

odm Project of the Month

PROJECT TEAM INCLUDES: GERALD CALIENDO ARCH., M AND F ELECTRIC, D.D.S. MECH., MACCINNY CONST., AND OZONE

Stellar Development, LLC begins construction on 22 homes in Baychester section of the Bronx

BRONX, NY Construction is underway for 22 homes on Ely Avenue, in the Baychester section of the Bronx. The homes are on a property measuring a total of 1.23 acres. They consisted of eleven vacant lots between Arnov and Bartow Aves. They will include 28 units of two bedrooms and 38 units of three bedrooms for a total of 66 units. The estimated date of completion is summer of 2009. Stellar Development, LLC is the construction manager and Shelter Rock Builders, LLC is the general contractor. Gerald Caliendo Architects and Planners is the architect. The financing is by Community Preservation Corporation Bank. Electric is being done by M and F Electric, the concrete is being done by Maccinny Construction. Lumber is being supplied by Ozone Park Lumber and D.D.S Mechanical is doing the plumbing.

The Ely Ave. homes all come with airy bedrooms, a beautiful living room and dining room. All rooms including the hallway will be covered, with oak wood flooring. The kitchens will feature Bruce /Armstrong kitchen cabinets and ceramic tile flooring. They will include Energy Star boiler and appliances to benefit the growing number of Global Warming concerns of consumers. The bathrooms will be wall to wall ceramic. The exterior facade will be brick. The roof will be Asphalt shingles. The windows will be vinyl double hung windows.

Baychester is a working class neighborhood geographically located in the northeast Bronx borough of New York City. The neighborhood is part of Bronx Community Board 12. Its boundaries, starting from the north and moving clockwise are Baychester Ave. to the north, the

New England Thruway to the east, East Gun Hill Road to the south, and Boston Road to the west. Eastchester Rd. is the primary thoroughfare through Baychester.

Unlike most of Bronx which was opened up when the subway was extended from Manhattan, the Baychester area of the Bronx was made practical by construction of Long Island Bridges and the Bruckner Expressways. Apart from Co-Op city, one of the largest housing developments in the United States, the neighborhood consists principally of one and two family houses. The total land area is roughly one square mile. The area is low laying and flat. Baychester currently has a population of 10,000. The neighborhood is predominately African American. Zip codes include 10469. The area is patrolled by the 47th Precinct located at 4111 Laconia Ave., in the Williamsbridge section of the Bronx.

The Baychester area is a growing area of the Bronx. In the past three years over 100 homes have built just on Ely Avenue and the street next to it, Arnov Ave. River and head of Eastchester Bay. Nearby towns include Eastchester, Laconia & Pelham Harbor, which like Baychester is currently one of the most sought after areas of the Bronx.

Transportation is via:
 BX 28: to Co-op City or Fordham Center 9 (Via Gun Hill RD)
 Bx30: to Co-op City or Norwood -205th St. Station (via Boston Rd)
 Bx31: to woodlawn or Westchester Square (via Eastchester Rd)
 Gun Hill Rd Station (IRT)
 The local subway is the 5 line
 The I-95 also runs nearby taking



you right into and out of Manhattan. Stellar Development LLC is a family owned business located on Long Island. "Our aim is to build houses that are both beautiful and functional," said presidium of Stellar Development, Ben and Joe Shavolian. "It has been personally rewarding for us to be part of the revitalization of Baychester. One of the best methods to preserve communities through new housing development, is to offer opportunities for working New Yorkers to buy property in their own neighborhoods. That is what the new houses on Ely Avenue are all about" said Ben Shavolian.

Ely Ave. Project Team	
Stellar Development, LLC	Construction Manager
Shelter Rock Builders, LLC	General Contractor
Gerald Caliendo Architects and Planners	Architect
M and F Electric	Electric
Maccinny Construction	Concrete
Ozone Park Lumber	Lumber
D.D.S. Mechanical	Plumbing