



42.334408,-73.808592

— NEIGHBOR SCREEN

# GREENE COUNTY, NY

---

AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 42.334408,-73.808592

**PIN** Not provided

**Request Date** 2025-12-29

## IMPORTANT

**CONFIDENTIAL — LICENSED USE ONLY.** This Helpen Neighbor Screen (the "Report") is provided solely to MN8 under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

**INTENDED USE & ETHICAL STANDARDS.** This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

**DATA LIMITATIONS & LIABILITY.** This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

**LIMITATION OF LIABILITY.** To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: MN8. Doc ID: [hash].

---

## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-4-6.2, 71.00-2-1.11, 71.00-4-3.1, 71.00-3-48		<b>Mark C. Flach</b>	Individual	Mark C. Flach is affiliated with Cedar Shade Farm LLC (established 2016) in Coxsackie and also runs a property rental business (Ledgerock Apartments) at the same local address ( 1 ) ( 2 ). He is part of the Flach family, which has extensively invested in Coxsackie's real estate revitalization; one family member even joined the National Bank of Coxsackie's board of directors in 2016 amid their development projects ( 3 ) ( 4 ).	unknown	High	tax_revenue_benefit.  Engage via local business networks or community leaders he respects, emphasizing economic benefits and increased tax revenue that align with his development interests.	M
71.00-3-49.12, 71.00-3-49.112, 71.00-3-49.111	✓	<b>John E. Sickles</b>	Individual	John E. Sickles is an area landowner with multiple parcels to his name, but he maintains a low public profile ( 5 ). No references to Sickles participating in local meetings or commenting on development plans could be found in news or civic records ( 6 ).	unknown	Low	Have a trusted local farmer or agricultural official reach out to discuss how the project will protect farmland value and honor the land's legacy.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-41		<b>Evita M. Fedoryszyn-Whittaker</b>	Individual	Evita M. Fedoryszyn-Whittaker is a Greene County native; she is identified as a granddaughter of Ann Fedoryszyn, who settled in the county in the 1960s ( 7 ) ( 8 ). There is no record of Evita herself taking any public stance on local development issues or appearing in community meeting minutes ( 9 ).	unknown	Low	heritage_family_legacy.	M
	✓	<b>Dawn Marie Smith</b>	Individual	Dawn Marie Smith is listed as an owner of a parcel in the vicinity, but beyond that her public profile is minimal ( 10 ). Her name does not surface in local news archives or civic documents, suggesting she has not been actively involved in community debates on development ( 11 ).	unknown	Low	property_value.	M
71.00-3-27, 71.00-3-1		<b>Kelsey Grunstra</b>	Individual	Kelsey Grunstra's name appears only in land ownership records and not in any public civic context ( 12 ). She has no noted involvement or statements in local media, indicating a low-profile presence in the community ( 13 ).	unknown	Low	privacy_quiet.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-51	✓	<b>Robert J. Van Valkenburg Sr.</b>	Individual	The Van Valkenburg family has been part of Greene County's farming community since at least the early 1810s ( 14). Robert J. Van Valkenburg Sr. is listed as a landowner in the Hannacroix area, but no evidence was found of him participating in local meetings or development debates ( 15).	unknown	Low	Engage via a trusted agricultural peer who can discuss the project's respect for farmland and local heritage, addressing any concerns about land use changes.	M
71.00-3-24.1, 71.00-3-24.2, 71.00-3-39, 71.00-3-40		<b>Bruce J. Whittaker</b>	Individual	County records list Bruce J. Whittaker (with and without middle initial) as the owner of multiple adjacent parcels in this vicinity ( 16). There is no public record of Whittaker taking a stand on local development proposals or being active in any civic capacity ( 17).	unknown	Low	Initiate personal outreach emphasizing practical issues like land access and infrastructure. Having a neighbor or local farm official he knows introduce the project could help build trust.	M
