

## **RENTAL UNITS CURRENTLY AVAILABLE IN LEROY, BROKEN DOWN INTO CATAGORIES**

**Submitted And Paid For By Florence And Joe Condidorio**

Rental costs and utilities will not be addressed as they are variable. Partially Handicapped Accessible will consistently mean accessibility for entering & exiting can be made easily. Special accommodations for toileting & other accommodations are not available. Several complexes we will list do fix bath tubs making them accessible if it is requested by a Renter.

### **A. Apartments & Homes for any age or families to rent**

#### **1. Royal Apartments 103 West Main St. Phone 585-768 2161**

136 Apts., 2 floors; 1 to 3 bedroom Apts., 1 Bathroom in each 1 & 2 bedroom apts., 1& 1/2 bath in 3the 3 bedroom apts.; washers and dryers are available for renters use in each building; 1st. floor is Partially Handicapped Accessible; The apts. In this complex can be rented by anyone; a few Apts. are currently available. They do participate in Section 8 Government subsidies.

#### **2. Creek Side Manor Apartments 61 Myrtle St. Phone 585-703-3940**

32 Apts.; 3 floors, lower level, middle level & upper level; 1 & 2 bedroom apts.; 1 bathroom in each Apt.; Not handicapped accessible; Rent is based on income; they do participates in Section 8; Some Apts. are currently available for rent.

#### **3. Knights Landing Lake St., [Old St. Joseph Church], Phone 585-455-3451**

6 apts. in the church; 2 floors; 1 bedroom; 1 bathroom; Not handicapped accessible; rent not based income & do not participate in HUD or Section 8 or those listed below.

Additionally this Landlord has approximately 50 single family homes he rents out & a couple with double family accommodations. We did not discuss all the variations in these rentals.

#### **4. 31 East Main Crossing 31 East Main St., Phone 585-409-0341**

13 Apts.; 2 floors; 11-1 bedroom apts., 2-2bedroom apts., all 1 bathroom; privately owned; not subsidized; the 6 1st floor apts. are Partially Handicapped Accessible & have washer & dryers in the apts.; the upper floors share a utility room which contains washers & dryers for their use; there are 6 recently remodeled apts. & the remaining will be remodeled as they become vacant; some apts. have showers & some bathtubs; There is currently a waiting list.

**5. There are so many homes in LeRoy, on most streets, that have been made into multi-family homes from 1 bedroom units to 6 bedroom units. It is impossible for us to write about them. Also there are numerous duplexes. You can find this information on the web sites under Apartments for rent in LeRoy, NY.**

### **B. The following are apartments for Seniors & those with disabilities 18 years or older**

#### **1. LeRoy Village Square 57 West Main St. Phone 585-768-6862**

36 Apts.; 2 floors; 1 bedroom; 1 bath; 2 fully accessible handicapped apts.; those on the lower floor are Partially Handicapped Accessible; for ages 62 or older & those handicapped 16 or older, there is a rental assistance program; a common room is available for residents use; has washers & dryers; some vacancies

#### **2. LaRosa/Depaul 43 Mill St. Phone 585-417-1220**

48 Apts.; 1 bedroom apts., 6- 2 bedroom apts. & 6 studio apts., some of these Apts. are adapted for special needs, 1 Studio, 1-1bedroom, &1-2bedroom are reserved for hearing & visually impaired; all have 1 bathroom; all are Partially Handicapped Accessible; must be Seniors 55 & older or Handicapped; It is considered independent living; must meet income eligibility requirements of the Low Income Housing Tax Credit Program; Several staff are available to assist renters in accessing information needed to address their particular needs; Free Washers & Dryers are available on the premises; a community room, lounges & a computer lab are available for use by the Residents; lovely patios, all leading to great socialization opportunities for the Residents; vacancies are sometimes available

#### **3. The Greens 1 West Ave. Phone 585-768-2740**

50 rental Apts.; 9-2 bedroom, 2 bath Apts.; 3-2bedrooms, 1bath Apts.; 38-1bedroom, 1bath Apts.; all are fully handicapped accessible; must be 60 or older or handicapped [if their special needs can be met]; it is considered Independent living; Privately owned so not subsidized; The property consists of 11 acres of land with the ability to add more buildings.

Many amenities are included in the monthly fee: 24-hour emergency alert service in every apartment Restaurant style dining services, Breakfast and dinner served daily, Able to accommodate special dietary needs, Private dining room for entertaining, & Housekeeping service. Other available amenities: Linen/laundry service, Hair salon/barber shop, Library, Wellness, exercise and social activities, Weekly transportation for grocery shopping, Scheduled medical transportation, Exercise and game room, Arts and Crafts Center.

#### **4. LeRoy Meadows 18 Genesee St., Phone 585-343-2356**

80 Apts.; all 1 bedroom; all 1 bath; 2 floors; 1st floor apts. are Handicapped Accessible; all apartments are under the Section 8 Government subsidized housing program & rents are based on renters income; there is available a Club House for activities & family gatherings on request; It is now under new management who will be repairing the roofs & the drive way & possibly other improvements; some apts. available.

