

1380 ALBANY POST ROAD

CROTON-ON-HUDSON, NY



29-UNIT APPROVED DEVELOPMENT SITE FOR SALE

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

ONE | EXECUTIVE SUMMARY

TWO | PROPERTY DESCRIPTION

THREE | LOCATION OVERVIEW

FOUR | CONFIDENTIALITY

APPENDIX

EXECUTIVE SUMMARY

1380 ALBANY POST ROAD

Riverwoods, the development site located at 1380 Albany Post Road, Croton on Hudson offers developers the opportunity to purchase a fully approved 29-unit multifamily development with a superior location. Adjacent to the Graff Audubon Sanctuary, the property is minutes from the Hudson River with easy access on the Metro-North Hudson Line to Grand Central Terminal and easy access to scenic Route 9 which runs north-south along the Hudson River. A special permit for the development was issued in 2022 and renewed in June of 2025. The plan calls for construction of a 3-story, wood frame building, consisting of (29) units, (26) free market units and (3) affordable units in compliance with local laws. It is estimated that the gross buildable for the development to be 27,654 SF. A breakdown of the units mix reflects (16) one-bedroom units and (10) two-bedroom units with a highly amenitized lobby.

PROPERTY HIGHLIGHTS

ADDRESS	1380 Albany Post Road Riverwoods Development
SITE AREA	1.6025 ACRES
FRONTAGE	648' of frontage along Albany Post Road
LOT SIZE	70,480 SF +/-
S/B/L	67.10/2/14 (LOT 1) 67.10/2/15 (LOT 2)
APN	067 0100 002 014 (LOT 1) 067 0100 002 015 (LOT 2)
ZONING	0-1 (Limited Office)/ NEGD (North End Gateway Overlay District)
FLOOD ZONES	Not in a flood zone (see Appendix)
SPECIAL PERMIT ISSUED	August, 2022 (see Appendix)
SPECIAL PERMIT RENEWAL	June, 2025 (see Appendix)

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PROPERTY DESCRIPTION

1380 ALBANY POST ROAD

The Riverwoods Development is located at 1380 Albany Post Road in the North End Gateway District of the Village of Croton-On-Hudson, Westchester County, NY. The parcels (lots 14 and 15) are in bucolic wooded area on 1.6+ acres of land, nestled between Hudson National Golf Club and Oscawana Park. The site offers just the right amount of exurban lifestyle with easy and convenient access to major retail, dining and cultural opportunities. With easy access to the Hudson River, residents who enjoy boating are able to access many of the marinas along the waterfront.



OSCAWANA PARK



NATIONAL GOLF COURSE

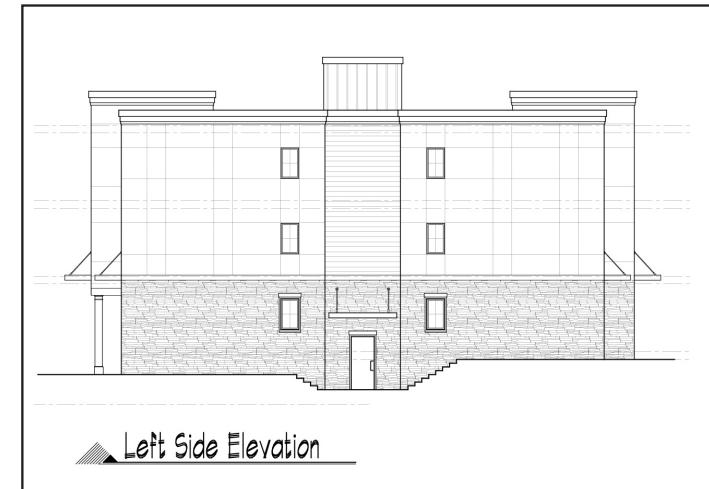


911 MEMORIAL, CROTON PARK

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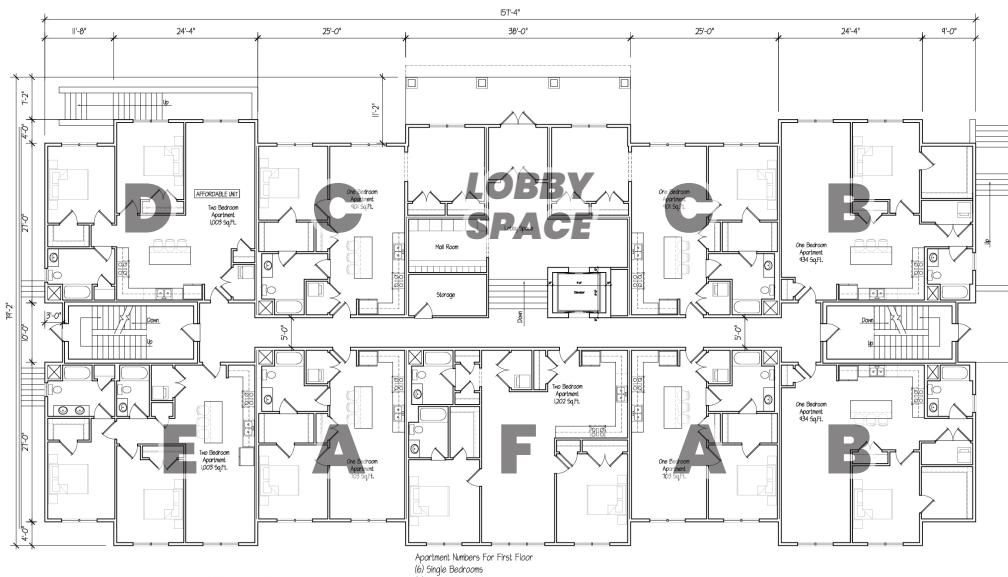
PROPOSED ELEVATIONS