71.00-3-26.2		<b>Cynthia A. Costello</b>	Individual	Cynthia A. Costello resides on Johnny Cake Lane in rural Greene County, according to public directory records ( 18). No news articles or community records were found indicating any involvement by Costello in local development issues ( 19).	unknown	Low	Approach one-on-one with reassurance about preserving the quiet, rural character of the area. Emphasize minimal impacts on scenery and property value to address any unspoken worries.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-47, 88.00-1-40	✓	<b>Mark Flach</b>	Individual	Mark Flach comes from a well-known local racing family and rose to prominence as a big-block modified driver at Lebanon Valley Speedway ( <sup>20</sup> ). From a young age he followed in the tire tracks of his uncle, veteran racer John Flach, and was competing in motorsports as early as age five ( <sup>21</sup> ). There is no indication that Flach has been publicly engaged in debates over local development projects ( <sup>22</sup> ).	unknown	Low	Reach out in a friendly, informal manner—possibly via a mutual acquaintance—focusing on straightforward facts. Given his background, a practical, no-nonsense discussion addressing any technical or property concerns is likely to resonate.	M
71.00-2-34		<b>June Gambacorta</b>	Individual	June Gambacorta is listed as an owner of a parcel in Greene County, NY <sup>23</sup> . No record of Gambacorta speaking publicly on local development or clean energy issues was found in available news archives <sup>24</sup> .	unknown	Low	Approach with a personal, one-on-one conversation to understand any concerns, since she has not taken a public stance. Emphasize listening and providing information tailored to her interests.	M
71.00-2-1.12, 71.00-2-1.2		<b>Shazam Karim</b>	Individual	Shazam Karim is identified as the owner of two parcels in Greene County, according to public directory records <sup>25</sup> . There are no known public comments or civic engagements by Karim on development or energy projects in local records <sup>26</sup> .	unknown	Low	Since he has no evident public stance or local profile, reach out formally with project details and offer a direct line for questions. Highlight how the development maintains property values and addresses any potential concerns he might have.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-4-4.12, 71.00-4-4.2	✓	<b>Molly Proper</b>	Individual	Molly Proper is listed in county records as owning two adjacent parcels in Greene County <sup>27</sup> . No evidence was found of Proper taking a public position or participating in local meetings regarding land development or energy projects <sup>28</sup> .	unknown	Low	Approach by acknowledging her family's local ties and seek her input privately. Emphasize respectful communication and how the project can align with preserving the community character that long-time residents value.	M
71.00-3-38		<b>Carl T. Cary</b>	Individual	Carl T. Cary appears as a property owner of record for a parcel in Greene County <sup>29</sup> . There are no indications of Cary holding any public office or voicing opinions on development in local news sources <sup>30</sup> .	unknown	Low	Engage him through a respectful, informal outreach, possibly via a mutual local acquaintance. With no public stance known, ensure he feels his questions are heard and address how the project will respect local land and traditions.	M
71.00-3-23		<b>Timothy Coon</b>	Individual	Timothy Coon is noted in county tax records as the owner of a parcel in Greene County <sup>31</sup> . Coon has not been identified in any public forums or media reports related to development or energy issues in the community <sup>32</sup> .	unknown	Low	Contact him directly in a neighborly manner, possibly through a community event or personal visit. With no known advocacy or opposition, use the interaction to understand his perspective and provide assurances on topics like land use and community impact.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-35		<b>Ronald F. Hotaling</b>	Individual	Ronald F. Hotaling owns a home on Adams Road in rural Coxsackie, with a 3-bedroom house and roughly 13 acres of surrounding land ( 33 ) ( 34 ). A person named Bambi Hotaling serves as the Coxsackie Town Clerk, indicating the Hotaling family's local presence ( 35 ). However, Ronald Hotaling himself is not recorded in any public meetings or media reports about development issues in the town ( 36 ) ( 37 ).	unknown	Medium	farmland_preservation, heritage_family_legacy.	M
							Have a respected local farming figure or family friend initiate a conversation, emphasizing respect for his family's land and legacy while explaining how the project addresses farmland preservation.	
71.00-3-37		<b>Dawn M. Smith</b>	Individual	Dawn M. Smith is identified as an owner of a neighboring parcel (71.00-3-37) in Greene County records, but little else is publicly available about her background. She does not appear in local news articles or town meeting minutes related to development or land use debates ( 38 ). No civic roles or public statements by Smith regarding community projects could be found in the public domain ( 39 ).	unknown	Low	property_value, privacy_quiet.	M
							Reach out with a personal, neighborly approach. Emphasize measures to protect property values and maintain the quiet rural character, addressing any concerns she may have about disturbances.	

