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Trinity Associates Senior Housing Peekskill, New York

After completing two senior developments in Peekskill – Drum Hill and RiverPoint at Drum Hill – Trinity Associates, LLC wished to pursue another senior development in Peekskill. Trinity Associates, LLC is nationally recognized with over 20 years of experience in producing top quality, affordable housing. Since the early 1980's, Trinity has successfully developed or rehabilitated over \$84.0 million of projects. Their communities vary from low-density townhouses and garden apartments to high-rise towers, and are located in every setting – urban, suburban and rural. Trinity continues to operate many of its properties after financing and constructing them.

The proposed site, located along a busy major thoroughfare, was not far from a major retail center within the City of Peekskill and near the regional Hudson Valley Hospital Center located on the City's fringe primarily in the neighboring suburban Town of Cortlandt, New York. The Town was considering a major re-zoning of the hospital's environs to accommodate medically oriented facilities, commercial and residential uses. The hospital had been upgraded recently to serve northwestern Westchester and Putnam counties and recently joined the NY Presbyterian health care system.

Mr. Lynch prepared zoning text which allowed for the construction of senior housing in all of the City's Residential Districts, subject to performance criteria that allowed for development of suitable increments of typically more dense senior housing in less dense residential neighborhoods. He worked closely with the Developer and Westchester County to integrate the proposal into the surrounding neighborhood through the provision of pedestrian facilities, cutting edge stormwater runoff treatment and management, traffic management, aesthetics and a superior landscaping and onsite user environment.