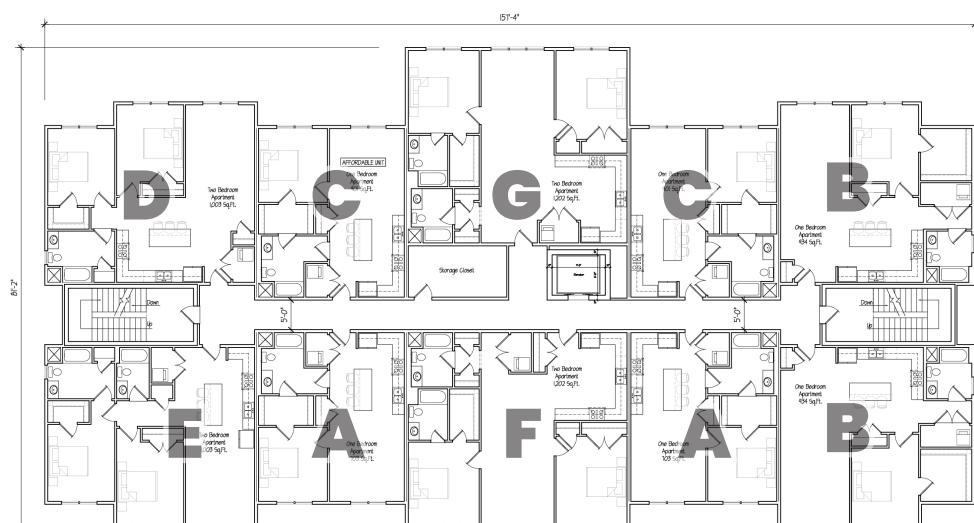
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PROPERTY DESCRIPTION

FLOOR PLANS



Layout - Ground Floor Plan 8/1/24



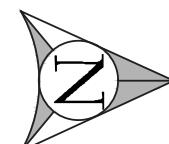
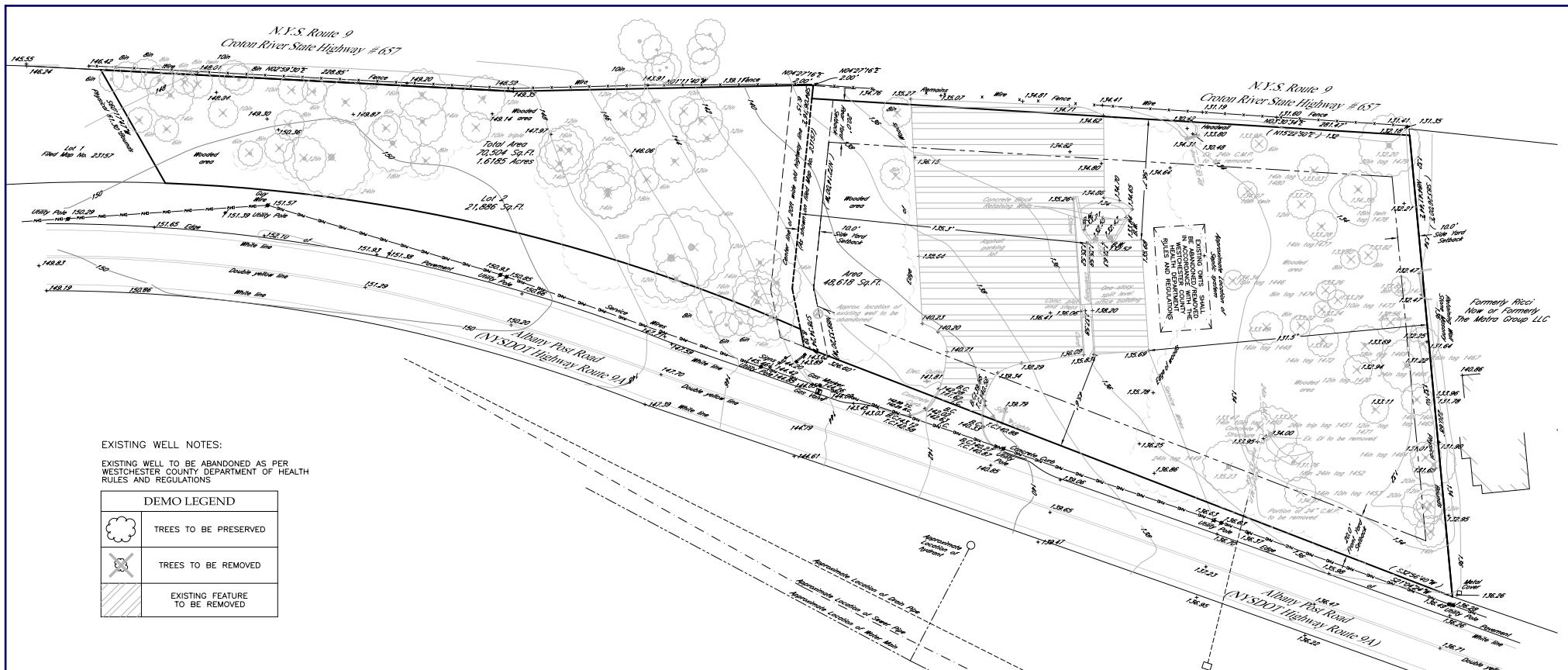
Layout - Second & Third Floor Plan 8/1/24

