

# LARGE LAND PARCEL IN THE VILLAGE OF WASHINGTONVILLE

## MARINGOMAN

23 SOUTH STREET, BLOOMING GROVE, NY 10992



FOR SALE

KW COMMERCIAL - CENTRAL VALLEY

, NY



Each Office Independently Owned and Operated

PRESENTED BY:

**JOSEPH DISTELBURGER**  
Associate Broker/Investor Partner  
O: (845) 344-7170  
jdistelburger@gmail.com  
30DI0835053, New York

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# TABLE OF CONTENTS

23 SOUTH STREET



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Executive Summary	3
Concept Plan for multi family	4
Subdivided new lot	5
Aerial Map	6
Demographics	7

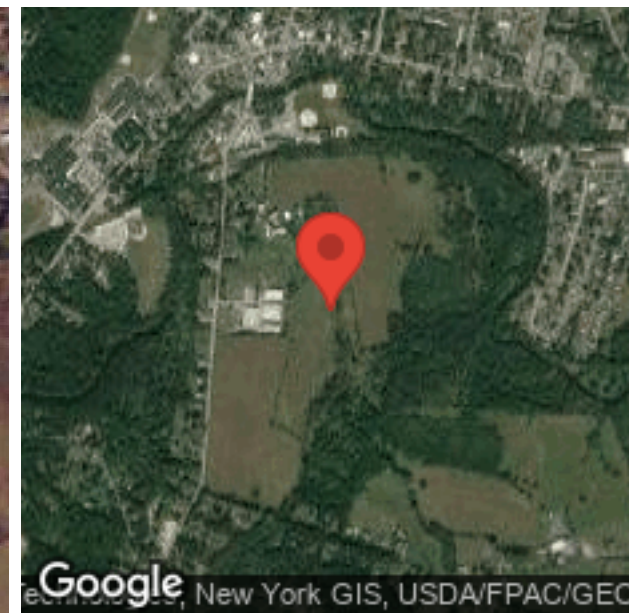
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# EXECUTIVE SUMMARY

23 SOUTH STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$6,500,000
<b>LOT SIZE:</b>	152.70 Acres
<b>ZONING:</b>	Res 1
<b>APN:</b>	332001-121-0000-0001-001.100-0000

