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115 Melanie Way, Hyde Park, New York 12538

**Multi-Family Complex on 42+ Acres  
Apartments, Single Families/Trailer & Garage Rental**

**Town of Hyde Park  
Dutchess County**

# SPRAWLING MULTI-FAMILY COMPLEX

## 42+ Rolling Acres

Many possibilities for this sprawling multi-family complex on 42 plus rolling acres. Great privacy, convenient location, partial mountain and nature views, two ponds.

Keep and update the multifamily units for income and subdivide the remaining acreage, or remake this into your own family compound or estate! Lots of possible scenarios.

Mostly forested with some old growth trees, open areas have potential for agricultural use. This was formerly a family care facility, with three main buildings and large workshop garage. Abuts Greenfields Park development with primary access. Secondary access to South Quaker Lane.

Some repairs are needed; property is sold as-is.

◆ Building Total Sq.ft.: 7,187	◆ Site / Acreage: 42.4
◆ Built: ~1970	◆ Well / Septic
◆ Zoning: (GB) Greenbelt	◆ ~20 Parking Spaces
◆ SBL: 6264-02-590558	◆ Taxes: \$12,473

### \$175K Projected Gross Income

\*Unit Breakdown on the following page.

**ASKING: \$789,500**

## UNIT BREAK DOWN

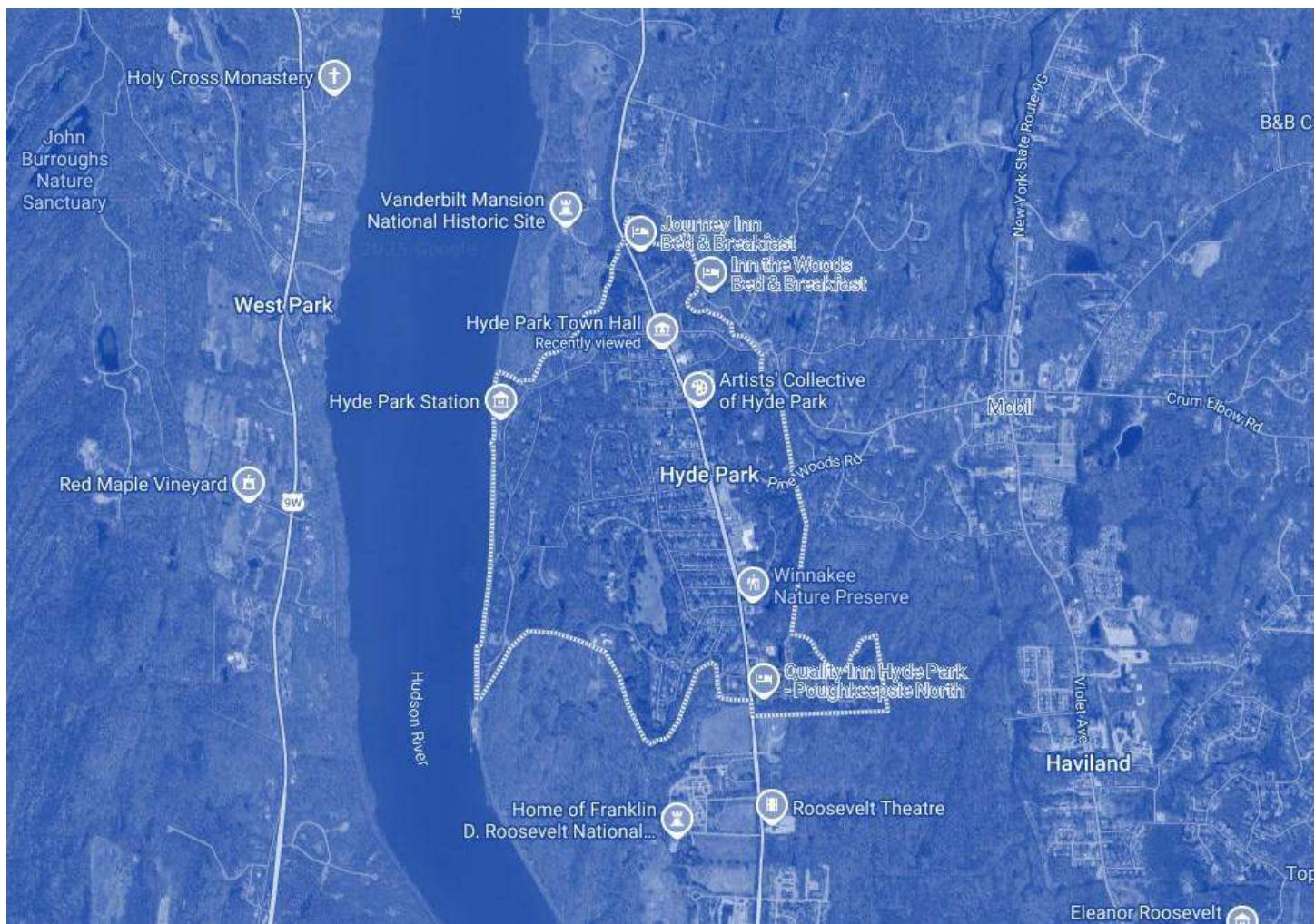
Building	Total GBA	Apt Unit #	GBA	BRs/Bths	Rented	Utilities	Current Rent	Projected Rent	Condition
One	4392			1/ Shared w/#7					
		1	300	2/1	N	Included	\$0.00	\$600	Average
		2	700	1/1	Y	Included	\$1,040	\$1,500	Average
		3	700	1/1	Y	Included	\$760	\$1,200	Fair to Average
		4	960	1/1	N	Included	\$0.00	\$1,500	Needs Reno, Possible 2Br
		5	450	1/1	N	Included	\$0.00	\$500	Needs Reno
		6	450	1/1	Y	Included	\$500	\$1,500	Good - Family Member
				1/ Shared w/1					
		7	450	2/1	Y	Included	\$700	\$900	Average
Two	1289	SFR		2/1	Y	Tenant Paid	\$1,500	Sec. 8 Approved - Good \$2,000 condition	
Three	1506	SFR		2/1	Owner Occ	Tenant Paid	\$0.00	\$2,500 Avg Condition	
Trailer	750	SFR		2/2	N	NA	\$0.00	Poor Condition - needs \$1,600 renovation	
Garage	936	GR		0	Y	Tenant Paidd	\$1,000	\$1,000 New construction	
						<b>TOTALS</b>	<b>\$5,500</b>	<b>\$14,800</b>	

