



# Southern Dutchess News

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## Senior apartment building underway



Ground has been broken for Fishkill's first senior housing complex. Among those digging in at a recent celebration were town senior Elizabeth Torelli, from left, town board member Steve Ferguson, Housing Finance Agency President Stephen Hunt, Assemblyman Joel Miller, Supervisor Joan Pagones, town board member Dennis Zack, planning board member Rob La Colla, town board member Ron Leenig and Regan Development Corp. President Larry Regan.

photo by John Darcy

By John Darcy

FISHKILL — Rose Pucino was one of several town residents invited to last week's ground-breaking for Fishkill's first affordable housing complex for seniors.

If she does become one of the inaugural tenants at Horizons at Fishkill, Pucino won't have to move very far. She has lived just a few blocks away from the Dogwood Lane site for the last 40 years.

Another senior, Elizabeth Torelli, had shovel in hand as she joined with officials and the developer in breaking ground for the 90-apartment building off Route 9D.

Horizons at Fishkill is the first project under the town's senior housing district law which was set up in mid-2003 to counter escalating costs for home ownership and apartment rentals.

"This is the celebration of a vision," said Larry Regan, president of project principal Regan Development Corp. He said his company has not worked with a town "more in tune with the needs of its senior citizens" than Fishkill.

The targeted residents for the 90 apartments are town seniors who may be looking to sell their homes to find more affordable alternatives, he said.

Supervisor Joan Pagones said Horizons typifies Fishkill's goal to provide "a viable housing choice" so that seniors can remain "in the town they helped to make great."

Monthly rentals will be \$790 and \$944 for the one- and two-bedroom apartments. The "low" rent levels are possible via project financing, Regan said.

The 2.5-floor building will include features "not normally

found in affordable housing." These include a community room, a library, exercise room, tenant gardening areas, covered parking, on-floor laundry facilities and a computer room.

Federal tax credits, \$7 million in bond financing from the state Housing Finance Agency and about \$2 million in low-interest financing from the agency were obtained.

Regan Development's work with the state Housing Finance Agency was "never contentious, always cooperative," he said.

Housing Finance Agency President Stephen Hunt said Regan's firm was a "tremendous partner" and Pagones was "very instrumental" in realizing the project.

"We look forward to a year from now for our dedication ceremony," Pagones said.

Prospective Horizons residents

are urged to call (914) 693-3011 for applications and information.

The town established new zoning for senior housing districts in June of last year. The law allows the districts to be set up in various parts of town. Preferred sites are near medical and social facilities, shops, public transportation and other services. A senior development itself could provide space for medical or social services offices.