## PROPERTY OVERVIEW

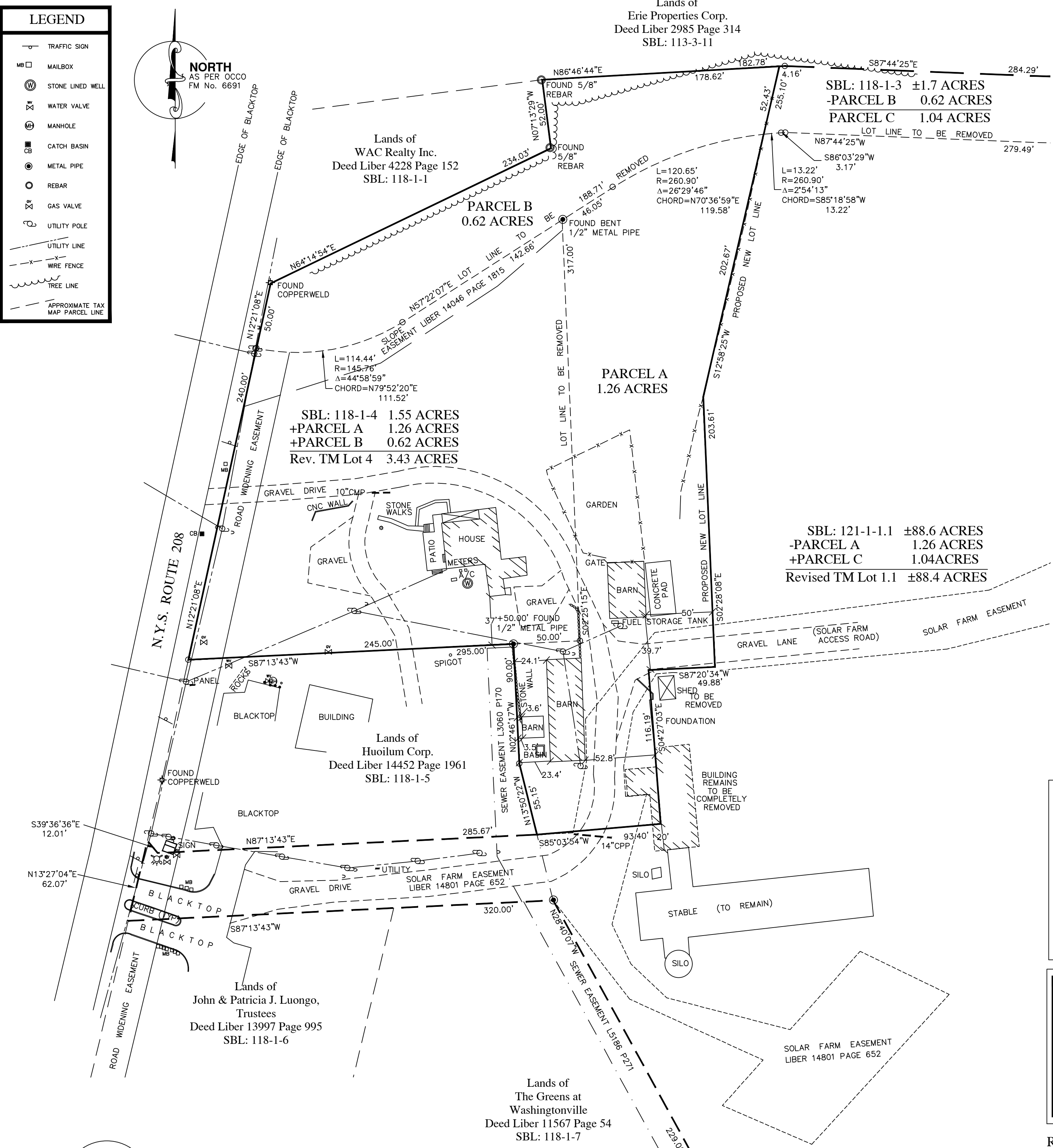
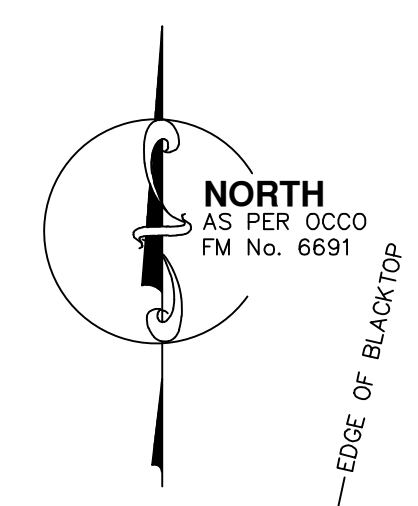
Largest Land Parcel left in the Village of Washingtonville. Full municipal services (water and sewer). Level land with a lot of frontage. Solar lease on back (worst land) brings in \$30,000 yearly with annual bumps in rent. There are two conceptual plans, one multi family and one commercial; however, presently the Village is in a moratorium. The sellers will sell subject to a close after the moratorium but want hard money down on contract non refundable but applicable to the purchaser price. This is a buy and hold for any 1031 or investor looking to control the largest land parcel in the Village. Sellers are retaining the old farmhouse and outbuilding on 3.43 acre lot known as 118-1-4.

## PROPERTY HIGHLIGHTS

- Largest open land parcel left in the Village of Washingtonville.
- Full municipal services
- Concept plans for potential multi family or commercial
- Opportunity to control the largest land parcel left for future development



- LEGEND**
- TRAFFIC SIGN
  - ☐ MAILBOX
  - ⊙ STONE LINED WELL
  - ⊙ WATER VALVE
  - ⊙ MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ METAL PIPE
  - ⊙ GAS VALVE
  - ⊙ UTILITY POLE
  - UTILITY LINE
  - WIRE FENCE
  - TREE LINE
  - APPROXIMATE TAX MAP PARCEL LINE



