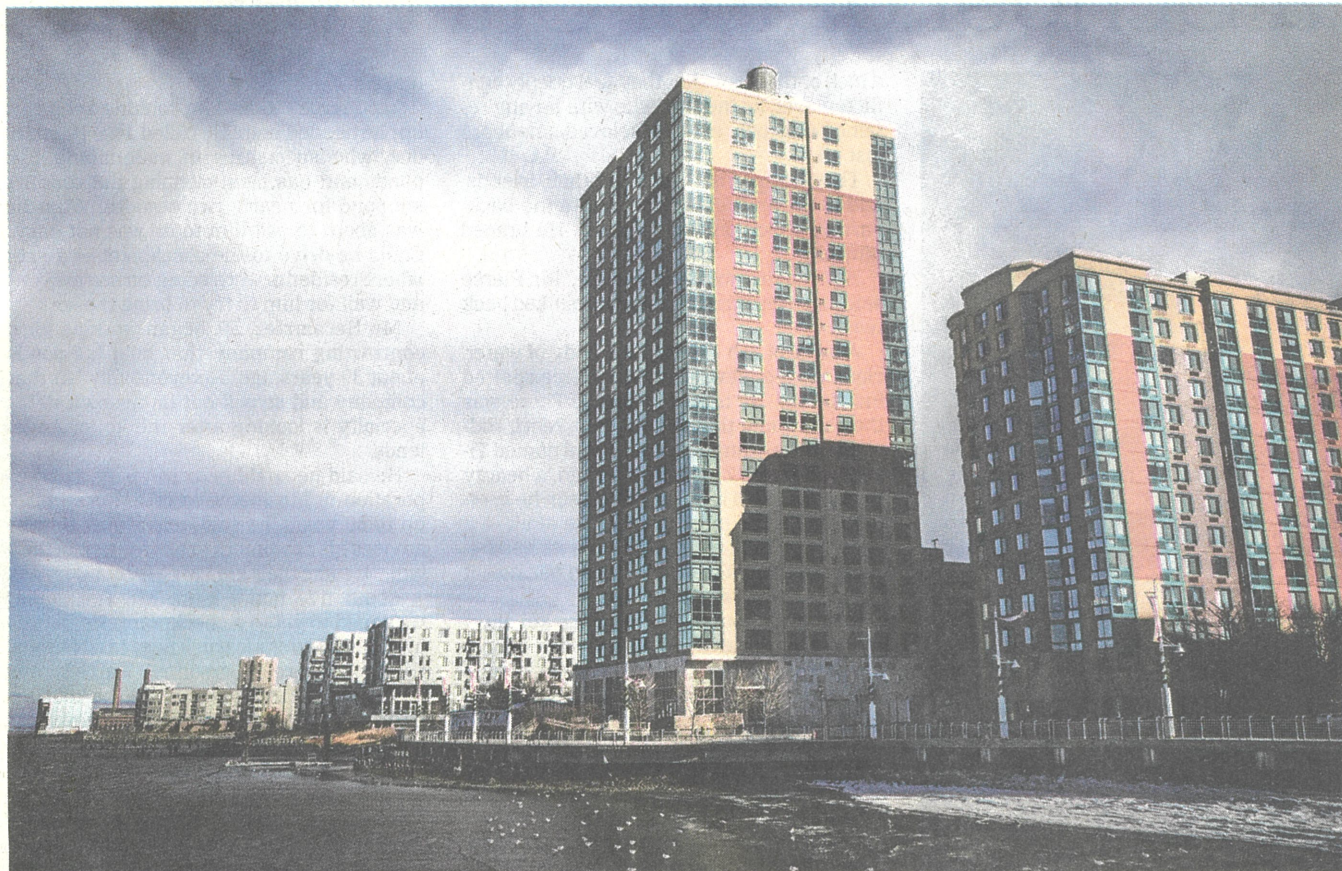


LIVING IN
YONKERS, N.Y.

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More Than an Easy Commute

With new rental housing and hip communal spaces, the city aims for a Brooklyn-ish vibe.

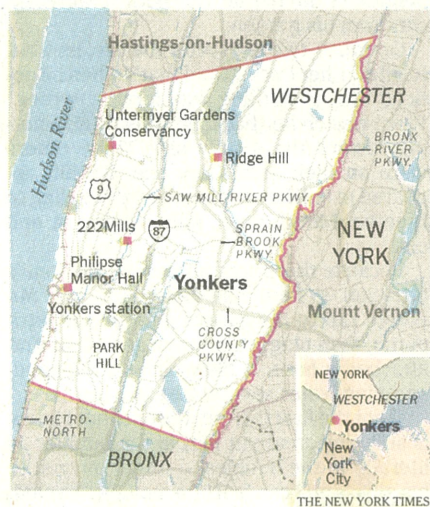
By MATT YAN

Yonkers, the third-largest city in New York, with a once sleepy downtown, has been attracting new businesses, rental projects and creative spaces, with more planned.

