



3 Horsemens Trail
Cold Spring, NY 10516
PUTNAM COUNTY

One
 River Realty Services
RESIDENTIAL | COMMERCIAL

EXRCUTIVE SUMMARY

River Realty Services has been exclusively retained to market the home at Horsemens Trail, Cold Spring, NY 10516. The following is a summary of the relative offering:

General Description:

Set on 13+ private acres with sweeping mountain views, this versatile family estate/compound offers multiple structures and abundant potential. The main post-and-beam home—crafted from a reclaimed 18th-century structure—features wide-board hardwood floors, an open floor plan, sun-filled kitchen and living areas, a wood stove, cathedral ceilings, two main-level bedrooms, and a dramatic second-floor loft overlooking the living space.

A reconstructed 18th-century chapel provides an expansive open area ideal for a studio, gallery, recording space, or library, plus a full basement and foundation ready for expansion. Two additional mobile homes offer options for extended family or rental income.

Perfect for livestock or farming, the property includes two septic systems, a private well, underground utilities, privately owned 22kW solar panels, and enhanced drainage—adding significant long-term value and development potential.

| | |
|---------------|---|
| ADDRESS: | 3 Horsemens Trail, Cold Spring, NY |
| SBLs: | 16.12-1-5-3 (Vacant Rural Land) 16.12-1-5-1 (House / Other Improvements) |
| TAXES: | \$26,000~ (Combined Parcels) |
| ASKING PRICE: | \$1,499,000 |

Location & Amenities:

Minutes from the Village of Cold Spring—famed for its charming Main Street, restaurants, cafés, antique shops, art galleries, and boutiques—the property offers easy access to the Hudson River waterfront, Hudson Highlands State Park hiking, and a vibrant cultural calendar with live music, festivals, and farmers markets. Direct Metro-North service to Grand Central Terminal, plus nearby Route 9 and the Bear Mountain Bridge, provide excellent connectivity.

Airports & Adjacent Communities:

Surrounded by the Hudson Valley's most desirable destinations, including Beacon's arts scene, Garrison's historic riverfront, and Peekskill's theaters and festivals. Convenient to Stewart International, Westchester County, and NYC airports.

Currently zoned mixed-use, this one-of-a-kind property is ideal as a creative compound, business hub, or long-term family estate.

Town Permitted Use Table:

<https://ecode360.com/6319050#6319050>

Inventory of Improvements

| Structure | Sq.Ft. | Year | BR/Baths | Notes |
|---------------|--------|------|----------|----------------------------------|
| Colonial | 3528 | 1995 | 3.2 | Main House |
| Chapel | 1028 | 1964 | n/a | |
| Mobile Home 1 | 460 | 1975 | | |
| Mobile Home 2 | | | | |
| Barn | 1028 | 1864 | n/a | |
| Barn | 208 | 1997 | n/a | |
| Sheds | | | | Four sheds; misc. sizes |
| 22kW Solar | | | | Array of Panels, privately owned |

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Use Table
[Amended 10-3-2013 by L.L. No. 6-2013; 1-3-2019 by L.L. No. 1-2019]

| Symbol | Meaning |
|---------------|---|
| P | Designates a use permitted by right. Usually requires a zoning permit or a building permit and a certificate of occupancy from the Zoning Administrative Officer, but does not require review by any municipal board. |
| PS | Designates a use permitted by right, subject to site plan review by the Planning Board (see §§ 175-65 through 175-68). |
| P/S | Designates a use permitted by right in some circumstances and by special permit in others. See the relevant section reference for criteria. |
| S, SZ, ST | Designates a use permitted by special permit issued by the Planning Board (S), Zoning Board of Appeals (SZ) or Town Board (ST) respectively (see §§ 175-60 through 175-64). |
| — | Designates a prohibited use. |