Unit	Unit Type	Unit SF	Market Rate	Affordable	Total
A	1 BR	703	6	-	6
B	1 BR	934	6	-	6
C	1 BR	901	4	2	6
D	2 BR	1,003	2	1	3
E	2 BR	1,003	3	-	3
F	2 BR	1,202	3	-	3
G	2 BR	1,202	2	-	2
TOTAL		27,654	26	3	29

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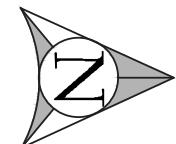
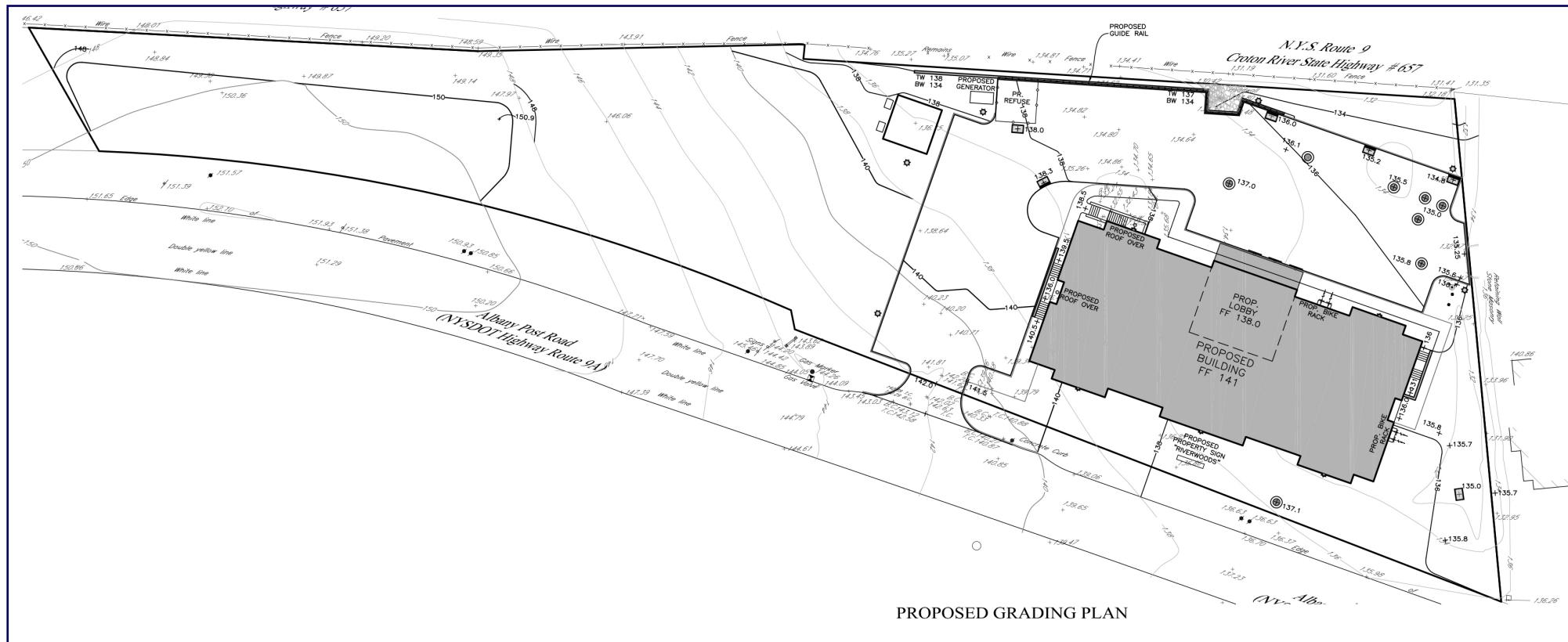
SITE SURVEY



