



RESIDENTIAL DEVELOPMENT SITE

97 RESERVOIR ROAD, STAATSBURG, NY 12580



STAATSBURG NEAR HISTORIC RHINEBECK & HYDE PARK

ADDRESS: 97 Reservoir Road
Staatsburg, NY 12580

LOCATION: **Rhinebeck Village**
(11 Minutes / 7.9 Miles)

Taconic State Parkway
(13 Minutes / 8.8 Miles)

Rhinecliff Amtrak Train Station
(15 Minutes / 10.2 Miles)

Kingston-Rhinecliff Bridge
(15 Minutes / 11.1 Miles)

Poughkeepsie Metro-North
(23 Minutes / 11.3 Miles)

Grand Central Station - 2 Hours

LOT SIZE: 63.6 Acres

ZONING: GB

ASKING PRICE: **Now Asking: \$500,000**
~~Previously Asking: \$595,000~~

LOCATION OVERVIEW

CR Properties Group is pleased to offer a Residential Development Site for Sale on 97 Reservoir Road in Staatsburg, NY. There is a gravel entrance off of NYS Route 9G. Staatsburg is a hamlet located in the town of Hyde Park in Dutchess County, New York, United States. It is situated along the eastern bank of the Hudson River, just north of the village of Hyde Park. Staatsburg is a charming hamlet with a focus on history, scenic beauty, and a tranquil residential atmosphere. The presence of historic sites like the Mills Mansion adds to the cultural and architectural significance of the area. There is a Gravel drive that meanders through the site. There is potential for access on NYS Route 9G, there multiple ponds on the property & connects to Crum Elbow Creek Border.

DEMAND GENERATORS

- Franklin D. Roosevelt High School
- Franklin D. Roosevelt Presidential Library & Museum
- Eleanor Roosevelt National Historic Site
- Townhouse Development Project on Blair Road
- Vanderbilt Mansion National Historic Site
- Mills Mansion, Staatsburgh State Historic Site
- Dinsmore Golf Course
- Dutchess County Fairgrounds
- Culinary Institute of America
- Dutchess Community College
- Marist College
- Vassar College
- Bard College



