

SALE

RIVERWALK RESIDENCES

Snowden Ave/Van Wyck Street Ossining, NY 10562



OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	100,110 SF
Available SF:	
Lot Size:	5.92 Acres
Number of Units:	48
Price / SF:	\$29.97
Zoning:	CDD

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity! This property, located at Snowden Ave/Van Wyck Street, Ossining, NY, 10562, boasts the coveted CDD zoning, offering endless potential for development. Its prime location in the thriving Ossining area ensures strong demand for multifamily units, making it an ideal choice for savvy investors. With zoning in place to support high-density 48 unit development, this property is poised to deliver substantial returns. Don't miss out on the chance to capitalize on the high-demand multifamily market in Ossining – seize this rare development opportunity today!

PROPERTY HIGHLIGHTS

- *Views of Hudson river, Relaxing boardwalk crossing & natural trails, Swimming Pool, Fitness area, Rooftop terrace overlooking the Hudson River, Pedestrian path connecting Van Wyck street through the site and connecting to the Crawbockie Nature Preserve.

Barry Synnott
(914) 907-5487



**COLDWELL BANKER
COMMERCIAL**
NRT

SALE

RIVERWALK RESIDENCES

Snowden Ave/Van Wyck Street Ossining, NY 10562

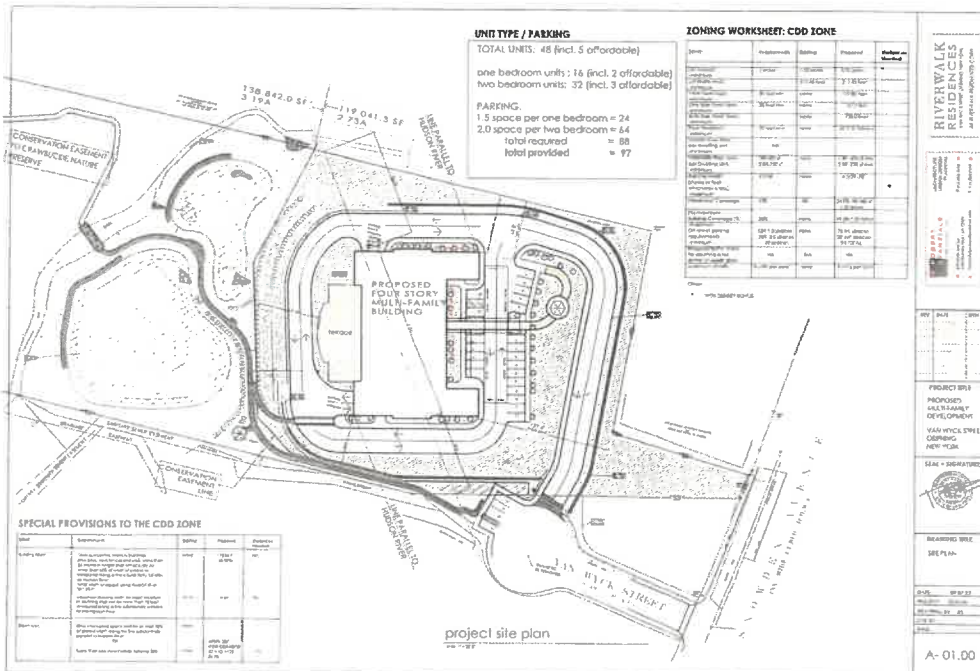


PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity! This property, located at Snowden Ave/Van Wyck Street, Ossining, NY, 10562, boasts the coveted CDD zoning, offering endless potential for development. Its prime location in the thriving Ossining area ensures strong demand for multifamily units, making it an ideal choice for savvy investors. With zoning in place to support high-density 48 unit development, this property is poised to deliver substantial returns. Don't miss out on the chance to capitalize on the high-demand multifamily market in Ossining – seize this rare development opportunity today!

LOCATION DESCRIPTION

Nestled in the heart of Ossining, this prime location offers a dynamic mix of suburban charm and urban convenience. Surrounding the property, you'll find an array of attractions such as the historic Sing Sing Kill Greenway and the scenic waterfront of the Hudson River. Enjoy the vibrant local dining scene with popular restaurants like 3 Westerly Bar & Grill and Good Choice Kitchen just moments away. With convenient access to public transportation and major highways, the area provides an ideal setting for multifamily living, attracting residents looking for a perfect blend of tranquility and metropolitan amenities. Don't miss out on the opportunity to invest in this desirable Ossining location!