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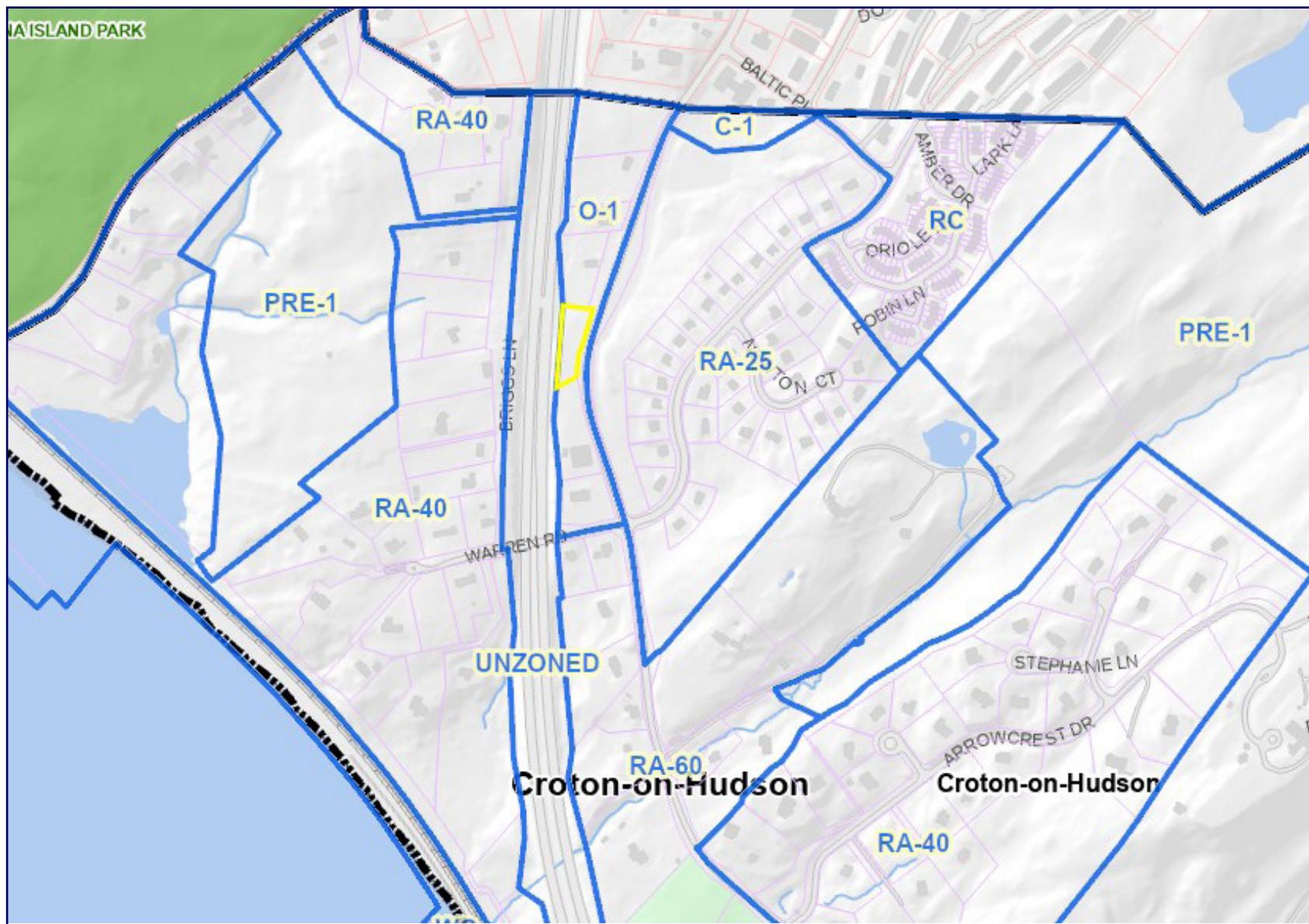
PROPOSED GRADING PLAN