## TOWN OF HYDE PARK

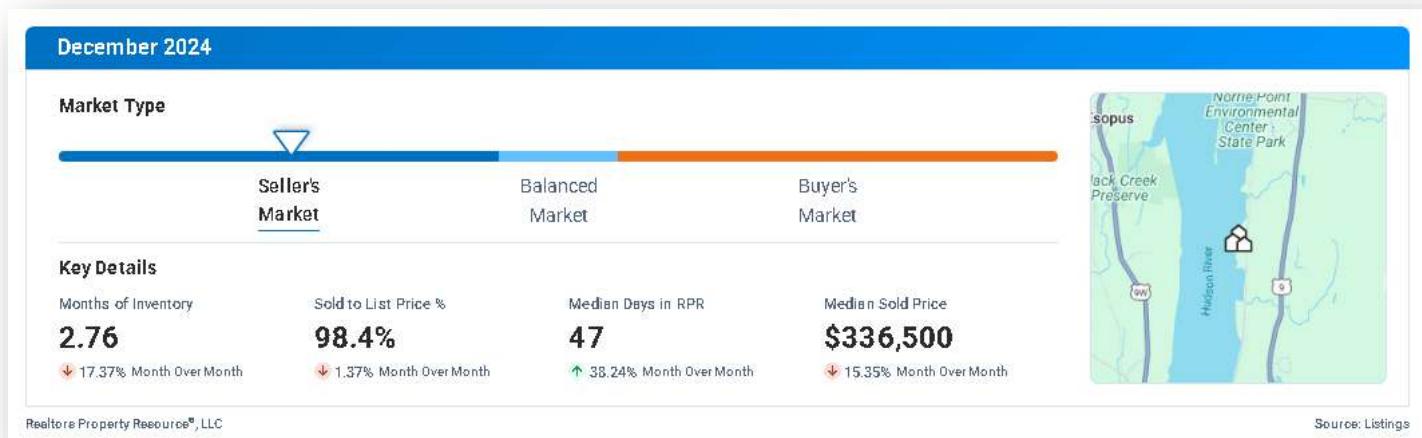
Hyde Park is a town in Dutchess County, New York, United States, bordering the Hudson River north of Poughkeepsie. Within the town are the hamlets of Hyde Park, East Park, Staatsburg, and Haviland. Hyde Park is known as the hometown of Franklin D. Roosevelt, the 32nd president of the United States.

