



## Toll Brothers agree to age-restrict 162 proposed townhomes project

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Mount Pleasant, NY Toll Brothers will age restrict 162 proposed townhomes in response to feedback from the town board, a decision that will allow the project between Columbus Ave. and West Lake Dr. to move to the Zoning Board for review of a needed change to permit the townhomes.

Toll agreed to a 55-year-old minimum age requirement for at least one full-time occupant at its proposed project for an undeveloped tract formerly owned by the Legionnaires of Christ. The age restriction marks a significant change from a previously approved plan by Baker Residential for 73 single-single family homes with three-to four bedrooms and no age restrictions. Previously it was zoned for commercial offices.

“We fought hard for this important concession because we appreciate our residents’ concerns about overcrowding in our schools that would result from young families moving into this development,” said supervisor Carl Fulgenzi. “At the same time, an age-restricted property offers our empty-nester population an attractive downsizing option that keeps them near their families and grandchildren.”

He noted that since the site had prior approval for single family detached homes, it wasn’t a question of if the site could be developed, but what type of housing would be built. Fulgenzi said. “We are pleased that after extensive discussion, the Town Board was able to reach an agreement with the developer.”

Toll Brothers is expected to submit a new rezoning application in the coming weeks. The company's prior rezoning application with no age restrictions submitted last year for the vacant 161-acre tract was not advanced by the Town Board.

"Supervisor Fulgenzi and the Town Board made it quite clear that they had serious concerns about the possible impact on the school district and they genuinely wanted to see the project oriented toward area seniors," said Toll Brothers' land-use attorney David Steinmetz of the White Plains firm of Zarin & Steinmetz.

The development is expected to predominantly be three-bedroom units as well as some two-bedroom units with home offices or dens.

As part of the plan, Toll Brothers has also agreed to donate 18 acres of its property to the Town near the Mount Pleasant Community Center at 125 Lozza Dr. for use as parkland.

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