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-50		<b>Max K. Rausch</b>	Individual	Max K. Rausch is listed as a landowner of parcel 71.00-3-50, making him an adjacent neighbor, but there is no public information about his occupation or community involvement. He has not been mentioned in any local media coverage or public hearing records concerning development proposals ( <sup>40</sup> ). Rausch does not hold any known official position in the township and has kept a low profile in community affairs ( <sup>41</sup> ).	unknown	Low	property_value, aesthetics_viewshed.	M
71.00-3-28		<b>Beth Ann Clark</b>	Individual	Beth Ann Clark owns parcel 71.00-3-28 in the area; aside from ownership records, she has no public profile in local civic matters. Clark's name does not appear in town board minutes or local press reports on recent development controversies ( <sup>42</sup> ). There is no indication of her holding any leadership roles or making public comments regarding community or land use issues ( <sup>43</sup> ).	unknown	Low	privacy_quiet, property_value.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-2, 71.00-2-44		<b>Thomas Fitzpatrick</b>	Individual	Thomas Fitzpatrick is a local landowner with multiple adjacent parcels (including 71.00-3-2 and 71.00-2-44), suggesting a larger property holding in the neighborhood ( 44). County property listings show one of his parcels has a substantial 7,200 sq ft structure valued around \$181,800, indicative of possible farm buildings on site ( 45). Fitzpatrick has not been publicly quoted or noted in any forums relating to development disputes or clean energy projects in Greene County ( 46).	unknown	Medium	farmland_preservation, local_control.	M
							Have a community leader familiar with farming reach out to Fitzpatrick. Emphasize how the project will respect agricultural land and involve local input, addressing any worries about losing farmland or control over land use decisions.	
71.00-3-33		<b>Carol Serazio</b>	Individual	Carol Serazio is a retired preschool teacher who lives in Coxsackie, New York 47. She stays active locally by serving on a library board and volunteering with the Greene County Historical Society 48. In 2021, Serazio painted a "Polish Folk Art Cat" statue for Catskill's annual Cat'n Around public art exhibit 49.	unknown	Medium	heritage_family_legacy, aesthetics_viewshed.	M
							Have a local cultural figure or historian reach out to her, stressing respect for the town's heritage and scenic character to align with her community interests.	
71.00-3-22		<b>Barbara L. Cook</b>	Individual	Barbara L. Cook is a landowner in the vicinity, but she does not hold any known public positions or roles 50. No references to her were found in local meetings or news, indicating she keeps a very low profile in the community 51.	unknown	Low	privacy_quiet.	M
							Approach through a trusted neighbor in a one-on-one setting, emphasizing that the project will respect her privacy and quiet enjoyment of her property.	

