

# A housing boon for Sullivan seniors

## Affordable places are being built

By Victor Whitman  
Times Herald-Record  
vwhitman@th-record.com

**Wurtsboro** – Marco Bocanumenth says he's shelling out \$725 a month for a two-bedroom dive on Broadway in Monticello. Just ask the 77-year-old what it's like to find a clean, affordable apartment for seniors in Sullivan County.

It's like winning the lottery.

Florence Malanga, 77, and her husband, Joe, 79, want to sell their home in Wurtsboro and move into a clean one-roomer. But where?

Lee Abplan, who manages 32-unit Tannery Village senior complex in Monticello, says seniors come to the door looking for a place. He puts them on a two-year waiting list.

### Need a place?

For the Monticello senior project, call Devon Management at 987-2299.

For the Wurtsboro project, call Horizons at Wurtsboro at 914-693-3011.

Soon, though, the odds for seniors finding a decent place in Sullivan County will get a little better.

In Wurtsboro, Ardsley-based Regan Development is building

an \$8 million, 49-unit, low-income complex. A group of politicians and seniors plunked gold shovels in the ground at a ceremony yesterday near the Stewart's on Sullivan Street. Those apartments will be ready by next summer.

In Monticello, Orange County Developer Jonah Mandelbaum is finishing up a \$7 million, 75-unit complex near the Government Center, to open in March.

Mandelbaum is also working on a deal in the town of Thompson to bring a 96-unit complex near Wal-Mart.

The projects – one- and two-bedroom apartments for people 55 and older – are subsidized and range in rent from \$250 to \$750 a month, depending on income. Regan Development's Wurtsboro project has eight units set aside for disabled residents.

Is it enough?

"Probably not," said Deborah Allen, the assistant director of Sullivan's Office for the Aging. "People are getting older, and they are looking for senior housing, giving up their homes. There will always be waiting lists."



Times Herald-Record/MICHELE HASKELL

Rita Convissar of Rock Hill and Marco Bocanumenth of Monticello enjoy the groundbreaking yesterday for a new senior housing complex in Wurtsboro.



Take the 95-unit John Crawford Housing Complex in Monticello, one of the largest senior complexes in Sullivan. The wait for an apartment for Monticello residents is six months or longer; it's a year or more for nonresidents. The wait's the same at 15 other senior housing complexes.

At yesterday's groundbreaking, Elaine Srokosz, 86, hurried over to grab an application. She lives alone in Florida and wants to move here to be with her son and daughter-and-law.

"The application already went," she said. She hopes she doesn't have to wait too long.