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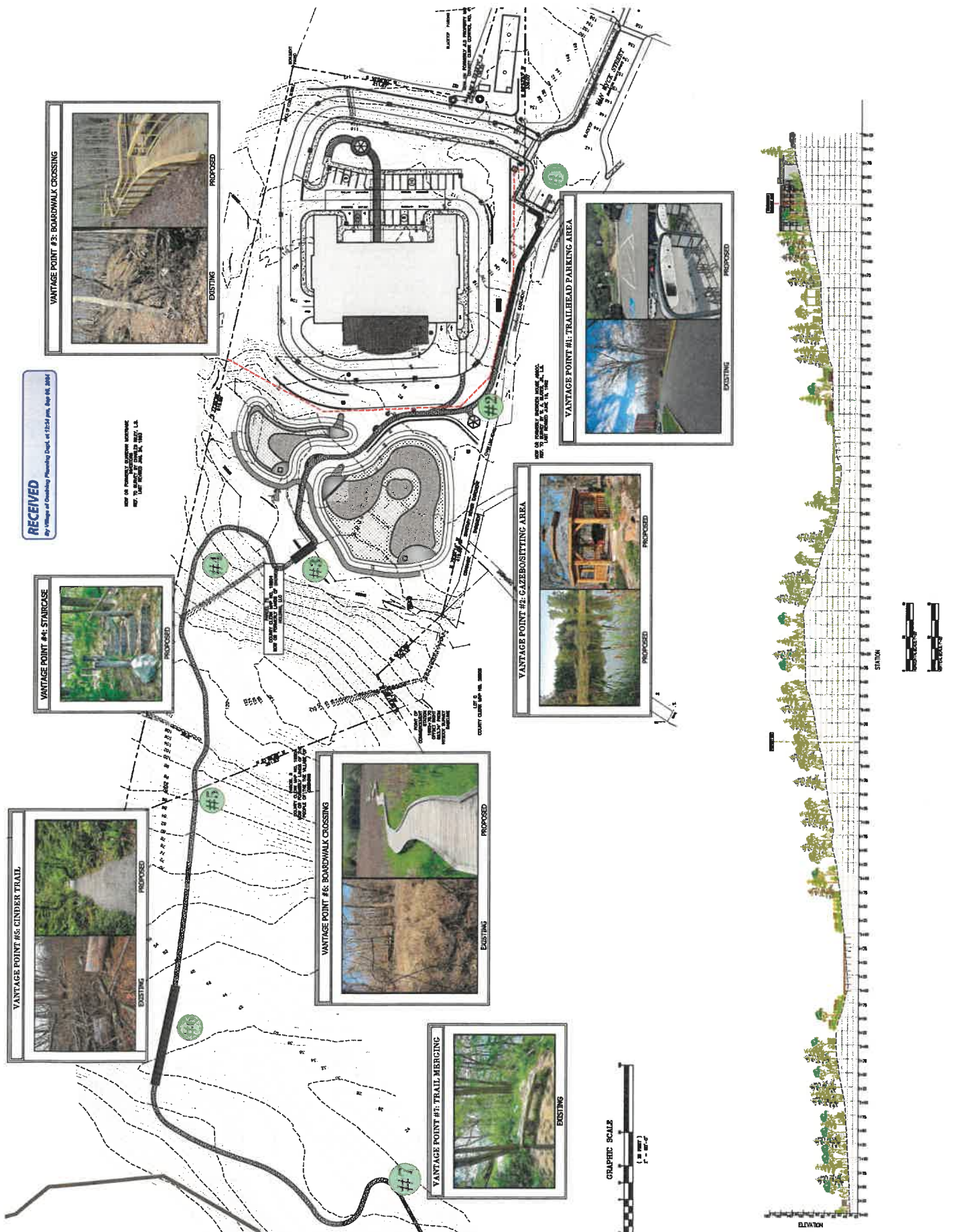


COLDWELL BANKER
COMMERCIAL
NRT









RECEIVED
 By Village of Greeley Planning Dept. at 11:54 pm, Aug 06, 2024

SEE ALL PROPERTY SURVEY INFORMATION
 MAP TO BE SUBMITTED TO THE STATE OF CO.
 MAP TO BE SUBMITTED TO THE STATE OF CO.