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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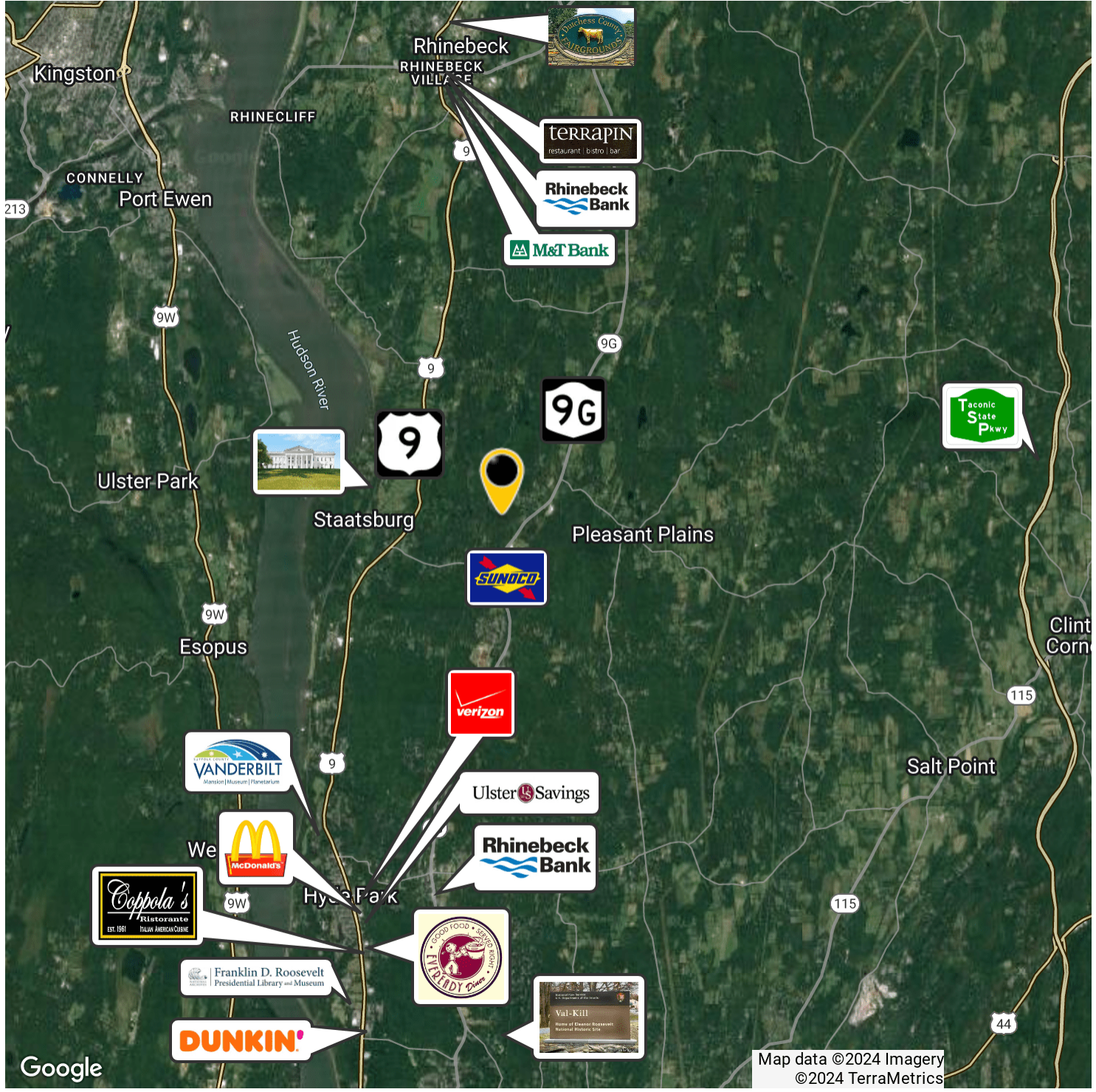
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



