



OFFERING MEMORANDUM

101 Harbor Lane W, New Rochelle, NY

For Sale, Mixed-Use Waterfront Development Opportunity

OFFERING PRICE \$2,750,000



**BERKSHIRE
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PROPERTIES



COMMERCIAL DIVISION™



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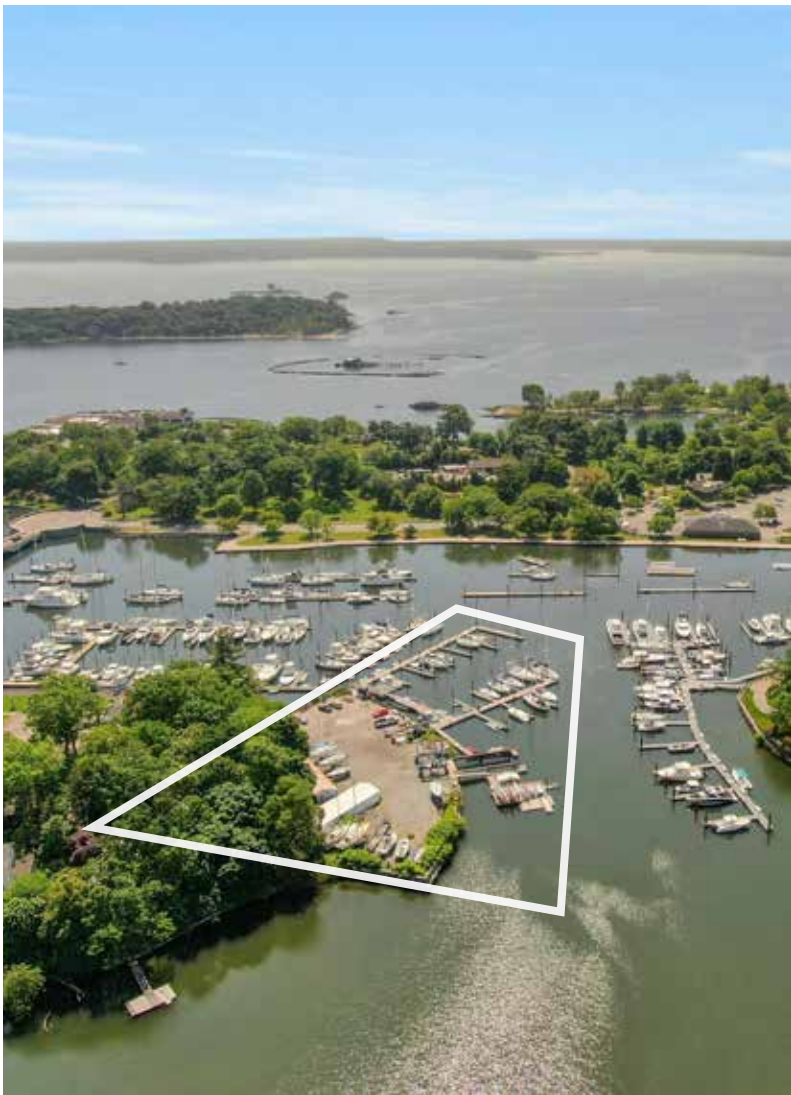
Iris Kalt

REALTOR®

Mobile: 914.643.1367

iriskalt@bhhsnyp.com

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PROPERTY OVERVIEW

101 HARBOR LANE W, NEW ROCHELLE, NY 10805 | Mixed-Use Waterfront Development Opportunity



1 Office and Club House With Showers

2 Boat Repair Building

3 Spar Shed, Kayak and Dingy Storage

4 6 Wet and 12 Dry Dingy Dock

5 Boat Staging Area, Travel Lift and Pit

6 Two-sided 10-slip dock with additional shallow-draft tender slips

7 Skippers Meeting Area

8 13-Slip Dock plus small craft dock: Deep-draft accommodating slips.



Iris Kalt
REALTOR®
914.643.1367
iriskalt@bhhsnyp.com

EXECUTIVE SUMMARY

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OFFERING DESCRIPTION

This highly unique offering's highest and best use is envisioned as a mixed-use waterfront development. It is one of the last properties of its type on Long Island Sound, where, by special permit, one can imagine a residential development with owners having their own boat slip right out their front door!

Coveted Lifestyle, Outstanding Harbor

The property expansion into the channel ensures uninterrupted water views on three sides. With a panorama overlooking their yachts, the New York Athletic Club and Huguenot Yacht Club Marinas, Glen Island, and Hunter Island/ Pelham Bay Park to the south, this distinct property, located at 101 Harbor Lane West in New Rochelle, NY offers a lifestyle any boat owner will covet, and offers the classic yacht owner the swell and wave protection his boat requires: It's one of Long Island Sound's best-protected "Hurricane Holes"!

The Marina

The club's current layout includes two walk-on docks, one with 12 slips, and one with 13 slips, connected by a walkway; Additionally, a boat staging area, travel lift and pit, boat repair building, and a single-story marina office and clubhouse with heads and showers. There is also a tender area, a 6-wet, 12-dry dinghy dock, and a 274' mid-channel dock.

Excellent Location

What sets this property apart is its strategic location. Not only is it close to three international business centers, and next to two prestigious yacht clubs, it's surrounded by scenic settings of three aquatic wildlife and bird sanctuaries, scull and crew training courses, extensive bike paths, and the Bascule drawbridge.

