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Raos broker five deals

BY JOHN GOLDEN
jgolden@westfairinc.com

Michael P. Rao, president of New York Commercial Realty Group L.L.C., said he and partner Frank Rao brokered five deals in December for retail and industrial space in Westchester County.

• **Faust Harrison Pianos Inc.** will relocate from Dobbs Ferry after signing a long-term lease for 22,000 square feet of retail space at 214 Central Park Ave. in White Plains. New York Commercial Realty Group represented the tenant. The landlord, Music Conservatory of Westchester, was represented by brokers Craig Lemle and Ira Schuman of Studley Inc. in New York City.

• **All-Weld Products Corp.** will relocate within Elmsford after signing a long-term lease for 20,000 square feet of warehouse

space at 102 Fairview Park Drive. New York Commercial represented both the tenant and the landlord, Silverman Realty Group in White Plains.

• **USAgain 2000 L.L.C.** leased 13,000 square feet of flex space at 18 Sargent Place in Mount Vernon from Autumn Properties and Development. The Rao brothers represented both landlord and tenant.

• Their firm also brokered an 8,700-square-foot warehouse lease at 56 Worth St. in Yonkers for **Econocraft Worldwide Car Wash Manufacturing Inc.** and landlord Michael Abruzese.

• In Elmsford, an undisclosed buyer paid \$700,000 in an all-cash transaction for an 8,450-square-foot industrial property at 141-145 Saw Mill River Road. The seller was Ewen Parker X-Ray Corp.

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Beacon Hill Gardens, a 256-unit, 14-acre apartment complex in Dobbs Ferry, recently sold for \$28 million. The purchase was a joint venture of Property Resources Corp. in White Plains and Phoenix Realty Group, based in New York and Los Angeles.

The seller was Bowman L.L.C., Rye.

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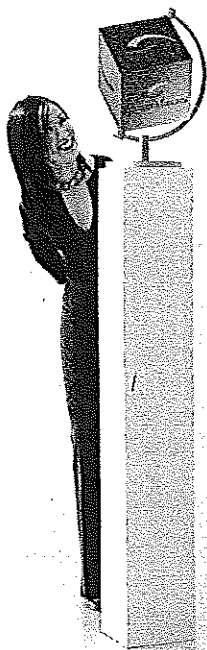
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Jeffrey Katz, Partner
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MTA raises tolls, fares

BY KATHY KAHN
kathykahn@westfairinc.com

All bridges and tunnels managed by the Metropolitan Transportation Authority saw at least a 25 percent toll increase Dec. 30, while train and bus fares rose for straphangers as well. The reason for the increase was to help fill a burgeoning budget gap that was supposed to be filled by a payroll tax.

After Gov. David Paterson selected Jay Walder to lead the public authority in 2009, the chair and CEO visited the counties affected by the new payroll tax, trying to explain how the MTA got itself into a \$400 million budget deficit in one year. Putnam, Dutchess, Orange and Rockland — the so-called “quarter-pounder” counties because they share one vote between them and receive the least service — railed against the tax to no avail.

Although Westchester originally voted “aye” when it was imposed under Andrew Spano, new County Executive Rob Astorino urged the Legislature to join in the lawsuit filed by several counties and municipalities against the MTA to eliminate the payroll surcharge, which affects every business, from local mom-and-pop operations to

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