



## LIVING IN

# Yonkers, N.Y., More Than an Easy Commute

The third largest city in New York has new residential projects in the pipeline and is attracting businesses.



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**By Matt Yan** Photographs by **Graham Dickie**

Reporting from Yonkers, N.Y.

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Yonkers, the third largest city in New York with a once sleepy downtown, has been attracting new businesses, rental projects and creative spaces, with more planned.

Developers and businesses are increasingly drawn to the city, which covers 18 square miles and lies directly north of the Bronx in Westchester County. Lionsgate recently opened a large film studio there. The Saw Mill River, once paved over downtown, now flows near the Yonkers Train Station. And there's a distillery that makes mahia, a Moroccan spirit made from dried figs.

“Yonkers has been revitalizing beautifully in a fun, hip way, which is not always easy to do,” said Ari Susswein, an agent with Douglas Elliman who grew up in Yonkers.

Part of that revitalization is a repurposed carpet mill, 222 Mills, that houses businesses, work spaces, activities and events. Ladys Guerrero Williams, a co-owner of Simple Motive Brewing Company, which operates there, said the hub is “like, a destination where people can go and hang out for a few hours.”



Simple Motive Brewing Company in the Alexander Smith Carpet Mills Historic District in Yonkers.

And as New York City housing costs increase, some residents are choosing Yonkers for its convenience and affordability. The downtown is a 30-minute Metro-North ride on the Hudson Line from Grand Central Terminal. Once there, large residential buildings on the banks of the Hudson River give way to single-family homes in other areas. New high-rises have popped up, with more under construction.



By The New York Times

**Location:** Westchester County, N.Y., just north of the Bronx

**Population:** 211,569 in 2020, up from 195,976 in 2010

**Area:** 18 square miles

**Housing:** 44 percent homeownership rate

**The vibe:** The third largest city in the state with pockets of neighborhoods full of families, shopping centers and an emerging downtown with new developments planned.

Hudson Piers, a mixed-use, six-building development on the waterfront by Extell is slated for completion in 2030. The first rental building is scheduled for occupancy this February, with the second projected for April. Other rental projects include two 41-story towers known as Teutonia Hall, and Miroza Tower, a 25-story building that topped out late last year.

“I see this as being a really, really popular, trendy place, kind of like Williamsburg and these other outposts where we’ve seen a lot of younger communities develop,” said Moshe Botnick, the senior vice president of development for Extell.





Mayor Mike Spano of Yonkers

Mayor Mike Spano, a third generation resident of Yonkers, said he believes that five years from now the city will be more walkable and have more parks and restaurants. Similar to how people describe Brooklyn, he said.

“But they’ll be talking about Yonkers.”

So what is it like to live there? Here’s more information to get you started:

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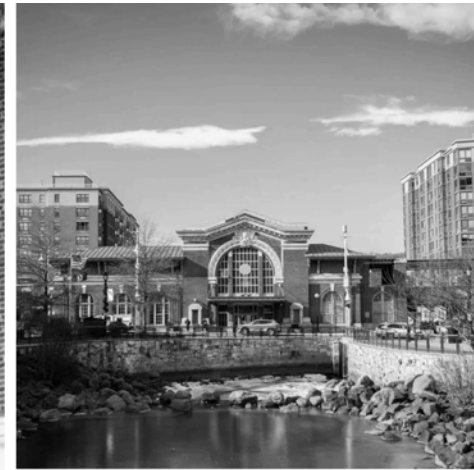
## Going Out and About



Untermyer Park and Gardens overlooks the Hudson River and the Palisades.

- **Restaurants and Bars:** Downtown: Zuppa and Yonkers Brewing Company; Central Yonkers: Simple Motive Brewing Company at 222 Mills, Frank Pepe Pizzeria Napoletana
  - **Culture:** Experience art, history and science at the Hudson River Museum, or time travel at Philipse Manor Hall and Sherwood House, two Colonial-era sites.
  - **Recreation:** Hike along the nine-mile-long Bronx River Pathway. Visit the 43-acre Untermyer Park and Gardens. For adults, there's Empire City Casino; and for children, Legoland Discovery Center.
  - **Groceries/Shopping:** Stew Leonard's and H Mart for groceries; Cross County Center and Ridge Hill for retail shops
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## Getting There, Getting Around



Yonkers Station serves Metro North and Amtrak trains.

Many depend on a car, but there are other options.

- **Local Buses:** Bee-Line buses serve the city and other parts of Westchester County.
- **Rail:** The Metro-North Hudson line makes several stops along the Hudson River in western Yonkers; the Metro-North Harlem line stops along the city's eastern border. Amtrak also serves the area.
- **By car:** The New York State Thruway, the Sprain Brook Parkway and the Saw Mill River Parkway run north and south. The Cross County Parkway connects to points east.

## Neighborhoods



The Ludlow neighborhood

Homes range from single to multifamily, depending on the neighborhood.

- **Downtown Yonkers:** Easy train access, many residential developments under construction
  - **Ludlow:** A quiet neighborhood of single-family homes near downtown, popular with families and artists
  - **Lawrence Park West:** The grandeur of homes in nearby Bronxville, but with lower taxes
  - **Park Hill:** Near the Bronx border, with a mix of modest homes and mansions
  - **Lincoln Park:** Also near the Bronx, with smaller homes and the 161-acre Tibbetts Brook Park
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## Housing





The downtown waterfront.

Since 2012, 12,500 new housing units have been built and 820 homes are slated for completion this year. Another 1,322 are in the review process, and likely to be completed within five years.

- **Total housing units:** 85,528

- **Median gross rent, 2023:** \$1,671
  - **Median list price, December 2024:** \$333,800
  - **More:** Zillow and the U.S. Census Bureau
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## Schools



PEARLS Hawthorne School.

- **Public Schools:** 22,701 K-12 students (2023-24); 39 schools in the Yonkers school system

- **Private Schools:** Among those available are Andalusia School, Sacred Heart High School and St. Anthony School.
  - **Higher Education:** SUNY Westchester Community College has a Yonkers campus. Sarah Lawrence College, a liberal arts college on the border of Bronxville.
  - **More info:** New York State Education Department
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Tell us about life in your city, town or neighborhood and why you chose it as home.

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**Matt Yan** is a real estate reporter for The Times and a member of the 2024-25 Times Fellowship class, a program for journalists early in their careers. [More about Matt Yan](#)

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