

1
FIRST HAMPTON
INTERNATIONAL REALTY
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WALLKILL
New York

About The Land

273 Unit Development opportunity on 215+ acres

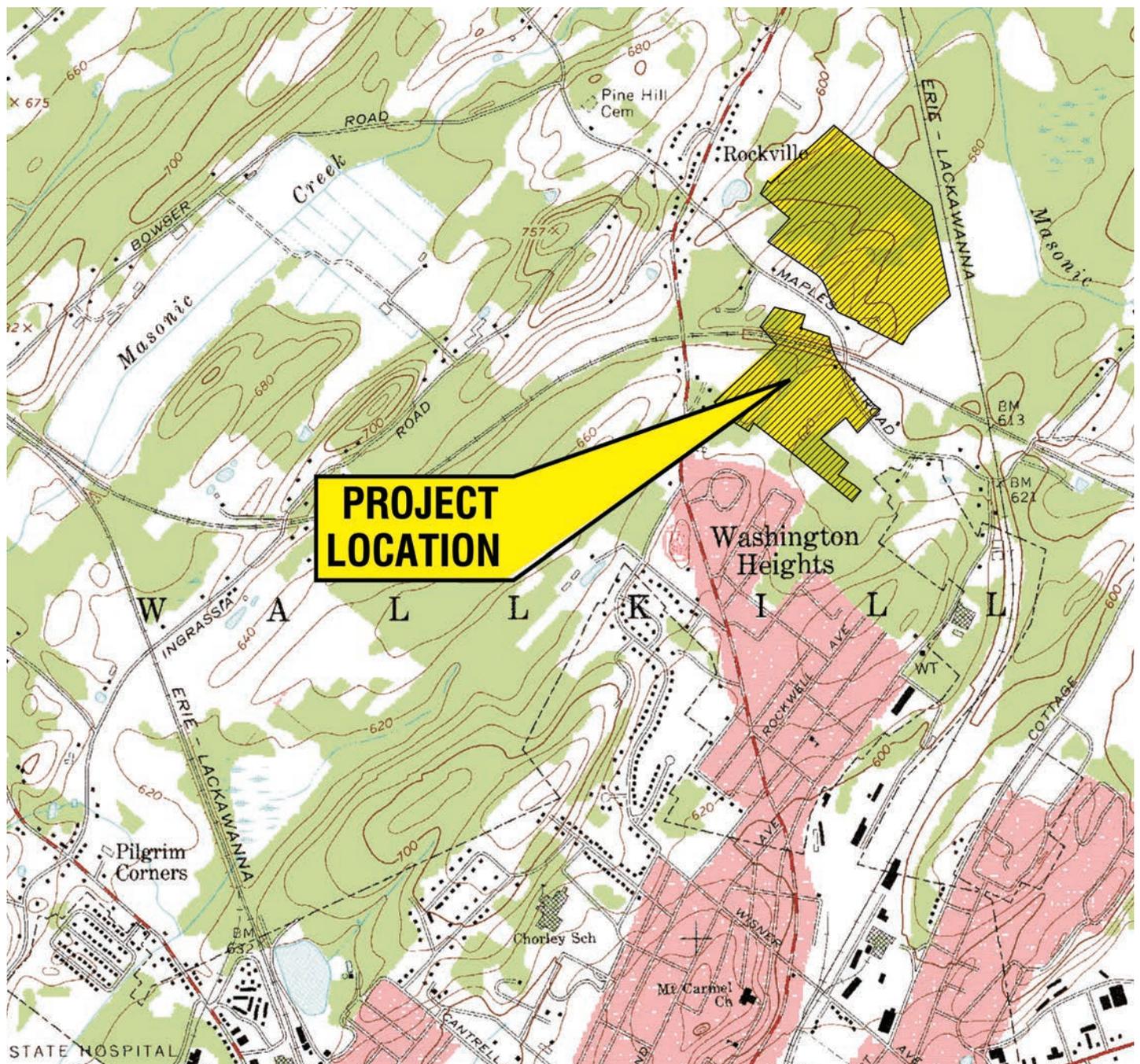
Permits in place for:

- 155 - 3 Bedroom townhouses - North side of Maples Road
- 103 - 2 bedroom rentals units - South side of Maples Road
- 15 - 3 Bedroom rental units - South side of Maples Road

Strong demographics, and demand with limited supply of inventory in the asset class.

This is an rare find and not to be missed.