| Use Category | RC | IC | RR | HM | HR | SR | HC | OC | M | Reference |
|--|----------------|-----------|----------------|-----------|-----------|-----------|-----------|-----------|----------|------------------|
| Residential Uses | | | | | | | | | | |
| Single-family dwelling | P* | P# | P* | P* | P* | P* | P* | P* | — | |
| Two-family dwelling | S | P# | S | P* | P* | P* | S | S | — | § 175-12 |
| Multifamily dwelling (conversion) | S | P# | S | PS | S | — | S | S | — | § 175-12 |
| Multifamily dwelling (new) | S ¹ | P# | S ¹ | PS | S | — | S | S | — | § 175-12 |
| Accessory apartment | P/S | P# | P/S | P/S | P/S | P/S | P/S | P/S | — | § 175-12 |
| Mobile homes/mobile home parks | See § 175-44 | | | | | | | | | |
| Upper-floor apartments in mixed-use building | — | P# | — | PS | PS | — | PS | S | — | |
| Business Uses² | | | | | | | | | | |
| Adult entertainment use | — | — | — | — | — | — | — | — | ST | § 175-48 |
| Agriculture | P | P | P | P | P | P | P | P | P | § 175-37 |
| Art gallery | | | | | | | | PS | | |
| Bed-and-breakfast | PS | P# | PS | PS | PS | PS | PS | PS | — | |
| Camp | S | P# | S | — | — | — | — | — | — | § 175-45 |
| Craft workshop | S | P# | S | PS | S | — | P* | P* | PS | |
| Communications tower | See § 175-46 | | | | | | | | | |

| Use Category | RC | IC | RR | HM | HR | SR | HC | OC | M | Reference |
|---|------------------|----|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------|
| Home occupation | P/S ⁴ | P# | P/S ⁴ | — | § 175-41 |
| Kennel | S | S | S | — | — | — | S | S | S | § 175-49B |
| Light industry | — | — | — | S | — | — | S | PS | PS | § 175-50 |
| Lodging facility | — | S | — | PS | S | — | PS | — | — | |
| Museum | | | | | | | | PS | | |
| Office | S ³ | P# | S ³ | PS | S | — | PS | PS | S | |
| Public utility facility | S | S | S | S | S | S | S | S | PS | |
| Recreational business, indoor | — | P# | — | S | S | — | PS | S | — | |
| Recreational business, outdoor | S | S | S | — | S | — | S | — | — | |
| Residential care facility | — | P# | S | S | S | — | — | — | — | § 175-52 |
| Restaurant | S ³ | P# | S ³ | PS | S | — | PS | PS | — | |
| Retail business (not listed elsewhere) | S ³ | P# | S ³ | PS | S | — | PS | PS ⁵ | — | |
| Service business (not listed elsewhere) | S ³ | P# | S ³ | PS | S | — | PS | PS | PS | |
| Soil mining | — | — | — | — | — | — | — | — | SZ ⁶ | § 175-17 |
| Timber harvesting | | | | | | | | | | |
| Veterinary hospital | S | — | S | S | — | — | PS | PS | PS | |
| Warehouse/wholesale business | — | — | — | — | — | — | PS | PS | S | |
| Riding academy | PS | P# | PS | — | — | — | — | — | — | |
| Community/Institutional Uses | | | | | | | | | | |
| Cemetery | S | S | S | S | S | S | — | — | — | |
| Educational/charitable/religious | PS | PS | PS | PS | S | S | PS | PS | — | |
| Health care facility | S | S | S | PS | S | — | PS | PS | — | |
| Institutional use | S | P* | S | S | S | S | — | — | — | § 175-10J |
| Membership club | S | S | S | S | S | — | PS | PS | — | |
| Municipal | PS | PS | PS | PS | PS | PS | PS | PS | PS | |