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-15.12		<b>Dillon and Chelsea Streifeneder</b>	Individual	Dillon Streifeneder earned a Ph.D. in history in 2022 and recently secured a tenure-track position as an assistant professor at the U.S. Naval Academy ( <sup>52</sup> ). His wife, Chelsea Streifeneder, is a recognized Pilates instructor and entrepreneur who owns the Body Be Well Pilates studios in Catskill and Red Hook, NY <sup>53</sup> . Although they own property in Greene County, neither of the Streifeneders has been noted participating in local civic meetings or voicing opinions on development proposals <sup>54</sup> .	unknown	Medium	tax_revenue_benefit.  Engage them with a data-driven discussion focused on community benefits like increased local revenue or services, as this professional couple may respond well to evidence of positive economic and civic impacts.	M
71.00-2-43		<b>Michelle Niosi</b>	Individual	Michelle Niosi is a licensed mental health counselor practicing in Coxsackie (address listed in Coxsackie, NY 12051) <sup>55</sup> . She has not been publicly involved in local government matters or made any known statements about the development, so her position remains unrecorded <sup>56</sup> .	unknown	Low	traffic_safety, privacy_quiet.  Speak with her in a considerate, neighborly manner focusing on how the project will include safety measures for local traffic and maintain the quiet character of the area, addressing any quality-of-life concerns.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
71.00-3-42		<b>Kevin Forbes</b>	Individual	Kevin Forbes is listed as a Greene County employee, with public records showing an annual pay of roughly \$47,000 in 2023 <sup>57</sup> . In 2023–2024 he served in a general staff role with the county government, rather than an elected or high-profile position <sup>58</sup> . He has not made any documented public comments regarding the proposed development <sup>59</sup> .	unknown	Low	drainage_roads, traffic_safety.	M
							Have the project's technical team (e.g., civil engineer or road specialist) discuss with him the plans for road upkeep, site drainage, and traffic control. This peer-to-peer approach can reassure him that local infrastructure concerns will be properly managed.	
71.00-3-19		<b>Scott M. Bennett</b>	Individual	Public records show a Scott M. Bennett (age 47) residing in Wantagh, NY, outside Greene County <sup>60</sup> . No references to Scott M. Bennett were found in Greene County meeting minutes or local news archives, and he has not been identified in any public discussion of development projects as of this date <sup>61</sup> .	unknown	Low	property_value.	M
							Since Bennett is an absentee landowner, reach out via written correspondence emphasizing how the project will preserve or enhance his property's value and involve minimal hassle for non-resident owners.	
71.00-3-32		<b>Patrick G. West</b>	Individual	Patrick G. West is listed as the owner of tax parcel 71.00-3-32 in Greene County, but he does not appear in any official civic roles or boards in the community <sup>62</sup> . No public statements or documented positions by West on local development or energy projects were found in available records <sup>63</sup> .	unknown	Low	Approach West through a personal visit or phone call to introduce the project and listen to any concerns, building trust since he has no known public position.	M

# Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
71.00-4-13	✓	<b>Cedar Shade Farm LLC</b>	llc	Cedar Shade Farm, LLC is a New York limited liability company formed on April 26, 2016, with its principal address listed as 334 Kings Road, Coxsackie, NY <sup>64</sup> . It is described as a family-owned agricultural business in Coxsackie focused on cultivating crops and livestock using sustainable farming practices to serve the local community <sup>65</sup> . The LLC's members (owners) are not publicly disclosed in state filings, so the beneficial owner remains unknown <sup>66</sup> .	Low	agriculture	Engage the farm's owners directly on-site; emphasize solar's compatibility with sustainable agriculture (e.g., pollinator habitats, steady lease income) to address their farmland concerns and align with their community values	M
71.00-4-12		<b>William VanVechten III, Lifetime Rev Trust</b>	trust	The William VanVechten III Lifetime Revocable Trust is a private trust holding parcel 71.00-4-12, indicating that a local individual landowner (VanVechten) placed his property into a revocable estate trust rather than a business entity <sup>67</sup> . As a personal trust, it has no corporate registration or public disclosures of officers or members, and its beneficial owner is effectively William VanVechten III himself (the trust's grantor and presumably trustee) <sup>68</sup> . There is no public record of this trust's direct involvement in local development debates or organizations, so its stance on new projects remains unclear <sup>69</sup> .	Low	land_investment	Reach out discreetly to the trust's decision-maker (likely Mr. VanVechten); acknowledge his family's legacy and offer arrangements (e.g., conservation buffers or guaranteed income) that align with his estate planning goals to ease any concerns	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
71.00-2-38		<b>259 Johnny Cake Lane LLC</b>	llc	259 Johnny Cake Lane LLC is a limited liability company that acquired the residential property at 259 Johnny Cake Ln (an 840 sq. ft. house on a small lot) in Coxsackie for \$127,500 on September 24, 2019 <sup>70</sup> . The same property had previously sold for only \$31,044 (in April 2010), reflecting a significant increase in value by the time the LLC purchased it. <sup>71</sup> . The LLC's name (matching the property address) and lack of any other public business activity indicate it functions as a holding entity for that real estate, and its ownership is not publicly listed in any state filings (suggesting an absentee investor or speculative owner) <sup>72</sup> .	Low	land_investment	Contact the LLC through its registered agent; gauge interest in selling the parcel or partnering, given their likely investment motive, and emphasize protecting property value to encourage cooperation	M