Price: \$8,000,000



ZONING DISTRICT: R-1 MEDIUM DENSITY RESIDENTIAL	ATTACHED TOWNHOUSE UNITS (NORTH SIDE OF MAPLES ROAD)			ATTACHED RENTAL APARTMENT UNITS (SOUTH SIDE OF MAPLES ROAD)		
	DESCRIPTION # BEDROOMS	REQUIRED	PROPOSED	DESCRIPTION # BEDROOMS	REQUIRED	PROPOSED
TAX MAP PARCELS: 36-2-67.6 + 22-3-10.2	LAND AREA PER DWELLING UNIT (MIN.)	17,400 SF	> 17,400 SF (SEE TOTAL DENSITY)	LAND AREA PER DWELLING UNIT (MIN.)	14,400 SF / 29,000 SF	> 14,400 SF / > 29,000 SF (SEE TOTAL DENSITY)
PROPOSED UNITS:	FRONT YARD (MIN.)	50 FT	> 75 FT	LOT WIDTH (MIN.)	150 FT	> 1,046 FT
NORTH SIDE OF MAPLES ROAD:	REAR YARD (MIN.)	50 FT	> 660 FT	LOT DEPTH (MIN.)	150 FT	> 350 FT
(155) 3-BEDROOM ATTACHED TOWNHOUSE UNITS	SIDE YARD (MIN.)	50 FT	> 60 FT	FRONT YARD (MIN.)	40 FT	> 63 FT
	LOT COVERAGE (MAX.)	20%	3.4%	REAR YARD (MIN.)	30 FT	> 48 FT
SOUTH SIDE OF MAPLES ROAD:	BUILDING HEIGHT (MAX.)	35 FT	< 35 FT	ONE SIDE YARD (MIN.)	30 FT	> 38 FT
(103) 2-BEDROOM RENTAL APARTMENT UNITS	# OF STORIES (MAX.)	2.5	< 2.5	BOTH SIDE YARDS (MIN.)	60 FT	N/A
(15) 3-BEDROOM RENTAL APARTMENT UNITS	LIVABLE FLOOR AREA PER DWELLING UNIT (MIN.)	1,200 SF	1,880-2,225 SF	LOT FRONTAGE (MIN.)	150 FT	1,066 FT
	LOT COVERAGE (MAX.)			LOT COVERAGE (MAX.)	20%	7.8%
DESCRIPTION	REQUIRED	PROPOSED		BUILDING HEIGHT (MAX.)	35 FT	< 35 FT
MAXIMUM DENSITY	4,656,399 SF	4,653,000 SF		# OF STORIES (MAX.)	2	< 2
NOTES:				LIVABLE FLOOR AREA PER DWELLING UNIT (MIN.)	1,000 SF	1,460-1,790 SF
1. IT IS NOT THE INTENTION OF THIS PROJECT TO SUBDIVIDE THE EXISTING PARCELS. THE ATTACHED TOWNHOUSE AND DETACHED SINGLE FAMILY UNITS WILL BE CONDOMINIUM OWNERSHIP.				OFF-STREET PARKING SPACES (3.0 PER UNIT)	465	736
2. OFF-STREET PARKING CALCULATIONS INCLUDE THOSE SPACES LOCATED IN GARAGES, DRIVEWAYS, AND OFF-STREET PARKING LOTS.				OFF-STREET PARKING SPACES (2.5 PER UNIT)	295	378

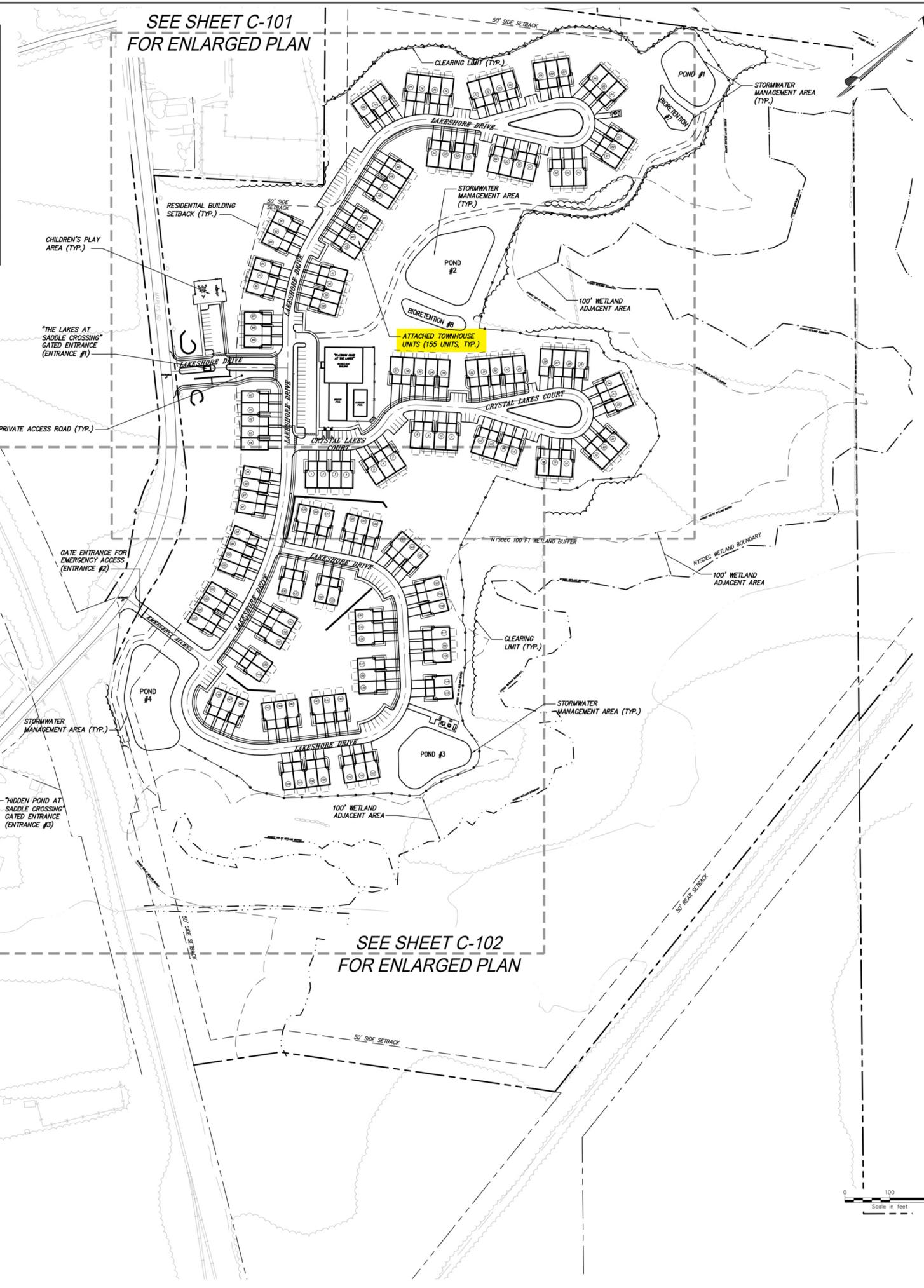
- NOTES:
- THE PROJECT SHALL BE CONSTRUCTED IN SEVERAL PHASES, THE SIZE AND SEQUENCE OF WHICH WILL BE DETERMINED WHEN OBTAINING BUILDING PERMITS. COMPLETED PHASES WILL BE OCCUPIED WHILE SUBSEQUENT PHASES ARE UNDER CONSTRUCTION.
 - NO PRIVACY FENCES, SHEDS, POOLS, GARDENS, ETC. SHALL BE PLACED AT THE REAR OF ANY UNIT.

