



# RESIDENTIAL DEVELOPMENT SITE

## DC10 SYLVAN LAKE ROAD, BEEKMAN, NY 12533



### RESIDENTIAL DEVELOPMENT; CONCEPT PLANS

**ADDRESS:** Dc10 Sylvan Lake Rd  
Beekman, NY 12533

**LOCATION:** **Taconic State Parkway**  
(3 Minutes / 1.3 Miles)  
**Interstate 84, Exit 52**  
(11 Minutes / 8.4 Miles)  
**Pawling Train Station,**  
**Metro North Harlem Line**  
(17 Minutes / 11.4 Miles)  
**New Hamburg Train Station,**  
**Metro North Hudson Line**  
(23 Minutes / 12.7 Miles)

**LOT SIZE:** 46.50 Acres

**FRONTAGE:** 742' Frontage on Sylvan Lake Rd

**ZONING:** Residential, R-45

**ASKING PRICE:** \$395,000



#### PROPERTY OVERVIEW

CR Properties is pleased to offer Residential Land For Sale on Dc10 Sylvan Lake Road, Beekman, NY 12533. The site is located approximately 3 Minutes from the Taconic State Parkway, 11 Minutes from Interstate 84, (Exit 52) and 17 Minutes from the Pawling Train Station Commuter Rail (Harlem Line) into Grand Central is less than 1.5 hours. NYS Route 22 is approximately 17 minutes away from this location along with The Pawling Train Station (Metro North Harlem Line) and 23 minutes away from The New Hamburg Train Station (Metro North Hudson Line).



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



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For more information:

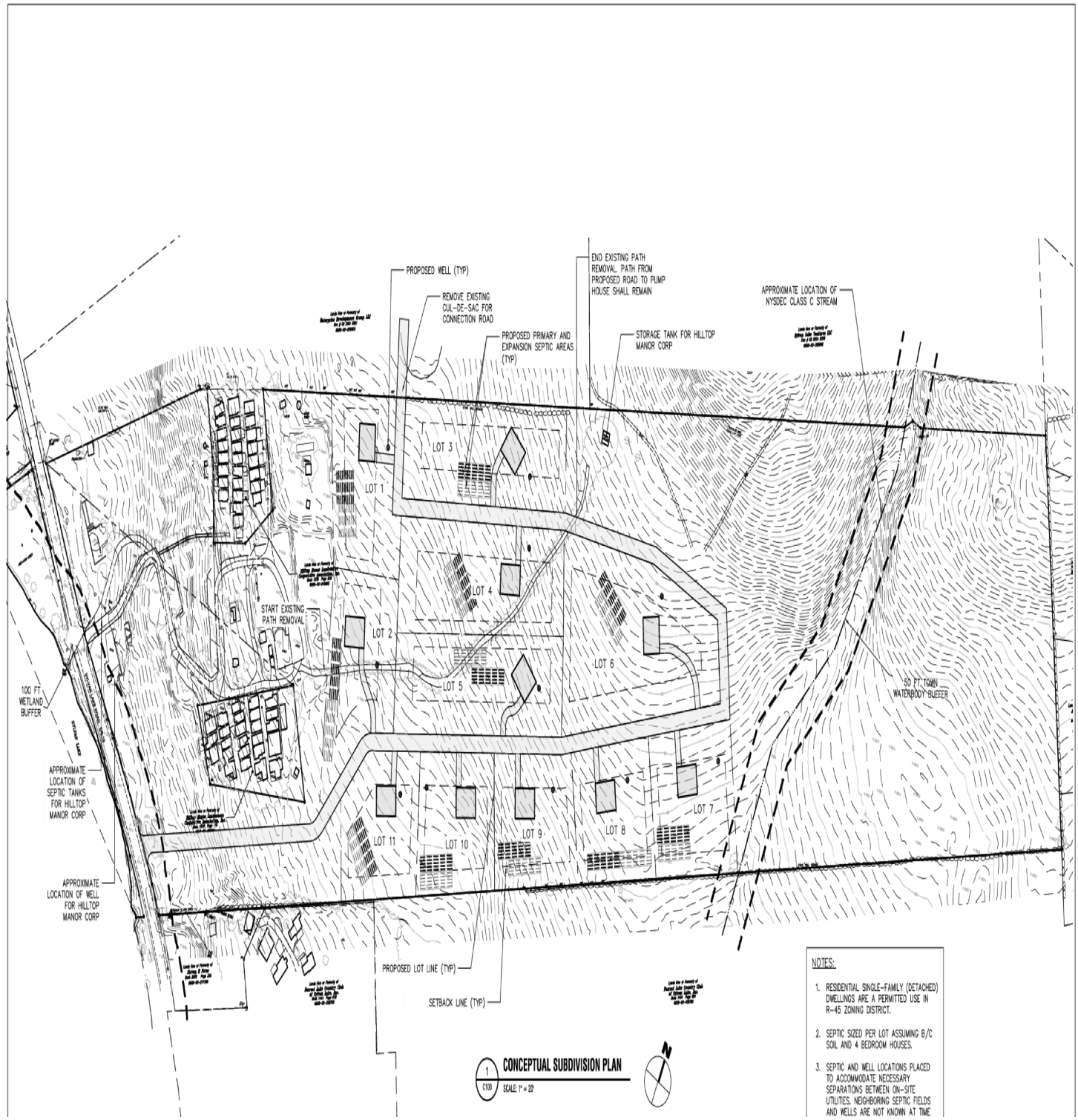
Thomas M. Cervone  
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# SINGLE FAMILY HOME CONCEPT PLAN