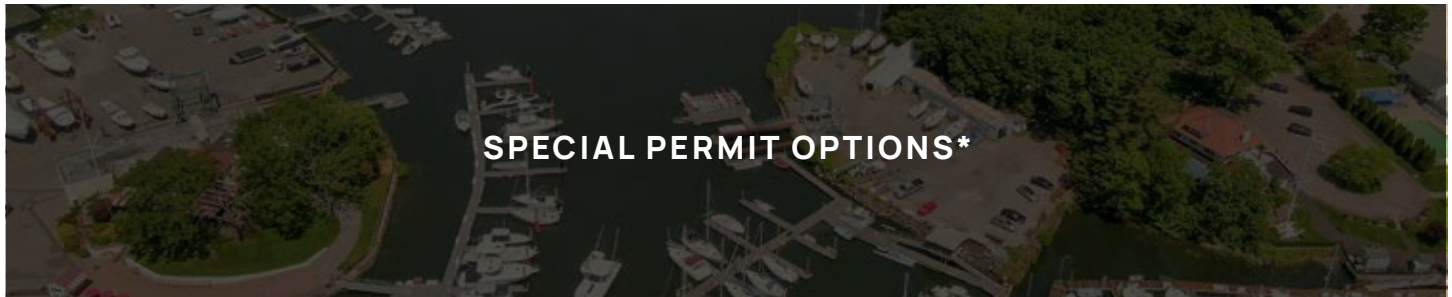
OFFERING SUMMARY

Sale Price:	\$2,750,000
Zoning:	WR (Water Related)
Current Use Type:	WR-Marina/Commercial*
Property Size:	1.12 +- acres
Property Type:	Marina
Stories:	One
Parking Spaces:	44+ spaces
Amenities:	Club House With Showers, Kitchen And Laundry Floating Walk-On & Mid-Channel Docks.

* Formerly this property and most of its neighboring properties were, and some remained, residential properties.



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BUILDING AN INN, BED AND BREAKFAST, HOTEL OR AN ENCLOSED RESTAURANT WITH OUTDOOR DINING

on a property with a 26-slip marina offers several strategic benefits: (0.25 maximum FAR)

- **Capturing Boater Tourism:** The marina already provides direct access for boaters, who often seek nearby accommodations or dining after spending time on the water. Offering a place to stay or eat allows you to cater specifically to these visitors, making your property a natural choice for boaters looking for convenience.
- **Enhanced Waterfront Experience:** An inn, hotel, or restaurant with outdoor dining allows guests to fully enjoy the marina's scenic waterfront views. Outdoor dining by the water, in particular, creates a unique ambiance.
- **Maximizing Business from Marina Events:** A 26-slip marina can host events such as regattas, fishing tournaments, or boat shows. Building accommodations or a restaurant nearby gives event-goers a convenient place to stay or dine, increasing traffic and business during these events.
- **Increased Revenue Streams:** Beyond marina fees for slip rentals, you can generate income from room stays, meals, and special events. The presence of these facilities also attracts non-boating tourists, further expanding your customer base.
- **Year-Round Attraction:** While marina activity may fluctuate seasonally, a well-positioned inn, hotel, or restaurant can help maintain business year-round. During off-seasons, you can target non-boating customers, such as locals, tourists, or business travelers, providing a more stable revenue source regardless of boating activity.

BUILDING A DWELLING WITH UP TO 11 UNITS

offers several compelling benefits due to its location and market potential: (0.25 maximum FAR)

- **Prime Waterfront Location:** Waterfront properties are highly desirable, and building a residential dwelling in this area can attract individuals looking for picturesque views and proximity to the water as well as a private dock, which increases the property's market appeal and value.
- **Attraction to Boating and Water Recreation Enthusiasts:** New Rochelle is known for its marinas and access to boating activities. With docks nearby, a development with 11 units would appeal to boat owners and water enthusiasts looking for convenient living near their watercraft. The area's boating culture could significantly increase interest from buyers or renters seeking access to the waterfront lifestyle.
- **Demand for Specialty Residential Housing:** There is a demand for residential units, especially those with premium amenities like waterfront access and a private dock. By building up to 11 units, the development would cater to both young professionals and retirees looking for upscale housing options in a suburban-urban hybrid environment.
- **Proximity to Transportation and Urban Conveniences:** New Rochelle is well connected by train, providing easy access to New York City in about 30 minutes. Building 11 units at 101 Harbor Lane West would attract commuters seeking a balance between urban and suburban living. The area is also near restaurants, shopping, and cultural attractions, making it a desirable location for residents who want convenience and accessibility.
- **Small-Scale, Exclusive Development:** Limiting the dwelling to 11 units creates an exclusive and private residential community. This smaller-scale development can offer premium amenities, a strong sense of community, and a peaceful environment while still capitalizing on the benefits of New Rochelle's ongoing development and access to recreational activities.