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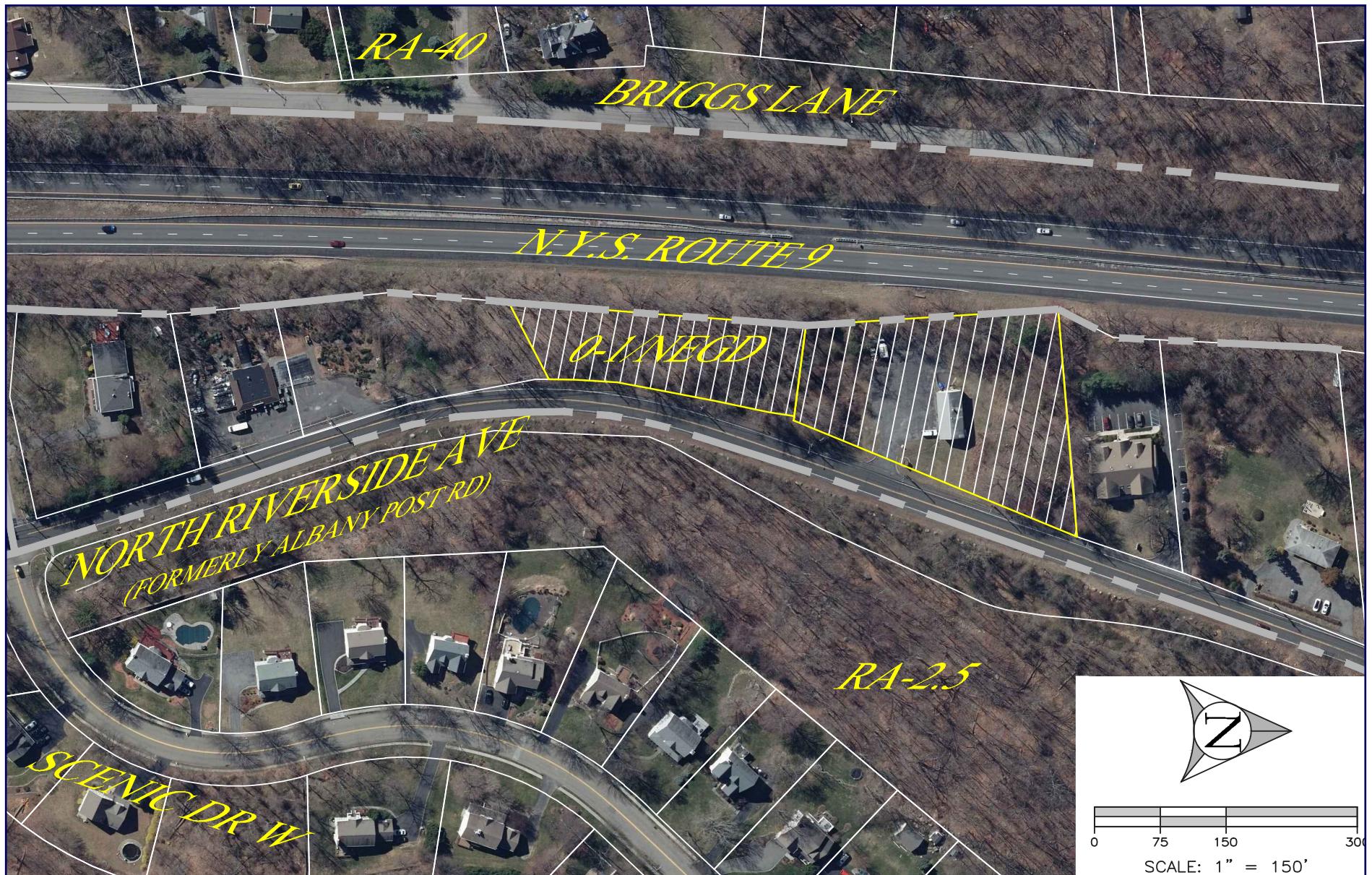
ZONING MAP



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PROPERTY DESCRIPTION

DEVELOPMENT AERIAL



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LOCATION OVERVIEW

CROTON-ON-HUDSON

AN IDEAL COMMUNITY TO WORK, LIVE, EXPLORE, AND GROW

HISTORIC CHARM & CULTURAL LANDMARKS

Van Cortlandt Manor, a 17th-century Dutch-English colonial estate and National Historic Landmark, anchors the village's rich heritage and serves as a unique museum and event space.

DESIRABLE DEMOGRAPHICS & QUALITY OF LIFE

The village's population hovers around 7,800, with a median household income over \$217,000, reflecting strong economic vitality and stability. The average median age skews older at 49.8, and over 85% of residents own their homes.



PARKS & RECREATION

Croton Point Park offers acres of green space with beaches, hiking trails, camping, cross-country skiing, fishing, and more.

The **New Croton Dam** stands as an engineering marvel and beloved local landmark, offering awe-inspiring views with a touch of adventure.



EXCEPTIONAL SCHOOLS & VIBRANT LOCAL LIFE

Public schools receive high marks, and the walkable village center is home to cozy restaurants, coffee shops, and community gatherings, nurturing a close-knit, welcoming atmosphere.