ZONING WORKSHEET: CDD ZONE

one bedroom units: 16 (incl. 2 affordable)
two bedroom units: 32 (incl. 3 affordable)

1.5 space per one bedroom =	24
2.0 space per two bedroom =	64
total required	= 88
total provided	= 97

ZONE:	Results merits	Building	Proposed	Variances Needed
LOI (Max) (ft)	3 acres	5.97 acres	5.97 acres	
-minimum				
-maximum (feet)				
Front Yard (feet)	30 feet min.	37.45 feet	37.45 feet	
-minimum				
-maximum				
One Side Yard (ft) (all)	30 feet min.	none	137.90 feet	
-minimum				
-maximum				
Back Side Yard (feet)	30 feet min.	125.0 feet	62.0 feet	
-minimum				
-maximum				
Back Yard (feet)	30 feet min.	none	64.0 to terrace	
-minimum				
-maximum				
Front Yard (ft) (all)	NA			
-minimum				
-maximum				
Front Yard (ft) (all)	188.25 ft	none	188.25 ft min.	
-minimum				
-maximum	246.750 ft		246.750 ft min.	
Front Yard (ft) (all)	4.0 ft	none	4.0 ft	
-minimum				
-maximum				
Building Height (which ever is less)				
-minimum				
-maximum				
Impervious Coverage	50%	0%	24.9% (40,440 ft ²)	
-minimum				
-maximum				
Building Coverage (%)	30%	none	1.68 (28%)	
-minimum				
-maximum				
Off-street parking requirements	188.15 spaces	19.2% / 22,860 ft ²	75 ft. spaces	
-minimum	286.20 spaces		22 sq. ft. spaces	
-maximum	88 spaces		97 TOTAL	
Required buffer areas				
-minimum				
-maximum				
For abutting a residential lot	NA	NA		
-minimum				
-maximum				
Minimum setbacks	8' min per side*	none		
-minimum				
-maximum				

Other:

^a WITH DENSITY BONDING.

REV.	DATE	DRINBY
1	00 15 23	
2	04 03 23	

PROJECT TITLE	PROPOSED MULTI-FAMILY DEVELOPMENT	VAN WYCK STR OSSINING NEW YORK
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SEAL + SIGNATURE



DATE	Experiment	Boiling	Proposed	Volume of Media
Building with	Total cumulative width of buildings, solid fences and walls more than 50% of the total width of the site. No more than 50% of the total width measured along the flat substantially parallel to the building line.	NONE	175.00 FL [50.00%]	NO
	Total width of building with an existing building less than 75 feet	NONE	175.00 FL	YES
Open Area	One interrupted space that is at least 50% of the width along the flat substantially parallel to the building line OR More than one view corridor holding 50% or more of the view corridor	NONE	Width 33% Depth 40% Area 40% 50.7%	NO

project site plan

Scale: 1" = 30'-0"

