



CHARTER OAK Insurance and Financial Services Co. *WE CAN HELP YOU LAUNCH YOUR CAREER AS A FINANCIAL PROFESSIONAL.* [Learn More](#)

Member of the MassMutual Financial Group

MassMutual Financial Group refers to Massachusetts Mutual Life Insurance Company (MassMutual), its affiliated companies and sales representatives. CRN201406-165241

[Home](#) [Log In](#) [Become a Member](#) [Get Newsletter](#) [Free Trial](#) [Order Paper](#) [Biz Directory](#)

CHOOSE YOUR PUBLICATION | **MEMBERSHIP** | **NEWS BY INDUSTRY** | **EVENTS** | **VIDEOS** Enter you

You are here: [Home](#) / [Construction](#) / [Economic Development](#) / [Featured](#) / [Real Estate](#) / [Westchester](#) / [Simone Development plans \\$35M redevelopment in Yonkers](#)

Simone Development plans \$35M redevelopment in Yonkers

By John Golden

March 12, 2015 [No Comment](#)

A prominent red-brick architectural relic from Yonkers' industrial past that has fallen into partial ruin and became a many-walled gallery for graffiti artists while standing vacant for nearly two decades will be restored and expanded in a \$35 million, 85,000-square-foot mixed-use redevelopment project by Simone Development Cos.

The Yonkers City Council at its March 10 meeting unanimously approved the \$4.25 million sale of the Boyce Thompson Institute for Plant Research property at 1086 N. Broadway to a realty acquisition arm of the Bronx-based developer, formerly headquartered in New Rochelle. The developer's planned 20-month construction project will restore the original character of the 52,000-square-foot, Georgian Revival building on the six-acre property that adjoins the South Westchester Executive Park.



An architectural rendering of the planned redevelopment of the Boyce Thompson property on North Broadway in Yonkers.

A spokesman for Simone said the building's upper floor will be leased for business and medical uses with the front and rear grade levels housing medical offices, retail stores, banks and restaurants.

Simone plans to add a two-story, 18,000-square-foot building to the south end of the 1930-era building. A glass greenhouse structure, evoking the rows of shattered greenhouses that will be razed on the site, will connect the addition to the main building and house an information gallery honoring the Boyce Thompson legacy.

The developer also plans to add a two-level, 15,000-square-foot freestanding building of glass and aluminum construction at the corner of Executive Drive and Executive Boulevard on the north end of the property for additional office, medical and retail tenants.

The sprawling complex for many years housed a nonprofit horticultural research center built by William Boyce Thompson, an international financier whose former country estate, Alder Manor, stands across North Broadway from the plant site. The philanthropic financier's 35,000-square-foot Italian Renaissance Revival mansion is being restored by Manhattan developer Lela Goren, founder and president of The Goren Group LLC, who last May paid \$5.5 million for the nearly six-acre property listed on the National Register of Historic Places.

Boyce Thompson created the plant research institute to help assure an adequate food supply for America's anticipated population boom, according to a history of the property on Rob Yasinsac's "Hudson Valley Ruins" website. The developer's spokesman said the research center moved to Cornell University in the 1970s.

Simone's redevelopment project would end several years of failed efforts by Yonkers city officials to sell the property to a private developer for preservation and commercial use.

The City Council in 2007 approved a sale contract for the property with Eastchester developer Ted Weinberg after the city issued a request for proposals for the site the previous year. The project stalled in part over disagreements about preserving the existing structure. In 2012, the city's newly elected Mayor Mike Spano and the Yonkers Industrial Development Agency sought to revive Weinberg's proposed \$21.4 million project with a financial incentives package. But city officials later that year issued a new RFP for the Boyce Thompson project, claiming Weinberg failed to fulfill terms of his purchase contract.

The city received several responses from interested developers and selected Simone Development, which last summer signed a letter of intent for the redevelopment.



The Boyce Thompson property at 1086 N. Broadway.