VANDERBILT ESTATES, RHINEBECK, FDR 97 RESERVOIR ROAD, STAATSBURG, NY 12580

MILLS MANSION & DINSMORE GOLF COURSE



Google

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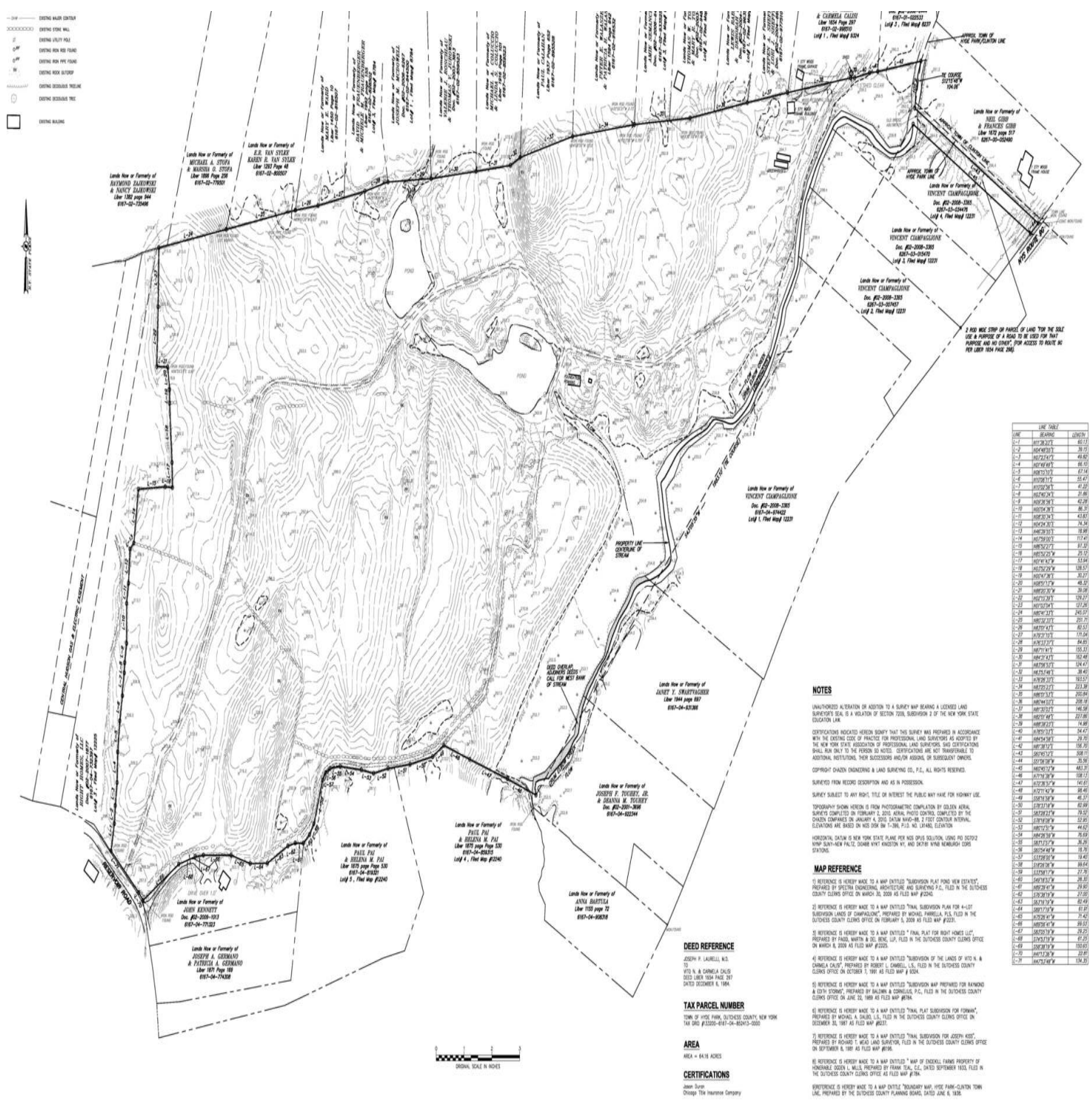
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SURVEY MAP

97 RESERVOIR ROAD, STAATSBURG, NY 12580

FULL SURVEY MAP & ZONING AVAILABLE UPON REQUEST



LINE	BEARING	LENGTH
1-1	N 87° 15' 30" W	101.17
1-2	S 89° 55' 30" E	31.11
1-3	N 87° 15' 30" W	48.85
1-4	N 87° 15' 30" W	18.15
1-5	S 89° 55' 30" E	27.14
1-6	N 87° 15' 30" W	25.47
1-7	N 87° 15' 30" W	11.85
1-8	N 87° 15' 30" W	42.87
1-9	N 87° 15' 30" W	86.35
1-10	N 87° 15' 30" W	43.81
1-11	N 87° 15' 30" W	78.34
1-12	N 87° 15' 30" W	17.48
1-13	N 87° 15' 30" W	78.96
1-14	N 87° 15' 30" W	17.48
1-15	N 87° 15' 30" W	20.72
1-16	N 87° 15' 30" W	53.84
1-17	N 87° 15' 30" W	28.11
1-18	N 87° 15' 30" W	18.15
1-19	N 87° 15' 30" W	20.72
1-20	N 87° 15' 30" W	48.85
1-21	N 87° 15' 30" W	39.38
1-22	N 87° 15' 30" W	102.77
1-23	N 87° 15' 30" W	121.28
1-24	N 87° 15' 30" W	102.77
1-25	N 87° 15' 30" W	20.72
1-26	N 87° 15' 30" W	17.48
1-27	N 87° 15' 30" W	102.77
1-28	N 87° 15' 30" W	86.35
1-29	N 87° 15' 30" W	102.77
1-30	N 87° 15' 30" W	102.77
1-31	N 87° 15' 30" W	102.77
1-32	N 87° 15' 30" W	102.77
1-33	N 87° 15' 30" W	102.77
1-34	N 87° 15' 30" W	102.77
1-35	N 87° 15' 30" W	102.77
1-36	N 87° 15' 30" W	102.77
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1-39	N 87° 15' 30" W	102.77
1-40	N 87° 15' 30" W	102.77
1-41	N 87° 15' 30" W	102.77
1-42	N 87° 15' 30" W	102.77
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1-90	N 87° 15' 30" W	102.77
1-91	N 87° 15' 30" W	102.77
1-92	N 87° 15' 30" W	102.77
1-93	N 87° 15' 30" W	102.77
1-94	N 87° 15' 30" W	102.77
1-95	N 87° 15' 30" W	102.77
1-96	N 87° 15' 30" W	102.77
1-97	N 87° 15' 30" W	102.77
1-98	N 87° 15' 30" W	102.77
1-99	N 87° 15' 30" W	102.77
1-100	N 87° 15' 30" W	102.77