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

**CONTROL POINT ASSOCIATES INC PC - ALL RIGHTS RESERVED.**

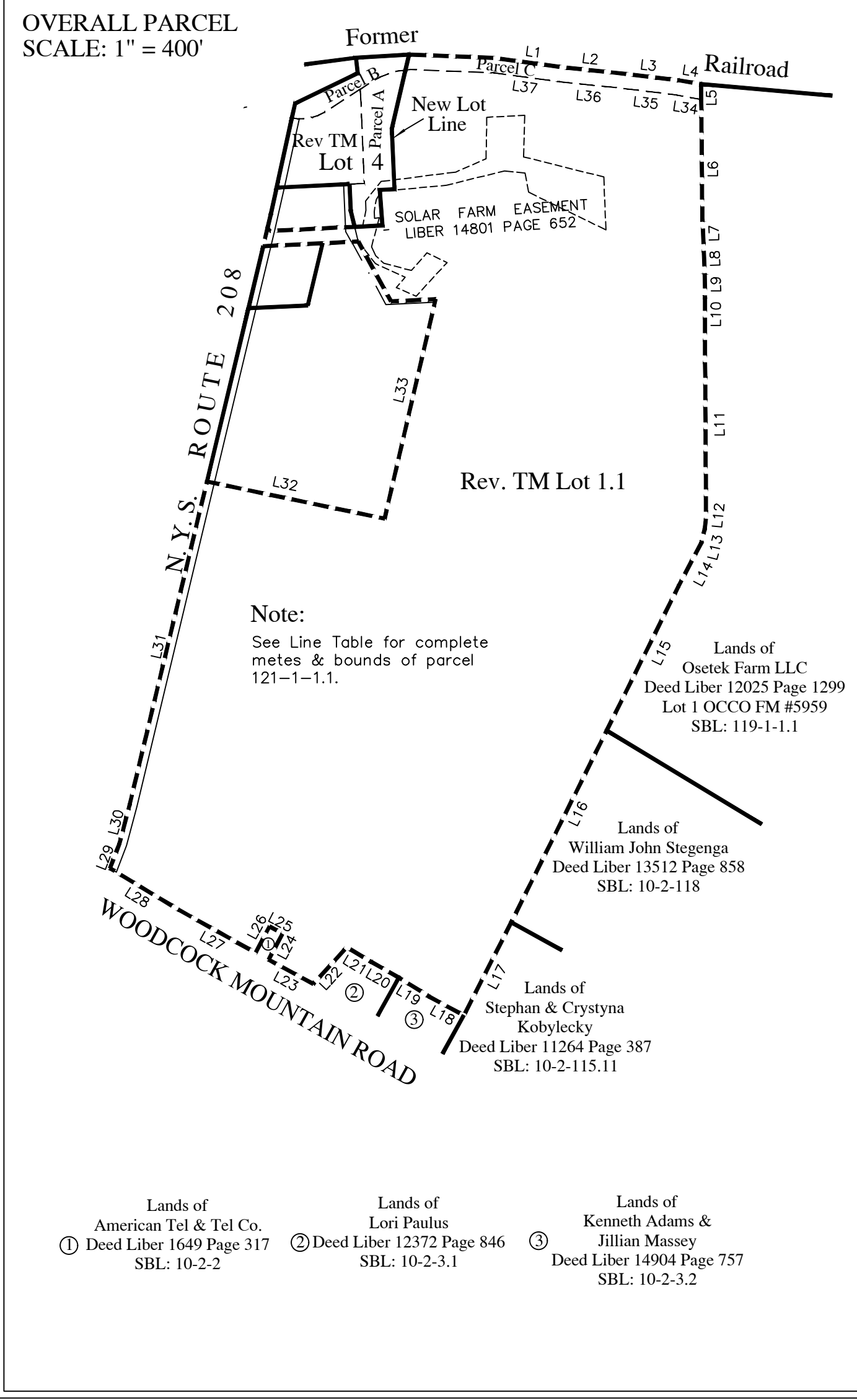
WARRREN, NY 908 668 0009  
 CHALFONTE, PA 215 712 2600  
 MT LAKE ARLE, NJ 609 872 2069  
 MANHATTAN, NY 646 760 0411  
 LONG BEACH, CA 562 433 2445  
 SOUTH BOROUGHL, MA 781 261 3000  
 ALBANY, NY 518 257 7000  
 ROCHESTER, NY 585 250 1764  
 PHILADELPHIA, PA 215 712 2800

Patricia Pauli Brooks, L.S. Registration No. 49795  
 Richard C. Brooks, L.S. Registration No. 49600  
 Christopher T. Grey, L.S., Associate Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 01 April, 2022 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map 5-31-22 field 5-02-22  
 printing check closure check 12-22-22  
 02 May, 2022 PROJ#12-220008-00, DWG#88311r.DWG

REVISED: 08 August, 2023 - Final  
 REVISED: 13 December, 2022 - PB comments  
 REVISED: 24 October, 2022 - PB comments, Easements