A-01.00

overall site plan

**RIVERWALK
RESIDENCES**
VAN NYCK STREET OSSING NEW YORK

**ARCHITECTING
UNIVERSITY**
PLANNING
DESIGN
F 01-03-001

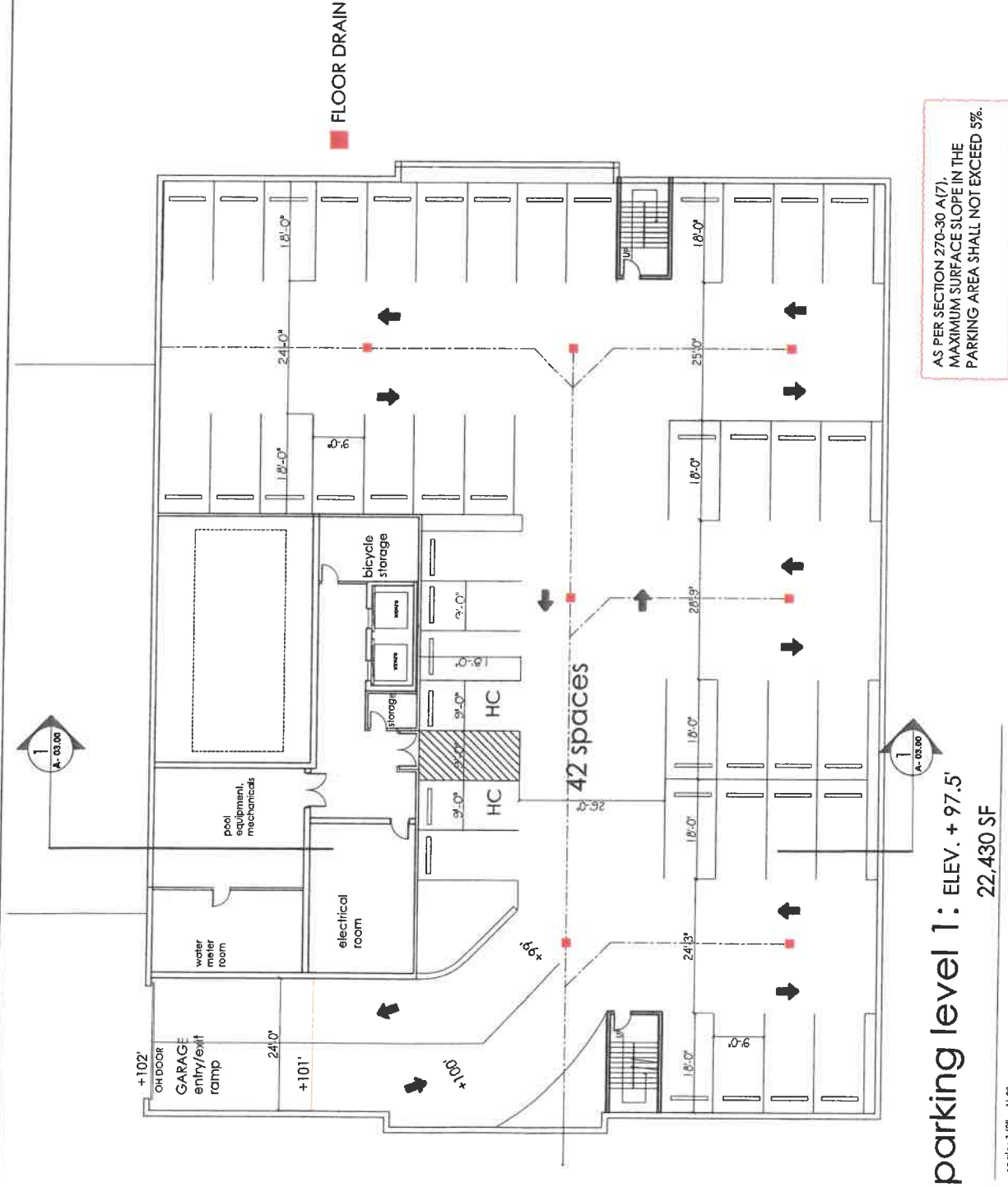
PROJECT TITLE:
PROPOSED
RESIDENTIAL
DEVELOPMENT
VAN NYCK STREET
OSSING
NEW YORK

SEAL + SIGNATURE

DRAWING TITLE:
PARKING LEVEL 1
PLAN

DATE: 09/07/22
PROJECT: 2020-26
DRAWING BY: RS
CHK BY:
DWG:

A-01.03

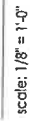


AS PER SECTION 270-30 A(7),
MAXIMUM SURFACE SLOPE IN THE
PARKING AREA SHALL NOT EXCEED 5%.

parking level 1: ELEV. + 97.5'
22,430 SF

scale: 1/8" = 1'-0"

scale: $1/8" = 1'-0"$



A-01.07

**RIVERWALK
RESIDENCES**
AF RIVERWALK RESIDENCES CORP.
VAN WICK STREET OSSING NEW YORK

ARCHITECTURE
URBAN DESIGN
PLANNING
P 6453.0075
F 6453.0075
info@urbanwalk.com
270 North Avenue
New Rochelle New York 10801
www.urbanwalk.com

REV	DATE	DESCRIPTION
1	03.13.23	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		