*Uses allowed by special permit by the City Council.
(See Article XII for body having jurisdiction to issue special permit.) [Amended 7-16-2002 by Ord. No. 139-2002; 5-21-2003 by Ord. No. 106-2003]



LOCATION INFORMATION

101 HARBOR LANE W, NEW ROCHELLE, NY 10805 | Mixed-Use Waterfront Development Opportunity

LOCATION DESCRIPTION

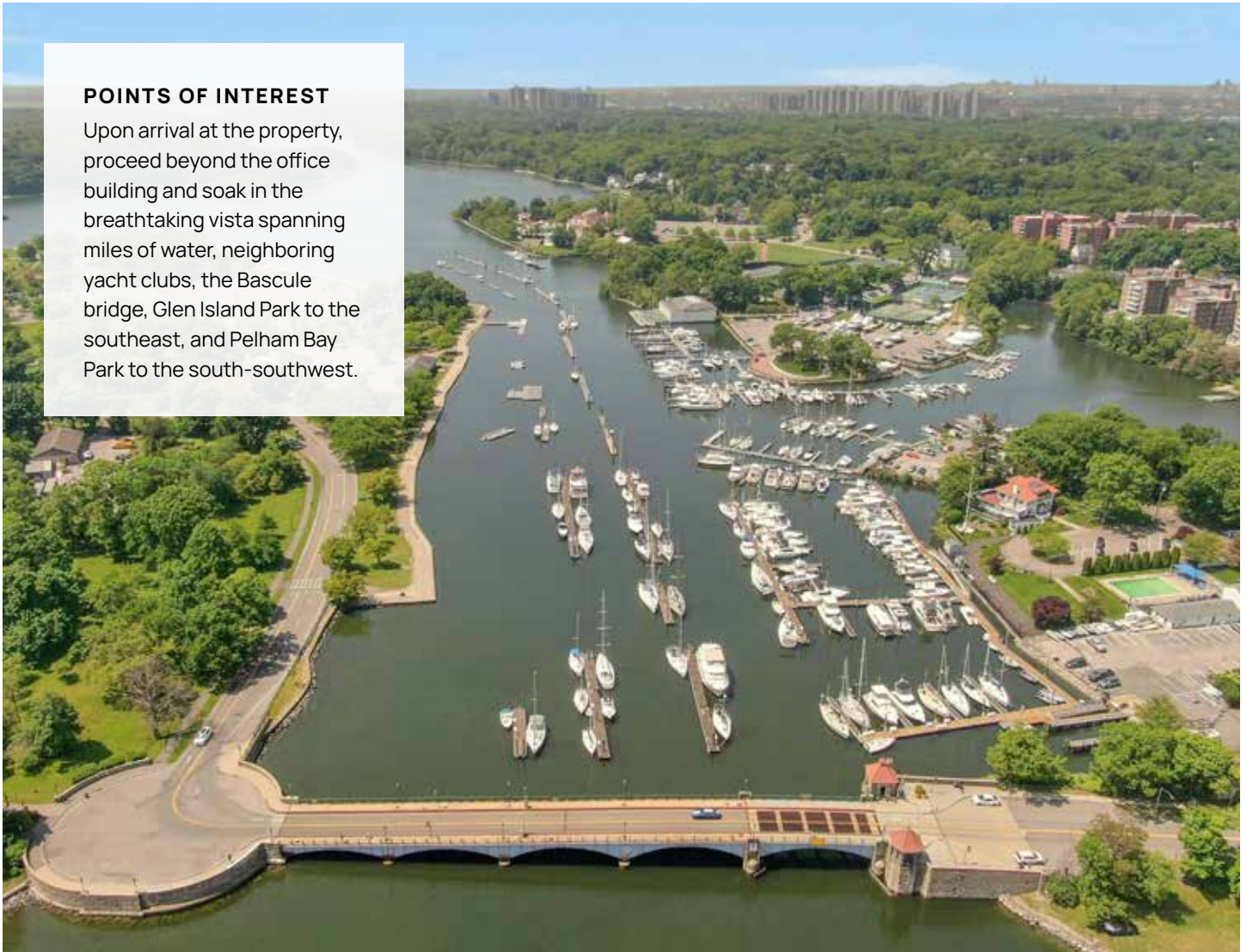
The property is located at the northern tip of parks, golf courses, and some of the yachting community's most sought-after real estate.

Nestled between the prestigious New York Athletic Club's marina and clubhouse on Travers Island to the south, and the property's neighbor, Huguenot Yacht Club to the east, this location offers its next owners:

- Exceptional proximity to international centers of commerce in Manhattan, White Plains/ Purchase, NY, and Stamford CT.
- Excellent, year-round proximity to Long Island Sound through two harbor entrances.
- Panoramic views of parks, water, and yachts.
- Overlooking their yacht in their private marina.
- Potentially, overlooking their boat from their new home

