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Buffalo Next: New housing project begins in Dunkirk

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Homesteads at Dunkirk Landing kicks off

A downstate affordable housing developer that has been active in Western New York has kicked off construction on a new 78-unit affordable housing project in Dunkirk that will include support for homeless veterans.

Regan Development of Ardsley, N.Y., is starting work on its \$37 million Homesteads at Dunkirk Landing venture to provide new housing options, while advancing revitalization efforts and restoring blighted brownfield properties to active use.

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The project consists of two new buildings that will be constructed on vacant properties within two blocks of each other on Washington Avenue and East Fourth Street, containing 48 and 30 apartments, respectively. Both sites are located within Dunkirk's Brownfield Opportunity Area and the Downtown Revitalization Initiative area.



A rendering of Homesteads at Dunkirk Landing.
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The development will feature a mixture of one-, two- and three-bedroom units, priced to be affordable to households earning up to 70% of the area median income. There's also 5,900 square feet of commercial space for a childcare center in the East Fourth Street

building, as well as community rooms and a playground. And the all-electric buildings will feature onsite solar panels and electric-vehicle charging.

Sixteen of the apartments will be designated for veterans who have experienced homelessness, subsidized with funding from the New York State Office of Temporary and Disability Assistance's Empire State Supportive Housing Initiative, and supported by onsite services from Soldier On, a nonprofit that helps veterans.

"Regan Development and Soldier On are proud to serve as tools to create new housing and redevelop these two sites in the core of the City of Dunkirk," Regan Development President Larry Regan said.

And eight units will be set up to accommodate residents with mobility impairments, while four will be for those with sensory disabilities.

"It's not just housing. It's who we're giving housing to," Gov. Kathy Hochul said, according to a transcript of her remarks at a press conference. "I love the fact that these will be supportive homes for veterans with disabilities who experience homelessness."



A rendering of the Homesteads at Dunkirk Landing.

Provided

Citing the trauma that many veterans have experienced, she added, "The least we can do is give them a home ... New York will always have your back because you had ours."

Funding includes federal and state low-income housing tax credits valued at \$19 million, as well as a \$9 million subsidy from New

York Homes and Community Renewal, a \$1 million DRI award and \$200,000 in infrastructure funding from Empire State Development Corp. The project will also receive state brownfield tax credits.

“The more homes we build in Dunkirk, the more homes we build in Chautauqua County, the more we're going to attract more people who want to live in this incredible quality of life,” Hochul added.

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New owner for Field of Dreams

A new owner is taking over the young Field of Dreams Senior Living Facility in Cattaraugus County.

Nicolas Ferreri's Olean Manor Inc., which has spent over \$35 million in less than 10 years to develop the former cornfield into a growing and successful nursing home in the Town of Allegany, is selling the 51.6-acre property and business to a group led by 38-year-old Gary Rohinsky, CEO of Olean Property Holdings LLC.

The real estate closing is expected this month, while Rohinsky and the other investors will buy out all the ownership in Olean Manor Inc., taking control of the operation as well, pending approval by the state Health Department.

However, Ferreri said he will still be involved, and plans call for continuing the current operation “without a change in current employee numbers, except for a possible increase.” There are also plans to start a home care division.

Located at 3260 North 7th St., **Field of Dreams** is an active senior community that offers independent living for those aged 55 and up, plus assisted senior living, memory care, respite care and senior daycare services, as well as nutrition services, social services and wellness services. The goal is to allow seniors to continue living

in Cattaraugus County, and particularly in the Olean area, so they can “age in place” with their community.

It includes both a “motherhouse” with 140 rooms, as well as 42,000 square feet of separate senior living cottages, plus walking trails and gazebos. And it addresses what the Cattaraugus County Industrial Development Agency describes as a “critical shortage” of senior living options and services.

Development began in 2017 with acquisition of the first six acres of land, and construction of 10 to 12 buildings, with 12,000 square feet of adult assisted-living facilities. Ferreri expanded with a second phase in 2024, with the senior living cottages and other features.

Separately, the CCIDA also approved \$255,000 in tax breaks for a \$1.2 million project by William Bursee, CEO of Ellicottville’s Steelbound Brewing & Distilling.

Bursee is launching an environmentally friendly refillable spirits company, dubbed Steelbound 716, that would allow businesses to get a fresh supply of a variety of liquors without having to buy and discard glass bottles every time they need more vodka, gin, whiskey or rum.

Instead, the new business would sell the liquor itself, using durable ceramic-coated one-liter bottles, simple labels and stackable delivery and return crates. It would pick up empty bottles, sanitize them, refill and reseal them, and sell them again.

And the agency approved \$13,000 in sales and mortgage-recording tax breaks for yet another expansion by North Park Innovations Group, a Southern Tier provider of high-tech products and curriculum for vocational training around the globe. Owned by Bill and Lori Northrup, North Park will buy and renovate the vacant 14,000-square-foot former TimberHut Cabin Co. facility in Great Valley to gain more production space and a showroom.

The \$500,000 project at 4580 Route 219 comes on top of spending \$770,000 last year to expand at its current site at 6442 Route 242 in Ellicottville.

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