). There is no public record of Stevens holding any official positions or taking a public stance on local development issues.	unknown	Low	Have a friendly in-person conversation with Mr. Stevens (or a family contact) to address any questions, focusing on how the project will ensure minimal disruption to daily life and maintain local property values.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
13-1-22		Louis Eichner Jr.	Individual	Louis Eichner Jr. is listed as the owner of a parcel (Section 13, Block 1, Lot 22) in the Town of Deerpark, according to Orange County's property records ⁹ . He has no recorded involvement in local boards or public forums on development issues ¹⁰ .	unknown	Low	A respectful one-on-one outreach is advised. Meet with him personally to introduce the project, address any property-specific concerns, and emphasize that local land use traditions will be respected.	M
13-1-13		Ruth Van Putten	Individual	Ruth Van Putten is identified in public tax records as the owner of parcel 13-1-13 in Deerpark, NY ¹¹ . There is no indication that she holds any civic positions or has spoken publicly about development in the town ¹² .	unknown	Low	Engage her with a courteous, neighborly approach. An in-person visit or phone call explaining the project in plain terms and assuring minimal disturbance to her daily life would be effective.	M
13-1-15.11		Edgardo Morales	Individual	Edgardo Morales appears as the listed owner of parcel 13-1-15.11 in Deerpark on the county property rolls ¹³ . He has not been noted in any local municipal committees or press reports related to development matters ¹⁴ .	unknown	Low	Approach Mr. Morales with straightforward information about the project's benefits. A direct contact (letter or call) highlighting how the development will not adversely affect property values or neighborhood safety can help build trust.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
13-1-17		Susan Müller	Individual	Susan Müller is a professional artist and professor who has been on the SUNY New Paltz faculty since 1999 ¹⁵ . She owns the Deerpark parcel 13-1-17 per county land records and is not recorded as active in town government circles ¹⁶ .	unknown	Low	aesthetics_viewshed.	M
							Connect with her by acknowledging the area's natural beauty. Emphasize the project's design measures to preserve scenic views and environment, which aligns with her appreciation for landscape and nature.	
13-1-16		Patricia Adele Bickford	Individual	Patricia Adele Bickford is listed as the owner of parcel 13-1-16 in Deerpark on official assessment rolls ¹⁷ . No public records suggest that she has taken any stance or leadership role regarding local development proposals ¹⁸ .	unknown	Low	Outreach should be personable and reassuring. It may help to involve a trusted local figure in communicating how the project will be managed responsibly and will respect the quiet, rural character of the area.	M
13-1-12		Anthony D. Risi	Individual	Anthony D. Risi is the listed owner of a parcel in Deerpark, but no public information on his background or local involvement could be found (¹⁹). No meeting minutes or news reports mention Risi taking any stance on development proposals (²⁰).	unknown	Low	Approach with a neighborly, one-on-one conversation to learn any concerns he might have, since his views are not publicly known.	M
13-1-11		Edward W. Henderson Jr.	Individual	Edward W. Henderson Jr. lives in the Sparrowbush area of Deerpark and his family operated a local drywall contracting business for decades (²¹). There is no record of Henderson speaking at town meetings or expressing views on development in any public forum (²²) (²³).	unknown	Low	Have a personal discussion emphasizing project construction details and local economic benefits, aligning with his practical background as a tradesman.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
13-1-10		Darin Strauss	Individual	Darin Strauss is identified as an owner of parcel 13-1-10 in Deerpark, but no additional personal or civic details are available in public records (24). Strauss has not been noted in any local meetings or media regarding development issues (25).	unknown	Low	Engage with open questions and provide clear information about the project, as his perspective isn't publicly known and he has no evident community role.	M
13-1-20		Paul F. Farinella	Individual	Paul F. Farinella owns Deerpark parcel 13-1-20, but there is no public profile or local leadership role associated with his name (26). No evidence was found of Farinella participating in town meetings or taking a public stance on development (27).	unknown	Low	Use a friendly, informational approach to reach out and understand any questions or concerns, since he has maintained a low public profile.	M