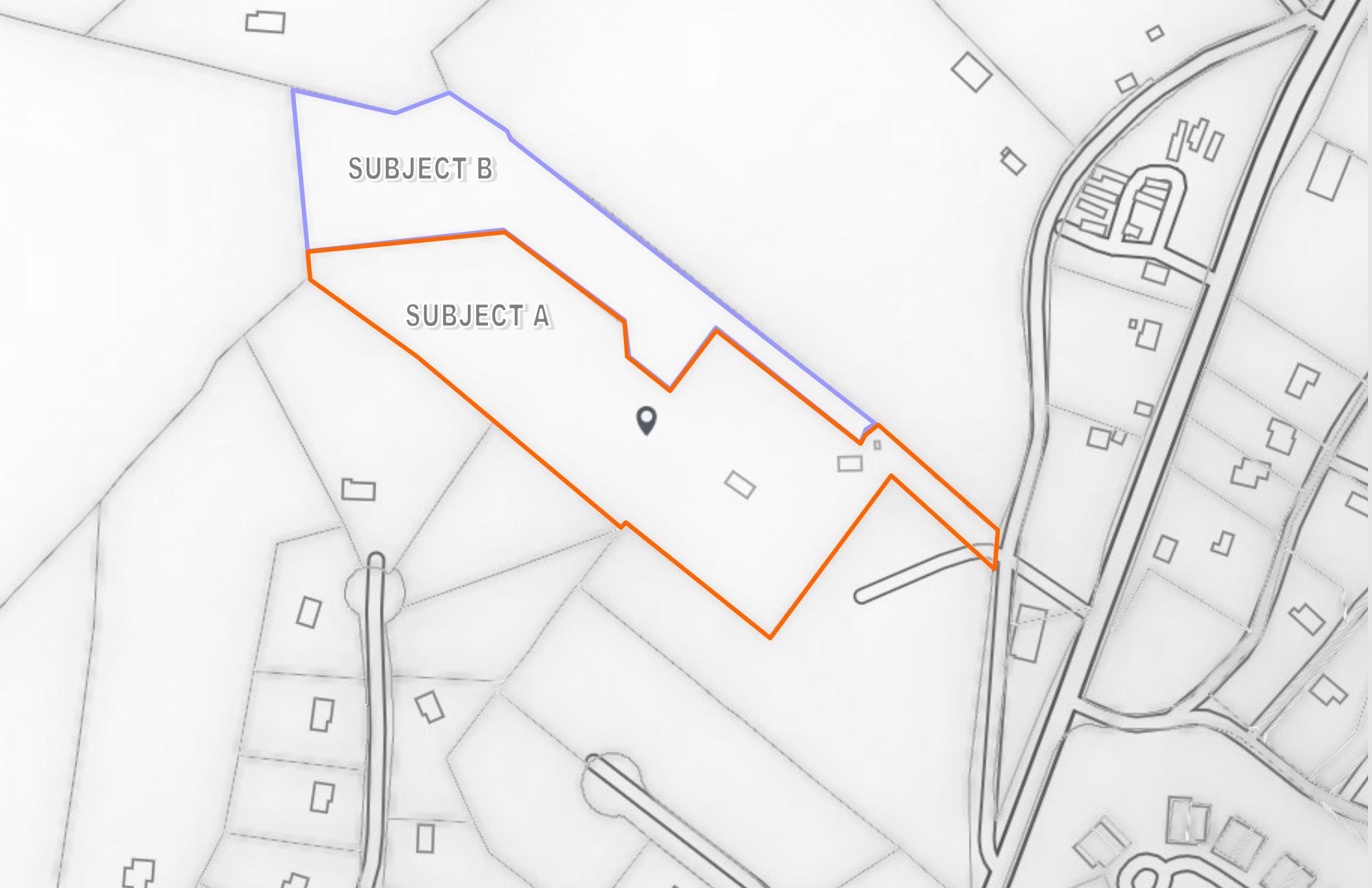
NOTES:

- (*) Minor project site plan review required when footprint area exceeds 3,000 square feet. Additions to dwellings where the total cumulative footprint will be greater than 3,000 square feet shall require minor project site plan review if the footprint of the addition exceeds 1,000 square feet.
- (#) Permitted by right if operated in conjunction with the primary institutional use as defined in § 175-74; otherwise a special permit is required. See § 175-10J.
- (1) Only permitted in a conservation subdivision (see § 175-20).
- (2) Subject to limitations on building footprint in the Dimensional Table.
- (3) Only as provided in § 175-10L.
- (4) Requires a special permit if more than one nonresident employee or 30% of dwelling unit floor space. See § 175-41.



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RIVERREALTY.COM

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"A leader in residential real estate throughout New York's Hudson Valley Region, the Catskills and beyond...."

Defined by a commitment to client service, our integrated approach to property marketing considers the entire marketing cycle: targeting the right audience, positioning the property, developing comprehensive marketing materials and properly timing the sale or lease. Your property. Our passion.

For more information please contact:

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