LOCATION OVERVIEW

WESTCHESTER COUNTY

MAJOR EMPLOYERS LOCATED IN WESTCHESTER COUNTY

REGENERON



PEPSICO

Morgan Stanley

Heineken®

DANONE



Swiss Re



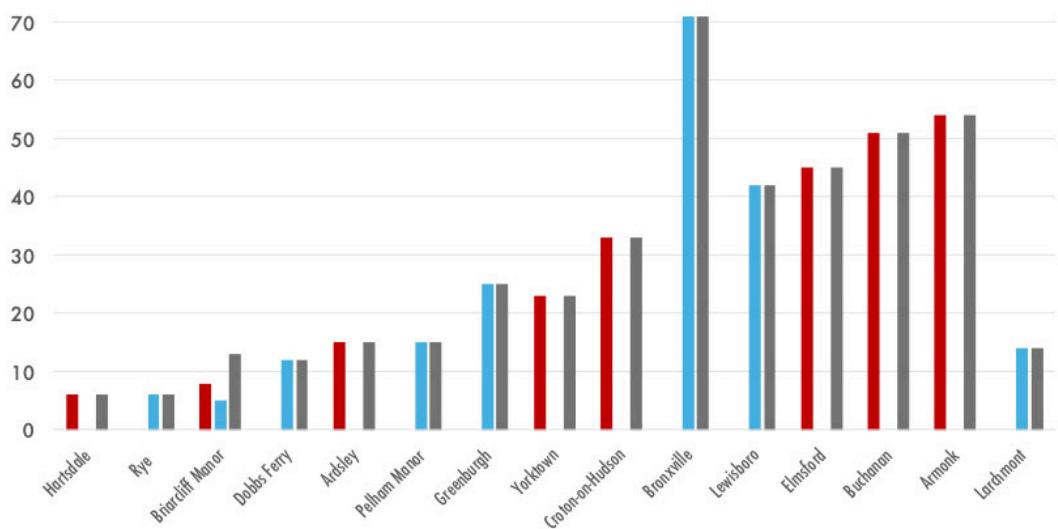
IBM

HIGH INCOME DEMOGRAPHICS Over 2x the avg. NYS HH income

POPULATION	# OF HOUSEHOLDS	AVG. HH INCOME
1.01 M	379,556	\$210,353

STRONG DEVELOPMENT IN WESTCHESTER
Major developments enhance the long-term economic outlook

CONSTRUCTION ACTIVITY >100 UNITS



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LOCATION OVERVIEW

AREA MAP



TRANSPORTATION



2 min drive
(0.6 miles)



5 min walk (0.2 miles)
to 0014 Bus



MTA Cortland Station - Hudson Line
6 min drive (1.9 miles)

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CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 1380 Albany Post Road, Croton-On-Hudson, NY (the "Property").

This brochure was prepared by RM Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner(s) and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner(s), RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner(s) have been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner(s) nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner(s) or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s) nor RMF make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner(s), nor constitute an indication that there has been no change in the business or affairs of Owner(s) since the date of preparation of this brochure. Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of this property. All zoning information must be independently verified.

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APPENDIX

SPECIAL PERMIT RENEWAL



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

Kenneth W. Jenkins
Westchester County Executive

June 24, 2025

Paula DiSanto, Village Clerk
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

Dear Ms. DiSanto:

Thank you for the notification concerning the following proposed action:

Project Name/File Number: **1380 Albany Post Road—CRO 25-004**

Action: **Extension of Special Use Permit Approvals**

Location: **1380 Albany Post Road (SBL 67.10-2-15)**

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find that the extension of these existing approvals is a matter for local determination in accordance with your community's planning and zoning policies.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning

APPENDIX

SPECIAL PERMIT ISSUE

RESOLUTION

WHEREAS, The Matra Group, LLC has applied to renew a Special Permit for a 29-unit multi-family development located at 1380 Albany Post Road in the **North End Gateway (NEGd) and Limited Office (O-1) Zoning Districts** and designated on the Tax Map of the Village of Croton-on-Hudson as Section 67.10 Block 2 Lot 15; and

WHEREAS, on August 15th, 2022, the Village Board of Trustees issued a special permit to The Matra Group, LLC for a 29-unit multi-family development at 1380 Albany Post Road that ; and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that the renewal of the special permit is a Type II Action, and no further action under SEQRA is required.

WHEREAS, notification to neighbors within 200 feet of said property has been duly executed; and

WHEREAS, a Public Hearing on the application was opened and closed on July 1st, 2025, and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby renews the special permit to The Matra Group, LLC for a 29-unit multi-family development located at 1380 Albany Post Road., with the following conditions:

1. That all the conditions of the Special Permit issued on August 15, 2022 remain valid and must be complied with.
2. That the Special Permit shall expire automatically two years from the date of renewal, unless at such time substantial construction has begun pursuant to the approved application. The Building Department shall have the discretionary authority to issue a one-year extension for good cause shown.

The Planning Board of the Village of Croton-on-Hudson, New York

Robert Luntz, Chairman
John Ghegan
Geoff Haynes
Steve Krisky (via Zoom)
Eva Thaddeus

Motion to approve by Eva Thaddeus, seconded by Geoff Haynes, and carried by a vote of 5 to 0.

Resolution accepted at the meeting held on July 1st, 2025.

