

Associate Real Estate Broker 914.329.0185

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800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O. 914.798.4900

24-34 Old Doansburg Road

FOR SALE: Commercial Site on Route 22 Town of Southeast NY 1,100 ft of Route 22 Frontage

Southeast, NY 10509

**OFFERED AT:** 

\$395,000



Multiple Uses Possible. Flexible Zoning

## **AREA HIGHLIGHTS**

- ✓ Located in Putnam County NY, bordered by Westchester and Dutchess Counties to the south and north, and by Connecticut and the Hudson River to the east and west.
- ✓ In the Town of Southeast NY, at the intersection of Interstates 84 and 684.
- ✓ Numerous New Development projects underway in close proximity to the site.
- Commercial and industrial development in the Town includes the Mt. Ebo Corporate Center off Route 22.

# **SITE DETAILS**

- ✓ 3.36 Acres on Route 22 in the Town of Southeast NY
- ✓ Site has the right to connect to the Mt. Ebo Water Works, Inc. and Mt. Ebo Sewage Works, Inc
- ✓ 1,100 feet of frontage on Route 22; 1,500 of frontage on Old Doansburg Road
- ✓ OP-1, for 2.677 acres; balance of land area is zoned RC, Rural Commercial.
- ✓ The site is served by electric and telephone



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#### **DESCRIPTION OF THE SITE:**

Location: 24-34 Old Doansburg Road, Brewster, NY 10509.

Description: The property consists of triangularly-shaped land on the west side of Route

22 and the east side of Old Doansburg Road, Town of Southeast, New York. The property is known by the Town as tax lots 46.-5-4 and 5, but the property also includes a small area of abandoned road bed located between

the two lots. Please refer to maps on pages 9-14 for illustration.

The land is wooded and rolling. Frontage on Route 22 is extensive, at approximately 1,100 feet. Frontage on Old Doansburg Road is approximately 1,500 feet. The southern base measures approximately 212 feet. The northern part of the lot comes to a point. Land area is approximately 3.9 acres. The bulk of the land is known as Lot 46.-5-5, and it is 2.677 acres in size. It is zoned OP-1, Office Park. The balance of land

is zoned RC, Rural Commercial.

It is understood the land has the right, to connect to the Mt. Ebo Water Works, Inc. and Mt. Ebo Sewage Works, Inc. utilities (now New York American Water), located across Route 22, on the east side of Route 22. The effect of this access means development on the site has central water,

sewer and fire suppression capability.

**Note:** The deed includes other land as well, but only tax lots 46.-5-4, 46.-5-5

and the abandoned road bed in between the two lots are the subject of this

appraisal.

Site Area: The site area is 3.361 acres.

Shape: The shape of the combined lots is triangular.

Utilities: The site is served by electric and telephone. Water and sewer service is

available from Mt. Ebo Water Works, Inc. and Mt. Ebo Sewage Works,

Inc.

An electric equipment box, presumably for traffic signal control, is located on the site. This location does not affect marketability of the site.

Topography: The land is sloping, with an average slope of 7%. Elevation at the northern

end is approximately 620 feet. Elevation at the southern end is approximately 550 feet. There are no NYSDEC wetlands on the property, per Putnam Eparcel map, but survey sketch indicates wetland mitigation

is likely in order to develop the site.

Flood Zone: The site is not located in a flood zone per FEMA Map 36079C0162E, dated

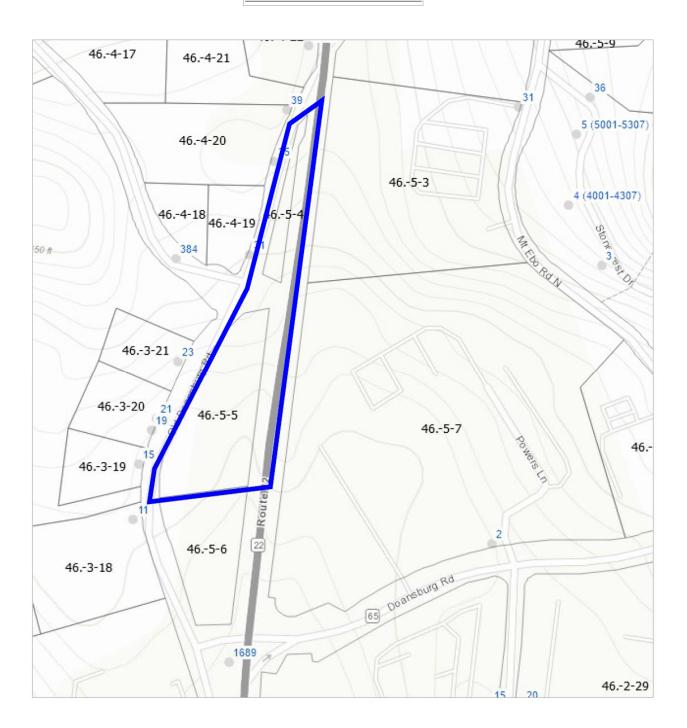
March 4, 2013.

