

HP 6086/2020 -- NYSCEF Docket Analysis

GUARDRAIL: WHITE -- ORIENTATION & ROUTING

This page provides navigation and counsel-facing orientation for White Tab 117. It does not create new facts or analysis. Facts trace to WT-117 and the underlying NYSCEF filings.

PART A -- What This Document Is

White Tab 117 is a facts-only analysis of the complete NYSCEF docket for **HP 6086/2020** (*Christian Gray v. American Package Company Inc et al*), the Housing Part B proceeding that produced the SO-ordered Stipulation of Settlement and the subsequent Motion to Restore.

The docket contains **34 substantive documents** (of 38 total entries; Docs #33-36 are filing errors deleted from NYSCEF). WT-117 inventories every document, extracts the judicial history, maps the competing affidavit record, analyzes the Smith Decision, documents the failed appeal, and reconstructs the complete court date and adjournment chain.

Why it matters: This docket is the backbone of the stipulation compliance dispute. The affidavit record (Docs #17-23) contains competing scope-completion claims and subsequent correspondence bearing on their accuracy -- see WT-117 Part D for the full record. The Smith Decision denied the Motion to Restore on procedural grounds without reaching the merits, leaving the scope completion question unresolved. The appeal was dismissed for failure to perfect.

PART B -- Key Docket Entries

These are the most frequently referenced documents from the 34-entry docket. Counsel working any track of this case will encounter these repeatedly.

Doc #	What It Is	Why It Matters	WT-117 Section
#10	Stipulation of Settlement (SO-Ordered), Jun 29, 2021	Court-ordered scope of work with 8 Glass margin comments (JG1-JG8); the controlling document for compliance disputes	Parts D, F
#11	Notice of Motion (Motion to Restore), Jun 14, 2022	Filed 10 months after Aug 2021 lab results; triggers the compliance litigation	Part H
#17	Skaller Affirmation in Opposition, Jul 28, 2022	Requests referral to Judge Stoller; argues scope completed; cites <i>Bard v. Mautner-Glick</i>	Parts C, D

Doc #	What It Is	Why It Matters	WT-117 Section
#18	Kowalewski Affidavit in Opposition, Jul 28, 2022	Sworn claims of scope completion; reveals Glass-Kowalewski professional relationship (training certificate, p. 14)	Part D
#19	Glass Affidavit in Opposition, Jul 28, 2022	Sworn claims of scope completion; alleges Olmsted caused re-contamination	Part D
#21	Bard v. Mautner-Glick Decision (Stoller), Jan 19, 2022	Precedent cited by opposition; decided by Judge Stoller, whose referral was requested in Doc #17	Part C
#22	Sandercock Reply Affirmation, Aug 31, 2022	Itemizes 11 specific scope items not completed (para 5a-k); describes "one-two shuffle"	Part D
#23	Olmsted Reply Affidavit, Aug 31, 2022	Sworn expert testimony curing evidentiary deficiency noted by opposition	Part D
#25	Substitution of Attorney, Nov 15, 2022	Ween & Kozek replaces Goodfarb & Sandercock as petitioner's counsel	Part I
#31	Smith Decision/Order, Sep 29, 2023	Denies Motion to Restore on procedural grounds; does not reach scope completion merits	Part E
#37	Notice of Appeal, Oct 31, 2023	Contains 3 independent references to "Hon. Remy Smith"; RATA form states decision was "based upon arguments never raised in opposition"	Parts C, E, G
#38	Appellate Term Dismissal, Sep 23, 2024	Appeal dismissed for failure to perfect; no extension granted	Part G

PART C -- How Counsel Should Use This Document

WT-117 is a reference hub. Counsel should route from here to the appropriate specialized tab depending on the question at hand:

If your question is about stipulation compliance and whether the scope of work was completed:

Start with [WT-117 Part D \(Affidavits and Rebuttal Record\)](#) for the competing sworn statements, then review [WT-118 \(Stipulation Compliance Timeline\)](#) for the chronological analysis of compliance events and deadlines.

