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First phase of Liberty Green Apartments now open

Warwick developer honored for commitment to shop local

WARWICK - The first phase of Liberty Green Apartments, an 84-unit senior housing complex situated just off Grand Street and across from Devon Woods, opened Jan. 1.



Liberty Green Manager Cheryl Lennon (left) and developer Jonah Mandelbaum welcome Margaret Bundenthal, one of the first tenants to occupy the phase one building at Liberty Green Apartments.

The development team for what will eventually be a 250-senior unit project when completed in December includes Warwick Properties, Inc. as developer, Devon Management Group as managing agent, MJJ Builders Corp. as general contractor and the architectural firm of Meckler Associates. The total cost of development is approximately \$25 million.

Last year, Warwick Properties Inc., owned and managed by senior housing developer Jonah Mandelbaum, was awarded more than \$10.5 million by the Division of Housing and Community Renewal. Designated for the company's senior housing projects in both Warwick and New Windsor, it was the largest multi-project award of its kind ever granted in New York State.

In addition to the New York State Housing Trust Fund, Liberty Green also received assistance in the form of a Federal tax credit and payment in lieu of taxes (PILOT) agreements with the Town and Village of Warwick.

Liberty Green is open to households with incomes at or below 60 per cent of the area. Median income and rents are means tested.

Since he first developed Warwick's Devon Woods in 1996, Mandelbaum has built additional complexes that are now home to over 1,000 residents. And construction is currently underway for new senior housing projects in Ellenville and New Windsor along with the completion of Liberty Green.

"We use all local contractors," said Mandelbaum. "I prefer to buy local, shop local and employ local."

Although he was approached by several competing firms, Mandelbaum selected WVT Communications, formerly known as the Warwick Valley Telephone Co., to provide all telephone, video and internet service for Liberty Green.

"In tough times it makes sense to buy local," said Mandelbaum. "This agreement will help secure jobs. Over 90 percent of the people who work for WVT Communications live in Warwick. These are the same people who volunteer for our fire department and ambulance corps. And they are the same people who spend their money in this community."

Last October Assemblywoman Annie Rabbitt (R-I-C-Greenwood Lake) joined with town and village officials in recognizing and thanking Mandelbaum for supporting local businesses and for his commitment to shopping local by using WVT Communications as the provider of services for Liberty Green Apartments.

"WVT Communications offers world class products and services," said CEO Duane Albro. "We gave Jonah Mandelbaum a great product. And he, in turn, gave us some of his business as well as then recommending us in this area. This is what supporting local business is all about."

Anyone interested in obtaining an application for the new senior housing development can call the Liberty Green Management office at 986-7701

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