



# THE SENTINEL

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## Senior Project To Break Ground

For the first time in the Town of Newburgh, buildings designated for senior citizen rentals will be created. A special ceremony will be held to mark the commencement of construction of these senior rentals. Two new buildings will be built to meet the need for senior citizen rental apartments.

Supervisor George Bucci, State Senator William Larkin, County Executive Joseph Rampe will gather on October 26 at noon with many interested local senior citizens to celebrate the commencement of construction of the complex. Completion of the project is expected in October 1999. The senior complex will consist of 70 one and two bedroom apartments.

The project is designed to give local senior citizens a choice for housing that will let them remain in the community at an affordable price. Mr. Bucci noted, "For too long, our parents and senior citizens were forced to leave the Town of Newburgh when they retired. That was a true shame. They now have an opportunity to remain in Town at a cost they can afford." The complex will help senior citizens on a fixed income, targeting both working seniors and seniors living on social security and pensions. Mr. Bucci added, "It is so important that we take care of the seniors in this community as they have taken care of us. We are talking about the people who built our community, and also the parents of the people who make up our community. By keeping these valuable people in our area, this complex will help keep our community vibrant."

The project combines private land and town-owned land off Route 52 to create an area for the senior apartments. The Town has also approved a tax break for this limited dividend project. In addition, the complex will include a passive walking nature trail for the community, a gazebo and gardening area for residents, on floor laundry facilities, a library with books, magazines and computer Internet access, a spacious community room for recreation and meetings and town-sponsored dial-a-bus service.

The residences will contain 70 apartment units of one and two bedrooms. The

apartments are spaciouly designed with 20 one-bedroom apartments of 565 square feet and 50 two-bedroom apartments of 715 square feet. Each floor of the building will have separate laundry facilities. In addition, front ground level apartments will have sliding glass doors to individual patio spaces. Project sponsor Larry Regan of Newburgh Seniors, LLC stated, "The apartments will be beautiful and new, with ample storage space and amenities. We know that our market demands high quality and value and that is what the project delivers. This community will provide our residents with fine apartments and a place to be socially active."

The apartments are expected to rent for below the market price of \$468 to \$567

for a one bedroom unit and \$559 to \$677 for a two bedroom unit. The affordable rents are made possible through County of Orange funds, help and support from the Town of Newburgh, federal tax credit financing and special financing from the State of NY Housing Finance Agency. The owner of the complex has agreed to run the project as a limited dividend entity, limiting profits, to assure affordability for the tenants.

Advance applications are now being accepted for the apartments. Interested parties should contact Newburgh Seniors, LLC at (914)376-1069. Regan notes,

"We anticipate that applications for the apartments will be coming in quickly so interested people should contact us immediately."