



42.50791274,-73.83650963

— NEIGHBOR SCREEN

# RAVENA, NY

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 42.50791274,-73.83650963

**PIN** Not provided

**Request Date** 2025-12-19

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## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
143-2-21.2, 143-2-19.1, 143-2-20, 143-2-22, 143-2-6, 143-2-5, 143-2-4.1		<b>Mark Flach</b>	Individual	Flach is a multi-parcel farmland owner in Selkirk and was among local farmers who opposed the town's recent 307-acre open-space purchase, with an Albany County Farm Bureau letter noting "most farm owners" saw little development pressure and preferred to keep land private ( 1 ). He also comes from a family prominent in the area's motorsports scene - his relatives are known stock-car racers at Lebanon Valley Speedway - which gives the Flach name local recognition ( 2 ).	oppose	Medium	local_control, tax_revenue_benefit.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
143.-2-16.2		<b>Darrell Drevojan</b>	Individual	Drevojan resides on Elm Avenue in Selkirk (ZIP 12158), indicating multi-generational ties as he was listed at that address in recent public directories ( <a href="#">3</a> ) and was named as a son in his late father's local obituary ( <a href="#">4</a> ). He has no recorded participation in town meetings or development debates, unlike some other outspoken neighbors ( <a href="#">5</a> ).	unknown	Low	privacy_quiet, traffic_safety.	M
							Reach out in a neighborly way through someone he knows. Address concerns about noise and traffic upfront, explaining measures to keep the area quiet and roads safe so his daily routine remains undisturbed.	
144.-1-29		<b>George Lamountain</b>	Individual	Lamountain appears to be a long-term landowner in Selkirk; a family member (Marilyn Lamountain) has been listed at a Selkirk address since at least 2001 ( <a href="#">6</a> ) ( <a href="#">7</a> ), suggesting deep roots in the community. There is no evidence of him taking public positions on development or serving in local government as of the latest records ( <a href="#">8</a> ).	unknown	Low	heritage_family_legacy, privacy_quiet.	M
							Have a respected community elder or familiar local figure talk with him. Emphasize that the plan will honor the area's heritage and keep a low impact, assuring his family's way of life is respected.	

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
143.-2-16.1		<b>Timothy P. Williams</b>	Individual	Williams owns a rural parcel in the Selkirk area (tax map 143.-2-16.1) but maintains a private profile. His name does not surface in available town board minutes or news reports on development issues, suggesting he has not publicly taken a stance in such matters ( <sup>9</sup> ).	unknown	Low	drainage_roads, property_value.	M
							Provide direct outreach from the project engineer or town liaison. Share detailed plans on stormwater management and road upkeep to reassure him that his property will be protected and its value maintained.	
143.-2-18		<b>Christine M. Driscoll</b>	Individual	Driscoll is listed as the owner of an individual parcel in this Selkirk vicinity (parcel 143.-2-18) and appears to be a private landowner with no public-facing roles. A review of local media and records shows no instances of her involvement in community meetings or development disputes ( <sup>10</sup> ).	unknown	Low	aesthetics_viewshed, property_value.	M
							Reach out via a personal, informal meeting or phone call. Show her visuals of the project's appearance and explain planned landscape buffering, while reassuring that nearby home values have been preserved in similar cases.	
143.-3-2		<b>Kjeld J. Van Dusen</b>	Individual	Kjeld J. Van Dusen is listed as the owner of a parcel (SBL 143.-3-2) in Selkirk on the Town of Bethlehem's 2024 assessment roll <sup>11</sup> . No record could be found of Van Dusen publicly commenting on local development proposals in meetings or news coverage <sup>12</sup> .	unknown	Low	Begin with a cordial, informal introduction by a community liaison to hear any concerns. Emphasize listening and transparency to build trust since Van Dusen's views are not yet known.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
143.-3-3		<b>Joseph Tanner</b>	Individual	Joseph Tanner is the listed owner of parcel 143.-3-3 in Selkirk, according to the town's property assessment records <sup>13</sup> . Tanner has not been mentioned in any local news reports or public meetings regarding recent development issues, indicating no documented stance so far <sup>14</sup> .	unknown	Low	Approach through a neighborly conversation by a project representative to understand Tanner's perspective. Since he hasn't voiced opinions publicly, ensure the discussion invites any questions or concerns he may have.	M
143.-2-7.3		<b>Michael J. Harrington Jr.</b>	Individual	Michael J. Harrington Jr. is recorded as the owner of tax parcel 143.-2-7.3 in Selkirk on the official Bethlehem assessment roll <sup>15</sup> . There is no indication from town records or local media that Harrington Jr. has taken any public position on development or energy projects <sup>16</sup> .	unknown	Low	Use a one-on-one outreach via someone in Harrington's community network (e.g., a neighbor or local official he knows). Since he hasn't been vocal publicly, focus on open-ended questions to learn his priorities or concerns.	M
143.-2-12		<b>Andrew Siskind</b>	Individual	Andrew Siskind appears as the owner of parcel 143.-2-12 in the Selkirk area per the Town of Bethlehem's assessment roll <sup>17</sup> . Siskind has not been identified in any public hearings or press coverage of local development debates, so his viewpoint remains undocumented <sup>18</sup> .	unknown	Low	Approach Siskind via a respectful outreach (such as a letter or visit from a community liaison) emphasizing willingness to address any issues. Given no known stance, ensure communication is informative and invites dialogue.	M

