

Commercial Corner Lot

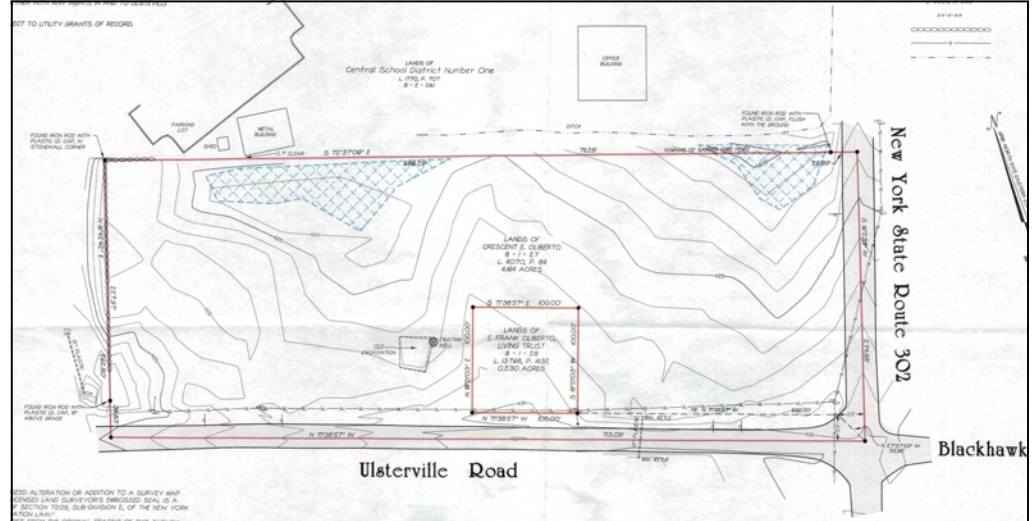
Corner Route 302 & Ulsterville Road, Town of Crawford/Pine Bush

4.4 Acre Corner Lot

Zoned Business Park *BP permitting general business services, retail, office and other uses.

Municipal Water & Sewer

State highway road frontage on Route 302



Located at the entrance to the hamlet of Pine Bush with nearby schools including PB High School, PB Elementary, EJR Elementary, Crispell Middle School providing tremendous traffic and visibility.

- Exceptional development potential.
- Level site, recently cleared.
- Corner parcel.
- High visibility/high traffic location with 8,800± cars per day



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ZONING

137 Attachment 6

Town of Crawford

**Table of Use Regulations
BP Business Park Zoning District¹**

[Amended 5-8-1997 by L.L. No. 4-1997; 5-8-2003 by L.L. No. 2-2003; 5-13-2004 by L.L. No. 3-2004; 8-14-2008 by L.L. No. 2-2008; 10-21-2010 by L.L. No. 1-2010; 10-17-2013 by L.L. No. 3-2013]

Column 1 Permitted Uses	Column 2 Special Permit Uses	Column 3 Permitted Accessory Uses
1. (Reserved) 2. (Reserved) 3. (Reserved)		1. Reasonable and typical accessory uses, subject to supplemental regulation. See § 137-14.
4. Business parks providing coordinated access, design and planning for more than one of the following permitted uses in one or more structures: general retail, personal service, general business office, medical office, banks, restaurant	1. Hotels with or without conference centers and/or banquet facilities 2. Conference centers and/or banquet facilities without hotel accommodations	2. Hotel may have accessory manager's living quarters.
5. General retail, personal service, general business office, medical office, bank with walk-in service only	3. Sales, rental, and repair of machinery and equipment 4. New and/or used car sales	3. One accessory apartment in the same building as a business use, provided that there is no more than one apartment per lot, and the apartment contains no more than two bedrooms and no more than 850 square feet of floor area.
6. Restaurants	5. Shops for custom work	

CRAWFORD CODE

Column 1 Permitted Uses	Column 2 Special Permit Uses	Column 3 Permitted Accessory Uses
7. (Reserved) 8. Municipal buildings and uses 9. (Reserved) 10. Day-care centers subject to § 137-13G	6. Banks with drive-in facilities 7. Funeral homes 8. Warehouse and distribution centers not larger than 200,000 square feet total floor area 9. Self-service storage facilities 10. Wholesale or bulk sales of materials such as landscaping products, except that wholesale or bulk sales of petroleum products is not included in this use category	
	11. Gas stations with or without an accessory convenience retail store under 2,500 square feet of gross floor area 12. Automotive repair shops with or without accessory gasoline sales 13. Wireless communications facilities	
	14. Bulk storage	
	15. Light industry	
	16. Garages for road and heavy construction equipment	

NOTES:

¹ See general regulations in §§ 137-11 and 137-11.1.

ADDITIONAL NOTE:

Any use not specifically listed as permitted in the Table of Use Regulations is a prohibited use.