

Building Better Communities With.....



FIRST TIME OFFERED FOR SALE

195 W CLARKSTOWN ROAD, NEW CITY, NY

SITE INSPECTIONS TO TAKE PLACE ON MONDAY JANUARY 26, 2026 @ 12:00PM

YOU MUST BE REGISTERED FOR ENTRY

OFFERED BY SEALED BID DUE BY NOON ON JANUARY 30, 2026

WITH PROOF OF FUNDS



For More Information Contact:

Paul Adler, Esq., SIOR

Chief Strategy Officer

NYS Associate Broker / NJ Broker Salesperson / CT Salesperson

845-770-1205 office

Paul.adler@randcommercial.com

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**195 W CLARKSTOWN ROAD
NEW CITY, NY**

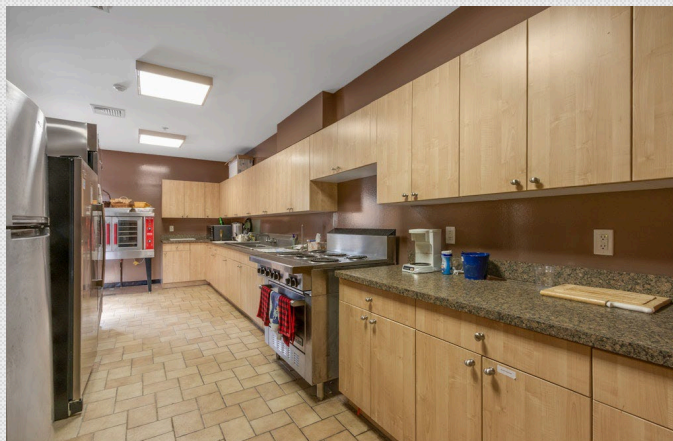


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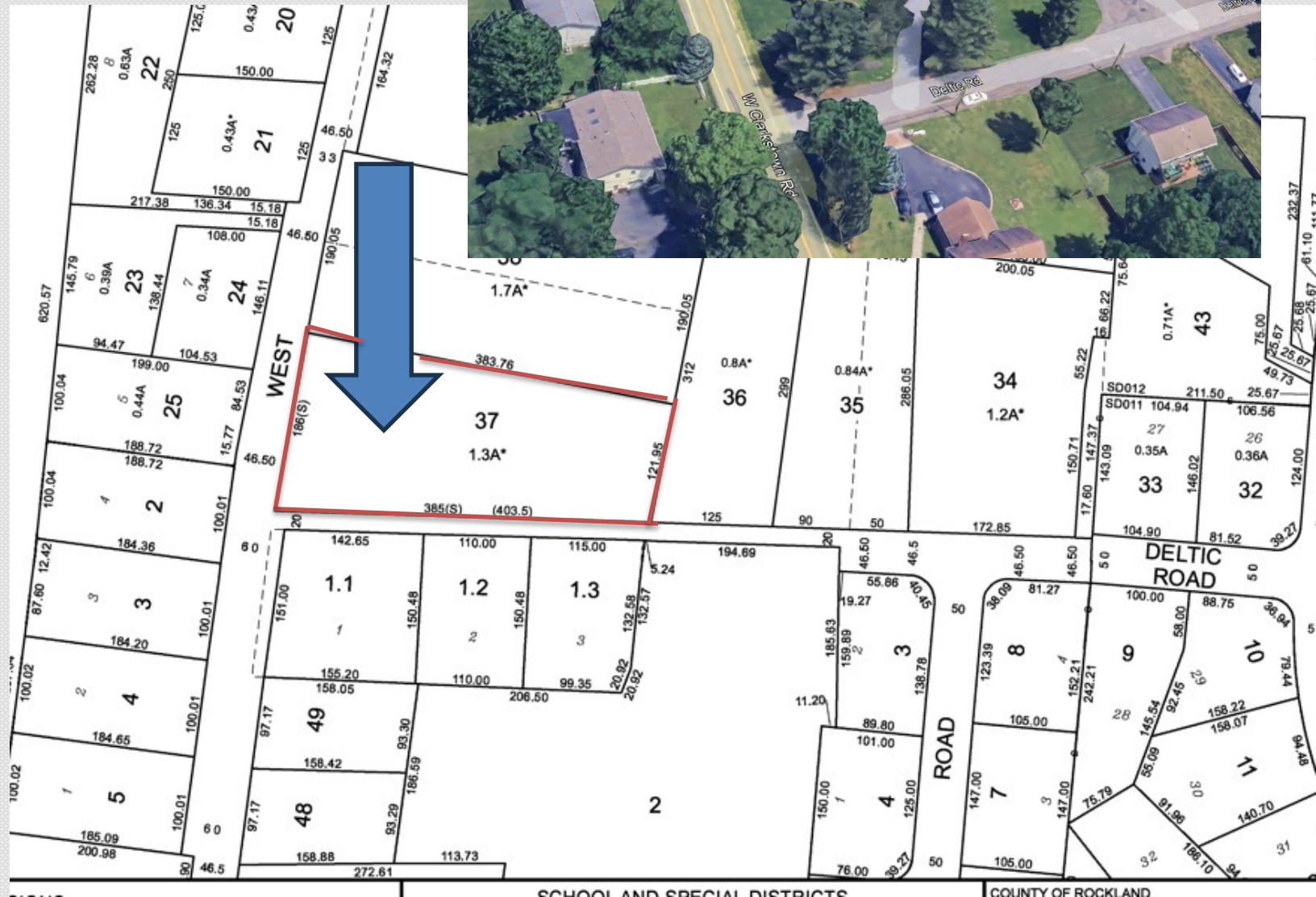
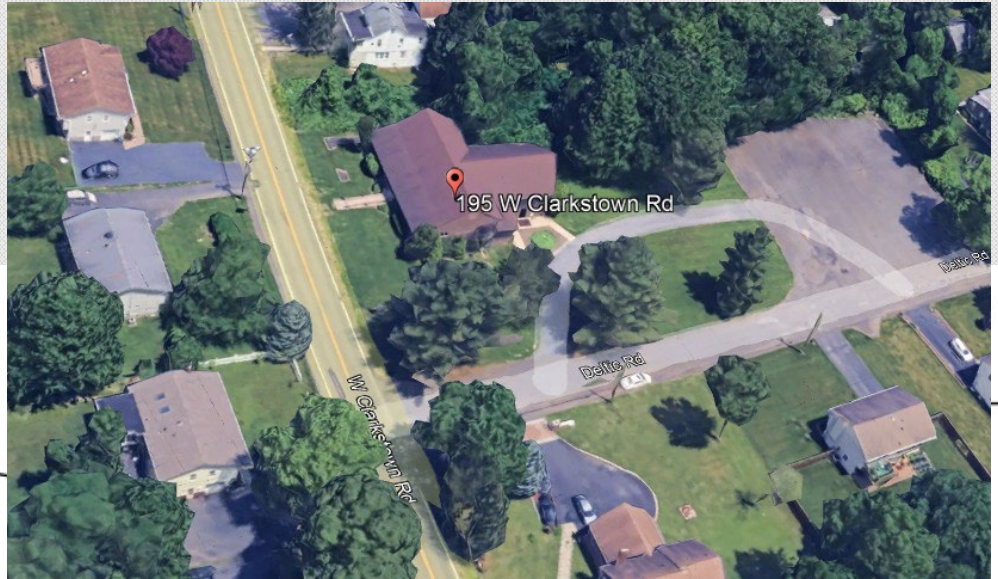


