

## Briarcliff Senior Community on Target for 2013 Opening

By Martin Wilbur

A \$350 million senior community in Briarcliff is on track for completion in three years as future residents have committed to fill nearly a third of the units.

The Club at Briarcliff Manor, which is currently being built on 59 acres on the site of the old King's College campus, will feature 325 independent living residences in two villages and a 60-unit supportive living center.

Despite a spattering real estate market that has limited many types of development, residents have been signed up for nearly 100 of the independent living units, said Matthew Phillips, founder and chief executive officer of Integrated Development Group, which is developing the project.

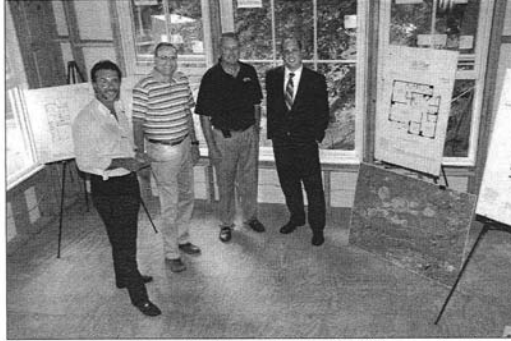
"There's not enough supply and our market is growing," Phillips said of the success in marketing the units. "Our market is really 70 years old and older. That market is growing. It's one of the reasons why senior housing is growing. There's not that much supply plus there's a growing demand."

The community will consist of an upper village containing 288 one- and two-bedroom residences in Tudor-style buildings. There will also be an aquatics, spa and fitness center.

In the lower village, there will be 24 townhomes and 13 free-standing villa homes with two stories each. Those residences will also have two-car garages and an option to install an elevator, said architect John Sullivan.

Entry fees for the residences start at \$599,900, which is 90 percent refundable when the resident moves out or passes away. Monthly service fees will be about \$3,190.

Last week, IDG hosted a barbecue that also served as an open house to



Touring construction of the new model residences at The Club at Briarcliff Manor are, from left, project architect John Sullivan, Briarcliff Mayor William Vescio, Matthew Phillips, founder and chief executive officer of Integrated Development Group (IDG), which is developing the property, and Laurence Gottlieb, Westchester County's director of economic development.

attract potential new residents. It also gave a tour of the partially completed structures that will house four townhouse units. The units will be completed by fall and will serve as three model units and an information center for the next few years.

Briarcliff residents Alice Hales and Joan Glasoff were impressed with what the complex has promised to offer.

"From what we see, we think it's going to be great," Hales said.

Briarcliff Mayor William Vescio said the village is excited with the ongoing progress at the site. Although the units aren't scheduled to be ready for use until sometime in 2013, the village will begin reaping the benefits in a few months. By the fall, a new ball field built by the

developer will be unveiled, a condition that was agreed to during the planning process, Vescio said. The field will pro-

vide a much needed boost to Briarcliff's recreational facilities and help integrate the seniors into the community.

"We look at this as being a very important aspect adding to the vitality and the future of our village and having a diverse population," he said.

Laurence Gottlieb, Westchester County's director of economic development, said the project not only provides seniors with a quality place to move to once they become empty nesters, but also provides jobs. He also called the site "a senior economic empowerment zone."

"We need to find more attractive housing spaces, community space so they don't leave permanently," Gottlieb said.

The Club at Briarcliff Manor will be one of only two fee-for-service Continuing Care Retirement Communities in Westchester and will be the seventh in the state, Phillips said. Along with the aquatics center that will include a heated indoor pool and whirlpool, there will also be outdoor tennis courts, private library, multimedia business center with wireless Internet, a surround-sound theater, round-the-clock security and walking trails.