

THURSDAY, FEBRUARY 19, 2009

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CITY LIVING



+FIND IT

NEW ROCHELLE is bordered by the towns of Mamaroneck and Scarsdale to the north, Long Island Sound to the east, Eastchester to the west and Pelham to the south.



A suburban-style house on Church Street in New Rochelle

A growing commuter city

New Rochelle lures families from NYC

BY MAGDALENE PEREZ
Special to amNewYork

REAL ESTATE

Homebuyers and renters in New Rochelle will find every type of housing. Large, suburban single-family homes characterize the north of the city, while newly built luxury condominiums and waterfront properties are downtown.

To buy

\$165,000

One-bedroom, one-bathroom co-op near Glen Island Park. Waterviews, with new bathroom, 750 sq. ft.
600 Pelham Rd.

\$499,000

Four-bedroom, 2 1/2-bathroom single-family home, 2,100 sq. ft., with hardwood floors, French doors and a fenced yard. Some fix-up required.
92 Weyman Ave.

To rent

\$1,160

One-bedroom co-op, board approval required.
230 Pelham Rd.

\$2,275

One-bedroom loft penthouse with 15-foot ceilings, doorman, wraparound terrace and on-site parking.
25 Leroy Pl.

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Nicknamed the Queen City on the Sound, New Rochelle is a small Westchester city with a mix of suburban and downtown living.

One of New York City's bedroom communities, the city of 72,967 has long been identified as a commuter town. Whether by car or train, young professionals find travel a cinch with both I-95 and Metro-North Railroad running directly through downtown.

Lately developers have taken notice of the same demographic, aiming new high-rise condominiums with waterfront views at the high-earning Manhattanite set.

But as with most towns in Westchester County, the city is still identified with families: This winter, Business Week named New Rochelle, with its median income of \$89,684, among the top 40 "Best Places to



The commute to New York City is a cinch thanks to Metro-North Railroad.

(PHOTOS: ANDREW HINDERAKER)

+DID YOU KNOW?

"The Dick Van Dyke Show" was set here.

Raise Your Kids" in the U.S., calling it "a relatively affordable place in ritzy Westchester County."

One of the city's biggest draws is its rich history, still preserved today.

The town was first settled by refugees, French Huguenots who named the land after La Rochelle in western France.

Later, during the Revo-

lutionary War, British soldiers briefly occupied the city.

The city is permeated by a rich sense of history. Landmarks include historic churches, sites occupied by the British during the Revolutionary War, and the cottage of Enlightenment thinker Thomas Paine.

ESSENTIAL NEW ROCHELLE

Thomas Paine Cottage

20 Sicard Ave.,
914-633-1776,
\$3 for adults and \$2 for children younger than 12

Not everyone is a history buff, but there's no passing up the opportunity to see this one-time home of American Independence agitator and Rights of Man author Thomas Paine. Today several rooms illustrate what life was like during the Revolutionary War. Exhibits include the original 1689 deed to purchase 6,100 acres that became the city of New Rochelle.

TO SHOP

Shopping is abundant, especially downtown. Main Street, Division Street and North Avenue have everything from art and beauty supplies to clothing and home furnishings.

Backstreet Gallery and Framing
43 Lawton St.,

914-636-1166

This shop, conveniently located just one block away from the busy downtown Metro-North train station, sells fine art and antiques and serves as a custom framer as well.

Consign It
543 Main St.,

914-637-7600

Expect the unexpected at this consignment store, which stocks furniture, jewelry and artifacts. Scattered throughout are paintings, objets d'art and antiques. Snag a crystal chandelier, or check out the small offerings of designer clothing and accessories.

I. B. Cohen's

525 Main St.
914-632-7100

The family owners of this men's and women's clothing store have been in the fashion business since 1888. You will find classics such as Hickey Freeman and London Fog alongside the latest labels.

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TO PLAY

New Rochelle may not have the hottest nightlife, but plenty of good solid pubs keep it lively. For families, the games, rides and movies in New Roc City offer nonstop fun.

Spectator's Sports Pub
 219 North Ave.,
 914-636-9522

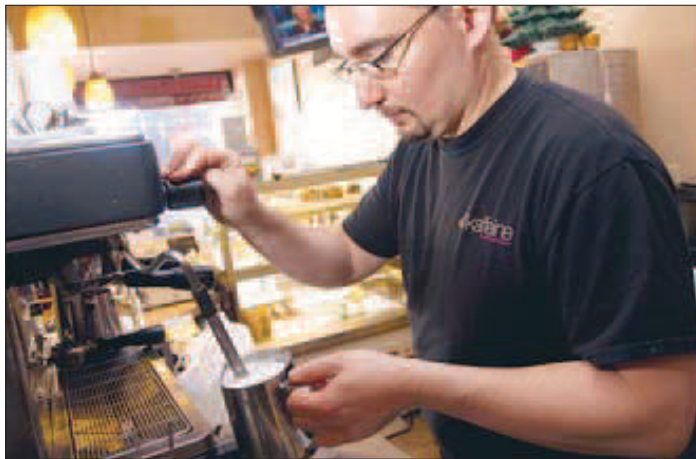
A great bar to cheer for your favorite team, Spectator's also has dancing, drink specials and satisfying pub grub.

