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One of the courtyards available to the residents at Chappaqua Crossing. PHOTOS BY JOHN MEORE/THE JOURNAL NEWS

OPEN HOUSE

Chappaqua Crossing is complete; only 10 units still available

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NEW CASTLE – Officials celebrated Thursday the completion of the 64 affordable, workforce and market-rate apartments in one of Westchester County's most iconic locations: The legendary cupola building of the former 100-acre Reader's Digest corporate campus.

More than 800 people applied through a lottery for the 26 affordable units at Chappaqua Crossing, which are now all rented, in the Georgian Revival-style building at 480 N. Bedford Road.

The building's other apartments include workforce units — also less



A common area at Chappaqua Crossing.

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expensive than market-rate and aimed at town employees as tenants — as well as market-rate units. All of the workforce units are rented. For the market rate-units, 10 are still available.

“This is serving a lot of different people, which is great,” Bill Balter, president of project developer Wilder Balter Partners, said during a ceremony that drew county Executive George Latimer, the state’s housing agency commissioner and others. “It’s going to be really one of the prime addresses in Westchester County.”

The project entailed 20 months of renovations into one, two- and three-bedroom apartments.

Ginny Enright is among Chappaqua Crossing’s residents. A town resident for 54 years who works at the library, she was ready to sell her house and no longer have the responsibilities that come with it. She moved into a two-bedroom unit in May.

“It seemed ideal to be able to come here where, you know, I’d be in the same town,” Enright said. “It’s a wonderful way for Reader’s Digest to have changed into something so useful and tangible. It’ll be a great asset for the town.”

A Whole Foods grocery is being built on the property, along with a Life Time Fitness.

When the lottery for Chappaqua Crossing housing applicants launched in mid-September, to be eligible for the affordable housing units, households had to make up to 40 percent or up to 60 percent of Westchester’s median income — \$78,000 for one person or \$111,400 for a family of four — depending on the size of the unit.

Monthly rents range from \$765 for a one-bedroom to \$1,631 for a three-bedroom for the affordable housing units.

Workforce apartments were for families with a maximum household income ranging from \$70,200 for one person to \$116,280 for a family of six. Monthly rents for those apartments range from \$1,810 for a one-bedroom to \$2,500 for a three-bedroom.

Income guidelines change yearly based on the new median.

The market rate apartments include one-bedroom units ranging from \$2,300 to \$2,900; two-bedroom units ranging from \$2,900 to \$4,600; and three-bedroom units ranging from \$4,800 to \$6,500.

One thing that makes Chappaqua Crossing distinctive is that all of the units, regardless of income, are in the same building, something Town Supervisor Rob Greenstein praised.

RuthAnne Visnauskas, commissioner of the state’s housing agency, credited the project for “creating a real community with so many amenities.”

Inside, the former editorial library re-



Chappaqua Crossing resident Ginny Enright, 85, sits in a common area. PHOTOS BY JOHN MEORE/THE JOURNAL NEWS



The lobby of Chappaqua Crossing Apartments in Chappaqua.



A kitchen of an apartment at Chappaqua Crossing Apartments in Chappaqua.

tains its wood-paneled elegance as a gathering space for residents. In another part of the building, a common space has elegant furniture and is next to a gym with flat-screen televisions.

Meanwhile, much of the 40,000-square-foot building on another part of the property that will hold the Whole Foods was painted and looking closer to opening. The bones of what will be the Life Time Fitness are up and construc-

tion continues.

The two will be the first constructed in what is expected to be a \$50-million retail component.

The overall development “is a perfect example of a community finding a creative way to breathe life into an old corporate property,” Westchester County Executive George Latimer said.

It was something of a saga for Chappaqua Crossing to happen in New Cas-

tle. Summit Development and Greenfield Partners acquired the 100-acre campus from Reader’s Digest, but the current redevelopment followed more than 12 years of lawsuits, negotiation and regulatory board approvals to reach its current form.

The suits alleged the town violated the federal Fair Housing Act and impeded the developer from providing affordable housing. Last year, the town and Summit/Greenfield Partners agreed to end the developer’s lawsuits.

The Chappaqua Performing Arts Center has also been established on the property and has held events including January’s swearing-in of New Castle officials, which former President and Chappaqua resident Bill Clinton presided over.