Hyde Park is home to the main campus of the Culinary Institute of America, a four-year college for culinary and baking and pastry arts, and the Franklin D. Roosevelt Presidential Library and Museum, the first presidential library in the United States.

Hyde Park's population was 21,021 at the 2020 United States Census.<sup>[3]</sup> U.S. Route 9 passes through the town near the Hudson River.

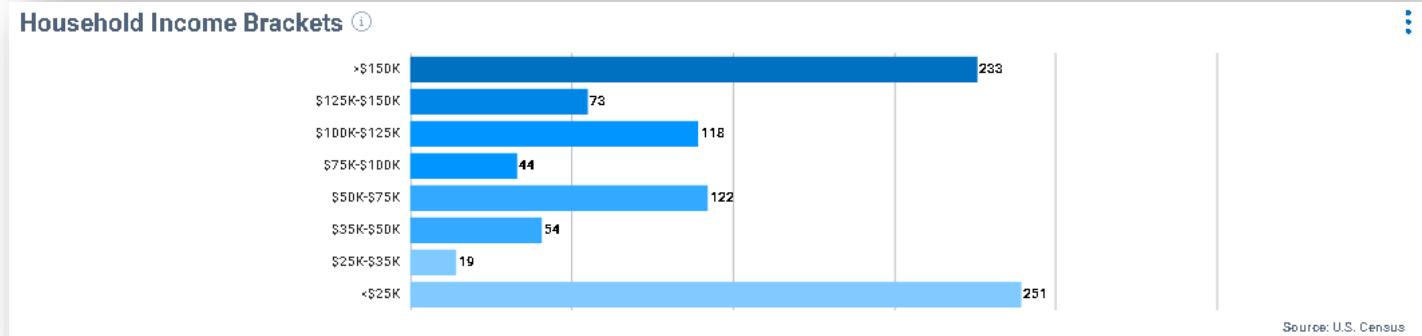


## DEMOCRAPHICS | HYDE PARK, NY



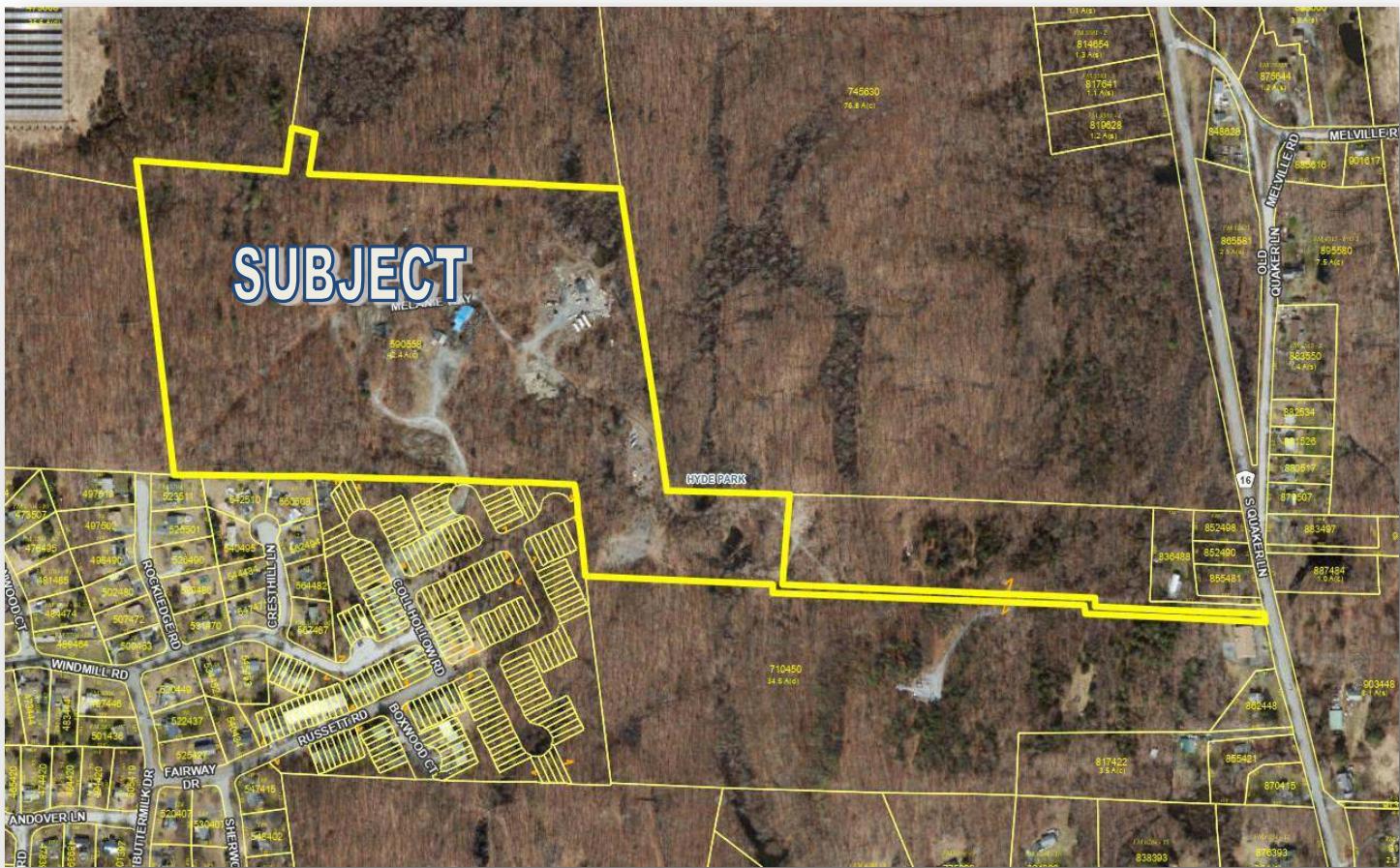
	Hyde Park	Dutchess County	New York	USA
Income Per Capita	\$54,382	\$49,379	\$47,173	\$41,261
Median Household Income	\$81,136	\$94,578	\$81,386	\$75,149
Unemployment Rate	—	3.1%	4.1%	—
Number Unemployed	—	5K	398K	—
Number Employed	—	141K	9.28M	—
Number in Labor Force	—	145K	9.68M	—