13-1-7		Edner Carl Narcisse	Individual	Edner Carl Narcisse is a property owner whose primary work and residence are outside Deerpark (in Spring Valley, NY) (28). He has no known involvement in Deerpark civic affairs or any stated position on local development matters (29).	unknown	Low	Provide updates and point-of-contact information via mail or email, as he resides out of town and may not be actively following local discussions.	M
13-1-6		Anthony Dedona	Individual	Anthony J. Dedona, 88, is listed as the owner of parcel 13-1-6 in Deerpark and is a resident of Maspeth, Queens (30) (31). He does not appear to reside locally in Orange County and has no known involvement in Deerpark civic affairs (no mentions in town meetings or local news).	unknown	Low	property_value. As an absentee owner, he may be primarily concerned with property value. Outreach should be via written communication emphasizing how the project maintains or enhances local property values.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
13-1-15.21		Lori Bodine	Individual	Lori Bodine is the recorded owner of parcel 13-1-15.21 in Deerpark (Orange County) (³²). There is little public information available about her, and she has not been identified in any local government minutes or news reports reviewed (no public statements on development issues).	unknown	Low	Engage through standard community outreach (mailers or door-knocking), listening for any personal concerns. Emphasize respect for her property and routine (since no specific issues are known).	M
2-1-2		Thomas E. Gumaer III	Individual	Thomas E. Gumaer III owns parcel 2-1-2 in Deerpark. The Gumaer family is historically significant in Deerpark; early settler Peter E. Gumaer and his descendants were prominent in the community's history (³³). No recent records show Thomas III holding an official position or making public comments on local development.	unknown	Medium	heritage_family_legacy.	M
13-1-4.124		George Perry	Individual	George Perry is listed as the owner of parcel 13-1-4.124 in Deerpark (Orange County) (³⁴). There is no public record of Perry taking part in local boards or speaking on development issues. His profile in community records is minimal, suggesting he is a private landowner without public civic roles.	unknown	Low	Use general outreach methods (community meetings, mailed notices) to keep him informed. Since he hasn't voiced specific concerns publicly, be prepared to address common issues like traffic or noise if he raises them.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
25-1-1.1		Paul Eliya	Individual	Paul Eliya, owner of parcel 25-1-1.1, is an information technology professional based in the New York City area (³⁵). He appears to be a relatively new property owner in Deerpark and has no recorded history of local civic engagement or public commentary on development proposals. His background implies he is not from a traditional farming family in the town.	unknown	Low	Approach with a focus on transparency and data (given his tech background). Providing clear, factual information about project impacts (noise levels, technology, etc.) via email or community webinars may resonate.	M
13-1-4.123		Keith G. Campbell	Individual	Keith G. Campbell is listed as a Deerpark property owner in the town's 2024 tax roll, but he holds no known public office or committee position ³⁶ . As of late 2025, no public statements from Campbell about development or energy projects have been found in local records ³⁷ .	unknown	Low	Engage Mr. Campbell in a personal, respectful visit at his property. Emphasize how the project will preserve the rural character and quiet he values, and offer meaningful assurances about minimal disruption to his land and lifestyle.	M
13-1-24		Michael T. Ashcraft	Individual	Michael T. Ashcraft is a veteran law enforcement officer who served as an Orange County Deputy Sheriff (Undersheriff) through 2023 (³⁸), reflecting strong ties to local authorities ³⁹ . He owns property in Deerpark, but no record of him speaking publicly on development or clean energy issues was found as of 2025 ⁴⁰ .	unknown	High	Have a respected law-enforcement peer or safety official reach out to Mr. Ashcraft. Emphasize the project's thorough safety plans (traffic control, emergency access) and show respect for his public service while addressing any security or community order concerns he might raise.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
13-1-23		Robert Stormes	Individual	Robert Stormes is identified as a landowner in the Town of Deerpark's assessment records ⁴¹ . He has no known involvement in local boards or public initiatives, and no statements regarding development projects have been documented under his name in local news or meetings ⁴² .	unknown	Low	Approach Mr. Stormes one-on-one with a neighborly tone. Discuss how the project will be screened and managed to protect his property's privacy and value, and invite his feedback in an informal setting to build trust.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