## 11 SINGLE FAMILY HOMES WITH ROAD ACCESS

### CONCEPTUAL STUDY AVAILABLE UPON REQUEST



- NOTES:**
1. RESIDENTIAL SINGLE-FAMILY (DETACHED) DWELLINGS ARE A PERMITTED USE IN R-45 ZONING DISTRICT.
  2. SEPTIC SIZED PER LOT ASSUMING B/C SOIL AND 4 BEDROOM HOUSES.
  3. SEPTIC AND WELL LOCATIONS PLACED TO ACCOMMODATE NECESSARY SEPARATIONS BETWEEN ON-SITE UTILITIES. NEIGHBORING SEPTIC FIELDS AND WELLS ARE NOT KNOWN AT TIME.

**CONCEPTUAL SUBDIVISION PLAN**  
 1/200 SCALE 1" = 20'



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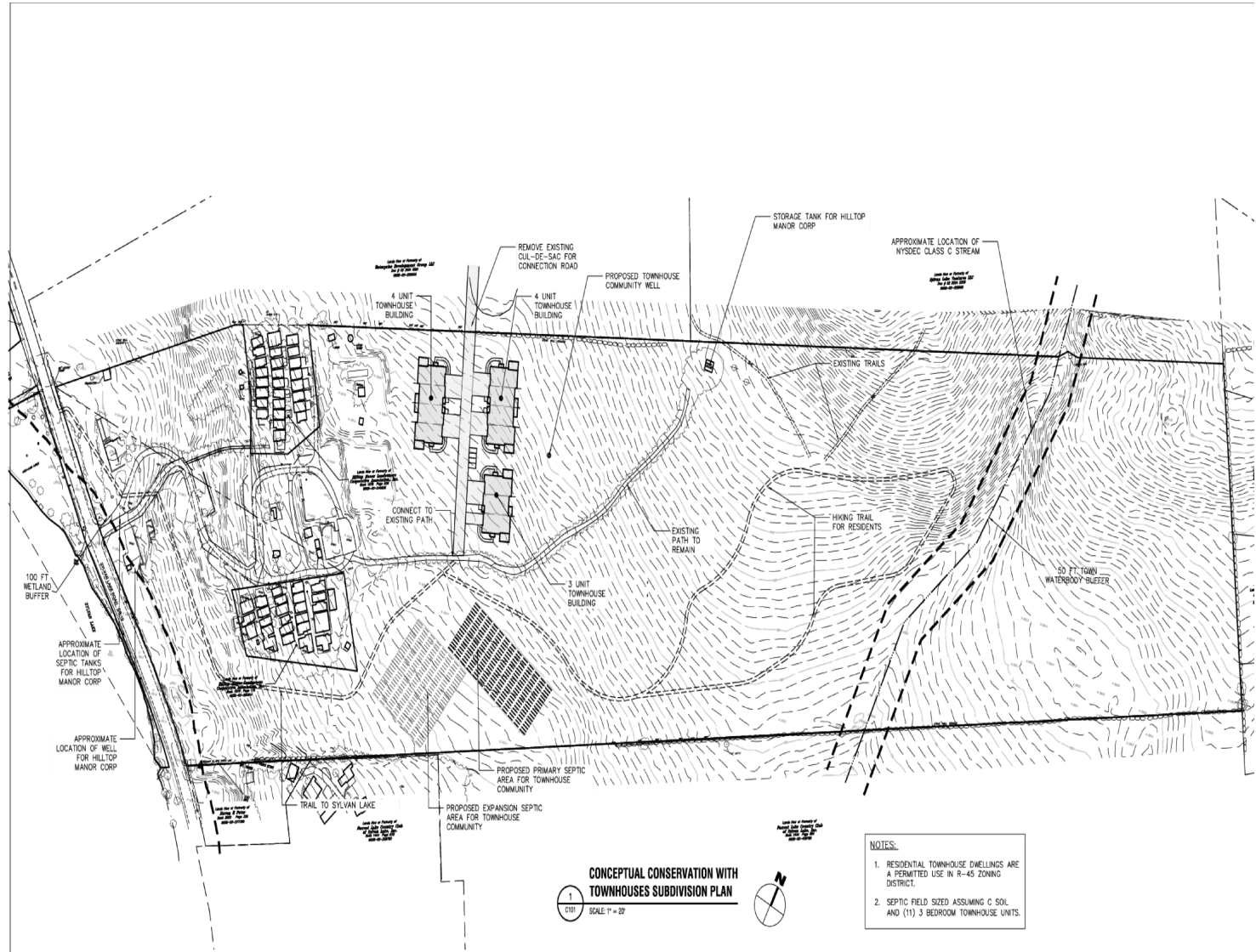
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# TOWNHOUSE COMMUNITY CONCEPT PLAN

## (2) 4-UNIT TOWNHOUSES & (1) 3-UNIT TOWNHOUSE

CONCEPTUAL STUDY AVAILABLE UPON REQUEST



**CONCEPTUAL CONSERVATION WITH TOWNHOUSES SUBDIVISION PLAN**  
 1" = 20'  
 SCALE: 1" = 20'

- NOTES:**
1. RESIDENTIAL TOWNHOUSE DWELLINGS ARE A PERMITTED USE IN R-45 ZONING DISTRICT.
  2. SEPTIC FIELD SIZED ASSUMING C SOIL AND (1) 3 BEDROOM TOWNHOUSE UNITS.

| Bulk Requirement  | R-45 Residential District |
|---|---------------------------|
| Minimum lot area (sqft)   | 45,000                    |
| Minimum area of interior living space (sqft)                    | 1,000                     |
| Maximum lot coverage by buildings                               | 10%                       |
| Maximum lot coverage by impervious surfaces, including building | 15%                       |
| Minimum lot width (feet)  | 150                       |
| Minimum road frontage (feet)                                    | 100                       |
| Minimum front yard (feet)                                       | 50                        |
| Minimum side yard (feet)  | 20                        |
| Minimum rear yard (feet)  | 35                        |
| Maximum building height (feet)                                  | 35                        |
| Parking lot distance from residential district (feet)           | N/A                       |