SEE SHEET C-101
FOR ENLARGED PLAN

SEE SHEET C-103
FOR ENLARGED PLAN

SEE SHEET C-102
FOR ENLARGED PLAN

SEE SHEET C-104
FOR ENLARGED PLAN



No.	Revised/Revision	By	Date
1	FINAL SITE PLAN	HAW	02/15/16
2	FINAL SITE PLANS FOR TOWN APPROVAL	HAW	11/18/15
3	FINAL PLANS FOR AMENDED SITE PLAN APPROVAL	JTM	10/09/15
4	AMENDED SITE PLAN APPROVAL - REVISED PER TDC COMMENTS	JTM	02/18/16

APPLICANT:
HARRIMAN ESTATES
DEVELOPMENT CORP.

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SADDLE RIDGE
RESIDENTIAL DEVELOPMENT
TOWN OF WALKILL, NY
OVERALL SITE LAYOUT PLAN
Issue Date: 04/15/16 | Project No.: 22974 | Scale: AS NOTED

C-100

File: V:\PROJECTS\NY\W22974\CADD\CADD\VC-100-22974.DWG
Date: 2/18/2016 10:24:24 AM Plot Date: 2/18/2016 10:24:24 AM User: jayd Incester LayoutScale: 22974

Saddle Ridge Residential Development Approvals

- **Site Plan Approval & Special Use Permit** –
Town of Wallkill Planning Board – Original Conditional Final approval granted 6/17/15, latest extension granted 10/21/21, expires 11/3/24
- **SEQR Negative Declaration** –
Wallkill Planning Board – Resolution passed 7/8/14 (no expiration)
- **Watermain Extension** -
Orange County Health Department - Original approval 9/30/15, confirmed on 4/19/21 that approval was still valid with no expiration
- **Sanitary Sewer** –
NYSDEC – Original approval 9/29/15, updated approval 4/26/21, project must be completed within 5 years of approval date (expires 4/26/26)
- **Stormwater** –
NYSDEC SPDES Permit – Approved effective 3/25/16 (no expiration if annual fee continues to be paid)
- **Wallkill SWPPP Acceptance** (Revised Jan 2021) –
Acceptance granted 4/13/21
- **Wetlands** – NYSDEC Article 24 and Section 401 –
Original approval 8/24/15, Extension approved 10/7/20
- **Wetland Boundary Map** validated 6/15/21, expires 6/15/26

About Wallkill

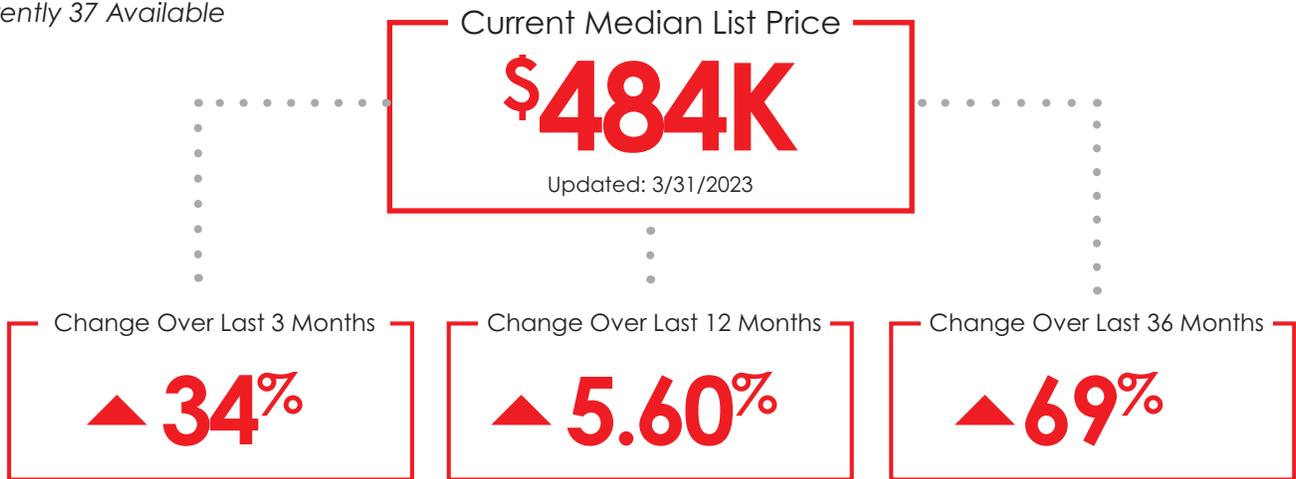
The Town of Wallkill is located in Orange County. You will find a vibrant and dynamic community with a lot to offer. The natural beauty of the Wallkill River and the public, state, and private trails provide plenty of opportunities for outdoor recreation, while the bustling urban center with its retail, restaurants, and activities offers plenty to do. The hamlet's attractions include the Walden-Walkill Rail Trail, the original Borden Farm (name-sake for the area's middle school, John G. Borden Middle School), the Wallkill River, the Magnanini Winery, and for its proximity to the Shawangunk Mountains.