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143.-2-7.2		<b>Robert S. Day Jr.</b>	Individual	Robert S. Day Jr. is listed on the Bethlehem property tax roll as the owner of parcel 143.-2-7.2 in Selkirk <sup>19</sup> . No evidence was found of Day Jr. engaging in local planning meetings or making public comments related to development or renewable energy projects <sup>20</sup> .	unknown	Low	Have a local community representative reach out in a casual manner to build rapport with Day Jr. Without prior indications of his stance, emphasize listening to his views and providing factual information about any proposed development.	M
144.-1-30		<b>Charles Golding</b>	Estate	Charles Golding, a Selkirk resident, passed away on July 6, 2023 at age 88 <sup>21</sup> . He had lived in Selkirk for many decades, retiring as maintenance manager at Blue Circle Cement (now Lafarge) in 1997 and later driving a school bus for 14 years <sup>22</sup> . Golding also co-owned the local Midway Cafe (established 1996) and was active with Boy Scouts, youth sports, and as a church lector in the community <sup>23</sup> .	unknown	Low	Work through his surviving family to engage the Golding household, emphasizing respect for their decades-long community presence and family legacy in Selkirk.	M
143.-3-1		<b>Joanne Hornberger</b>	Individual	Joanne Hornberger has no record of publicly voicing support or opposition to local development proposals <sup>24</sup> . She is not known to hold any civic or leadership positions in the community, indicating a low public profile in town affairs <sup>25</sup> .	unknown	Low	Approach her in person to build trust and learn her priorities, emphasizing respect for her property rights and rural lifestyle.	M
143.-2-7.4		<b>George Langdon</b>	Individual	George Langdon has not publicly stated any position on development projects, nor is he mentioned in recent local planning or zoning debates in Bethlehem <sup>26</sup> . No evidence was found of Langdon serving in any government or advocacy role, suggesting limited influence in the public arena <sup>27</sup> .	unknown	Low	Reach out in a neighborly manner and listen to his perspective. Emphasize that any project plans will address local infrastructure and environmental factors important to nearby residents.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
144.-1-26		<b>John P. Granich Jr.</b>	Individual	John P. Granich Jr. was employed as a shift supervisor in the New York State Assembly, with public records indicating he held that role from 2010 through 2014 <sup>28</sup> . He has not been identified in local Bethlehem meeting records or news reports regarding development issues, implying no recorded stance or activism in that arena <sup>29</sup> .	unknown	Low	Engage him with a straightforward, fact-based discussion, recognizing his familiarity with government processes. Providing detailed information on regulations and community benefits may align with his professional perspective.	M
144.-1-54		<b>Jon H. Audietis</b>	Individual	Jon Audietis and his wife operate a small family farm business called "Farmer Jon's" at 1943 Route 9W in Selkirk <sup>30</sup> . In 2022, their farm garnered local attention for giving away leftover Christmas trees to families in need, demonstrating the Audietis family's strong community spirit and generosity <sup>31</sup> .	unknown	Low	A personal, goodwill-oriented approach is recommended. Emphasize opportunities for community benefits or partnerships that align with the Audietis family's demonstrated community spirit and values.	M
155.-6-1		<b>Jason S. Mantor</b>	Individual	Jason S. Mantor owns property in the Selkirk area of the town of Bethlehem, Albany County ( <sup>32</sup> ). His name does not appear in town board minutes or in local news reports about recent development debates ( <sup>33</sup> ). There is no public record of Mantor taking a position on nearby projects and he has not been identified with any civic roles or community statements to date ( <sup>34</sup> ).	unknown	Low	Engage Mr. Mantor in a neighborly, informal way. A project representative familiar with Selkirk should reach out to listen to any concerns he may have, providing clear information and emphasizing respect for the local community's quality of life.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
143.-2-7.11		<b>Vladimir Kolodiychik</b>	Individual	Vladimir Kolodiychik is the owner of a residence on Jericho Road in Selkirk, near the site of a proposed 72-unit affordable housing project off Route 9W (the Selkirk Reserve) ( 35 ). During public discussions of that project, Selkirk neighbors (not named individually) voiced concerns about traffic and asserted their community was already diverse enough without new development ( 36 ). Kolodiychik has no documented statements in local media or records, indicating he has not publicly taken a stance on development plans ( 37 ). He holds no known public office or leadership positions in the community ( 38 ).	unknown	Low	Have a local liaison reach out to Mr. Kolodiychik, acknowledging the quiet rural character of Jericho Road. Emphasize listening to any worries about traffic or community impacts, and explain how the project will address infrastructure and preserve neighborhood character.	M
143.-2-7.12		<b>Rachel Hegeman</b>	Individual	Rachel Hegeman owns property along Jericho Road in Selkirk, in the vicinity of the planned Selkirk Reserve housing development ( 39 ). Like many other Selkirk residents, she has not publicly commented on local development proposals, and there is no mention of her in town meeting records or news coverage of the debates ( 40 ). Hegeman is not listed in any official capacity in Bethlehem's government or civic organizations, suggesting she is a private resident without an active public profile ( 41 ).	unknown	Low	Approach Ms. Hegeman with a respectful, one-on-one conversation. Given her low public profile, a personal visit by a community relations representative could help build trust. Emphasize understanding her perspective as a long-time local resident and address any questions about how the project will maintain the area's rural atmosphere.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
144.-1-35.31		Ralf K. Kiehl	Individual	Dr. Ralf K. Kiehl is a Selkirk landowner who works as a radiologist in the Albany region ( <a href="#">42</a> ). He owns a parcel in Bethlehem but has not been identified in any local planning or zoning meetings, and no public comments from him about development have been reported ( <a href="#">43</a> ). Kiehl does not serve in any local governmental or advisory roles, indicating he has minimal direct influence on community decisions beyond that of a private resident ( <a href="#">44</a> ).	unknown	Low	Engage Dr. Kiehl via a data-driven discussion, as he is a science professional. It may be effective to have a subject matter expert (for example, an engineer or environmental specialist) discuss the project's safety and impact mitigation with him, addressing any technical questions he might have.	M

## Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
156.-2-1.11, 143.-2-24, 143.-2-21.1, 143.-2-23		<b>Holcim (US) Inc</b>	inc	Holcim (US) Inc. operates the LafargeHolcim cement plant on a ~3,500-acre site in southern Albany County – the last cement manufacturing plant in New York – and is the area's largest employer and taxpayer ( 45 ) ( 46 ). The company presents itself as a community partner, pledging to be a “good neighbor” and actively engaging local officials and events ( 47 ) ( 48 ). In 2021 Holcim entered a federal Consent Decree over environmental violations at the Ravena plant, after self-reported issues with wastewater discharges ( 49 ) ( 50 ). Holcim has also lobbied for operational flexibility – in 2019 it pushed for a local law change to allow burning waste tires as fuel, gaining support from a state senator who praised Holcim’s commitment to the community ( 51 ). No evidence was found of Holcim opposing neighboring development projects, so long as its own industrial operations are unaffected; the firm’s primary focus is maintaining regulatory compliance and production activities.	High	unknown	Engage the plant manager (Dave MacLauchlin) and Holcim’s community relations team early; emphasize that the project won’t impede cement operations and could even leverage local materials or jobs to align with Holcim’s community partnership stance. Ensure open communication to address any environmental or traffic concerns given their regulatory sensitivity.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
143.-2-19.2		<b>Ledgerock Apartments LLC</b>	llc	Ledgerock Apartments LLC is a New York limited liability company that owns a small multifamily residential property in Selkirk (Town of Bethlehem). The company appears to function solely as a property owner/landlord with no other major business operations publicly reported. There is no online presence or media coverage of this LLC beyond property records, and no indications that the owner has engaged in local zoning or development controversies. In the absence of any public statements or filings beyond ownership, the entity's stance on nearby development is not documented; it is likely focused on protecting its property value and tenant satisfaction rather than broader land-use issues.	Low	unknown	Reach out to the property owner or manager to address any concerns about construction impacts (noise, traffic) on tenants; offer mitigation measures (buffering, communication of schedules) to maintain good relations. Ensuring tenants and the landlord see benefits (or minimal disruption) will help avoid any grassroots objections from residents.	M
143.-2-17		<b>Mount Moriah Ministries, Inc.</b>	inc	Mount Moriah Ministries, Inc. is a non-denominational 501(c)(3) church founded in 1993 and based in Glenmont/Selkirk in the Town of Bethlehem ( 52 ). It serves a diverse congregation ("a church of the nations") and emphasizes community and faith outreach rather than political activity ( 53 ). The church owns its property (parcel 143.-2-17) for religious use, and no business or development activities outside of ministry have been identified. There are no public records of Mount Moriah Ministries taking positions on local development or land-use proposals. The organization's focus is on spiritual services and supporting its members, suggesting it would only become concerned with nearby development if it directly affected the church's operations or congregation (e.g., traffic on Sundays or neighborhood character).	Medium	religious	Engage the church leadership (pastor or board) to keep them informed and address any worries about the project's impact on the neighborhood's peace or safety. Emphasize any community benefits of the development (like improving the area or providing services) that align with the church's values, and be willing to accommodate their schedule or events to maintain a positive relationship.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