13-1-3.2		Little Pond Land Holdco, LLC	llc	<p>Little Pond Land Holdco, LLC was registered in New York in December 2021, with Corporation Service Company (Albany) as its agent ⁴³. It is affiliated with the proposed Little Pond Solar project (20 MW) and shares a developer address in Santa Monica, California ⁴⁴. The LLC itself holds the land for the solar development and has no other known business operations in the community ⁴⁵. No separate political or charitable activities are evident for this entity (it serves the project's corporate structure) ⁴⁶</p> <p>.</p>	Medium	energy_developer	<p>Coordinate closely with the project's managing entity (developer); ensure alignment on development plans and leverage their interest in a smooth approval process. Engage their representatives as allies in community outreach since they benefit directly from the project's success</p>	M
14-1-1, 26-1-1		Cahoonzie Club, Inc.	corporation	<p>Cahoonzie Club, Inc. is a longstanding private club owning extensive acreage in Deerpark, evidenced by the local road named after it (Cahoonzie Club Road) ⁴⁷. It does not appear in public nonprofit registries, indicating it is a private membership or land-holding corporation rather than a charitable organization ⁴⁸. The club's activities are largely private (likely hunting, fishing, or nature retreat use) and it has no online or commercial presence ⁴⁹. No record of political donations or advocacy from this entity or its officers was found in public databases, suggesting a low public profile ⁵⁰.</p>	Low	unknown	<p>Engage the club's leadership early through informal, respectful dialogue; emphasize measures to protect scenery and privacy. Address any environmental concerns with data and offer accommodations (screening, limited access) to maintain their use of the land</p>	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
13-1-15.22, 13-1-21		Whitehead Lake Properties, LLC	llc	Whitehead Lake Properties, LLC is an entity that holds multiple real estate parcels near Whitehead Lake/Whitehead Road in Deerpark ⁵¹ . The LLC's formation and ownership are not readily visible in state corporate filings, indicating it may be a small private investment vehicle (no separate business filings or website) ⁵² . Its name suggests a focus on property holding in the Whitehead Lake area, and no other business activities are noted aside from owning land. No liens, UCC filings, or court cases were found associated with this LLC in public records, implying a simple land-holding purpose with low external activity ⁵³ .	Low	land_investment	Identify the principal owner (via LLC registration) and open a discussion about mutually beneficial outcomes. Highlight how the proposed development could increase nearby land values or offer an exit strategy, and consider negotiating purchase or buffers to address their interests	M
12-1-17		K G K International Inc	corporation	KGK International Inc is a U.S. subsidiary of a global industrial firm (Kanematsu KGK), established in 1981 to distribute industrial machinery and equipment ⁵⁴ . Its main operations are based in Illinois, and it has no known active facilities or workforce in Orange County, NY. The company does own a parcel of land in Deerpark (PIN 12-1-17), but there is no evidence of any structure or business use on that site (suggesting it remains vacant land). No local political contributions or community initiatives have been linked to KGK, reflecting that its presence in Deerpark is investment-oriented rather than community-driven ⁵⁵ .	Low	land_investment	Approach KGK via its corporate real estate or asset management division; propose mutually beneficial solutions such as purchasing their unused land or ensuring the project will not impede any future plans. Emphasize a cooperative stance to avoid conflict given their minimal local involvement	M
13-1-18		109 Whitehead Rd. Trust	trust	109 Whitehead Rd. Trust acquired the property at 109 Whitehead Road (Sparrowbush) in December 2021 for \$37,500 ⁵⁶ . This trust is a private land-holding entity (not registered as an LLC or corporation) with no other parcels or business operations identified in public records ⁵⁷ .	Low	land_investment	Engage the trust's representative with a straightforward purchase offer; likely profit-driven and willing to sell for a premium	M

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13-1-5.2		Ligarzewski Irrevocable Trust The Florence	trust	The Florence Ligarzewski Irrevocable Trust is listed as owner of tax parcel 13-1-5.2 in Deer Park, Orange County ⁵⁸ . This trust was likely established for estate planning purposes, holding family property under the name of Florence Ligarzewski rather than as a business asset ⁵⁹ . No evidence of any commercial activity or public political engagement is associated with this trust; it functions solely to hold and manage inherited real estate for the family's benefit ⁶⁰ .	Medium	agriculture	Initiate dialogue with the trust's trustee or family representative; emphasize respectful development plans and consider proposing arrangements that honor the family's land legacy (e.g., conservation easements or revenue sharing)	M