**TABLE OF BULK REQUIREMENTS: Zone B-G**

ZONING USE	Business Center	All Other Uses	Proposed
MINIMUM LOT AREA	80,000 SqFt	None	149,850 SqFt
MINIMUM LOT WIDTH	250'	None	320'+
MINIMUM FRONTYARD SETBACK	60'	20'	3.5'*
MINIMUM SIDEYARD SETBACK	40'	12'/20'	20.0'
MINIMUM REARYARD SETBACK	45'	20'	50'
MAXIMUM BUILDING HEIGHT	45'	45'	>45'
MAXIMUM BUILDING COVERAGE	25%	60%	7%

3.5'\*\* Pre-existing non-conforming accessory structure setback; Area Variance approval granted by the Village of Washingtonville Zoning Board of Appeals on 06 July, 2023

**TABLE OF BULK REQUIREMENTS: Zone R-A**

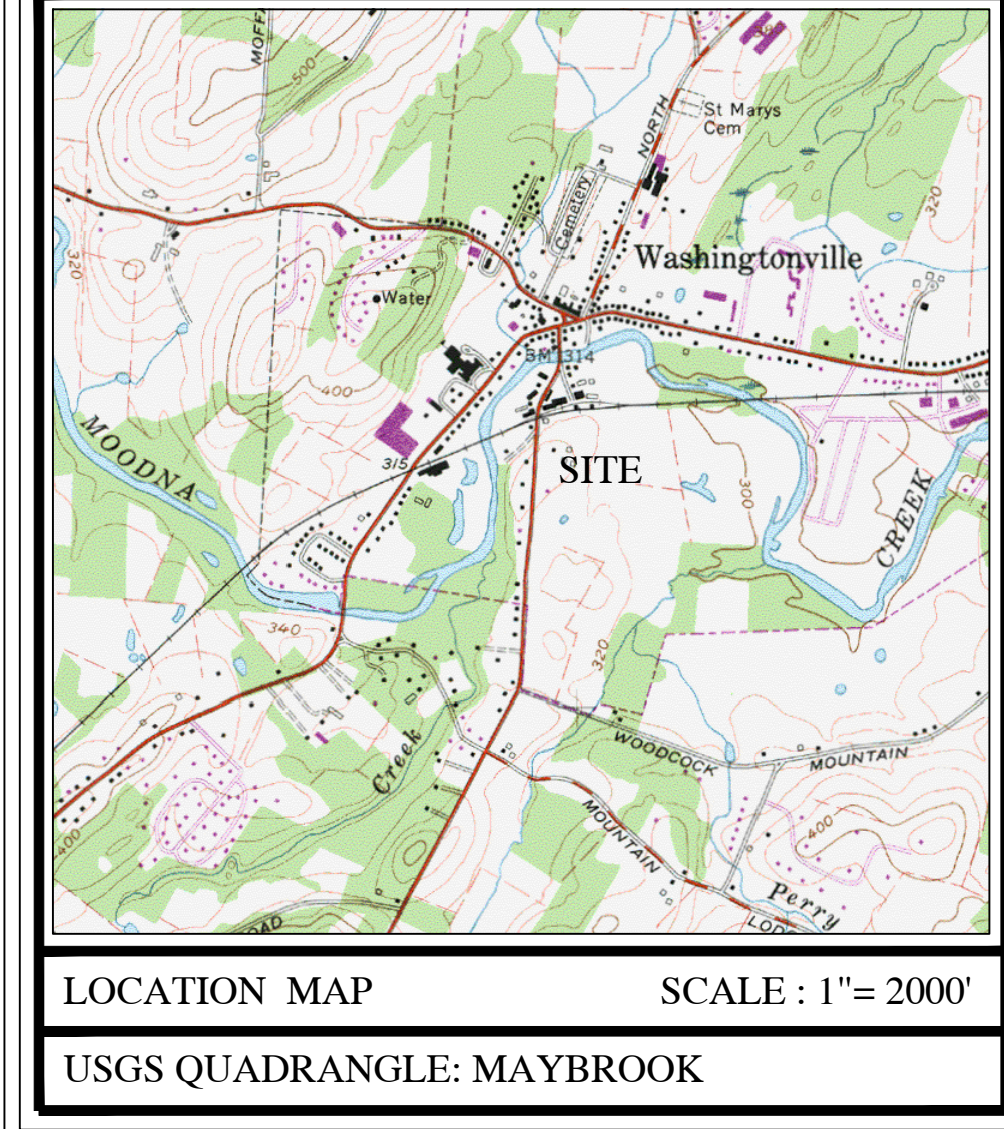
ZONING USE	ALL USES
MINIMUM LOT AREA	40,000 SqFt
MINIMUM LOT WIDTH	150'
MINIMUM FRONTYARD SETBACK	45'
MINIMUM SIDEYARD SETBACK	20'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	15%