143.-2-11.1, 143.-2-9.1		<b>Callanan Rd Improvement Co</b>	inc	Callanan Road Improvement Co, incorporated in 1895, is the original entity behind Callanan Industries – a long-standing local quarrying and road construction firm ( 54). Now a subsidiary of the international conglomerate CRH (Oldcastle Materials), Callanan is a major supplier of crushed stone, asphalt, and construction services in New York State ( 55). The company owns substantial land in the area (including two parcels in Selkirk) likely for mining or industrial use; it has a history of acquiring competitors and securing state infrastructure contracts (e.g. highway maintenance projects) in the region ( 56). There is no public record of Callanan directly opposing or promoting specific nearby developments outside its business interests. Generally, its priority is maintaining unhindered extraction and production operations. Any development proposal that might impact its quarry operations (traffic patterns, blasting buffers, etc.) could draw its attention, but otherwise Callanan tends to operate quietly without engaging in local political disputes.	High	land_investment	Approach Callanan's management through formal channels (e.g., their regional Oldcastle office) with information on the project. Ensure the development will not interfere with their quarry or transport routes; if possible, frame the project as a potential customer for Callanan's materials or services to create a mutually beneficial outlook. Keeping communication open will help preempt any concerns about blasting, road use, or other operational overlaps.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
143.-2-14		<b>Albany County Land Bank Corp</b>	inc	Albany County Land Bank Corporation was established in 2014 by the county legislature as a New York State land bank ( <sup>57</sup> ). Its mission is to acquire vacant, abandoned, and tax-foreclosed properties throughout Albany County and return them to productive use by transferring them to responsible buyers for redevelopment ( <sup>58</sup> ). The Land Bank is a not-for-profit with a board of directors appointed per county law and has facilitated dozens of property rehabilitations, focusing on revitalizing blighted neighborhoods. The parcel it owns in Selkirk (PIN 143.-2-14) was likely obtained due to tax foreclosure and is being held for future sale or development consistent with its mission. The Land Bank generally supports development projects that align with community revitalization and would be inclined to cooperate with developers interested in its properties. There is no indication of opposition from the Land Bank toward private development; rather, its goal is to enable such projects that put properties back on the tax rolls and benefit the public.	Medium	municipal	Engage the Land Bank's Executive Director (currently Sean Maguire) early to discuss plans for the parcel. Emphasize how the proposed development will eliminate blight and serve community needs in line with the Land Bank's mission. The Land Bank can be a cooperative partner, potentially expediting property transfer or offering support, if the project helps meet their revitalization objectives.	M
144.-1-35.2		<b>Core Four Group, LLC</b>	llc	Core Four Group, LLC is a newly formed limited liability company in New York, filed on August 1, 2025 (NY DOS #7674741) <sup>59</sup> . The company's mailing address is 418 Broadway, Albany (a corporate registered-agent address), and it is registered through Northwest Registered Agent LLC, suggesting that the actual members/owners are not publicly listed <sup>60</sup> . There are no publicly reported projects or holdings for this LLC beyond the recent land acquisition, indicating it may be a land investment or speculation vehicle with no established community profile.	Low	speculation	Identify the principals behind the LLC discreetly (possibly via its agent or attorney) and gauge their intentions; if they are speculators, consider negotiating a buyout or partnership to preempt opposition or competitive development.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
156.-1-1		<b>Ravena-Coeymans-Selkirk Central School District</b>	school_district	The Ravena-Coeymans-Selkirk Central School District (RCS CSD) is a public school system serving approximately 1,653 students across the towns of Ravena, Coeymans, and part of Bethlehem (Selkirk) in Albany County <sup>61</sup> . The district operates several schools (elementary, middle, and high school) and had a budget of about \$53.5 million for the 2023–24 school year, reflecting its significant role in the community's education and economy <sup>62</sup> . As a local taxing authority, RCS CSD benefits from commercial development that expands the tax base, but it also prioritizes student safety and minimal disruption around school properties.	Medium	municipal	Communicate openly with the district's leadership; highlight the project's contributions to the tax base and address any operational or safety concerns near school facilities to ensure their neutral or positive stance.	M