Developers and businesses are increasingly drawn to the city, which covers 18 square miles and lies directly north of the Bronx in Westchester County. Lionsgate recently opened a large film studio there. The Saw Mill River, once paved over downtown, now flows near the Yonkers train station. And there's a distillery that makes mahia, a Moroccan spirit made from dried figs.

"Yonkers has been revitalizing beautifully in a fun, hip way, which is not always easy to do," said Ari Susswein, an agent with Douglas Elliman who grew up in Yonkers.

Part of that revitalization is a repurposed carpet mill, 222Mills, that houses businesses, work spaces, activities and events.



THE NEW YORK TIMES

Ladys Guerrero Williams, a co-owner of Simple Motive Brewing Company, which operates there, said the hub was "like, a destination where people can go and hang out for a few hours."

And as New York City housing costs in-

Location Westchester County, N.Y., just north of the Bronx

Population 211,569 in 2020, up from 195,976 in 2010

Area 18 square miles

Housing 44 percent homeownership rate

The vibe The third-largest city in the state with pockets of neighborhoods full of families, shopping centers and an emerging downtown with new developments planned.

crease, some residents are choosing Yonkers for its convenience and affordability. The downtown is a 30-minute Metro-North ride on the Hudson Line from Grand Central Terminal. Once there, large residential buildings on the bank of the Hudson River give way to single-family homes in other areas. New high-rises have popped up, with more under construction.

Hudson Piers, a mixed-use, six-building development on the waterfront by Extell is scheduled for completion in 2030. The first rental building is scheduled for occupancy in February, with the second projected for April. Other rental projects include two 41-story towers known as Teutonia Hall, and Miroza Tower, a 25-story building that topped out late last year.

"I see this as being a really, really popular, trendy place, kind of like Williamsburg and these other outposts where we've seen a lot of younger communities develop," said Moshe Botnick, the senior vice president for development at Extell.

Mayor Mike Spano, a third-generation resident of Yonkers, said he believed that five years from now the city would be more walkable and have more parks and restaurants. Similar to how people describe Brooklyn, he said.

"But they'll be talking about Yonkers."

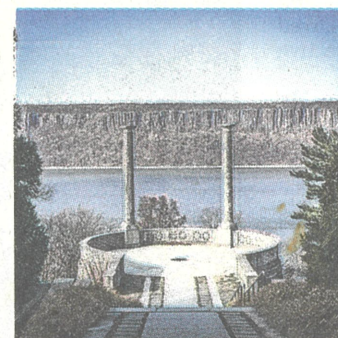
Going Out and About

Restaurants and bars Downtown: Zuppa and Yonkers Brewing Company; Central Yonkers: Simple Motive Brewing Company at 222Mills, Frank Pepe Pizzeria Napoletana.

Culture Experience art, history and science at the Hudson River Museum, or time travel at Philipse Manor Hall and Sherwood House, two Colonial-era sites.

Recreation Hike along the nine-mile Bronx River Pathway. Visit the 43-acre Untermyer Park and Gardens. For adults, there's Empire City Casino; and for children, Legoland Discovery Center.

Groceries/shopping Stew Leonard's and H Mart for groceries; Cross County Center and Ridge Hill for retail shops.



Untermyer Park and Gardens

Neighborhoods

Homes range from single to multifamily, depending on the neighborhood.

Downtown Yonkers Easy train access, many residential developments under construction.

Ludlow A quiet neighborhood of single-family homes near downtown, popular with families and artists.

Lawrence Park West The grandeur of homes in nearby Bronxville but with lower taxes.

Park Hill Near the Bronx border, with a mix of modest homes and mansions.

Lincoln Park Also near the Bronx, with smaller homes and the 161-acre Tibbetts Brook Park.



The Ludlow neighborhood

Getting There, Getting Around

Many depend on a car, but there are other options.

Local buses Bee-Line buses serve the city and other parts of Westchester County.

Rail The Metro-North Hudson line makes several stops along the Hudson River in western Yonkers; the Metro-North Harlem line stops along the city's eastern border. Amtrak also serves the area.

By car The New York State Thruway, the Sprain Brook Parkway and the Saw Mill River Parkway run north and south. The Cross County Parkway connects to points east.



The Yonkers train station

Housing

Since 2012, 12,500 new housing units have been built, and 820 homes are slated for completion this year. An additional 1,322 are in the review process and are likely to be completed within five years.

Total housing units 85,528

Median gross rent, 2023 \$1,671

Median list price, December 2024 \$333,800

Schools

Public schools 22,701 K-12 students (2023-24); 39 schools in the Yonkers school system.

Private schools These include Andalusia School, Sacred Heart High School and St. Anthony School.

Higher education SUNY Westchester Community College has a Yonkers campus. Sarah Lawrence College is a liberal arts college on the border of Bronxville.



PEARLS Hawthorne School



Yonkers's waterfront, top, is a hub for new residential developments and has a view of the George Washington Bridge. Above, Simple Motive Brewing Company is in a repurposed carpet mill.