The town is an important center of commerce, with multiple international manufacturing and distribution companies and a host of homegrown businesses. There are plenty of job opportunities and a strong local economy. The real estate market in Wallkill, NY is experiencing some price increases.

Overall, Wallkill is a great place to live, work, and play. We look forward to welcoming new residents to the community.

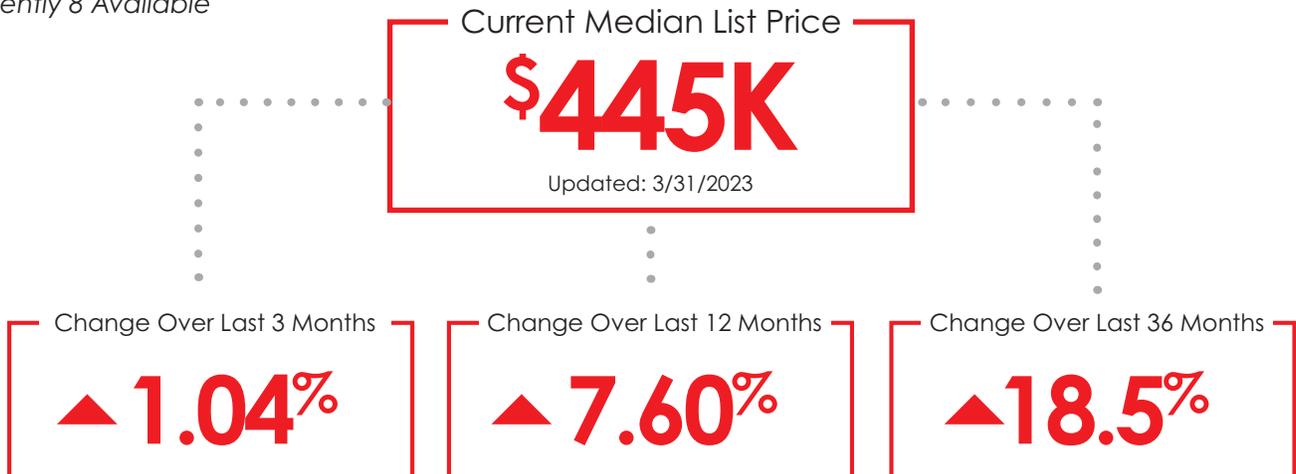
Houses

Currently 37 Available



Condos

Currently 8 Available

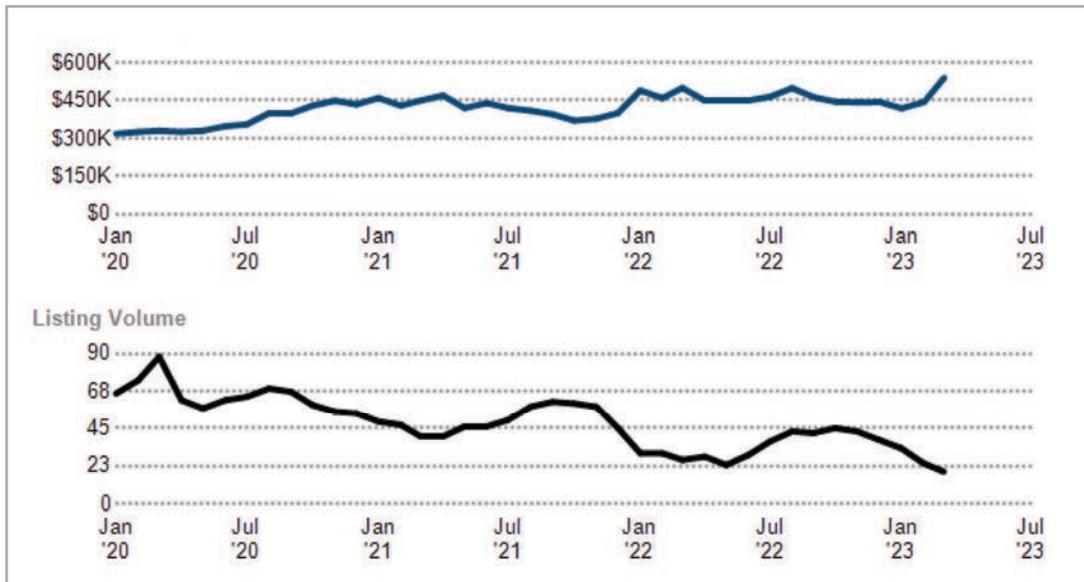


Data Source: One Key MLS

Neighborhood Report

Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in the area.