Joseph Simone, president of Simone Development Cos., in a statement said his company is "very excited by the changing business character in Yonkers with emerging technology and biotech companies bringing new ideas and people to the city. It is our desire to make the Boyce Thompson Center a place which attracts a diversity of new and traditional businesses working together to further economic growth in the city."

SPOTLIGHT

Silver Hill Hospital launches opioid outpatient program

March 19, 2015

On a recent March afternoon, Silver Hill Hospital's second-floor arrangement of group therapy

[Read more ...](#)

Darien man indicted in bank fraud scheme

March 18, 2015

A Darien man and a man and woman from Minnesota have been indicted by a federal grand jury after

[Read more ...](#)

Court tosses town's challenge to WMC development

March 17, 2015

A state judge has dismissed a lawsuit by the town of Mount Pleasant that sought to make a \$206

[Read more ...](#)

Wanted: Developer for historic Ossining bank

March 16, 2015

The village of Ossining is seeking a private developer to work with in renovating a downtown

[Read more ...](#)

CEO: Sikorsky 'not as attractive' as UTC siblings

March 13, 2015

BY ALEXANDER SOULE AND DAN FREEDMAN
Hearst Connecticut Media
While describing Sikorsky Aircraft

[Read more ...](#)

Welcome to

High Rates & Even Higher Exp

tierpo

DOUBLE THE DATA CENTERS, DOUBLE

NOW COAST-TO-C

- CLOUD
- MANAGED SERVICES
- COLOC
- DISAS

LOCAL SERVICE, COAST-TO-C

[learn more](#)

PROTECT YOURSELF

Get a better deal on your lease... **at no cost to you!**

RakowGroup.com **RAK** COMMERCIAL

CT (203) 359-5703 x10

VIDEOS

The Boyce Thompson site is near St. John's Riverside Hospital's Andrus Pavilion on North Broadway, which Simone said makes the developer's planned center an excellent location for physician practices and ambulatory outpatient services.

Spano in a statement said the redevelopment of the Boyce Thompson building, "which has long stood as an eyesore in the heart of Yonkers' corporate center, will bring new jobs and revenues to our city and help solidify Yonkers' place as Westchester's retail and business destination."

A longtime owner and manager of commercial office and retail properties in Yonkers and Westchester County, Simone Development also recently bought 1034 N. Broadway, a two-story building with 11 retail and business tenants near the Boyce Thompson property and St. John's Riverside Hospital.

Print

IN : Construction, Economic Development, Featured, Real Estate, Westchester

Simone Development

ABOUT THE AUTHOR



John Golden

The Business Journal's senior writer, John Golden directs news coverage of the county and Hudson Valley region as Westchester bureau chief. He was an award-winning upstate columnist and feature writer before joining the Business Journal in 2007. He is the author of "Northern Drift: Sketches on the New York Frontier," a collection of his regional journalism.

Social links: [RSS icon]

RELATED ARTICLES

Simone Development rebrands Purchase office park
January 15, 2015

GNC signs Port Chester lease
August 11, 2014

Summer start seen to office park construction
June 27, 2013

Building for a new era
October 10, 2013

Profile

Sign in with Twitter Sign in with Facebook

Name

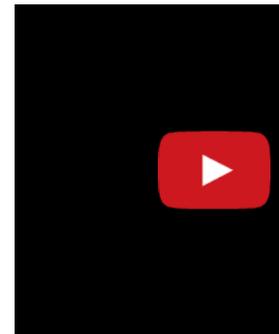
Email

 Not published

Website

Comment

Post It



- HOME LOG IN BECOME A MEMBER GET NEWSLETTER FREE TRIAL ORDER PAPER BIZ DIRECTORY

ABOUT

- About Us Contact Us Advertise Editorial Calendar Privacy Policy Terms of Use

SERVICES

- Plaques & Reprints Book of Lists 2014 Weekly Lists Legal Records Sales Leads

SUBSCRIPTIONS

- Become Member Free Trial Daily Newsletter Subscriber FAQs

ONLINE

- Biz Directory Fairfield Digital Paper Westchester Digital Paper

NEWSLETTER

 Your Emails