Gnarly Vine
 501 Main St.,
 914-355-2541

This chic wine bar offers an alternative to the pub scene. Order by the glass or choose from a wide selection of bottles, while sampling the tapas-style menu and raw bar.

New Roc City
 19 Le Count Pl.,
 914-637-7575

Critics call this entertainment complex a magnet for crowds, noise and high prices. That said, expect an IMAX theater, go-karts, a skating rink, laser tag and an 18-hole glow-in-the-dark mini golf course in one place.



Kaffiene Espresso Bar, located at 18 Division St., New Rochelle. (PHOTOS: ANDREW HINDERAKER)

TO EAT

When it comes to cuisine types, New Rochelle restaurants run the gamut. Been out of the 'burbs for a while and find yourself craving some good old Applebee's? They've got that, too.

Coromandel
 30 Division St.,
 914-235-8390

This local Indian favorite has a bright, open interior and affordable prices. Lunch boxes go for \$10.95 for vegetarian and \$13.95 for meat, or you can opt for

THE BUZZ

It's been more than six years since New Rochelle started planning the redevelopment of Echo Bay, an industrial strip of waterfront near downtown. Now, under Cleveland-based Forest City Residential — run by

Bruce Ratner of the controversial Brooklyn Atlantic Yards project — the plan for a five-acre stretch of park, town houses, condos, hotels and retail, is set to go, much to the chagrin of many New Rochelle residents.

, an all-you-can-eat buffet. Reservations are advised on the weekends.

Mo's New York Grill
 14 Memorial Hwy.,
 914-632-1442

Yankee pitcher Mariano Rivera stepped up to the plate to open this New American restaurant. With two expansive dining rooms, the place seems custom-made

for private parties where guests can enjoy dishes such as rib-eye steak with au gratin potatoes (\$34) and surf and turf lobster with filet mignon (\$37).

Gallery Café
 41 Lawton St.,
 914-712-3100

This charming little lunch spot is a favorite of New Rochelle Mayor Noam



Take a stroll around the city of New Rochelle.

Bramson. You'll find soups, wraps and veggie burgers in the storefront shop, located just across from the Library Green.

TO SEE

New Rochelle is exceptional in its number and quality of historic sites. In addition to this list, don't miss Thomas Paine Cottage, Trinity-St. Paul's Episcopal Church, Leland Castle and St. John's Wilmot Church.

In addition, arts lovers will find that the New Rochelle Council on the Arts regularly organizes exhibitions held at the New Rochelle Library.

Hudson Park
 Hudson Park Rd.,
 914-654-2000

With beautiful views of the Long Island Sound, Hudson Park is a must-stop on any sightseeing tour of the city. Expect 13 acres of park, a beach for residents, greenhouses and yacht and rowing clubs, as well as a site commemorating the original landing of the French Huguenot settlers in the 17th century.

Habitat for Humanity Historic Trolley
 524 Main St.,
 914-636-8335

Organized to bring back the pedestrian-friendly trolleys of New Rochelle's past, this monthly ride takes a tour of Elizabeth Ann Seton's church (she was the first American to be sainted), Norman Rockwell's studio, a spot where George Washington once walked, Lou Gehrig's one-time residence and much more. Service will resume in March.

The Museum of Arts & Culture
 265 Clove Rd.,
 914-576-6518

Since opening its doors in 2006, this museum — located at New Rochelle High School — has set a track record for engaging exhibitions, notably with the work of Norman Rockwell, installation artist Chris Burns and New Rochelle students.

