

Development designed for 'downsizing' adults

Clifton Park project of 51 town houses intended for residents 50 and older

By DAN HIGGINS
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CLIFTON PARK — As baby boomers age and their children leave home, many are looking to get rid of their sprawling homes in favor of something smaller.

Developers refer to this stage of life as "downsizing," and one builder in Clifton Park hopes to tap that local market, which he believes is underserved.

Wayne Wagner, a former Glenville town supervisor, wants to turn part of a 23-acre parcel he owns on Route 146 into as many as 51 town houses, which he described as "senior" housing.

But this would not be a typical retirement village or assisted-living community. To qualify to buy one of the units, a buyer (or member of the buyer's family) must be age 50 or older.

"It's for people who want maintenance-free living," said Wagner, who has owned the property for 28 years but never built on it. He says the homes will likely sell in the price range of \$250,000 to \$300,000. A homeowner's association will arrange for maintenance of the property.

Wagner appeared before the Clifton Park Town Board in February looking for permission to take his project — which he calls 21st Century Park — before the town Planning Board.

The Town Board agreed, noting that while Clifton Park has plenty of neighborhoods geared toward families with children, there's a need for housing aimed at middle-class residents who want smaller homes but don't want to leave Clifton Park.

Some residents who spoke at a public hearing on the project were concerned that the development won't really be for seniors. It's not uncommon for families with school-age children to include

adults over the age of 50, said Oakwood Boulevard resident Robert Gauvreau.

Wagner said the development will be marketed to an older audience, and that at any given time he expects 80 percent of the units to be occupied by at least one person over 50. It's possible that an older relative could die, leaving behind surviving family members under the age of 50. They wouldn't be forced to leave, Wagner said.

Other people raised concerns about increased traffic and the protection of wetlands on the site.

Barrett and other Town Board members said most of those concerns should be handled by the Planning Board, which will make a formal recommendation to the town board after reviewing the project's site plan.

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