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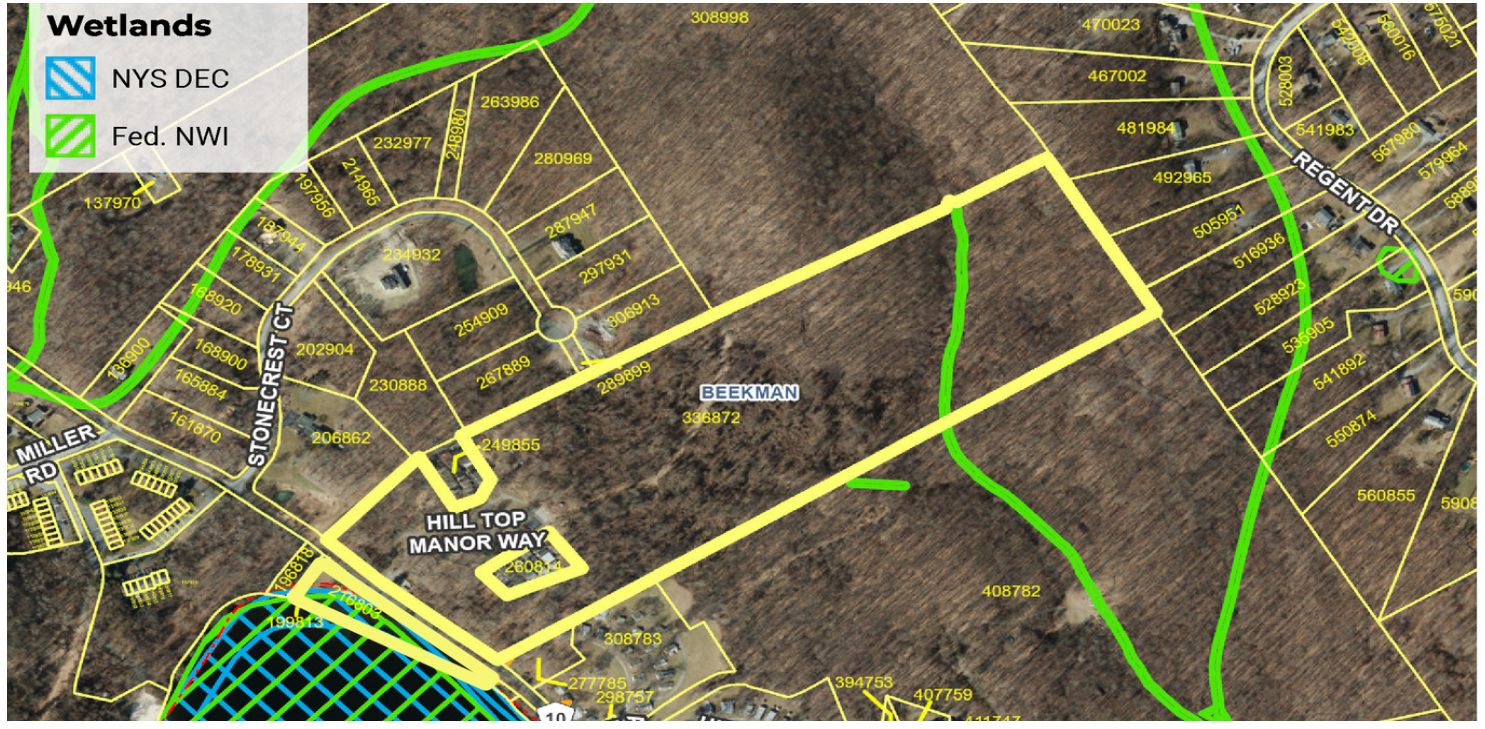
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# LAND IMAGERY