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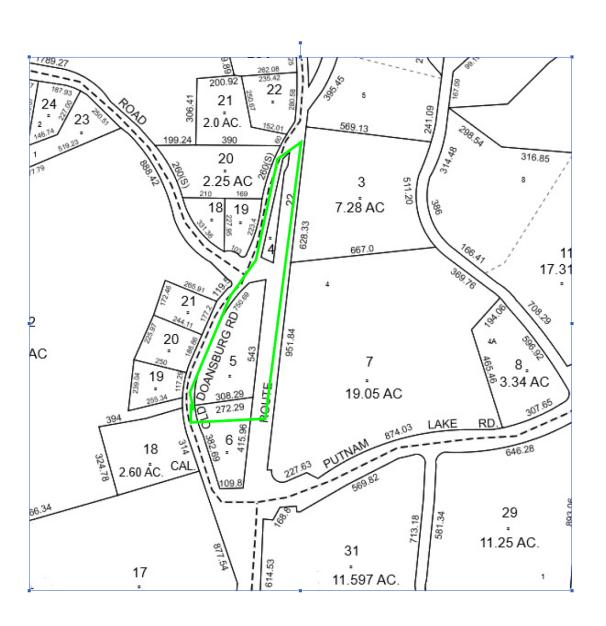
## TOPO MAP OF SITE





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# TAX MAP OF SITE, LOTS 4 AND 5 AND IN-BETWEEN LAND.

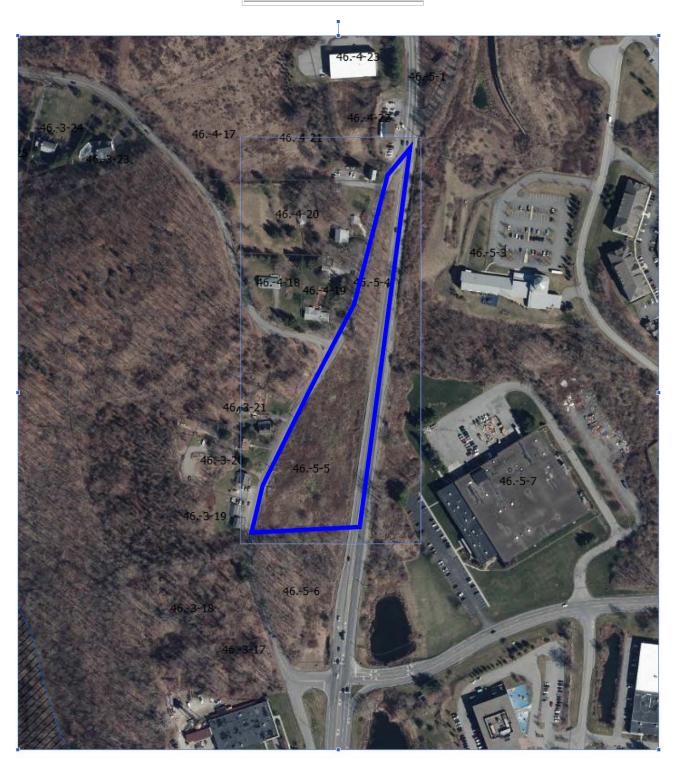




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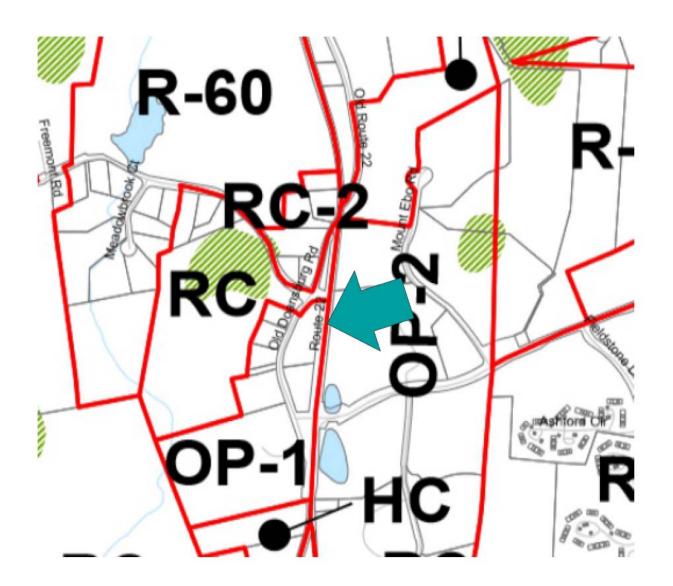
# AERIAL MAP OF LOT





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# **ZONING MAP OF PROPERTY (bulk is zoned OP-1)**



Southern lot, namely 46.-5-5, is zoned OP-1.