NEWLY CONSTRUCTED APARTMENTS FOR RENT

1405 FIFTH AVENUE APARTMENTS is pleased to announce that applications are now being accepted for 63 affordable housing rental apartments now under construction at 1405 Fifth Avenue, 3 East 115th Street and 6 East 116th Street in the Harlem section of Manhattan. These buildings are being constructed through the New Housing Opportunities Program (NEWHOP) of the City of New York's Housing Development Corporation and the Cornerstone Program of New York City's Department of Housing Preservation and Development. The size, rent and targeted income distribution for the 63 apartments are as follows:

Apartments Available	Apartment Size	Household Size	Monthly Rent*	Total Annual Income Range** Minimum - Maximum
10	1 Bedroom	1	\$1,387	\$55,480 - \$ 69,940
		2	\$1,387	\$55,480 - \$ 79,820
4	2 Bedroom	2	\$1,669	\$66,760 - \$ 79,820
		3	\$1,669	\$66,760 - \$ 89,830
		4	\$1,669	\$66,760 - \$ 99,840
26	1 Bedroom	1	\$1,819	\$72,760 - \$ 94,150
		2	\$1,819	\$72,760 - \$107,450
23	2 Bedroom	2	\$2,187	\$87,480 - \$107,450
		3	\$2,187	\$87,480 - \$120,925
		4	\$2,187	\$87,480 - \$134,400

* Includes gas. Tenant pays electric.
 ** Income guidelines subject to change.

Qualified applicants will be required to meet income and family size guidelines and additional selection criteria to qualify. Applications may be requested by mail ONLY from: 1405 Fifth Avenue Apartments (NEW HOP), c/o Yucco Management, Inc., 295 Madison Avenue, 34th Floor, New York, NY 10017. Please include a self-addressed envelope with your request. Completed applications must be returned by regular mail only (no priority, certified, registered, express, or overnight mail will be accepted) to a post office box number that will be listed with the application, and must be postmarked by March 29, 2009. Applications postmarked after March 29, 2009 will be set aside for possible future consideration. Applications will be selected by lottery; applicants who submit more than one application will be disqualified. Duplicated applications will not be accepted. Preference will be given to New York City residents. Current and eligible residents of Manhattan Community Board 11 will receive preference for 50% of the units. Eligible households that include persons with mobility impairments will receive preference for 5% of the units; eligible households that include persons with visual and/or hearing impairments will receive preference for 2% of the units; and eligible City of New York Municipal Employees will receive a 5% preference.

No Brokers Fee. No Application Fee.



MICHAEL R. BLOOMBERG, Mayor
 The City of New York

Department of Housing Preservation and Development
 SHAUN DONOVAN, Commissioner



New York City Housing Development Corporation
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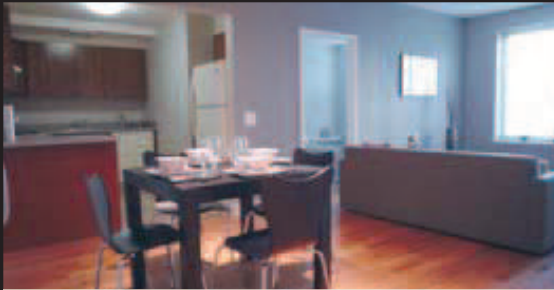
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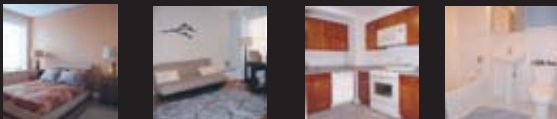
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Total Maximum Income Limit Range (2 people)	\$169,596
Total Maximum Income Limit Range (3 people)	\$177,250
Total Maximum Income Limit Range (4 people)	\$177,250

For more Information, please contact Lemle & Wolff, Inc
718.865.1816 or email at yyuille@lemlewolff.com

More than just a bedroom suburb



Phoebe Bonalle, 33, has lived in New Rochelle for two years.

Why did your family decide to move here?

My husband first moved here because it looked like a more up-and-coming city than Rye or other parts of the state. ... New Rochelle was more reasonable and looked like there was more opportunities for investments.

What do you like about living in New Rochelle?

We both work in the city and the commute is very short, it's about 30 minutes.

How would you describe the people who live here?

There are a lot of new people coming to live in the condos. They're young professionals who work in



A view of a harbor in Hudson Park

(ANDREW HINDERAKER)

New York. It's very diverse. If you walk around you'll see a lot of Mexican restaurants or Puerto Rican or Peruvian food. It's middle-class as well. If you go to north New Rochelle, that's a nice place to ... raise kids.

How has the city changed over the years?

The last couple years there's been a lot of new construction. There's the Trump building and Avalon [both luxury high-rises] and it seems like the occupation rate is pretty high. There are also new restaurants on Main Street and Division Street.

Is there anything new coming up?

I heard there is going to be a Target and Kohl's coming. And in Echo Bay they're going to build up a waterfront park and shopping center with stores like Banana Republic and Barnes & Noble. I think a lot of residents in New Rochelle are excited about that. Finally there will be a place we can take our kids for a walk.

What might deter people from living here?

Traffic is really bad on the weekends. There can be a lack of parking.

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