



## **Formation-Shelbourne to begin construction of senior living community**

October 15, 2019 - Design / Build

Greenburgh, NY Formation-Shelbourne Senior Living will begin site work for construction of a new senior living community on the site of the former Sprainbrook Nursery at 448 Underhill Rd. The project will include 54 assisted living and 26 memory care units in a single three and four-story 75,000 s/f building. There will be a mix of studio, one- and two-bedroom units, with some units designated as affordable.

The style of the building is designed to fit the local area. The façade will feature a combination of stone, timber and siding, with tall windows and a peaked residential-style roof. The building is designed to fit into the contours of the site.

The community will offer a wide-range of amenities including living rooms, dining rooms, library, cafe, theater, hair salon, wellness center and activity rooms.

As part of its agreement with the Town, Formation-Shelbourne is placing the main entrance on Sprain Road, is widening Underhill Road at the "S" curve adjacent to the site, is paying for additional sidewalks and is constructing additional water lines to improve fire safety in the neighborhood. The project will be providing private ambulance service for non-emergency transport to reduce reliance on the local fire department. The four-acre site offers easy access to the Sprain Brook Parkway which has exits just two miles north and one and a half miles south. There is quick access to shopping and other services on nearby Central Avenue (Route 100.) Sunningdale Country Club is a short distance east of the site.

The nursery is a local landmark owned by Al and Heidi Krautter, longstanding residents of Greenburgh. Their nursery had been in operation for over seventy years and is now closed in anticipation of the start of the new project.

The plan for the senior living community was first presented to the Town in February 2015 and has been approved by both the Planning Board and Conservation Commission. The Zoning Board has approved two variances and the Town Board has issued a Special Permit.

Over the last two years, several lawsuits challenging the Town's approvals have been filed against the developer and the Town by the Greenville Fire District and the Edgemont Community Council (together with the Council of Greenburgh Civic Associations). Those suits have been dismissed but appeals are still pending. Formation-Shelbourne is confident they will prevail on the lawsuits, and

therefore is moving forward with construction to avoid any further delays to the project, and to prevent any further harm to the company and the Krautter family.

The project is expected to be ready for occupancy in 2021.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540