If your question is about the stipulation itself (terms, paragraphs, scope of work): Start with [WT-106B \(Stipulation of Settlement\)](#) for the paragraph-by-paragraph facts-only summary, then [WT-106 \(Scope: Court-Ordered vs. Executed\)](#) for the detailed scope comparison.

If your question is about the scope of work and what was or was not completed: Start with [WT-106 \(Scope: Court-Ordered vs. Executed\)](#) and [WT-108A \(Mold Abatement Work Scope\)](#) for the technical scope details.

If your question is about the Smith Decision and its procedural reasoning: Go directly to [WT-117 Part E \(Decision on Motion to Restore\)](#) for the court's stated reasoning and what was not addressed.

If your question is about attorney conduct or malpractice implications: Route to [Orange B001 \(Sandercock Malpractice Framework\)](#) for the analytical framework. WT-117 provides the underlying docket facts; Orange provides the professional responsibility analysis.

If your question is about the release/vacatur strategy: Route to the [Stipulation Release & Vacatur Strategy](#) page for the strategic assessment of the stipulation's release language and vacatur options.

If your question is about the appeal and why it failed: Go to [WT-117 Part G \(Appeal Record\)](#) for the timeline from Notice of Appeal through Appellate Term dismissal for failure to perfect.

PART D -- Related Documents

Document	Volume	What It Provides	Link
WT-106 -- G21 Scope: Court-Ordered vs. Executed	White Vol 07	Detailed scope comparison with Glass margin comments	WT-106
WT-106A -- SERVPRO Field Incident Video	White Vol 07	Video documentation of 2023 field incident	WT-106A
WT-106B -- Stipulation of Settlement	White Vol 07	Paragraph-by-paragraph facts-only summary of all 17 paragraphs	WT-106B
WT-107 -- Olmsted Mold Inspection Report	White Vol 07	Baseline mold conditions (Jun 2020)	WT-107
WT-108 -- ALC Post-Remediation Verification	White Vol 07	PRV report claiming "clearance" (Aug 2021)	WT-108
WT-108A -- Mold Abatement Work Scope	White Vol 07	Technical scope of work details	WT-108A
WT-109 -- Olmsted Response to ALC	White Vol 07	Post-PRV findings contradicting clearance	WT-109
WT-110 -- Olmsted Follow-Up Scope	White Vol 07	Additional scope items identified post-remediation	WT-110
WT-118 -- Stipulation Compliance Timeline	White Vol 07	Chronological compliance analysis with 29 source PDFs	WT-118
	White Vol 07	Power Adjustment representative	WT-201

Document	Volume	What It Provides	Link
WT-201 -- Evan Katz (Witness Profile)			
WT-204 -- Edward Olmsted (Witness Profile)	White Vol 07	Independent environmental expert	WT-204
WT-205 -- Candice Kowalewski (Witness Profile)	White Vol 07	ALC Environmental; affiant (Doc #18)	WT-205
WT-206 -- Jack Glass (Witness Profile)	White Vol 07	ALC Environmental; affiant (Doc #19); scope annotator (JG1-JG8)	WT-206
Orange B001 -- Sandercock Malpractice Framework	Orange Vol 12	Attorney malpractice analysis	Orange B001
Stipulation Release & Vacatur Strategy	Orientation	Release risk and vacatur options	Strategy Page
Purple T2 -- Fraud Upon the Court Strategy	Purple Vol 08	False affidavit strategic framework	Purple T2

PART E -- Source Archive

WT-117 includes a complete archive of all 34 NYSCEF documents as individually named PDFs in the `media/` directory. Each file follows the naming convention

`WT-117_nyscef_doc_##_[descriptive_name].pdf` . A master document list PDF is also included.

Counsel can access individual source documents through the download links in WT-117's Source PDF Downloads table, or retrieve the complete archive for offline review.

END -- HP 6086/2020 -- NYSCEF Docket Analysis Orientation v1.0