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TAX MAP OF SUBJECT PROPERTY



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ZONING

290 Attachment 20

Town of Clarkstown

Table 1
Residential Zoning Districts Land Use
[Amended 4-10-2018 by L.L. No. 5-2018; 4-9-2019 by L.L. No. 6-2019; 6-25-2024 by L.L. No. 7-2024]

KEY:

P = Permitted by right
Blank = Not permitted
TB = Permitted by special permit of the Town Board
ZBA = Permitted by special permit of the Zoning Board of Adjustment
PB = Permitted by special permit of the Planning Board
A = Permitted as a general accessory use

NOTE: See § 290-20I for additional regulations for the R-160, R-80, R-40, R-22, R-15, R-10, MF-1, MF-2 and MF-3 Zoning Districts.

All Uses	District						
	R-160	R-80	R-40	R-22	R-15	R-10	MF-1 MF-2 MF-3
RESIDENTIAL							
Single-family detached residences	P	P	P	P	P	P	P
Two-family residences						P	P
Multifamily residences							P
Senior citizen housing subject to § 290-170(A).				PB	PB	PB	PB
Accommodations for superintendent which shall be part of the overall density of the site							A
Gatehouse, reception office or watchman's post, subject to § 290-21B(7).	A	A	A	A	A	A	A
The following private structures when provided as an integral part of an overall development: garages, tennis (and similar) courts, swimming pools, pump houses, clubhouses. Swimming pools are subject to Chapter 258 of the Town Code							A
The following private structures: greenhouses, barns, toolsheds, garages, tennis (and similar) courts, swimming pools. Swimming pools are subject to Chapter 258 of the Town Code	A	A	A	A	A	A	
Keeping not more than 2 nontransient boarders or roomers	A	A	A	A	A	A	
Keeping not more than 1 unoccupied trailer, or boat or commercial vehicle, subject to § 290-22	A	A	A	A	A	A	
Keeping domestic animals (except pigs) subject to § 290-20K	A	A	A	A	A	A	
Keeping of not more than 3 cats or dogs over 6 months old							A