**REFERENCE DEED:**  
 SBL: 118-1-4 James Casazza to James Casazza Revocable Asset Management Trust Deed Liber 14046 Page 1815 Dated 04 May, 2016 Filed 05 May, 2016  
 Janet M. Steeves to Sharen Casazza, James M. Steeves & Earle R. Steeves III Deed Liber 14591 Page 1334 Dated 28 June, 2019 Filed 10 July, 2019

**RECORD OWNER:**  
 c/o James & Sharen Casazza PO Box 8 Blooming Grove, NY 10914

SBL: 118-1-3 James & Sharen Casazza et al to Osetek Farm, LLC Deed Liber 12025 Page 1299 Dated 14 December, 2005 Filed 16 December, 2005

SBL: 121-1-1 Maringoman Farm to Maringoman Farm LLC Deed Liber 12025 Page 1366 Dated 14 December, 2005 Filed 16 December, 2005



**TM Lot 1.1 Line Table per Ref. Map 3**

Line #	Direction	Length	L19	N58°03'00"W	120.85
L1	S82°15'57"E	231.58	L20	N60°25'35"W	107.10
L2	S84°00'48"E	212.47	L21	N58°47'50"W	95.74
L3	S83°04'27"E	180.62	L22	S42°20'51"W	167.16
L4	S80°15'34"E	74.61	L23	N61°32'51"W	170.54
L5	S00°34'14"E	52.25	L24	N27°59'42"E	100.00
L6	S00°31'52"E	406.58	L25	N62°00'18"W	50.00
L7	S02°15'59"E	88.25	L26	S27°59'42"W	100.00
L8	S02°37'09"E	92.35	L27	N60°48'19"W	296.40
L9	S00°59'16"E	80.05	L28	N58°49'51"W	269.34
L10	S00°50'00"W	126.52	L29	N21°07'20"E	88.97
L11	S00°27'59"E	608.20	L30	N14°39'19"E	134.70
L12	S06°02'21"W	41.82	L31	N13°27'04"E	1116.53
L13	S13°34'53"W	45.52	L32	S78°12'06"E	610.00
L14	S27°54'28"W	168.12	L33	N13°05'08"E	757.17
L15	S26°23'19"W	539.87	L34	N79°21'19"W	82.68'
L16	S26°27'32"W	720.04	L35	N83°04'27"W	179.05'
L17	S27°00'01"W	350.93	L36	N84°00'48"W	212.82'
L18	N61°26'22"W	131.90	L37	N82°13'57"W	229.97'

