

Special Advertising Feature

Beyond NYC

The Big Apple, But Make It Suburban

As it turns out, you can find a small bite of the city almost anywhere

by Kelly Bryant

As the COVID-19 pandemic raged on throughout 2020 and into 2021, it forced even some of the most ardent New Yorkers to consider leaving the confines of the concrete jungle in search of more space to call their own. But leaving a city as magical as New York, with all of its unquities, can leave some longing for a piece of the place they once called home.

Perhaps that's why many are getting out of dodge but embracing areas not too far from New York City, like Westchester and the Hudson Valley.

Take, for example, Hastings-on-Hudson, which is the closest of the River Towns to Manhattan. Carolyn Joy of Houlihan Lawrence Real Estate points out that the village has been nicknamed "Borough 6."

"It's a small town, but they do like to advertise their main street business district with coffee shops, farmer's markets and local parks," Joy says. "It's a little village that has maintained a kind of Brooklyn feeling."

Further north, you'll find a bustling Tarrytown, with a recently developed RiverWalk that Joy equates to a suburban High Line, referring to the beloved urban walkway located on Manhattan's West Side.

"When you visit the River Towns, you can go from Irvington, with charming restaurants and waterfront parks, to Tarrytown, which is a magnet with antique shops, stores, restaurants and coffee shops. Tarrytown's waterfront has Hudson Harbor, a new community of condos, shops and restaurants on the river," Joy says.

TOUGH OF GLASS

If you're experiencing withdrawals from New York City's uptown, Westchester has something to scratch that itch, too.

"Some buyers say that Bronxville feels like a suburban version of the upper East Side of Manhattan," says Kathleen Collins, Julia B. Fee Sotheby's agent for Bronxville Village in Westchester County. "It has great walkability, plus all of your shopping or dining needs are nearby. It just has a more relaxed pace than you'll find in Manhattan, which is only about 15 miles south of us."

Heading northwest of Bronxville you'll find Tuxedo Park, a historic gated village, and Pierson Lakes, a private lake community, both boasting

amenities and homes with stunning water views. Elizabeth Broderick, an agent with Tuxedo Hudson Realty, says one isn't likely to see the inside of these communities without an invitation. Judging by her enthusiasm for the area, buyers longing for the sort of world-class dining typically found in the city may want to do their due diligence and inquire.

"The area surrounding Tuxedo Park and Pierson Lakes has so many good restaurants," Broderick says. "My personal favorite is Valley Rock Inn. You feel like you have gone to the south of France when dining in their gardens. We also have incredible shopping at Woodbury Common. My firm is a supporting partner of *TastemakersGuide.com*, which supports small businesses in the arts, design and hospitality. The guide features the best small businesses in the area and makes it easy for potential new neighbors to discover for themselves all the places that make the lifestyle here so special."

FINDING COMMUNITY

If it isn't so much the all-embracing grandiosity of New York that you'll miss, but rather the personal, interconnectivity of your immediate neighborhood, it's at the ready in many parts of New England.

Story Litchfield, a luxury real estate broker for LandVest in Northeast Harbor, Maine, champions the restaurants, shops and charm of the neighborhoods she serves.

"While these places and businesses might not be reminiscent of an urban city, the waiter or shopkeeper might remember your name, your favorite wine or even be your child's little league coach," Litchfield says. "Strangers may nod a 'hello' in passing on the sidewalk. For many who live here, that's fundamentally priceless."

If that sounds like a place you wish to call home, you're likely to feel it when you're there as well. After all, you can take the person out of New York, but you can never take New York out of the person.



STEVE BELNER

Located in the coveted Pierson Lakes community, this home at 6 Old Cranberry Road in Sloatsburg, New York, sits on 8.3 acres.



LANDVEST, INC

An aerial view of the property at 134 West Oval in Winter Harbor, Maine, which features eight bedrooms, each with their own bath.



STEVE BELNER

Embrace the open space at this country lodge-style home with high ceilings and a modern floor plan at 76 Summit Road in Tuxedo Park, New York.