## 3 MINUTES FROM TSP, RESIDENTIAL LAND WITH LAKE VIEWS

### TOPOGRAPHIC MAP (TOP), WETLANDS & FLOOD AREA (BOTTOM)



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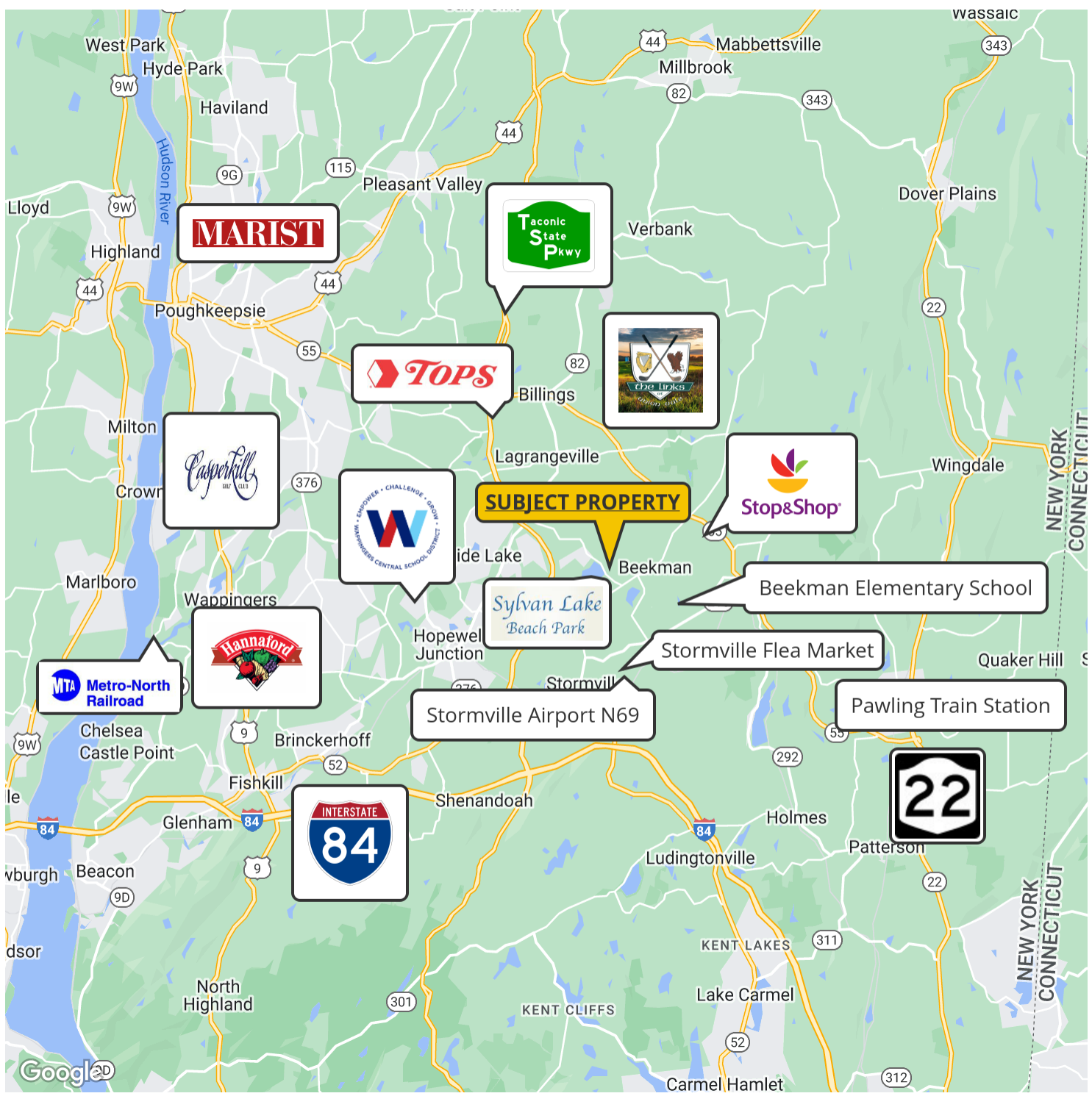
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# TACONIC STATE PARKWAY - 3 MINUTES AWAY