POINTS OF INTEREST

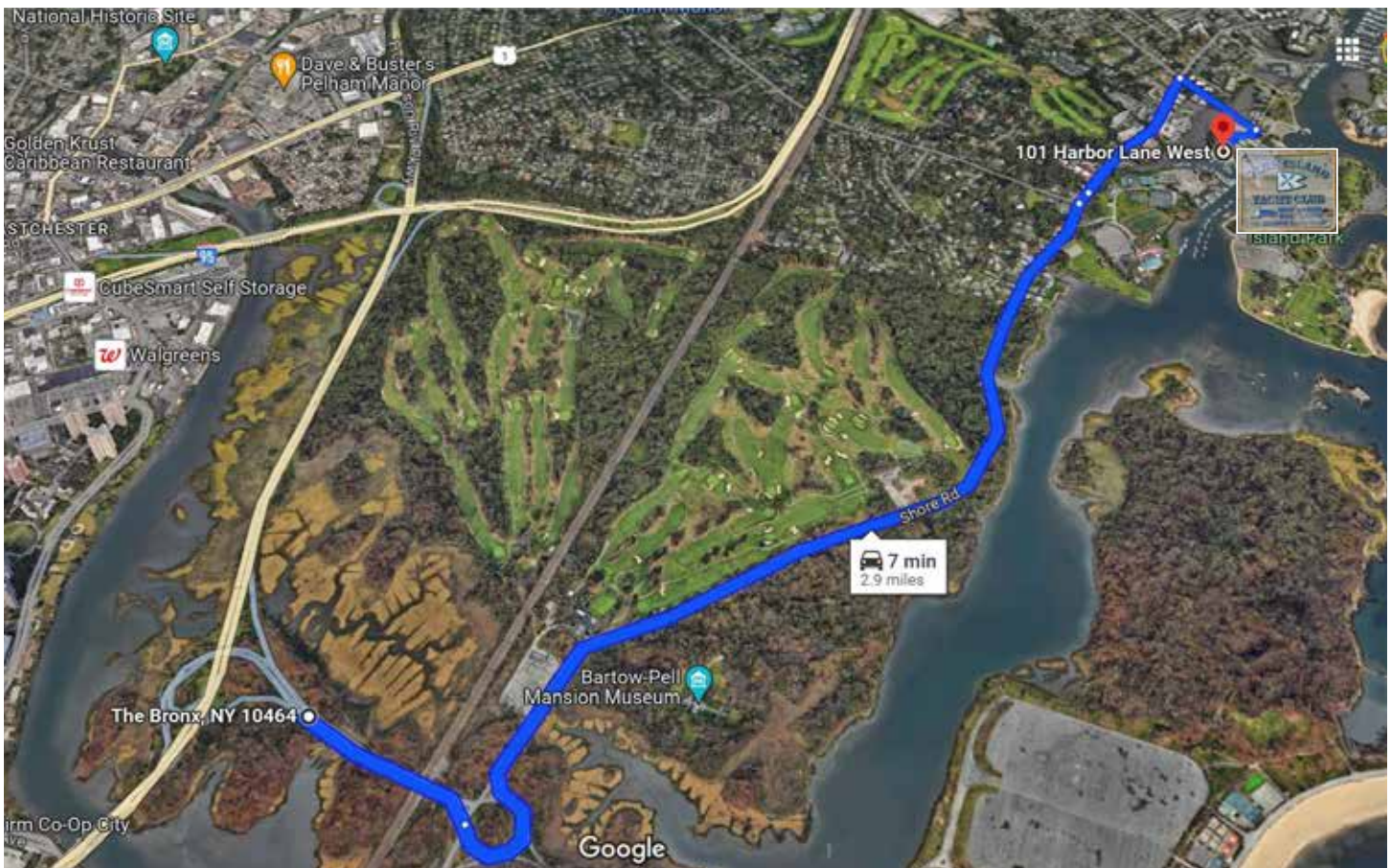
Upon arrival at the property, proceed beyond the office building and soak in the breathtaking vista spanning miles of water, neighboring yacht clubs, the Bascule bridge, Glen Island Park to the southeast, and Pelham Bay Park to the south-southwest.



Iris Kalt
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ENTERING THE PROPERTY

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ARRIVING BY LAND

Regardless of whether you arrive by air at Westchester, LaGuardia, or JFK airport, or by train via the New Rochelle AMTRAK or the Pelham Bay Park “6 Express” MTA Station, to view the property’s environment: Take the scenic drive in, over I-95 to the Hutchinson River Parkway, as follows:

Driving Directions

Driving north or south on I-95 or the Hutchinson River Pkwy (Hutch), you’ll take exits marked “Orchard Beach; City Island”. (If exiting from I-95, proceed one mile on the Hutch, to the same name exit “Orchard Beach; City Island”) From this exit, you’ll drive the connector road for a half mile to the approaching circle’s 3rd exit; Then follow Shore Rd for 2 miles to the Weyman Ave. light, turn right on Weyman Ave, right again on Harbor Lane West, clear to its dead end.



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ENTERING THE PROPERTY

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ARRIVING BY SEA FROM THE EAST:

N 40° 53.320' / W 073° 47.110'

Navigate southwest with David's Island navigational Black can #7 to port, ensuring the two Red nuns (12 & 14) are kept to starboard. The newly built Watermark Pointe development will rise to starboard and scenic Glen Island will approach port-side. Upon reaching marker 15, horn-signal the bridge to open Glen Island's picturesque Bascule Bridge. Once past the bridge, follow the harbor channel to bypass Huguenot Yacht Club and proceed towards their adjacent marina on the same peninsula, also known as Neptune Island. Welcome to the Glen Island Yacht Club.



ARRIVING BY SEA FROM THE SOUTH:

N 40° 53.320' / W 073° 47.110'.

MOST SCENIC SEA APPROACH:

"Hartland Formation" Schist rock, woods, marshland, and diving raptors create majestic beauty. Portside, on an out-jutting beach, Hunter Island's Zoology and Geology Sanctuary displays a 20,000-year-old deposited boulder, a glacial "erratic" nicknamed "Gray Mare".

Navigation:

Keep City Island and Hart Island buoys to Port, swing NW to can 3, then NNW towards can 7, then NNE to can 7A. Now hard to NW, towards can 1, the south entrance into New Rochelle's "Lower Harbor's" narrow channel: Keep the inlet's nuns, **especially 4 and 6, close to Starboard: These nuns keep you from straying into a portside rock, very close to the channel!** Rounding nun 6, follow the channel past the NY Athletic Club docks towards Glen Island Yacht Club's marina, where you'll be safely tucked into one of Long Island Sound's most protected harbors.



