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Seniors signing on for new apartments

By John Darcy

FISHKILL — Many seniors are filing early applications for the 89 affordable apartments that will be available when Horizons at Fishkill opens its doors on Dogwood Lane.

The project, by Regan Development Corp., is the first of its kind under the town's senior citizen housing district. The zoning designation was adopted by the town board in 2003 to encourage development of lower-cost housing in response to rising costs in home and rental markets.

Initial rentals would be \$790 for each of the 47 one-bedroom

apartments and \$944 for the 47 two-bedroom apartments. Rentals are based on 60 percent of the median income for Dutchess County, said Ken Regan, vice president of the Ardsley-based developer. Rents would be expected to increase "in accordance with that formula," he said.

Maximum allowed incomes are \$30,600 for a single-person household, \$34,980 for two persons and \$39,360 for a three-member household.

Income is defined as a combination of all sources, including Social Security, pensions and banking interest, he said.

In response to seniors' questions recently, Regan said rentals include heat and hot water. Residents would pay for electricity use. Apartments will be wired for telephone and cable TV. Air conditioners are not included, but installation of residents' units would be free of charge.

Regan said every apartment will be "handicapped-convertible" to accommodate residents' needs. Some apartments in the 2 1/2-story building will include handicapped showers. Every apartment can be adapted for handicapped

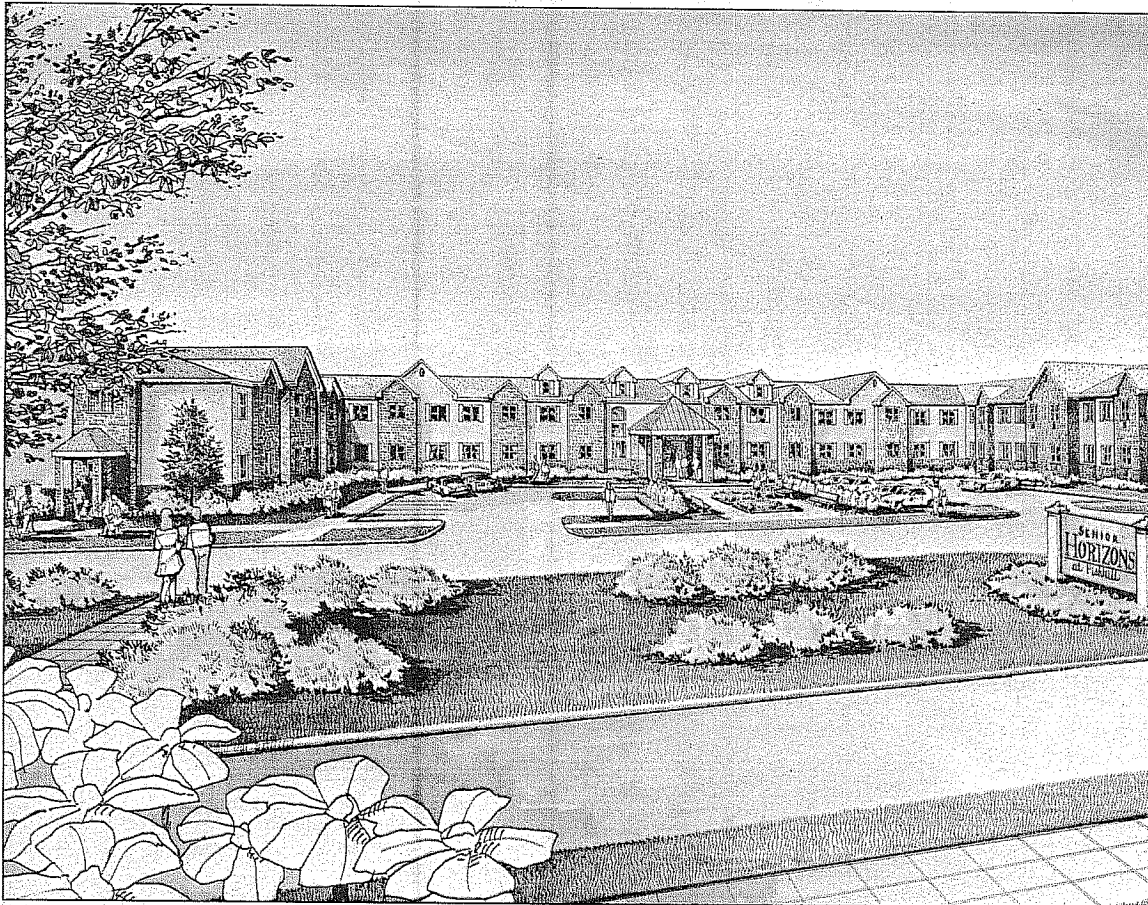
Pets will be allowed in apart-

ments in a designated portion of the building but prohibited elsewhere. A weight limit will be set for dogs.

Coin-operated laundry facilities will be provided on each floor of the elevator-equipped building.

A "fully stocked" library, computer area, exercise room and meeting room are planned. "This is not just an apartment in a building," Regan said. "There will be a sense of community."

Seniors seeking apartment applications and brochures can call 914-693-3011.



Rendering of Horizons at Fishkill.