Data Source: Public Record and Listing data

People are Migrating from

- | | |
|--------------------------------|-------------------------------|
| 1. Buffalo, NY 1,047 | 6. Champaign, IL 9 |
| 2. San Francisco, CA 653 | 7. Des Moines, IA 9 |
| 3. Springfield, MA 59 | 8. Vineyard Haven, MA 4 |
| 4. Lincoln, NE 36 | 9. Rochester, MN 3 |
| 5. Kalamazoo, MI 31 | 10. Chico, CA 3 |



People Stats



Population 2.25K

Population Density per Sq Mi
735

Population Change
+2.5%

since 2010

Median Age
40

Male / Female Ratio
48%



98% of Residents are US Citizens

The 5 largest ethnic groups in Walkkill:

White (Non-Hispanic)
85%

Asian (Non-Hispanic)
3.53%

White (Hispanic)
3.23%

Black or African American
(Non-Hispanic)
3.08%

Two+ (Non-Hispanic)
2.78%



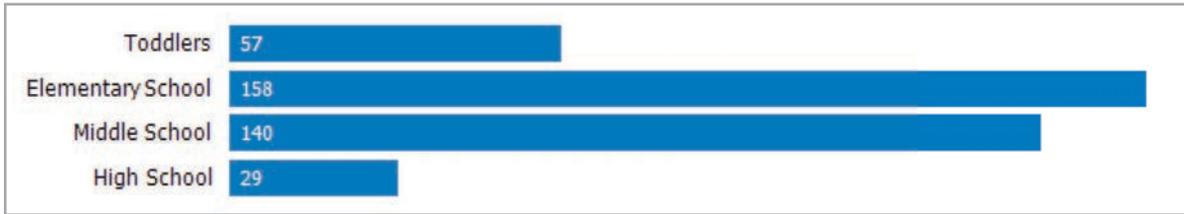
Education

High School Graduation Rate
94%



People Stats continued

Population of Children Birth - 17



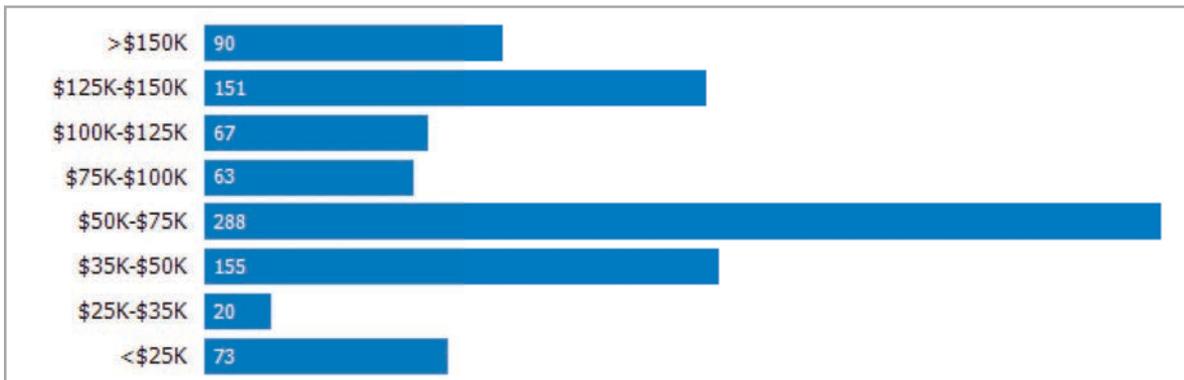
Population of Adults by Age Group



Households With Children



Household Income Brackets



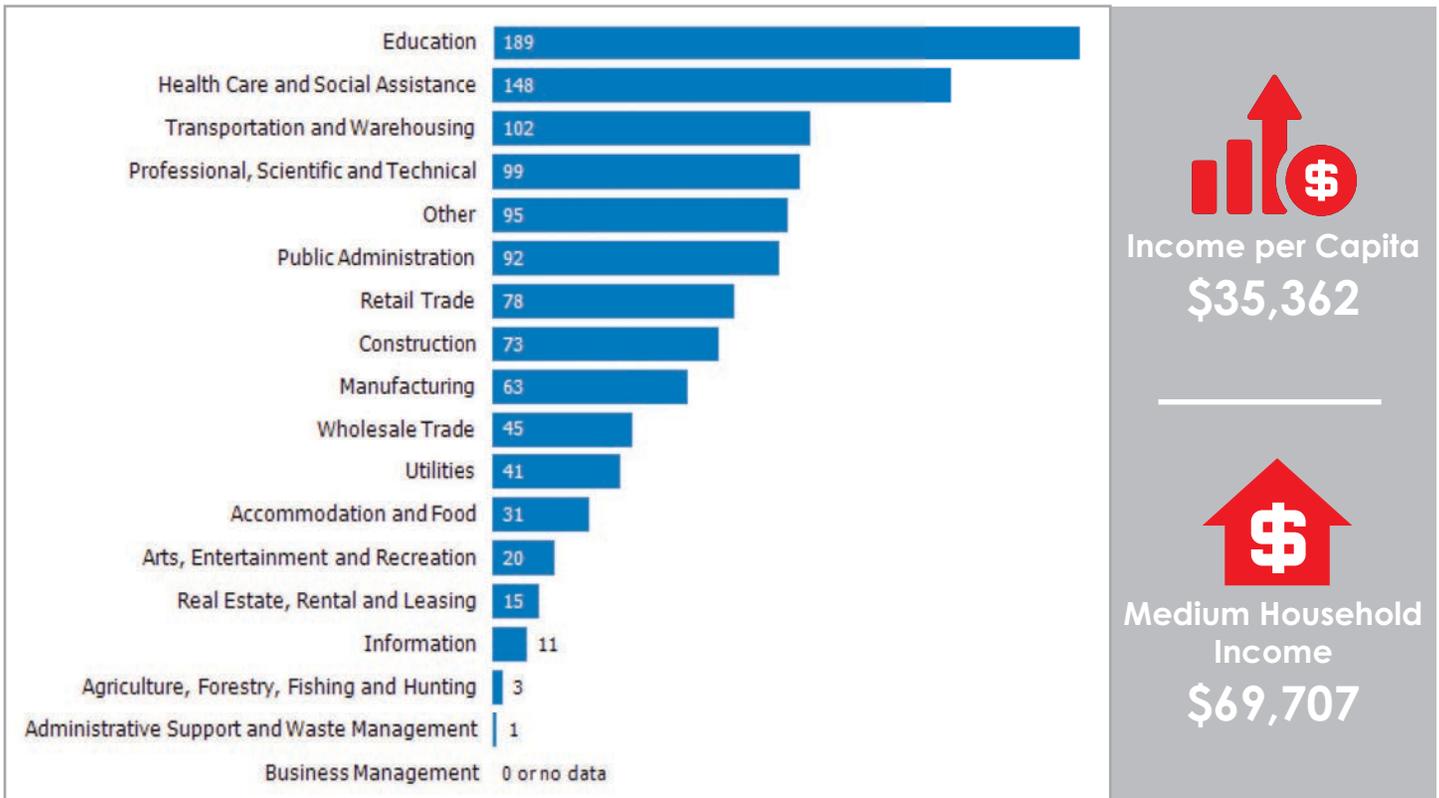
Presidential Voting Pattern



Data Source: US Census

Economic Stats and Charts

Occupational Categories



Data Source: US Census

Quality of Life Stats and Charts



Elevation (in feet)
802



Annual Rainfall
45"



Annual Snowfall
42.05"

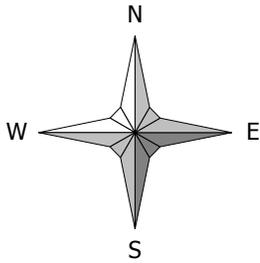


Days of Full Sun
83
(per year)