On motion of TRUSTEE SIMON seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with a 3-0 vote.

Resolution # 122-2022

WHEREAS, the Village Board of Trustees has received a special permit application from the Matra Group for a 29-unit multi-family development at 1380 Albany Post Road; and

WHEREAS, the project is located within the O-1 Limited Office and North End Gateway Overlay Zoning Districts of the Village, where multi-family developments are allowed by special permit; and

WHEREAS, the Board of Trustees issued a negative declaration under SEQRA and a statement of consistency with the Village's LWRP in connection to this project on March 7, 2022; and

WHEREAS, the Board of Trustees referred the application to the Planning Board on July 5, 2022; and

WHEREAS, the Planning Board reviewed the request and has submitted a memo in support of the application; and

WHEREAS, ten percent of the dwelling units will be affordable as required by Section 230-48 of Chapter 230 of the Village Code which will result in three units, two (2) one bedroom and one (1) two-bedroom apartments; and

WHEREAS, on August 15, 2022, a public hearing on granting a special use permit to the Matra Group was opened and closed,

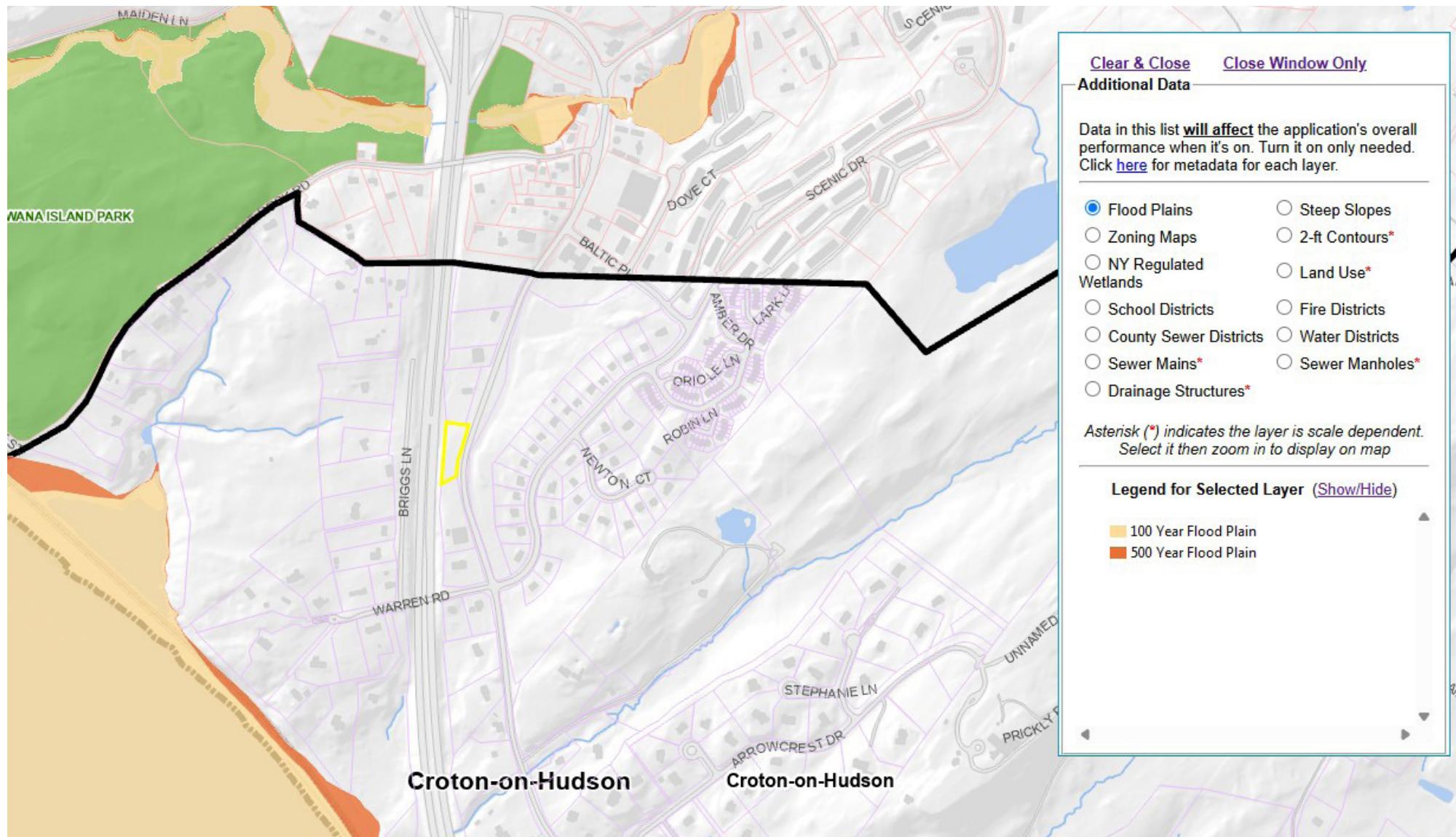
NOW, THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby issues a special use permit to the Matra Group for a 29-unit multi-family development at 1380 Albany Post Road subject to the following conditions:

1. That an application for site plan approval and subdivision approval (consolidation) be submitted to the Planning Board.
2. That project amenities be included and detailed further in site and architectural plans.
3. That a reasonable number of charging stations for electric vehicles and bicycles be incorporated into the project.
4. That the applicant work with the Planning board and NYSDOT to provide reasonable pedestrian facilities which may include use of the bike and walking trail on the West Wind HOA property in addition to other facilities.

