



Market Sale

The following are examples of projects where the property was sold for market value to an individual, group or developer with few or no restrictions on the property.

The Passionists Fathers, Shelter Island Heights, New York

The St. Gabriel's Retreat Center property, 25 acres of waterfront property on Coecles Harbor on Shelter Island, was sold to Pandion Acquisitions, LLC in 2015. The property had been owned by the Passionists since 1911 and had served as a summer retreat for teenagers since 1963. The Passionists had been forced to close the summer camp in 2009 as a result of the declining number of new priests coming into the order and the costs of caring for an aging population. The property was initially put on the market with two real estate brokers, but did not sell and was eventually purchased through a private sale. The Town Supervisor and town residents had advocated to preserve the property through the town's Community Preservation Fund, which is dedicated to preserving open space on Shelter Island, but the town's Community Preservation Fund Advisory Board determined that it did not have enough funds to purchase the space and that the retreat center did not qualify as open space because it was a developed property.

To read more: <http://shelterislandreporter.timesreview.com/2015/04/10/st-gabes-sold-for-15-1-million/>; <http://www.cprovince.org/archives/histsummary/shelterisland-sum.php>

Sisters of St. Dominic of Amityville, Southampton, New York

Villa Maria, a 15-acre beachfront estate in Water Mill, New York owned by the Amityville Dominicans since 1931, was sold to a private individual in 2005. The property had been used as a boarding school for woman seeking to enter religious life, an infirmary and retirement home for sisters and, since 1990, as the Siena Spirituality Center, a center for retreats and sabbaticals. However, escalating operating and maintenance costs on the site made it necessary for the Sisters to sell. The Sisters searched for a new owner who would keep the property largely as it is and care for the surrounding habitat; they rejected numerous offers from buyers seeking to use the property for commercial purposes. As part of the sale, a 300 ft. preservation easement was applied to the property's waterfront to prohibit any future development.

To read more: <http://www.crystalspring.org/html/rfcpstorieswatermill.html>; <http://nypost.com/2005/03/07/get-thee-a-nunnery-sisters-selling-luxury-l-i-retreat-for-25m/>

Maryknoll Fathers and Brothers, Ossining, New York

The Maryknoll Fathers and Brothers sold a 25-acre property in Ossining to the nonprofit Bethany Arts Community in 2015. The 43,000 square foot building on the site had previously served as a convent house for the Maryknoll Sisters and subsequently as a formation center and residence for Lay Missioners. However, the building was no longer being used and the Maryknoll Society felt the proceeds could be better used for its international ministries. Maryknoll originally sought to either lease or sell the land, but repairs needed on the building made a sale the better option. The Bethany Arts Community plans to convert the building into an arts center.

To read more: <http://www.wsj.com/articles/maryknoll-puts-an-ossining-site-on-market-1402369680>; <http://www.lohud.com/story/news/local/westchester/ossining/2015/11/05/maryknoll-ossining-sold/75219304/>

Sisters of the Divine Compassion, White Plains, New York

The 16-acre Good Counsel property, which had served as a school campus, chapel and home for the Sisters of the Divine Compassion, was sold to a developer, WP Development NB LLC. The property was comprised of 12 buildings, including the Sisters' Motherhouse, administrative offices and a conference center. As part of the sale, the developer is working with the Sisters to create a heritage space in the chapel, which will remain open, and the sisters will continue to use offices in the building next to the chapel.

The Sisters had owned the Good Counsel site for 125 years and ran an elementary and all-girls high school on the property. The high school has closed and the elementary school moved to the former Holy Name of Jesus School in Valhalla. Funds from the property sale will support the living and health care needs of the Sisters for at least the next 30 years and enable them to continue their ministries in the Lower Hudson Valley.

To read more: <http://www.lohud.com/story/news/local/westchester/white-plains/2015/11/30/good-counsel-white-plains-sold/76525936/>;



<http://www.lohud.com/story/news/local/westchester/white-plains/2016/06/28/housing-assisted-planned-good-counsel/86477102/>