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## Pine Haven may move north

By CHRIS SIMONDS

### **KINDERHOOK--The county-owned Pine Haven Home in Philmont may be moving north to become part of a major new senior living complex.**

Developer Ron DeVito first proposed to build the facility on County Routes 28 and 28B in Niverville. But according to Kinderhook Planning Board Secretary Barbara Beaucage, Mr. DeVito is now eyeing a 20-acre site off Route 9H behind the former Grand Union market.

That site straddles the Town of Kinderhook and the Village of Valatie, meaning that it would require site plan approval from the planning boards of both.

Chairman Art Baer said the county Board of Supervisors is "talking seriously with the developer--we're discussing the possibility of his building [a replacement for Pine Haven] and leasing it to us to operate under our license."

Mr. DeVito plans a center that would accommodate people 62 and older in a "continuum of care," providing increasing levels of help from independent residence to assisted living to the skilled nursing care that Pine Haven provides.

"It's a good idea, given the county's aging population," Kinderhook Supervisor Doug McGivney said Wednesday.

Mr. Baer said the county currently subsidizes Pine Haven to the tune of \$1.5 to \$1.8 million a year. The home has 175 full- and part-time employees, according to Administrator Art Proper.

Mr. Baer cited four points in favor of joining in Mr. DeVito's project:

+Skilled nursing care in an all-new facility would bring higher Medicaid reimbursements to the county

+The county would be able to "get the benefit of amortizing construction costs over 40 years," he said, even though the building will be leased not owned

+Long-term continuous care would better serve county residents

+The facilities in the complex could save money by sharing such services as dietary, laundry and maintenance

Currently Pine Haven has 120 beds licensed for skilled nursing care--more than it needs, according to Mr. Baer. He said 15% to 20% of residents "don't really need skilled nursing," but do need services that Pine Haven hasn't the room to provide, like expanded rehabilitation and adult day care.

Mr. Baer said the county has engaged a reimbursement specialist with the accounting firm of KPMG to study the DeVito proposal and to make sure the county maximizes all its reimbursements.

Mr. DeVito serves as legal counsel to Senior Housing Investment Advisors Inc. According to that firm's website, he has developed, invested in, and financed or operated senior housing assets valued at over \$200 million.

Mr. DeVito's proposal cannot go before the town or village Planning Boards until at least early next year.

Mr. Baer did not discuss what the county would do with the Pine Haven property at the eastern end of Philmont, nor did he discuss what steps the Board of Supervisors would have to take to authorize the move to Valatie and the closure of Pine Haven, a decision likely to have an impact on Philmont.

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