

# Milton Harvest

Milton, New York



## Project Description

This new building provides 47 units of independent living senior housing in a rural setting with nearby retail and support services. In addition to the central main entrance, residents can enter the two-story building at either end, thereby having three points of access for their convenience.



## Project Summary

### Building Type:

Multi-Family, Mid-Rise Residential

### Market Category:

Independent Living Senior Housing

### Total Square Footage:

42,000 sq. ft.

### # Units:

47 units

### Type of Construction:

New Construction: Wood Frame/Vinyl Siding and Face Brick Veneer Façade

### Owner/Developer:

Milton Harvest, LLC  
Scarsdale, NY

### Architect:

Hugo Subotovsky, AIA  
Suffern, NY

### Project Financing:

NYS Housing Trust Fund  
Hudson Housing Capital

## Features

In addition to independently controlled heating and cooling, and a generous storage area, each unit boasts its own spacious outdoor covered patio area. The building design features energy efficient appliances and equipment throughout, and incorporates green building materials and practices in its construction. Directly off the lobby on the ground floor is a generous community room with an area for computer workstations and a full kitchen. The community room leads to a beautifully landscaped outdoor patio for resident activities and relaxation.

## Challenges and Solutions

Formerly the location of a commercial orchard, surrounded by residential homes, the sloping site had to be cleared of some limited minor agricultural contaminants and leveled for the new building. The site design placed the building on the higher portion of the property with an adjacent 400-foot landscaped earthen berm to screen views and abate sounds from a well-trafficked State road bordering the site. The design also incorporated extensive landscaping to screen the building from neighboring homes.

To accomplish the design and remain on schedule, significant earthwork, re-grading and testing had to occur simultaneously with the construction of the building. Timely scheduling, phasing and management of all the different subcontractors was critical and essential in order to maintain a smooth and uninterrupted flow of work. Mountco's skill at coordinating multiple trades and stakeholders was essential to keep this complex construction process on time and within budget.

**"We were very impressed with the way that Mountco managed the construction and development process. The Mountco team was able to overcome a number of site and severe weather conditions and still deliver a quality product on time and within budget."**

*Sam Ganeshan, Managing Director, Hudson Housing Capital*