### **C. Assisted Living Facilities & Nursing Homes**

#### **1. Lifetime Assistance Inc. 87 Lake St. Phone 585-768-9329**

1 & 2 bedroom apts.; 1 bathroom; assisted living; subsidized apts. for developmentally disabled individuals; fully handicapped accessible; Goal is for each resident to meet their individual life goals. I was unable to gather additional information on this facility.

#### **2. LeRoy Manor House 8678Lake St. Rd. Phone 585-768-6291**

Assisted Living; total population 79 Residents Gov. approved; single rooms, double rooms, & triple rooms; numerous bathrooms & shower rooms, some private; 3 floors with some handicapped accessibility on each floor; individuals accepted at about 40 years of age to any age until they need skilled nursing; also can accommodate those with mild dementia; staff in facility 24 hrs. a day; medical staff visit the facility weekly or monthly; hairdresser & beauty parlor are in the Manor; they accept Medicaid, VA assistance, Medicare & private pay; beautiful 20 acre campus with many outside opportunities for residents; regular shopping & activity trips for the residents; usually have several open beds.

#### **3. LeRoy Village Green 10 Munson St. Phone 585-768-2561**

140 Rooms; single & doubles; bathrooms shared by several rooms; shower rooms for showers but always assisted by staff; 1 floor & all handicapped accessible facility; certified Nursing Staff, Physical Therapy staff, Occupational Therapy staff, Trained Aides & Recreational staff on campus; it is a long term Nursing Facility & also a Rehabilitation facility for short stays after surgeries, injuries, etc.; there is a lovely patio & grass area so residents can enjoy the outside; It accepts Medicaid, Medicare & Private Pay; It is highly rated in Nursing Homes in NYS.

#### **4. South St. Senior Living 9508 South St. Rd. Phone 585-768-8862**

6 Private rooms; all singles; 4 rooms have own bath & shower; 2 rooms use the main bath & shower; family assisted daily living skills; all meals are served family style in the dining room unless requested it be served in their bedroom; all areas handicapped assessable; all private pay; 24 hour supervision; any age; must be ambulatory & and not incontinent; lovely porch with chairs for socializing; State Licensed as Family Type Home for Adults.

As you can see there are many rental opportunities in LeRoy. For those Seniors who want to rent when they are downsizing & do not qualify for subsidized housing, they have the opportunity to rent in apartments like Royal Apts, Creek Side Apts., Knights Landing & their other rental properties, East Main Crossing, The Greens & The LeRoy Meadows. All have some Apts that are Partially or fully Handicapped Accessible, except Creekside. Renters are not responsible for the upkeep for these rentals, inside or on the grounds. There are some Seniors who would prefer to rent a duplex in a Senior Community but how many can afford \$1200 + utilities. There are those who have already chosen to invest in a rental that includes food, etc. How many more are able to afford the rent listed above? The proposed East Ave. Project is planned for 60 units. You do the math, do you see 60 retiring LeRoyans vested in this type of program. I would agree that this would be a nice alternative for some but put it in perspective. The people on East Ave., Popular Lane & Orchard Drive who purchased land & built homes with the knowledge that all homes in this project were zoned for R-1 family homes, with the anticipation that many more R-1 family homes were planned for the area. We have a map of the proposed plan if anyone cares to see it. Now there are 54, 1family homes in that area & they want to put a PUD with 60 rental homes, actually more than the original no. of R-1 family homes as zoned for. Also be aware that The Village Board had to make a special accommodation as this proposed PUD is not what a PUD is supposed to be. By definition a PUD must have a Home Owners Association & all homeowners must belong to the Association. They run the association and all pay dues for the upkeep of grounds, etc. There is a lot more to this & interesting reading. If an owner of a home wants to rent his home out in the PUD he must check the bylaws. We need to see the rule that was passed to determine the Boards information in determining a PUD can be changed to include one landlord who then becomes the Homeowners Ass. Let's think outside the box, how about a few duplexes to meet the desires of those wanting this type of a retirement home. What if in the area of The Greens a few duplexes were built, with no amenities, but shopping, health facilities, restaurants & other desired accommodations were within walking distance as is in that area.

## COMMUNITY News

### LEROY-STAFFORD SENIOR

**CITIZENS** - Luncheon will be the third Wednesday of each month at 12:30 PM at Knights of Columbus. Contact Rosemary #506-5233 or Lucy #721-6073 or Sue #861-0422.

### LEROY FOOD PANTRY

10AM - 12PM. Monday - Thursday in the basement of the LeRoy Town Hall

### LEROY COMMUNITY KITCHEN

Serving dinner every 2nd and 4th Tuesday of the month starting at 4:30 until 5:45. Free hot meal and groceries are handed out for anyone in need. Our Lady of Mercy Parish, 44 Lake St.

### GRACE'S CLOSET - A clothing

giveaway at LeRoy United Methodist Church, 10 Trigon Park, LeRoy NY. Clothing for all ages infants through adults. Tuesday 5:00-6:30p & Thursday's 9:30-11:30a. Contact 768-8980. Adults only at this time. Masks are Required.

### THRIFT SHOP, FIRST PRESBYTERIAN CHURCH

**BASEMENT** - Main & Clay St. Tuesday 10a-12p & 4-6p. Saturday 10a-12p.

## CLASSIFIEDS

### Local

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