DEPARTURE TO SEA:

Cast off, signal to raise the bridge, and within 3 minutes you're past the bridge. With wind directions favorable, hoist the sails. With unfavorable headwinds, you'll motor a few more minutes before raising your sail or throttling up.



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THE MARINA

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BASIN, DOCKAGE AND FACILITIES

The more than 1000 linear feet of leasable finger space is land-accessed by two walkways extending to two floating piers. With more than 24 individual slips to choose from, accommodating vessels up to 60 feet, and each finger-float with proximal access to 30-amp service, the average slip is 41' in the basin.

The controlling depth at the outboard fingers is between 8 and 10 ft. and the inboard fingers is between 6 and 8 feet. The Pelham Community Rowing Association's skiffs and tenders use the remaining shallow fingers at the extreme northwest.

Glen Island Yacht Club retains the rights to a mid-channel 137-foot dock with 274 linear leasable slip space, accessible by launch or dingy. This dock will accommodate larger vessels but does not have electrical service.

A 6-wet, 12-dry, dingy dock for kayaks or local small one-design sailing participation anchors immediately west of the Tavel Lift piers.

The Yacht Club has a haul & launch pit with a 30-ton travel lift, a boat staging area for stepping or un-stepping masts, a machine & tool shop, a spar shed, and a single-story Office and Club House with heads and showers.



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THE MARINA

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A SAFE HAVEN

Located within a harbor shielded from wind, swell, and waves from almost every direction, this marina boasts exceptional security. Nestled snugly between neighboring marinas, it provides an added layer of protection, earning it the title of a "Hurricane Hole" among sailors. Even during the onslaught of Superstorm Sandy, which flooded only the south end of the lower parking lot, this marina remained virtually unscathed. Throughout its six decades of existence, not a single boat has suffered damage within its sheltered confines.



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AMENITIES

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PICNIC OR SKIPPERS MEETING AREA

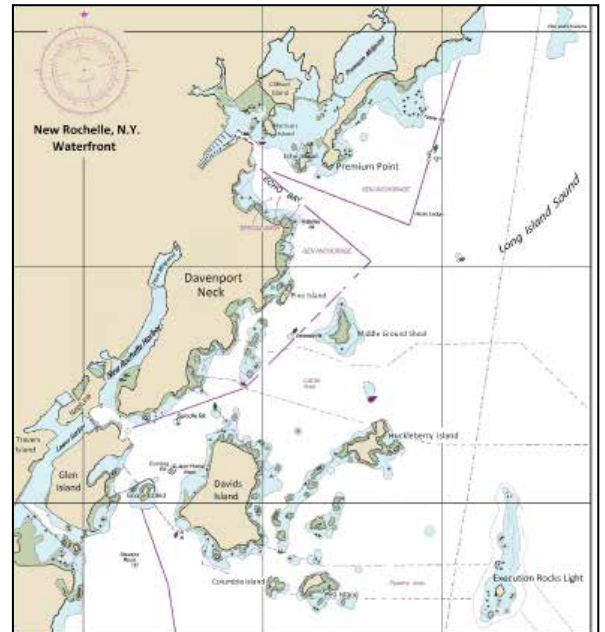
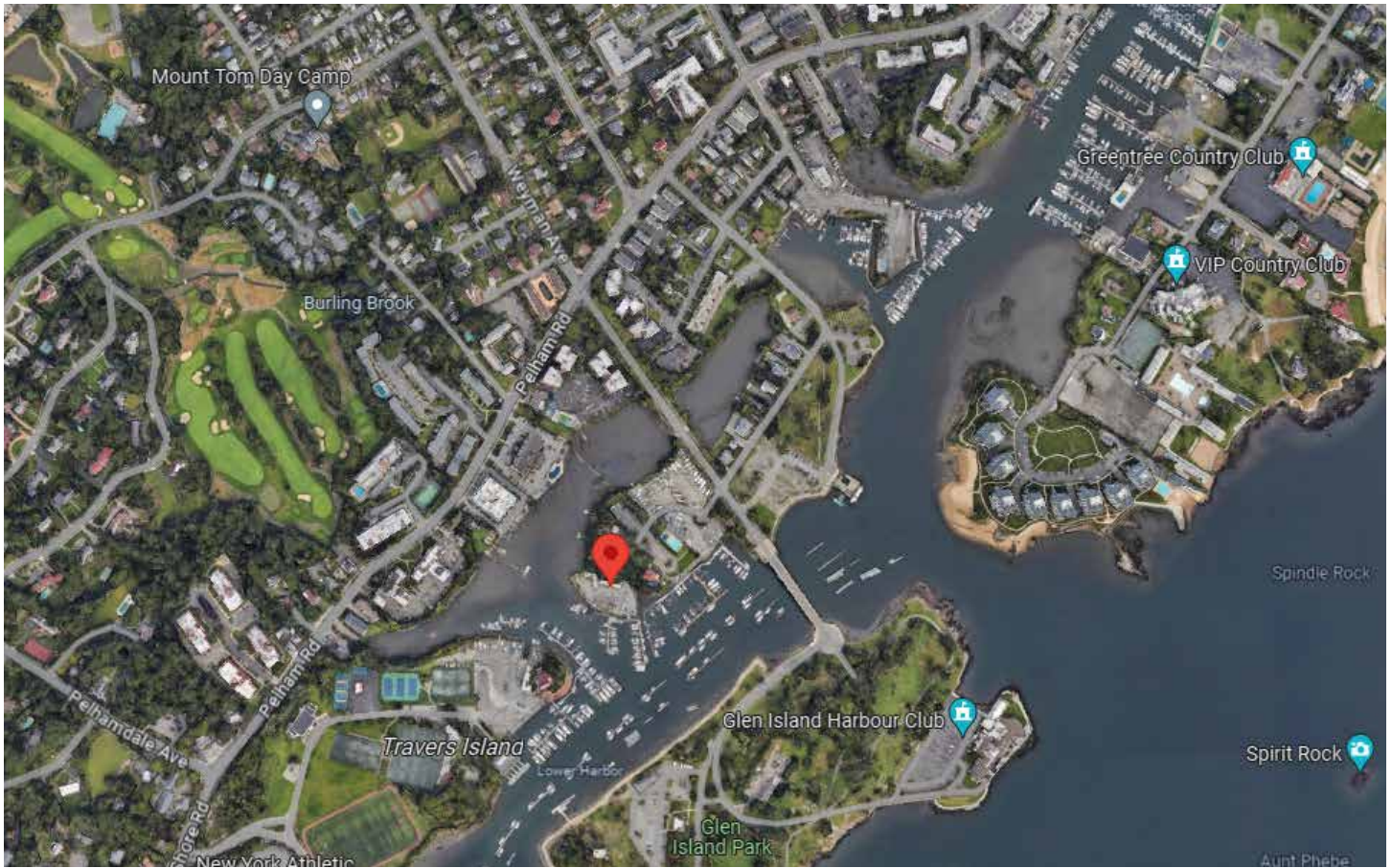
The perfect spot to relax, connect, and plan your next voyage. Unwind with a meal, discuss routes and weather conditions. This social hub offers a welcoming environment to share your knowledge and experiences.