## INTERSTATE 84, EXIT 52 - 11 MINUTES AWAY

PAWLING TRAIN STATION APPROXIMATELY 17 MINUTES AWAY



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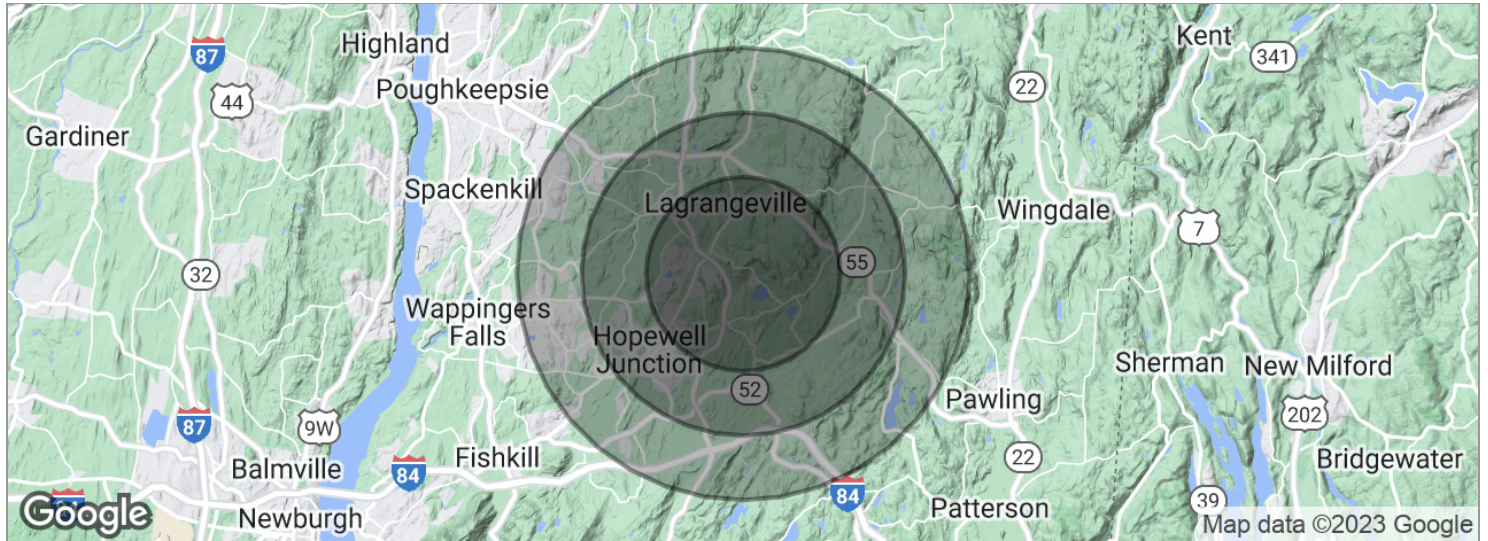
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# DEMOGRAPHICS & STATISTICS

## DC10 SYLVAN LAKE ROAD, BEEKMAN, NY 12533

### POPULATION - HOUSEHOLD - INCOME VALUES



| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>7 MILES</b> |
|--------------------------------|----------------|----------------|----------------|
| Total population               | 18,903         | 38,978         | 67,471         |
| Median age                     | 41.5           | 43.2           | 44.2           |
| Median age (male)              | 39.2           | 41.8           | 43.1           |
| Median age (Female)            | 41.6           | 42.7           | 44.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>7 MILES</b> |
| Total households               | 6,542          | 13,409         | 24,285         |
| # of persons per HH            | 2.9            | 2.9            | 2.8            |
| Average HH income              | \$136,446      | \$135,480      | \$126,250      |
| Average house value            | \$358,757      | \$359,497      | \$346,703      |

\* Demographic data derived from 2020 ACS - US Census



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