

YMCA building in Tarrytown sold for affordable housing development

[David Propper Rockland/Westchester Journal News](#)

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The historic Family YMCA building in Tarrytown has been sold for \$6.45 million with plans to convert the property into affordable housing.

The four-story brick building, used by the Family YMCA for about a century, will turn into 109 units of affordable housing, according to RM Friedland, the broker for the sale.

The final sale comes after the property, located at 62 Main Street, [was placed on the market in 2019](#). The deal was contingent on the buyer, Wilder Balter, the real estate developer, receiving approvals for the housing project.

The YMCA fitness center's last day at the former site was March 29.

Gerry Riera, CEO of the Tarrytown YMCA, said the new affordable housing at the site matches the mission of the organization he leads



The Family YMCA in Tarrytown was sold for more than \$6 million to a real estate developer. The plan is to transform the site into affordable housing. *Akiko Matsuda/The Journal News*

"Because of our long history and where we are, we've always had housing at the core of our mission," Riera said. "We wanted to make sure when we sold this building that we were not eliminating any affordable housing."

Approvals from Tarrytown municipal boards, Westchester County and the state all came through over the last several months, Riera said, allowing the sale to go through.

Thirty residents who have been living at the YMCA will get to move into the new units once they are constructed at a subsidized rate, Riera said. Each new studio apartment is an upgrade from what they had with the YMCA, he noted.

Wilder Balter agreed to keep the façade of the 93-year-old building and provide 100 additional parking spaces for the use of only local merchants, according to RM Friedland.

Village Administrator Richard Slingerland said Tarrytown welcomes more affordable housing "because there's a need that exists across Westchester County and our region." Retail shops and restaurants will gain more potential patrons, Slingerland noted.

"We're happy to have more people that will keep our downtown vibrant," he said.

John Barrett, RM Friedland's managing director for the investment sales division, said the property was placed on the market in September 2019 and 20 offers came in with two months. Within 90 days, a contract was reached for the full asking price, he added.

The sale of the building was necessary because the YMCA did not have the resources to maintain and renovate a 1912 building, Riera said.

The YMCA has moved temporarily to the EF International Language campus at 100 Marymount Avenue in the village. Childcare services, as well as dance and cheer programs, will continue there until a permanent home is found. The YMCA will no longer provide housing wherever it moves next, Riera noted.

"We want the impact and the face of the Y to be our programs and services, not a building," Riera said. "Because we're much more than a building."

David Propper covers New Rochelle and the shore towns. Reach him at dpropper@lohud.com and follow him on Twitter: [dq_props](#). Our local coverage is only possible with support from our readers.