



YORKTOWN

Affordable housing agreement includes building Yorktown senior center. Where and when it's expected

Michael P. McKinney, Rockland/Westchester Journal News

Published 6:03 a.m. ET Nov. 25, 2020

YORKTOWN – A long-sought town senior center is planned for a site off Allan Avenue, to be paid for and built by the company that manages the Beaveridge Apartments affordable housing for seniors, according to town officials.

The proposed 4,000-square-foot building – a 2,000-square-foot, first-floor senior center and 2,000 square feet of town recreation department offices on the second floor – is eyed for behind the 160-unit Beaveridge complex, which is at 1965 Allan Ave.

The new building, in Yorktown Heights, is part of an agreement the Town Board approved this month with Beaveridge Housing Associates, which operates the existing apartments and will have its property tax exemption extended for the next 35 years.

The company pays \$133,465.59 a year to the town in what is essentially a payment in lieu of taxes (PILOT) agreement and it will stay at that level for the next 10 years, with a 1% annual increase in subsequent years, Town Supervisor Matt Slater said.

The proposed senior center/recreation department offices will need to undergo local board reviews, with the aim of breaking ground next year, he said.

Beaveridge will rent the senior center and offices to the town for 35 years at \$1 a year and will be responsible for maintenance and repairs.

The plan is for parking to be at the former Soundview Preparatory School property. People would access the senior center from various points, including via Underhill Avenue as well as from Beaveridge.

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Beaveridge will also carry out a five-year capital improvement plan for the existing apartments estimated at \$750,000, according to a statement from the town.

Slater said the primary goal was to preserve affordable housing. "It protects affordable housing for our residents at Beaveridge for more than the next generation, for 35 years," he said.

As for the recreation offices, the town's recreation staff have worked in modular trailers at Sparkle Lake Park for the past 14 years, an arrangement originally supposed to last about two years.

"This historic public-private partnership protects housing for some of our most vulnerable residents, while also developing infrastructure and programmatic amenities that the town needs but can't afford," Slater said. "The town has been trying to build a stand-alone senior center for more than 20 years."

Town Board member Tom Diana said the town has been trying to see how it could afford a senior center but not burden taxpayers.

"This partnership with Beaveridge is a creative solution to a longtime goal," he said in a statement.

"Having a future senior center behind a complex that houses the elderly makes sense because some of our residents no longer drive and they can't walk long distances," Town Board member Alice Roker said.

Michael McKinney covers northern Westchester. Follow him on Twitter @mikemckwrite.