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REGIONAL MAP

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AERIAL MAP

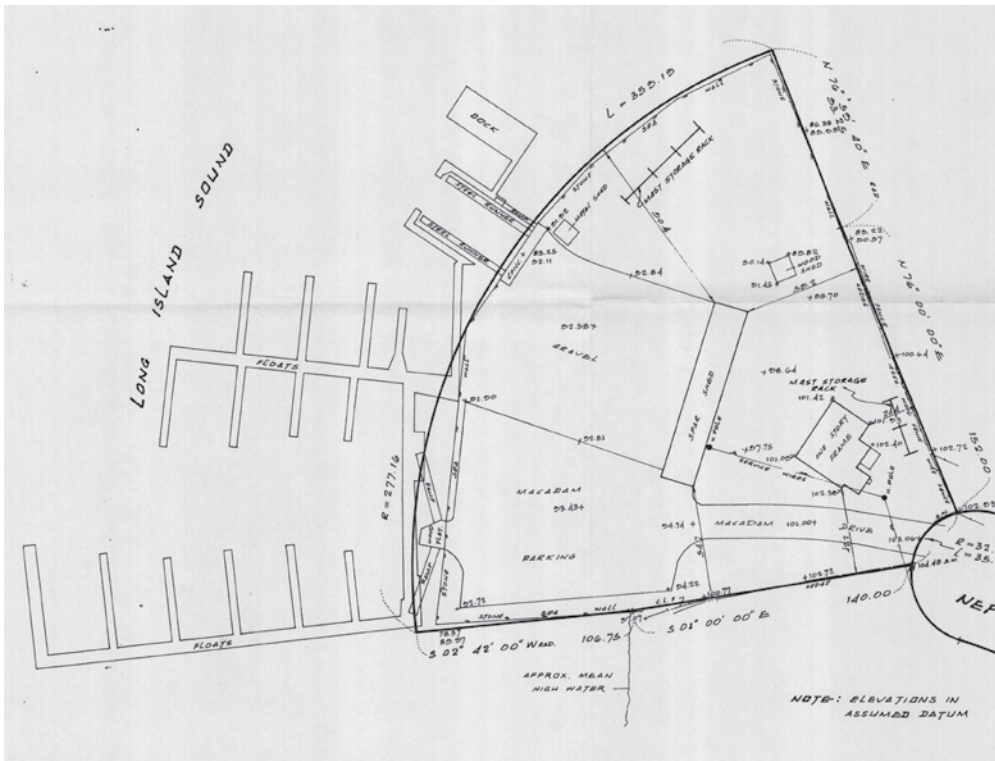
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PROPERTY AS-BUILT

