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Townhouse project back on track in Schenectady

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A 45-unit townhouse development that has been stalled for a couple of years in Schenectady, N.Y., will move ahead with a new builder.

Ground breaking is expected to begin by the end of November on the townhouses off Van Vranken Avenue in the city's North End, said Doug Lupe, a partner at [CW Custom Builders](#) in Rotterdam, the new builder for the project.

CW Custom Builders is replacing [Lewis Family Builders](#) of Burnt Hills.

The 7-acre parcel is in a wooded area between Anthony and Stevenson streets, just north of Maxon Road Extension near the Niskayuna town line. Roads have already been paved and water/sewer lines installed.

Construction of the 22 duplexes and one single-family townhouse could be finished within four months. The 1,300-square-foot units will include two or three bedrooms and cost about \$197,000, Lupe said.

The real estate agency, [Veronica W. Lynch Inc.](#), has a list of people interested in buying the townhouses, Lupe said.

The units will be marketed to senior citizens and young professionals looking for maintenance-free living.

Lupe said there has also been talk about targeting students at [Union College](#) whose parents might be interested in investing in a townhouse while their children are in school instead of paying rent to live off-campus. The students would sell the unit after they graduate, he said.

Lupe isn't concerned about the slowdown in the sale of homes and condominiums locally and nationally.

"I know the market is not real good right now but I think this area is more bullet-proof than other areas of the country," he said, pointing to the growth of high-tech jobs in the region and the recent announcement [GE Energy](#) will hire 500 more people in Schenectady. "I think that everybody's going to do better than they think."

The parcel where the townhouses will be built was originally envisioned as a 36-lot single-family subdivision by Chris Myers of [Concord Development LLC](#).

In late 2004, Myers held a ground breaking for what was supposed to be a development called Aqueduct Heights built by [Upstate Home Builders Inc.](#)

Concord Development spent about \$1 million to build the roads and other infrastructure, but Upstate Homes pulled out of the deal several months later because it had difficulty finding buyers.

Myers regrouped and got permission from the city to build townhouses instead of single-family detached houses. He sold the development rights to Lewis Family Builders in Burnt Hills but held the mortgage to the

and. A year went by and Lewis Family Builders never built the townhouses, Myers said.

He said the company defaulted on the mortgage and he took the property back. A message left at Lewis Family Builders wasn't immediately returned.

Myers said he then sold the development rights to CW Custom Builders about three weeks ago. He wouldn't disclose the amount.

"I think the thing is going to really fly," Myers said Thursday. "I really do."

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