Northern lot, namely 46.-5-4, and abandoned road bed lot are zoned RC, Rural Commercial.



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# Town of Southeast Zoning

	Permitted Principal Uses (see Notes G, N W and X)	Permitted Accessory Uses (see Notes F, H and M)	Special Permit Uses		Minimum Lot Size				Mini	mum Yar	rds	Maximum Coverage			4.0	Height		Parking Setback		
District					Square Feet (thousands)	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)		Building Coverage	Floor Area Ratio	Lot Coverage	Open Space Requirements (percentage of lot)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet
NB	Bed-and-breakfast/country inn Office Personal services Professional services Recreation small-scale Retail Restaurant Restaurant, fast casual	Private utilities Residence	General business Public utilities Motor vehicle dealership Senior housing Theater/performing arts	Outside storage Telecommunications towers and facilities	10 50 50 50 (20) (90) (100) (100) See Note A		35 35 35 35 35 35 See Note B			15% 0.4 45		45%	55%	2	30	15 10 See Note E		10 E		
ED.	Craft workshop General business Nursery Office Professional services Recreation Restaurant Theater performing arts	Outside storage Private utilities	Kennels and animal hospitals Motor vehicle service stations Parking facility Public utilities Wood mill Shooting range	Light manufacturing Research labs Telecommunications towers and facilities Warehouse	\$0	See Note		200		50 se Note C		15%	0.3	45%	55%	2	35		15 See Note 1	
OP-1	Craft workshop General business Office Personal services Professional services Research labs	Outside storage Private utilities Retail Warehouse	Hotel motel conference facility Kennels and animal hospitals Public utilities Wood mill Shooting range	Light manufacturing Nursery Recreation Restaurant Telecommunications towers and facilities Warehouse	120 250 250 250 See Note D					50 te Note C te Note D		25% 0.2 See Note P		55%	45% 3 45			See Note D See Note E		
OP-2	Bed-and-breakfast country inn Equestrian center Farm use General business Office Personal services Professional services Theater performing arts	Outside storage Private utilities Retail Warehouse	Hotel motel conference facility Kennels and animal hospitals Public utilities Senior housing Shooting range	Light manufacturing Nursery Recreation Research labs Restaurant Telecommunications towers and facilities Warehouse	200 400 400 400 See Note D				100		0.25	55%	45%	3	45		25 See Note I See Note I			
OP-3	Bed-and-breakfast country inn Equestrian center Farm use Offices Personal services Professional services Residential, including single- family detached and single- family attached (see Note K) Theater performing arts	Outside storage Private utilities	Hotel motel/ conference facility Kennels and animal hospitals Light manufacturing Public utilities Senior housing	Recreation Research labs Retail Restaurant Telecommunications towers and facilities	100	See Note See Note		400		50 te Note C te Note D		25% See No	0.25	55%	45%	3	45	50	25	25
GC	Bed-and-breakfast/country inn Office Personal services professional services Restaurant	Outside storage Private utilities	Public utilities Senior housing	General business Recreation Retail Telecommunications towers and facilities	10	50	50	50	35	35	35	15%	0.4	45%	55%	2	30	15	10	10

District	Permitted Principal Uses (see Notes G, N W and X)	Permitted Accessory Uses (see Notes F, H and M)	Special Permit Uses	Conditional Uses (See Notes Q, S)	Minimum Lot Size				Minimum Yards			Maximum Coverage				Maximum Height		Parking Setbac		back
					Square Feet (thousands)	Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building Coverage	Floor Area Ratio	Lot Coverage	Open Space Requirements (percentage of lot)	Stories	Feet	Front (feet)	Side (feet)	Rear (feet)
	Single-family residential		Senior housing Research labs Wood mill																	
RC	Craft workshop Nursery Office Restaurant Recreation Kennel (see Note T) Single-family residential	Outside storage Private utilities Restaurant Retail Personal services Professional services	Cemetery Hotel motel conference facility Kennels and animal hospitals Public utilities Senior housing Research labs Wood mill Shooting range	Bed-and-breakfast/ country inn Equestrian center Farm use Telecommunications towers and facilities	200	400	400	400		100 ee Note R	100	15%	0.15	45%	55%	3	35	100	100	100