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS INDICATED HEREON DENY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ETHICAL CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SUCH CERTIFICATIONS SHALL BE ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO OTHERS. INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

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SURVEY FROM RECORD DESCRIPTION AND AS A POSITION.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

TOPOGRAPHY SHOWN HEREON IS FROM PHOTOGRAMMETRIC COMPILATION BY GOLDEN AERIAL SURVEYS COMPLETED ON FEBRUARY 2, 2004. AERIAL PHOTO CONTROL COMPLETED BY THE CHADEN COMPANIES ON JANUARY 4, 2004. DATUM NAD 83. 3 FOOT CONTOUR INTERVAL. ELEVATIONS ARE BASED ON MEAN SEA LEVEL, PLUS 10.00 FEET ADJUSTMENT.

HORIZONTAL DATUM IS NEW YORK STATE PLANE PER ACS SOLUTION. USING PG 020022 WYAP SUN-NEAR FACTOR. USED BY NY STATE AND STATE OF NEW YORK. NEARBY CORRS SYSTEMS.

MAP REFERENCE

- 1) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAN FOR POOD VIEW ESTATES", PREPARED BY MICHAEL A. BAGELL, L.S., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON MARCH 31, 2004 AS FILED MAP # 2120.
- 2) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "FINAL SUBDIVISION PLAN FOR 4-LOT SUBDIVISION LANDS OF COMPALONG", PREPARED BY MICHAEL A. BAGELL, L.S., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON FEBRUARY 3, 2004 AS FILED MAP # 2120.
- 3) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "FINAL PLAN FOR MOON HONES LOT", PREPARED BY PAOLO MARTINI & SON, INC., L.P., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON MARCH 8, 2004 AS FILED MAP # 2120.
- 4) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION OF LOT 6 OF 10 & CANALEA CIRCLE", PREPARED BY MICHAEL A. BAGELL, L.S., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON OCTOBER 1, 1991 AS FILED MAP # 4024.
- 5) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION MAP PREPARED FOR BARNWOOD & COOK ESTATES", PREPARED BY MICHAEL A. BAGELL, L.S., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON JUNE 22, 1988 AS FILED MAP # 3678.
- 6) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "FINAL SUBDIVISION FOR FOWMAN", PREPARED BY MICHAEL A. BAGELL, L.S., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON DECEMBER 31, 1987 AS FILED MAP # 3627.
- 7) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "FINAL SUBDIVISION FOR JOSEPH KENT", PREPARED BY MICHAEL A. BAGELL, L.S., FILED IN THE SUTHERS COUNTY CLERKS OFFICE ON SEPTEMBER 8, 1985 AS FILED MAP # 3616.
- 8) REFERENCE IS HEREBY MADE TO A MAP ENTITLED "TOBACCO MAP, POOD VIEW CLAYTON TRAIL LANE, PREPARED BY THE SUTHERS COUNTY PLANNING BOARD, DATED JUNE 6, 1985.

DEED REFERENCE

JOSEPH P. LARUELL, W.S.
TO
VITO N. & CANALEA DAUS
DATED 1988 1004 PAGE 207
DATED DECEMBER 6, 1984.

TAX PARCEL NUMBER

TOWN OF POOD VIEW, SUTHERS COUNTY NEW YORK
TAX ID# 15323-0103-04-80403-0002.