**OWNER'S CERTIFICATION**

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

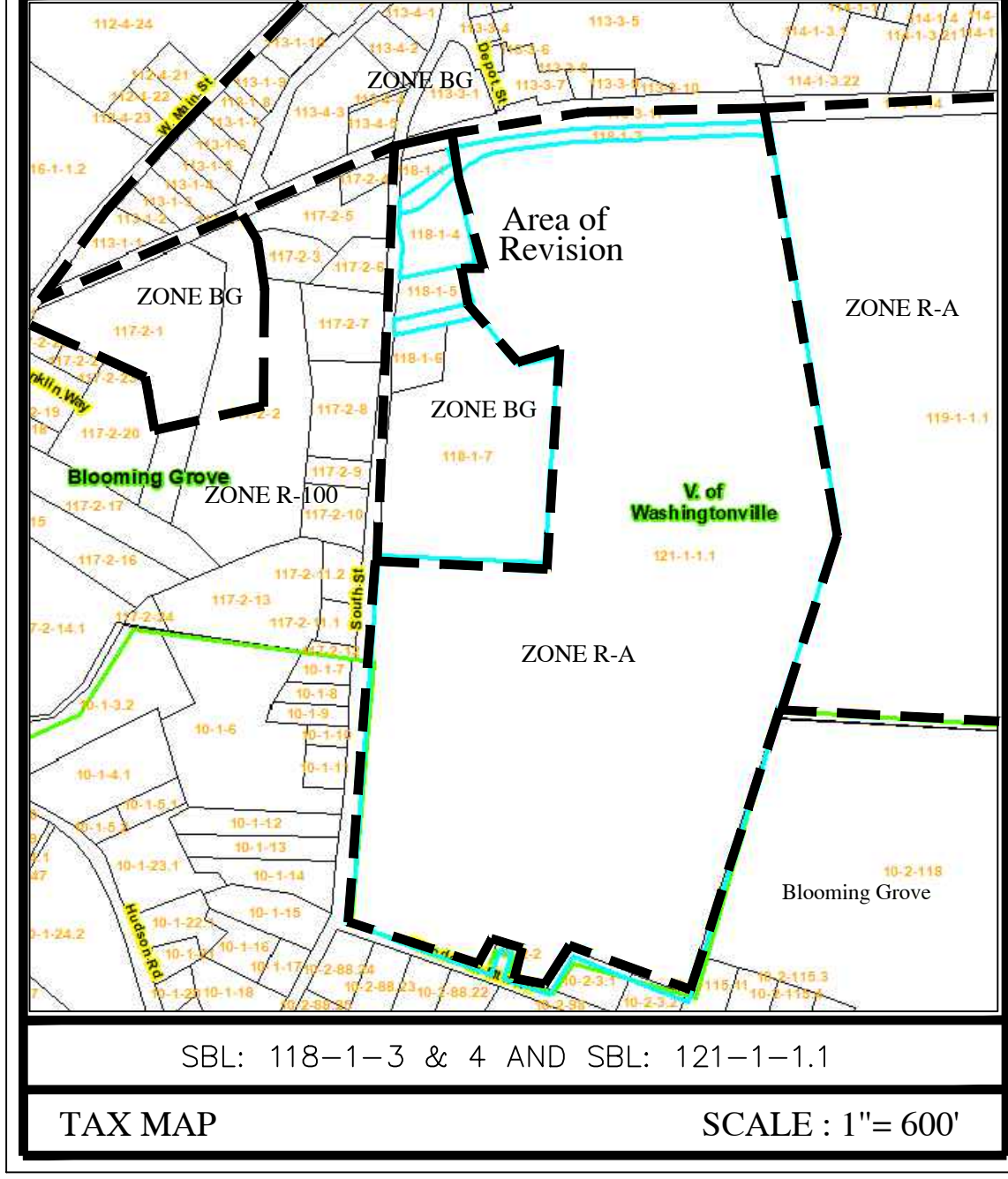
Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PLANNING BOARD ENDORSEMENT**

Approved by resolution of the Planning Board of the Village of Washingtonville, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Chairperson - Town Planning Board \_\_\_\_\_ Date \_\_\_\_\_



TOTAL AREA : ±91.8 ACRES

- NOTES:**
- Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
  - Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
  - Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
  - Subject to whatever state of facts a complete Search of Title may reveal.
  - Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
  - Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
  - NYS Route 208 highway bounds based on OCCO FM No. 6691.
  - Parcels A & B to be conveyed to and combined with Tax Map Lot 4 and are not to be considered buildable lots unto themselves.
  - Subject to a 25' road widening strip and waterline Easement as shown on Reference Map 1.
  - Subject to a Sanitary Sewer Easement as shown on Reference Map 1 and described in Liber 5186 at page 271.
  - Subject to a Sanitary Sewer Easement and an Easement for ingress, egress and utility purposes as shown on Reference Map 1 and described in Liber 3060 at page 170.
  - Subject to a Solar Farm Easement as described in Liber 14801 at Page 652.