CLIMATE'S IMPACT ON WALKKILL HOUSING



Schools



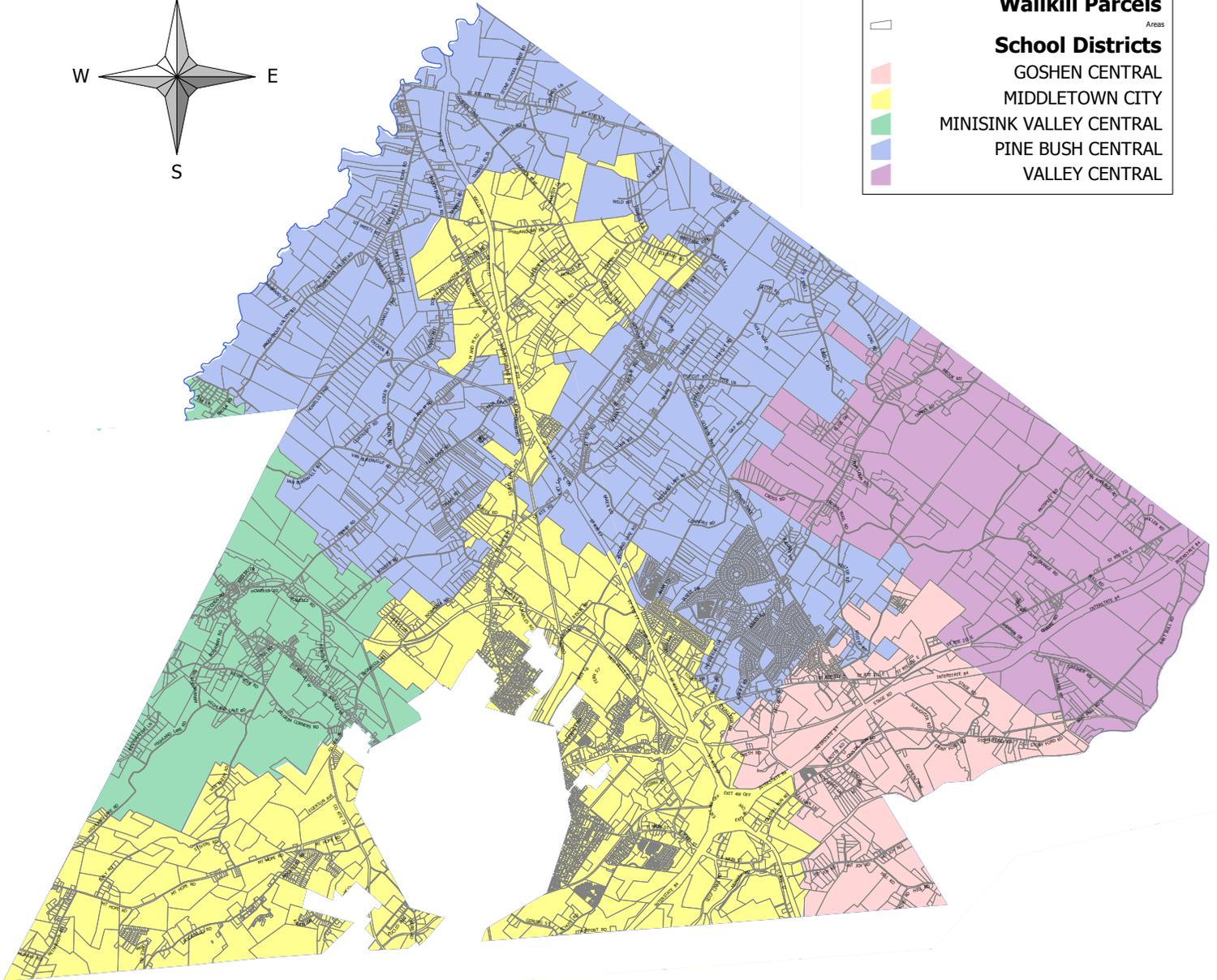
LEGEND

Walkkill Town Boundary
Area

Walkkill Parcels
Area

School Districts

- GOSHEN CENTRAL
- MIDDLETOWN CITY
- MINISINK VALLEY CENTRAL
- PINE BUSH CENTRAL
- VALLEY CENTRAL



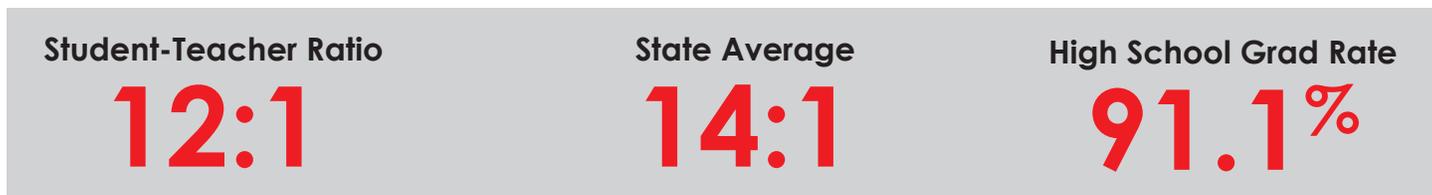
Schools

Overview of Walkkill Central School District

Walkkill Central School District contains 5 schools and 2,900 students. The district's minority enrollment is 40%. Also, 20.2% of students are economically disadvantaged.

Schools in the District

3 Elementary Schools: Leptondale Elementary, Ostrander Elementary, Plattekill Elementary
1 Middle School: John G. Borden Middle School
1 High School: Walkkill Senior High School

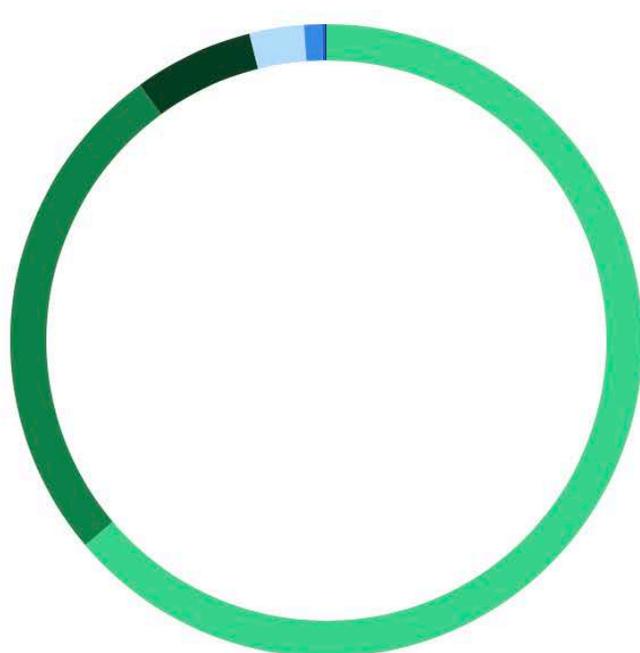


Enrollment By Gender



Female 48% Male 52%

Enrollment By Diversity



- 63.8% White
- 26.1% Hispanic/Latino
- 6.1% Black or African American
- 2.8% Two or more races
- 0.9% Asian or Asian Pacific Islander
- 0.1% Native Hawaiian or Other Pacific Islander
- 0.1% American Indian or Alaska Native

*School information is provided by the government.
US NEWS & WORLD REPORT

Zoning

Legend

Railroads	Roads	Hydrology
Parkland	Future Interstate	All Streams
Easements	Local	Waterbodies
Parcels	Federal Highway	
Municipal Boundaries	State Route	
	County Road	

Zoning Districts

RA-1, Low Density Rural Agriculture	PRD, Planned Residential District
RA, Rural Agriculture	ENT-L, Light Enterprise
R-2, Suburban Residential	ENT, Enterprise
R-1, Medium Density Residential	O/R, Office and Research
APR, Airport Residential	HC, Highway Commercial
R-AH, Affordable Housing	NC, Neighborhood Commercial
RM(B), Multi-Family (Bonus)	TC, Town Center