	Hyde Park	Dutchess County	New York	USA
Population	2K	296K	19.99M	331.1M
Population Density per Sq Mi	1.58K	373	424	94
Pop Change since 2020	0%	-0.1%	-0.4%	+1.8%
Median Age	44	43	39	39
Male / Female Ratio	51%	50%	49%	50%



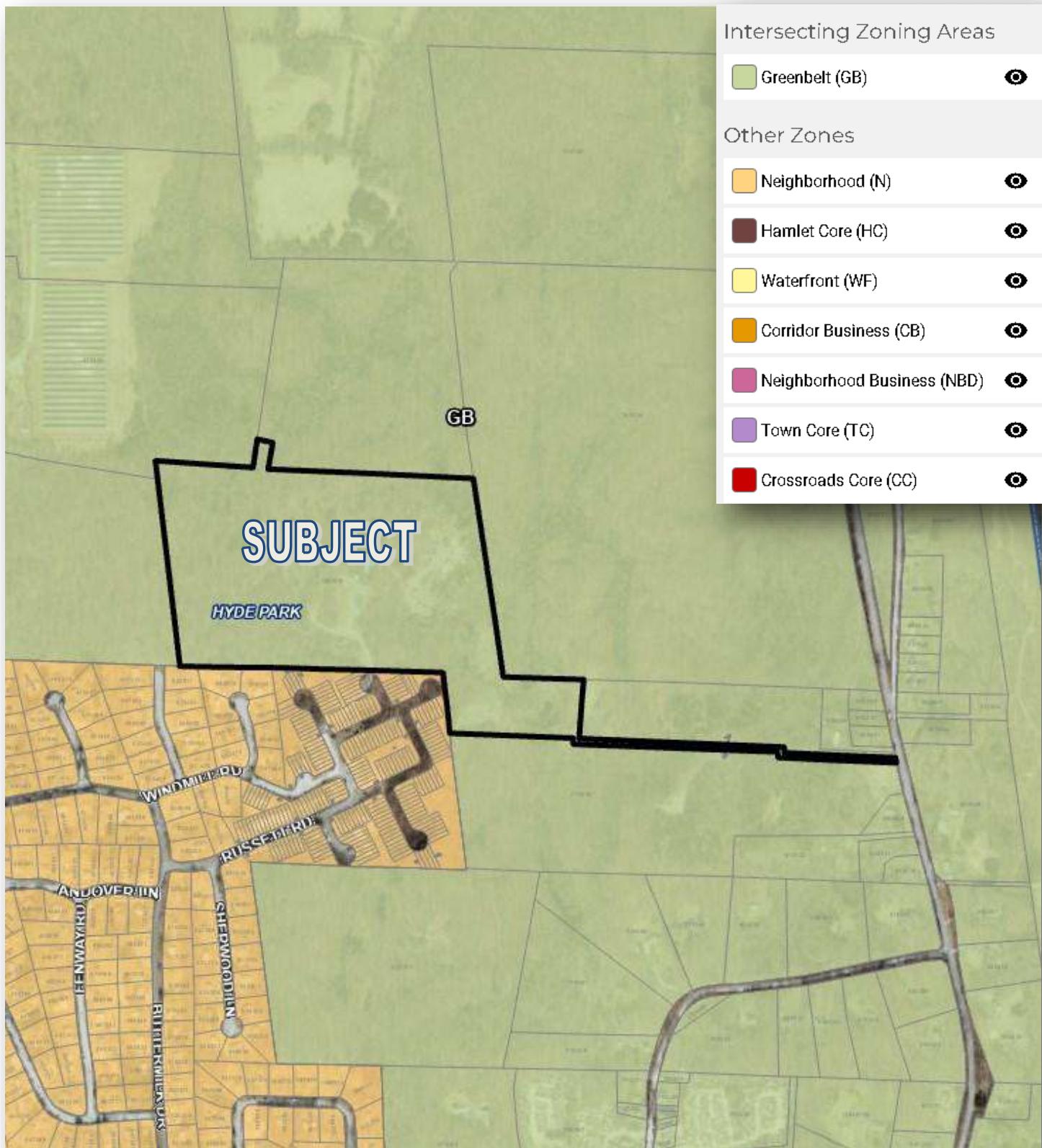


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# ZONING | HYDE PARK, NY

**KEY:**

- P = Designates a permitted use.  
 P\* = Designates a permitted use subject to site plan approval by the Planning Board.  
 P\*\* = Designates a permitted use subject to site plan approval, except that a special use permit shall also be required where more than one two-family dwelling is placed on a single lot or when one or more two-family dwellings are placed on a lot already improved by one or more one-family dwellings or one or more two-family dwellings.  
 P\*\*\* = Designates a permitted use, except that site plan review shall also be required when more than one, one-family dwelling is placed on a lot or when one or more one-family dwellings are placed on a lot already improved by one or more one-family dwellings or one or more two-family dwellings.  
 NP = Designates a use not permitted in the district.  
 S = Designates a use subject to special use permit and site plan approval.  
 (w) = All uses in the Landing must be water-dependent or water-enhanced.  
 S\* = Designates a use subject to special use permit and site plan approval. Limit of four dwelling units per building, except in the CC and TC districts, where more than four dwelling units per building are permitted subject to the requirements of §§ 108-5.11.1 and 108-5.11.2 and the Town Core Design and Development Standards.  
 S\*\* = The use is allowed by special use permit and site plan approval, unless preempted by New York State Mental Hygiene Law § 41.34 or any other section of New York State law.  
 U = Uses allowed by right, by special use permit, or otherwise not permitted shall be the same as the underlying base zoning district.

	Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core	Corridor Business	Historic Overlay District	Scenic Overlay District
	GB	WF	N	NC	H	HC	CC	L (w)	EPBD	NBD	TC	CB		
<b>Residential uses</b>														
One-family dwelling	P***	P***	P***	P***	P***	P***	P***	P***	P***	P***	P***	P***	U	U
Two-family dwelling	S	S	S	P**	P**	P**	P**	P**	P**	P**	P*	P*	U	U
Multiple dwelling	NP	NP	NP	S	NP	S	P*	S*	NP	NP	P*	P*	U	U
Townhouse	NP	NP	P*	P*	P*	P*	P*	P*	NP	NP	P*	NP	U	U
Community residence	S**	S**	S**	S**	S**	S**	NP	S**	S**	NP	NP	NP	U	U
Residential care facility	S	S	P*	P*	P*	P*	NP	NP	P*	P*	NP	NP	U	U
Manufactured home park	NP	NP	S	NP	S	NP	NP	NP	NP	NP	NP	NP	U	U
Apartment, accessory	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Bed-and-breakfast, accessory	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
<b>Nonresidential uses</b>														
Adult use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	S	U	U
Agriculture	P*	P*	P*	P*	P*	P*	NP	P*	P*	P*	NP	NP	U	U
Animal husbandry	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	NP	P*	U	U
Artisanal craft	NP	NP	NP	S	NP	P*	P*	P*	P*	P*	P*	P*	U	U
Camp	P*	P*	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	U	U
Camp, day	P*	P*	NP	NP	NP	NP	NP	S	NP	NP	NP	NP	U	U
Cemetery	S	NP	S	NP	S	NP	NP	NP	NP	NP	NP	NP	U	U
Charitable institution	S	S	S	S	S	S	S	S	S	S	P*	P*	U	U
Civic facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Commercial, general	NP	NP	NP	S	NP	P*	P*	P*	P*	P*	P*	P*	U	U
Commercial recreation														
Outdoor	S	S	NP	S	NP	S	NP	S	S	S	NP	S	U	U
Indoor	NP	S	NP	S	NP	S	S	S	S	S	S	S	U	U
Community facility	S	S	S	S	S	S	S	S	S	P*	S	NP	U	U
Cultural facility	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Day-care center	NP	NP	S	S	S	S	NP	S	P*	P*	S	P*	U	U
Educational institution	S	S	P*	P*	P*	P*	P*	S	P*	P*	P*	P*	U	U
Gas station	NP	NP	NP	S	NP	S	NP	S	S	S	NP	S	U	U
Hospital, General	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Kennel (10-acre minimum)	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Light industrial	NP	NP	NP	S	NP	S	NP	NP	S	NP	NP	NP	U	U
Lodging facility	NP	NP	NP	S	NP	S	P*	S	P*	NP	P*	P*	U	U
Medical office, professional	NP	NP	NP	S	NP	P*	P*	NP	P*	P*	P*	P*	U	U
Membership club	S	S	S	P*	P*	P*	P*	S	P*	NP	P*	P*	U	U
Mining	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Municipal	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	U	U
Nursery school	P*	P*	P*	P*	P*	P*	P*	NP	P*	P*	P*	P*	U	U
Plant nursery	S	S	S	S	S	S	NP	S	S	P*	P*	P*	U	U
Photovoltaic system, building-integrated (BIPV system)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility facility	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Religious use	S	S	S	S	S	S	P*	NP	S	P*	P*	P*	U	U
Retail cannabis establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	NP	NP
Roadside stand	P*	P*	P*	P*	P*	P*	S	P*	P*	NP	S	NP	U	U
Rural event venue	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Scrap yard	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	U	U
Solar farms	S	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

**ZONING**

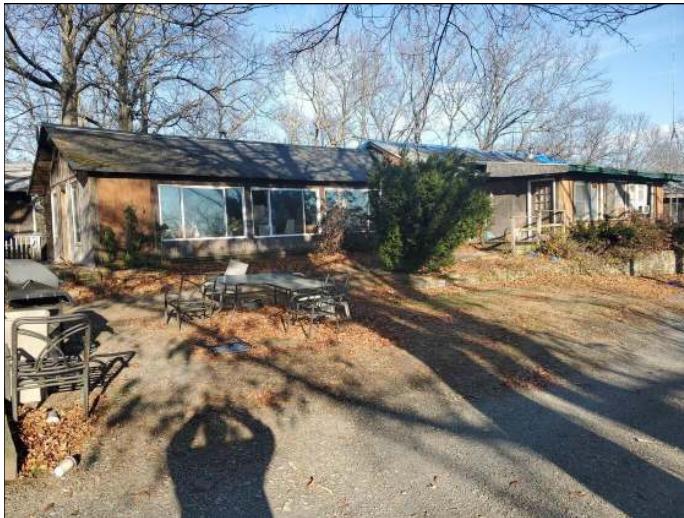
*108 Attachment I*

**Town of Hyde Park**

	Greenbelt and Waterfront		Neighborhood and Neighborhood Core		Hamlet and Hamlet Core		Crossroads Core	Landing	East Park Business District	Neighborhood Business District	Town Core	Corridor Business	Historic Overlay District	Scenic Overlay District
	GB	WF	N	NC	H	HC	CC		EPBD	NBD	TC	CB		
Solar system, freestanding or ground-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Solar system, rooftop or building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*
Solar thermal system	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications towers and facilities	S	S	S	S	S	S	S	S	S	S	S	S	U	U
Timber harvesting	S	S	S	S	S	S	NP	S	S	S	NP	S	S	S

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