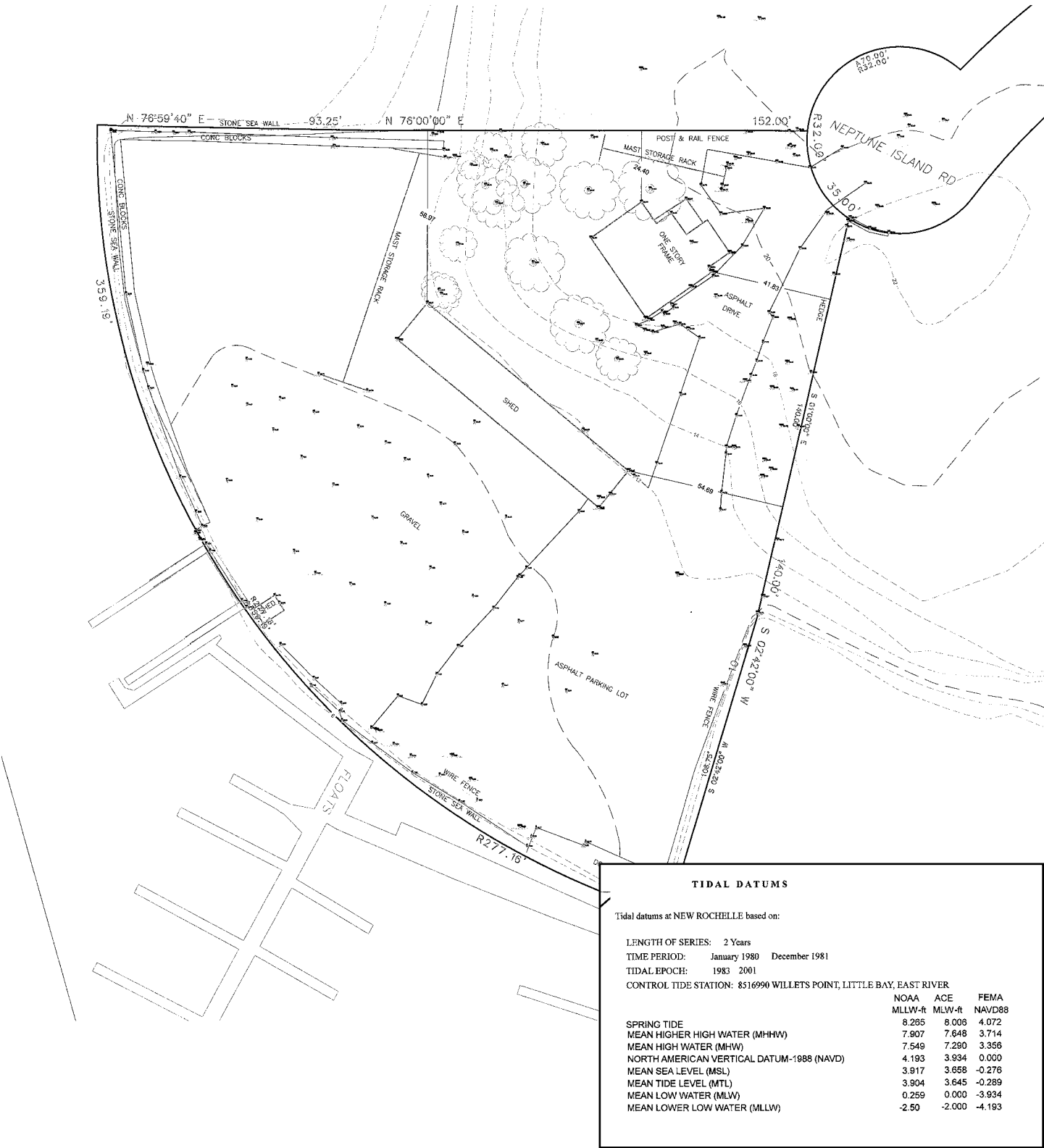
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Bournazos Plan - Marina on Record w NYS