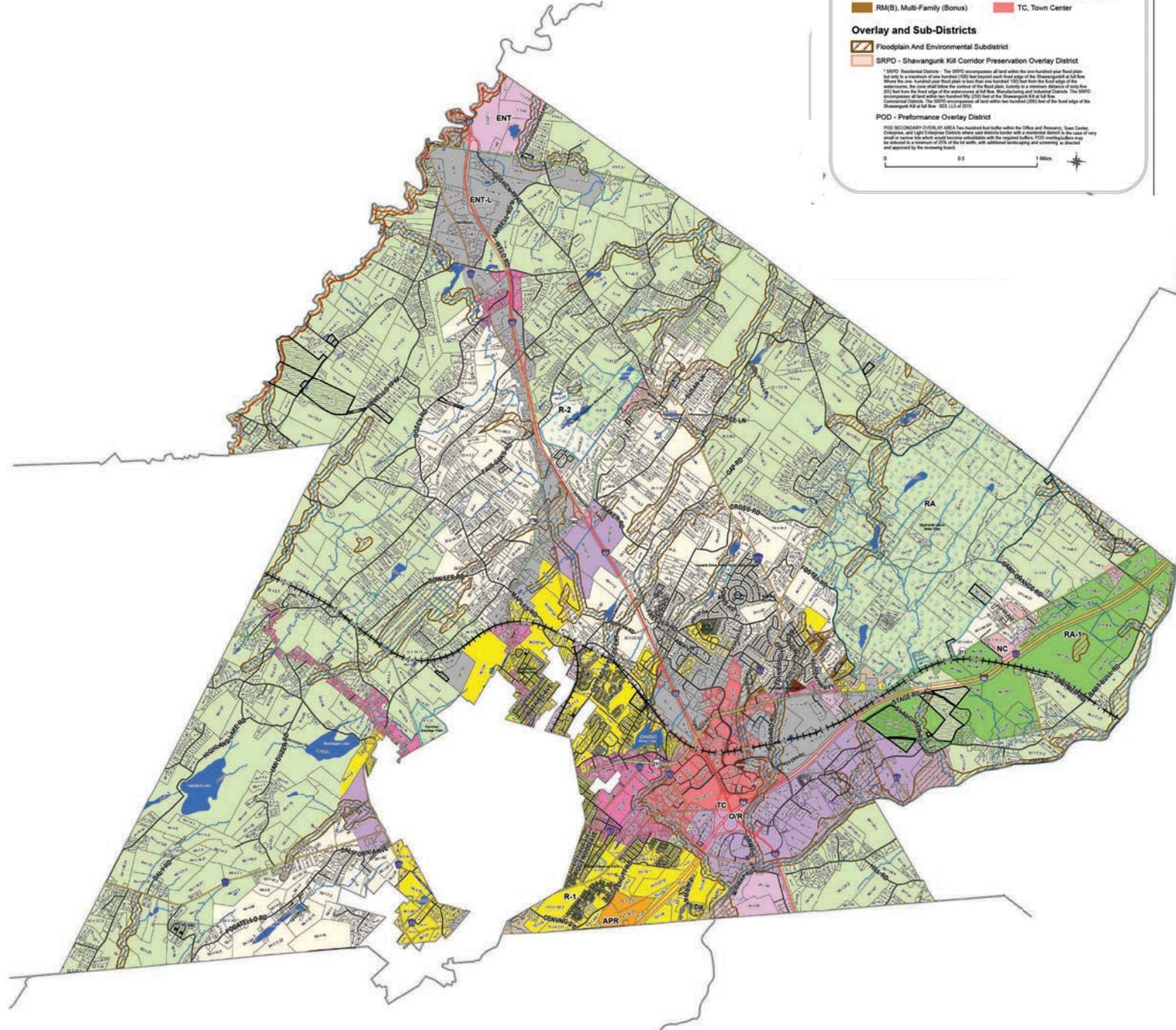
Overlay and Sub-Districts

Floodplain And Environmental Subdistrict
SRPD - Shawangunk Kill Corridor Preservation Overlay District

* SRPD Residential Districts: The SRPD encompasses all land within the one-hundred year flood plain but only to a maximum of one hundred (100) feet beyond each land edge of the Shawangunk Kill flow where the one-hundred year flood plain is less than one hundred (100) feet from the land edge of the shoreline. The flow shall follow the center of the flow plain, subject to a channel change of the flow plain from the center of the flow plain. The SRPD encompasses all land within the 200-foot of the Shawangunk Kill at all the Commercial Districts. The SRPD encompasses all land within one hundred (100) feet of the land edge of the Shawangunk Kill at all flow. SEE 11.7 of 2015.

POD - Performance Overlay District

POD (PERFORMANCE OVERLAY DISTRICT) has been located and/or within the Office and Research, Town Center, Enterprise, and Light Enterprise Districts where such districts border with a residential district in the case of very small or narrow lots which would become unworkable with the required setbacks. POD overlay districts may be subject to a maximum of 20% of the lot width, with additional landscaping and screening as directed and approved by the governing body.



For more Information on the Wallkill, NY project
contact Larry Citarelli at (631) 872-0280 or email LC@FHIRNY.com

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