AREA

AREA = 6418 ACRES

CERTIFICATIONS

John T. Chaden
Chadco The Insurance Company



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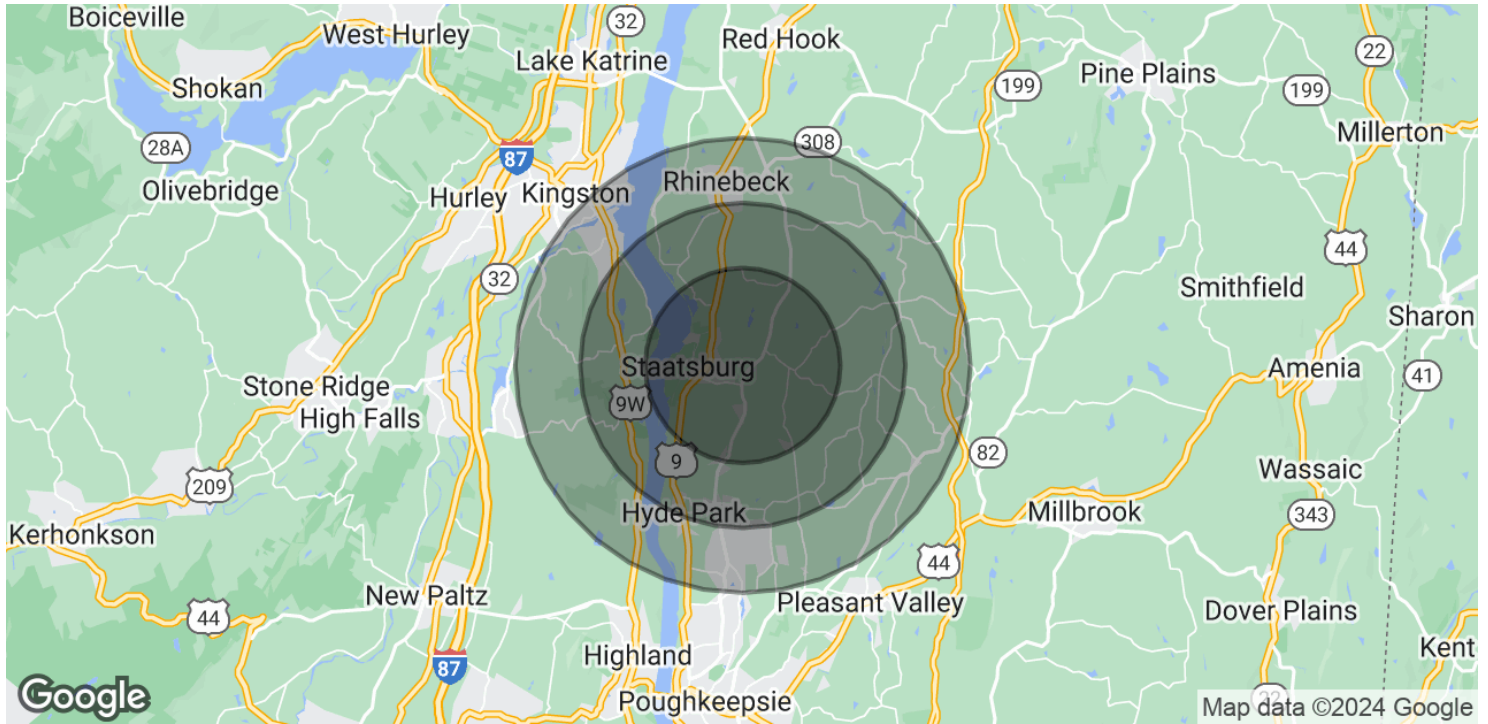
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DATA & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREAS



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	6,599	17,719	42,480
Average Age	43.5	46.0	45.9
Average Age (Male)	41.5	43.9	43.3
Average Age (Female)	45.5	47.8	47.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	2,677	7,592	18,796
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$104,839	\$100,117	\$92,829
Average House Value	\$278,140	\$278,262	\$263,005

* Demographic data derived from 2020 ACS - US Census



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