CLARKSTOWN CODE

All Uses	District						
	R-160	R-80	R-40	R-22	R-15	R-10	MF-1 MF-2 MF-3
CIVIC/RECREATION							
Private recreational clubs on lots not less than 10 acres in area, including golf courses, tennis clubs, beaches, marinas, yacht and similar clubs, related uses such as boat rental and picnic grounds. Accessory restaurants shall not be within 200 feet of any lot line	PB	PB	PB	PB	PB	PB	PB
Places of worship	P	P	P	P	P	P	P
Preserves, parks and playgrounds	P	P	P	P	P	P	P
Recreation facilities, indoor and outdoor, incidental to places of worship or to schools	A	A	A	A	A	A	
Day camps on lots not less than 10 acres, subject to § 290-17D	PB	PB	PB	PB	PB		
Camps, on lots not less than 10 acres, with dormitories, subject to § 290-17D and § 290-17BB	PB	PB	PB	PB	PB		
Community centers, libraries, museums, art galleries and similar facilities	PB	PB	PB	PB	PB	PB	
SCHOOLS							
Schools of general instruction		P	P	P	P	P	P
Schools of general instruction with dormitories subject to § 290-17BB		PB	PB	PB	PB	PB	PB
MEDICAL							
Convalescent and nursing homes, and institutions for children-or the aged, licensed by the State or authorized by the Department of Health of New York State as a residential health-care facility whether or not operated for profit, provided that no building is located within 100 feet of any lot and the lot has an area of at least 4 acres							TB
Hospice residences on lots with a minimum of 10 acres, subject to § 290-17W	TB	TB					
RETAIL/COMMERCIAL							
Agritourism uses, subject to § 290-17FF	PB	PB	PB	PB	PB		
Commercial agriculture operations, subject to § 290-20L	P	P	P	P	P		
Child day-care centers, when accessory to places of worship pursuant to § 290-17Z	PB	PB	PB	PB	PB	PB	PB
Home occupations, subject to § 290-17CC	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	
Home occupations subject to § 290-20J	A	A	A	A	A	A	

ZONING

	District						
	R-160	R-80	R-40	R-22	R-15	R-10	MF-1 MF-2 MF-3
All Uses							
Professional offices of a doctor, psychologist, dentist, chiropractor, lawyer or accountant, engineer, or surveyor, provided that the number of such offices in each development shall not exceed 1 for each 25 dwelling units or major fraction thereof, not to exceed 2,000 square feet per office							A
Temporary structures for storage of equipment and materials used in connection with the construction of residential development, and temporary sales offices, not to exceed 2 years. The Building Inspector may extend the time period in one-year increments so long as construction and sales activities are underway.	A	A	A	A	A	A	A
MISCELLANEOUS							
Cemeteries on plots of at least 5 acres subject to approval of the County Legislature	P	P	P	P	P	P	P
Public utility substations or pumping stations and telephone exchanges, housed in a structure that harmonizes with the character of the neighborhood and having adequate fences and other safety devices and adequate screening and landscaping, provided that they provide service to the surrounding area	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
Public utility right-of-way, towers and lines, provided that they are necessary for the general welfare; neighborhood character and surrounding property values are reasonably safeguarded; and that the towers and poles conform to the height restrictions of the district	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
Reservoirs	TB						
Water towers and water tanks owned and operated by a public utility, which water tank or water tower is located at or above ground, on plots of 3 acres or more	TB	TB	TB	TB	TB	TB	TB
MISCELLANEOUS ACCESSORY USES							
Accessory parking, subject to Article VI and Table 2, Residential Zoning Districts Parking and Loading Requirements	A	A	A	A	A	A	A
Accessory loading, subject to Article VI and Table 2, Residential Zoning Districts Parking and Loading Requirements	A	A	A	A	A	A	A
Temporary storage containers	A	A	A	A	A	A	

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**Rand
Commercial**

Date:

Sales Bid Document

This Sales Bid Document sets forth the terms and conditions under which the Buyer offers to purchase the property described below.

Property Address: _____

Buyer Information: Name / Company / Address/ Cell Number

Buyer's Broker (if applicable): Agent Name/ Brokerage/ Address/ Cell Number:

Buyer's Attorney Contact Information: Name / Company / Address/ Cell Number

Purchase Price:

The Buyer offers to purchase the above property for the purchase price of: _____.

Deposit:

A minimum deposit of ten percent (10%) of the purchase price is required upon execution of the purchase and sale agreement (PSA).

Due Diligence Period:

The due diligence period shall not exceed thirty (30) days from the date of acceptance of this bid.

Contingencies:

All contingencies related to this transaction shall be satisfied within a maximum period of one (1) year from the date of contract execution.

Closing:

The closing of this transaction shall take place on or before _____, subject to the satisfaction of all terms and conditions stated herein.

Acknowledgement & Acceptance:**This Sales Bid Document must include verifiable Proof of Funds (POF)**

Buyer Name: _____ Date: _____

Seller Name: _____ Date: _____