

## Luxury complex is transit-oriented



Hardeep Uppal, left, leasing manager, and Joel Halpern, development manager for Halpern Real Estate Ventures, stand outside The Mason. A majority of current tenants are ages 30 and older, including empty-nesters who recently sold their homes in the area to downsize, Halpern said.

Loft-style apartments with luxury amenities attract young professionals and empty nesters, emphasizing a green approach

**Akiko Matsuda** Rockland/Westchester Journal News  
USA TODAY NETWORK

MAMARONECK

**A** 100-unit luxury residential complex near the village train station has started welcoming its first residents. ■ The Mason M.V.S. complex features 96 rental apartments, five of which will be priced below market, as well as four rental townhouses. The complex at 270 Waverly Ave. began leasing part of the units in late February, while finishing up construction of the rest. ■ Fifteen units have already been occupied, and nearly 40 more leasing applications have been submitted, according to Joel

See MASON, Page 9A



PHOTOS BY SETH HARRISON/THE JOURNAL NEWS



The interior, above, and kitchen of a two-bedroom apartment at The Mason. The complex features 96 rental apartments, five of which will be priced below market, as well as four rental townhouses.

# Mason

Continued from Page 1A

Halpern, development manager of Halpern Real Estate Ventures, the developer along with Rosen Development Group.

“The market reaction has been incredible,” Halpern said. “We are far exceeding our projections on absorption, also on rent projections.”

A majority of the current tenants are those people who are 30 and older, including empty-nesters who recently sold their homes in the area to downsize, Halpern said.

“Mamaroneck is a very attractive place to live,” he said. “We’re finding that a majority of people are signing up for two-year leases.”

Along with his wife, Stan Rosen, 74, has moved into the Mason’s one-bedroom unit in late March to be closer to their daughter and grandchildren in Larchmont.

“We have a home in Connecticut that we’re renting. We’re kind of downsizing now,” Rosen said. “We like the big windows and floors and finishes.”

The amenities, including a fitness center; indoor/outdoor deck featuring a grilling area, a fire pit, and a kitchen; and residents’ lounge with billiards and private conference center are still under construction and are expected to open sometime in June.

Halpern noted that the Mason’s environmental-conscious aspects, such as its walkability to the village downtown and the train station, and its partnership with Greenspot, an electric-vehicle sharing service provider, have also been appealing to prospective tenants.

The market rents are subject to change, but currently, they start from \$2,265 for studios, \$2,710 for one-bedrooms, and \$3,625 for two-bedrooms, reflecting one-month free rent on a first 13-month lease.

## Gateway to the ‘Zone’

The complex is just outside of the village’s proposed maker zone overlay district, which aims to redevelop the village’s industrial neighborhood by providing more zoning flexibility to allow new uses such as retail and restaurants, while preserving the existing industrial uses.

John Verni, the village’s Planning Board chairman and co-chairman of the Industrial Area Redevelopment Steer-



An electric car charging station sits in the parking lot of the Mason. The Mason is a transit-oriented, luxury rental development in Mamaroneck that is in the final stages of construction. PHOTOS BY SETH HARRISON/THE JOURNAL NEWS



The living room of a two-bedroom apartment is shown at the Mason.

ing Committee, said if the maker zone is realized, there would be a “synergy between the Mason and the maker zone.”

“They are very supportive of what we are doing,” Verni said of the developer.

Halpern said he wants the Mason complex to become the “gateway” to the new zone.

“It’s going to be incredible for our tenants and for the growth of the village,”

“It’s going to be incredible for our tenants and for the growth of the village,” he said. “It’s going to help connect the former industrial area and the downtown.”

### Joel Halpern

Development manager of Halpern Real Estate Ventures

he said. “It’s going to help connect the former industrial area and the downtown.”

The overlay district is currently going through a review process by the village.

A trend known as transit oriented development has been spreading in the Lower Hudson Valley. Thousands of residential units have been built or are currently under construction near commuter-rail stations in the region.

Most recently, a 26-unit condominium complex has been proposed for a site near the Larchmont train station. The development at 108-114 Chatsworth Ave., to be known as Centro Larchmont, would also include a 5,000-square-foot retail space on the first floor.

Twitter: @AskAkiko