Dated: August 15, 2022

APPENDIX

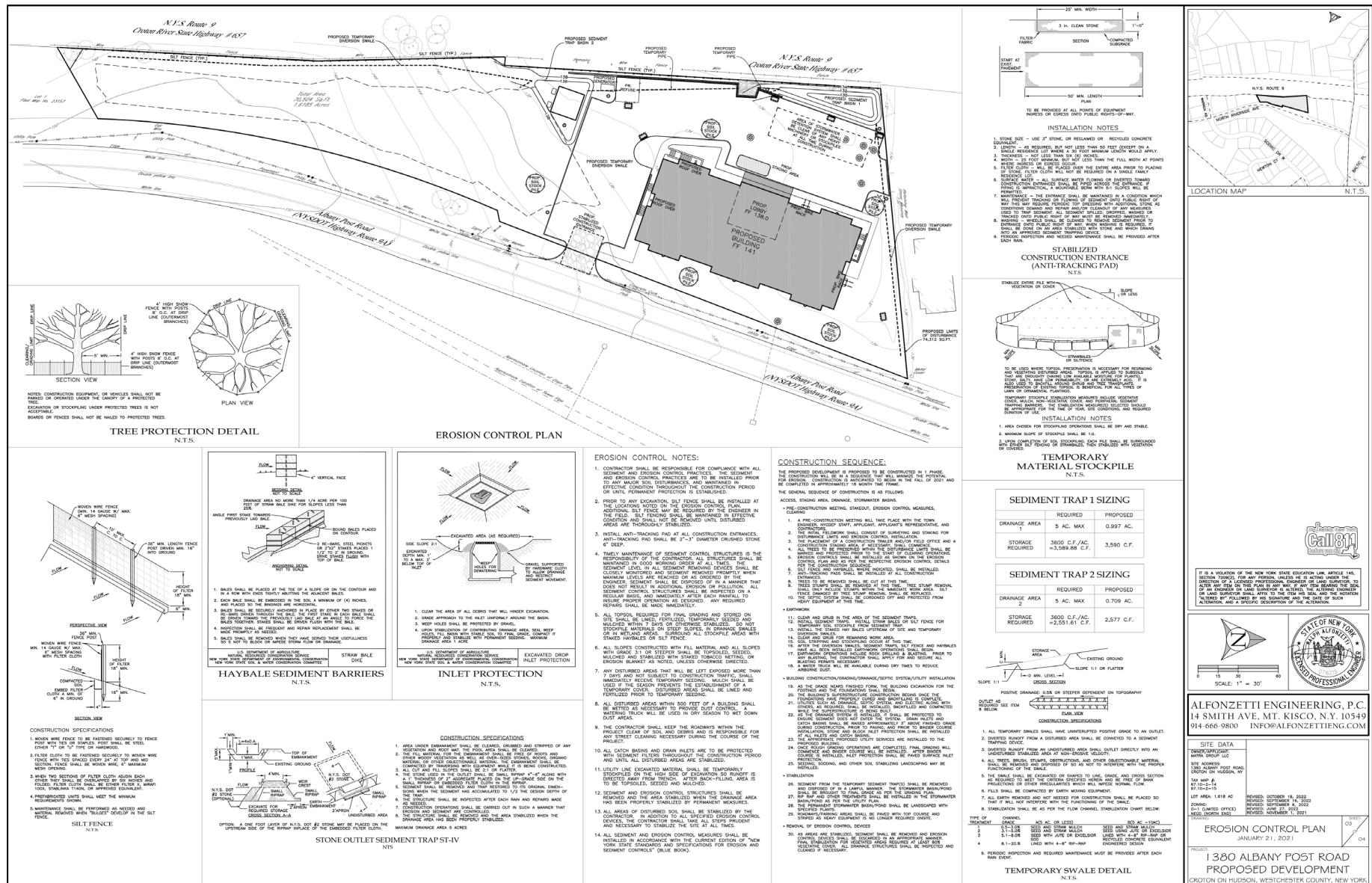
FLOOD MAP



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EROSION PLAN



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1380 ALBANY POST ROAD

CROTON-ON-HUDSON, NY

CONTACT EXCLUSIVE LISTING AGENT



JOHN BARRETT

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jbarrett@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

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