Mixed-use concept plan

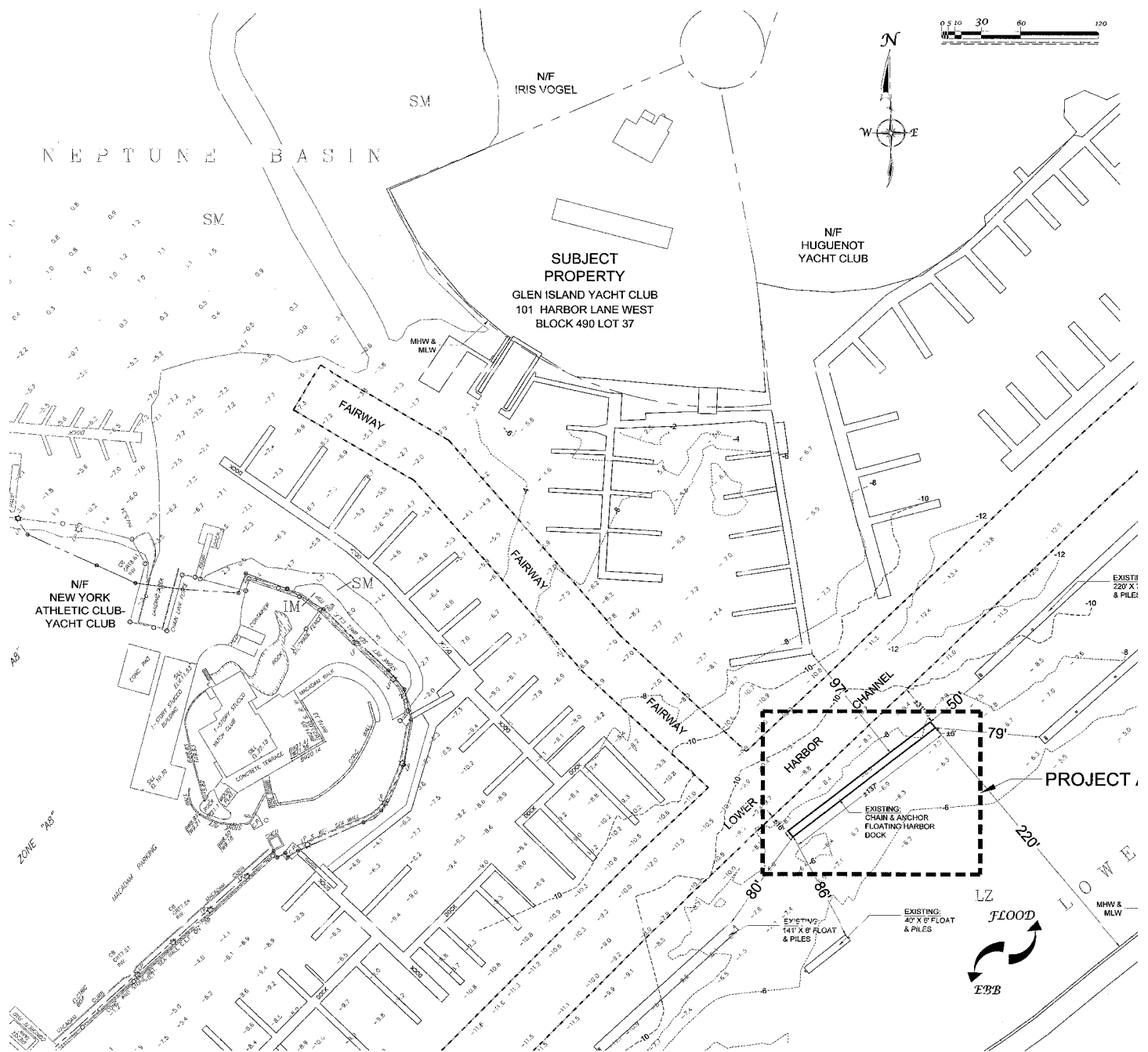




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HYDROGRAPHIC SURVEY

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ZONING: WATER RELATED (WR) DISTRICT

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A. Permitted principal uses; 1.0 Maximum FAR for the following water-dependent uses:

- Pier, dock, marina, boat launching and boat storage.
- Boat building and boat/sail repair.
- Boat service facility, including the sale and storage of fuel, lubricants, parts, accessories, ice, bait as an incidental marina use.
- Dry boat storage for boats 16 feet or longer.
- Tanks and pumps for dispensing gasoline and fuel for motors.
- Establishments for the sale and rental of boats, motors and accessories.
- Ferry, water taxi, excursion, fishing and charter boat services.
- Beach, park, promenade, boardwalk at or near the water's edge.
- Navigation aids, marine police and fire station, public utility structure, municipal use.
- Public parks and public open space.
- Houses of worship.

B. Permitted accessory uses.

- Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.
- Swimming pools as regulated by § 331-17.
- Satellite earth station or dish antennas as regulated by § 331-24, but only when accessory to a permitted principal use on the lot on which it is located.
- Outdoor dining as per § 331-95 of the Zoning Chapter.
- Facilities for the pumping out of marine holding tanks.
- Shore protection structures.

C. Uses allowed by special permit by the City Council.

- 0.25 maximum FAR for the following non-water-dependent uses:
 - Aquarium, maritime museum, marine sciences institute.
 - Inn, bed and breakfast, hotel.
 - Enclosed sports/amusement/recreation complex.
 - Retail sales and service establishments.
 - Business, professional or government offices.

- Studios, theater, auditorium (up to a capacity of 80 people).
- Enclosed restaurant with outdoor dining.
- Indoor sports courts and billiard rooms.
- Parking lots for the storage of passenger vehicles and enclosed garages for not more than two commercial vehicles.
- Greenhouse, nursery, arboretum.
- Boatyards.
- Public utility uses as regulated by § 331-106.
- Municipal uses.
- Yacht, boat, rowing, beach, and other water-dependent membership clubs as regulated by § 331-45D.

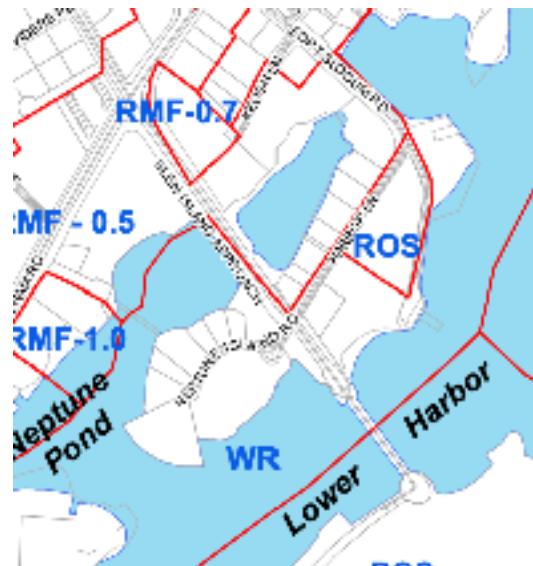
- 0.25 maximum FAR (maximum 10 dwelling units per acre) for the following non-waterdependent residential uses:

- One-family attached and detached dwelling.
- Two-family dwellings.
- Multifamily dwellings.

- 1.0 FAR for other uses, including:

- Dry boat storage for vessels under 16 feet in length.

NOTE: All special permit non-water-dependent buildings and uses shall be subject to waterfront design guidelines, which shall encourage nautical building design decoration, water-tolerant vegetation, lighting, and screening.



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