PROJECT TITLE:
PROPOSED
MULTIFAMILY
DEVELOPMENT
VAN WICK STREET
OSSING
NEW YORK

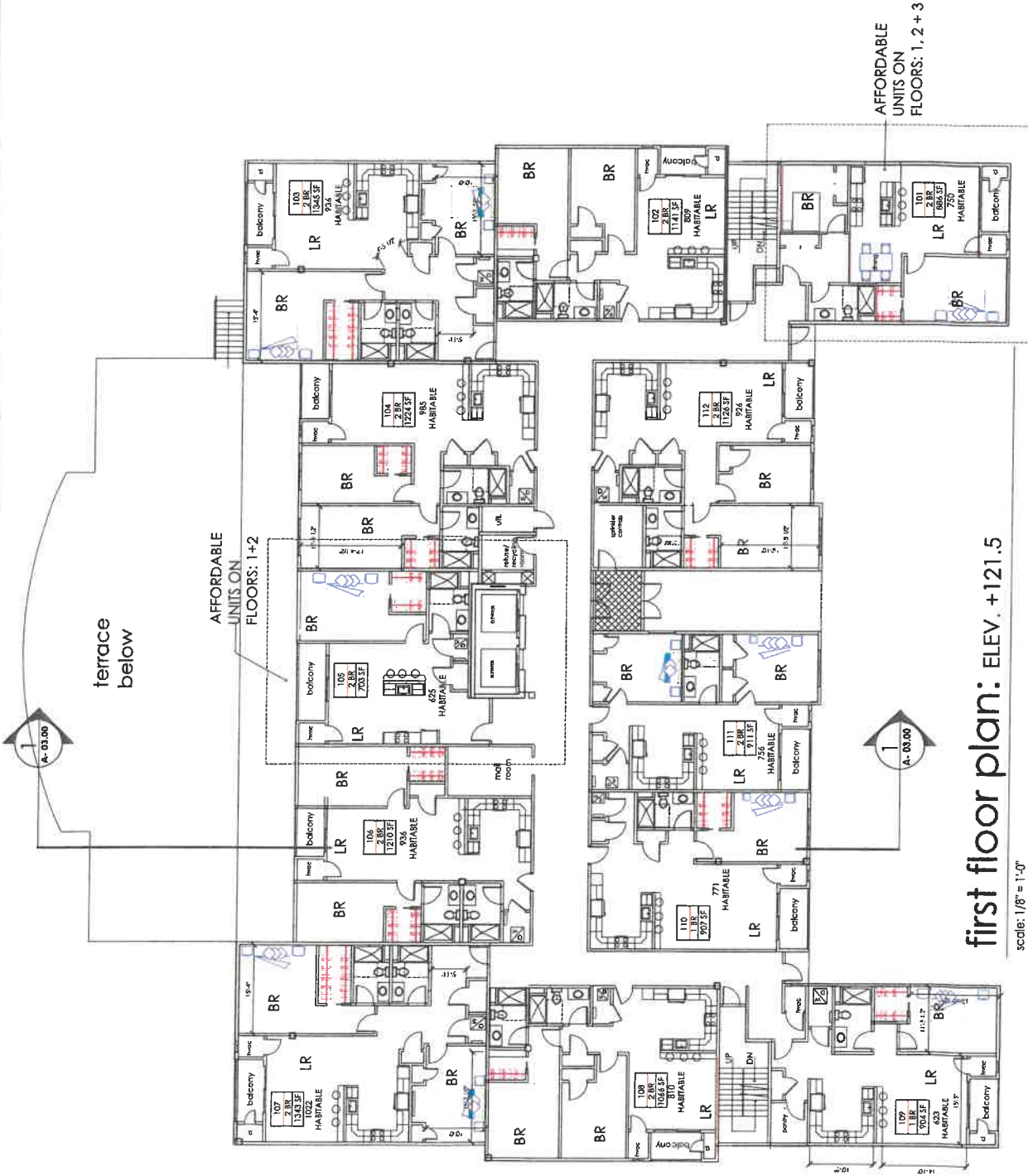
SEAL & SIGNATURE



DRAWING TITLE:
FIRST FLOOR PLAN

DATE: 09.07.22
PROJECT : 2020-26
DRAWING BY: RS
CHK BY:
DWG:

A-01.05



**RIVERWALK
RESIDENCES**
VAN WYCK STREET OXSWING NEW YORK
AF RIVERWALK RESIDENCES CORP.

ROBERT STANTALE
ARCHITECT P.C.
220 North Avenue
New York, NY 10021
P: 212.233.0072
F: 212.233.0110
rstantale@robertstantale.com

REV.	DATE	DESCRIPTION
1	03.13.22	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		

PROJECT TITLE:
PROPOSED
MULTIFAMILY
DEVELOPMENT

**VAN WYCK STREET
OXSWING
NEW YORK**

SEAL & SIGNATURE


DRAWING TITLE:
FLOORS 2 THRU 4
PLAN

DATE: 09.07.22
PROJECT: 2020-26
DRAWING BY: RS
CHK BY:
DWG:

A-01.06

**AFFORDABLE
UNITS ON
FLOORS: 1+2**

**AFFORDABLE
UNITS ON
FLOORS: 1, 2 + 3**

floors 2 thru 4:

scale: 1/8" = 1'-0" 17,689 SF