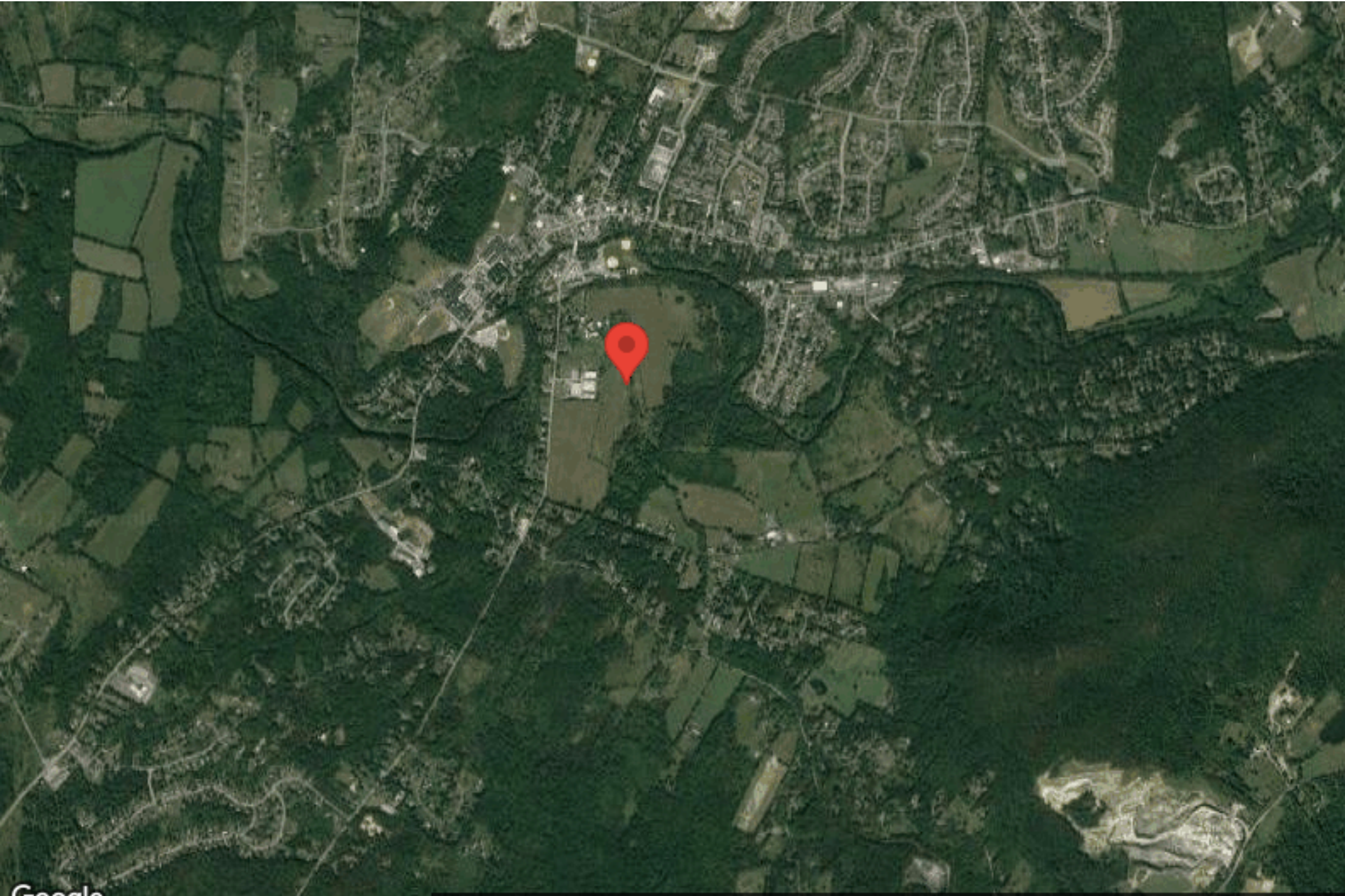
- REFERENCE MAP:**
- "Subdivision of Lots 2.1 & 2.2 Blk 1 Owned by Kenneth & Louise Morrison" filed with the Orange County Clerk's Office on 19 February, 1982 as Filed Map No. 5856.
  - Parcel being Lot 1 as designated on a map entitled "Amended Re-Subdivision of Filed Map Number 5856" filed with the Orange County Clerk's Office on 24 August, 1984 as Filed Map No. 6691 and is subject to all provisions noted thereon.
  - "Boundary Survey for K. Hovnanian 118-1-3, 119-1-1, 121-1-1.1" prepared by Maser Consulting, P.A. dated 07 December, 2004.

**FINAL**  
 MAP OF LOT LINE REVISION  
 BETWEEN LANDS OF  
**James & Sharen Casazza**  
 AND LANDS OF  
**Maringoman Farm LLC**  
 AND LANDS OF  
**Osetek Farm, LLC**

SITUATE IN  
 VILLAGE OF WASHINGTONVILLE  
 TOWN OF BLOOMING GROVE ORANGE COUNTY, NEW YORK

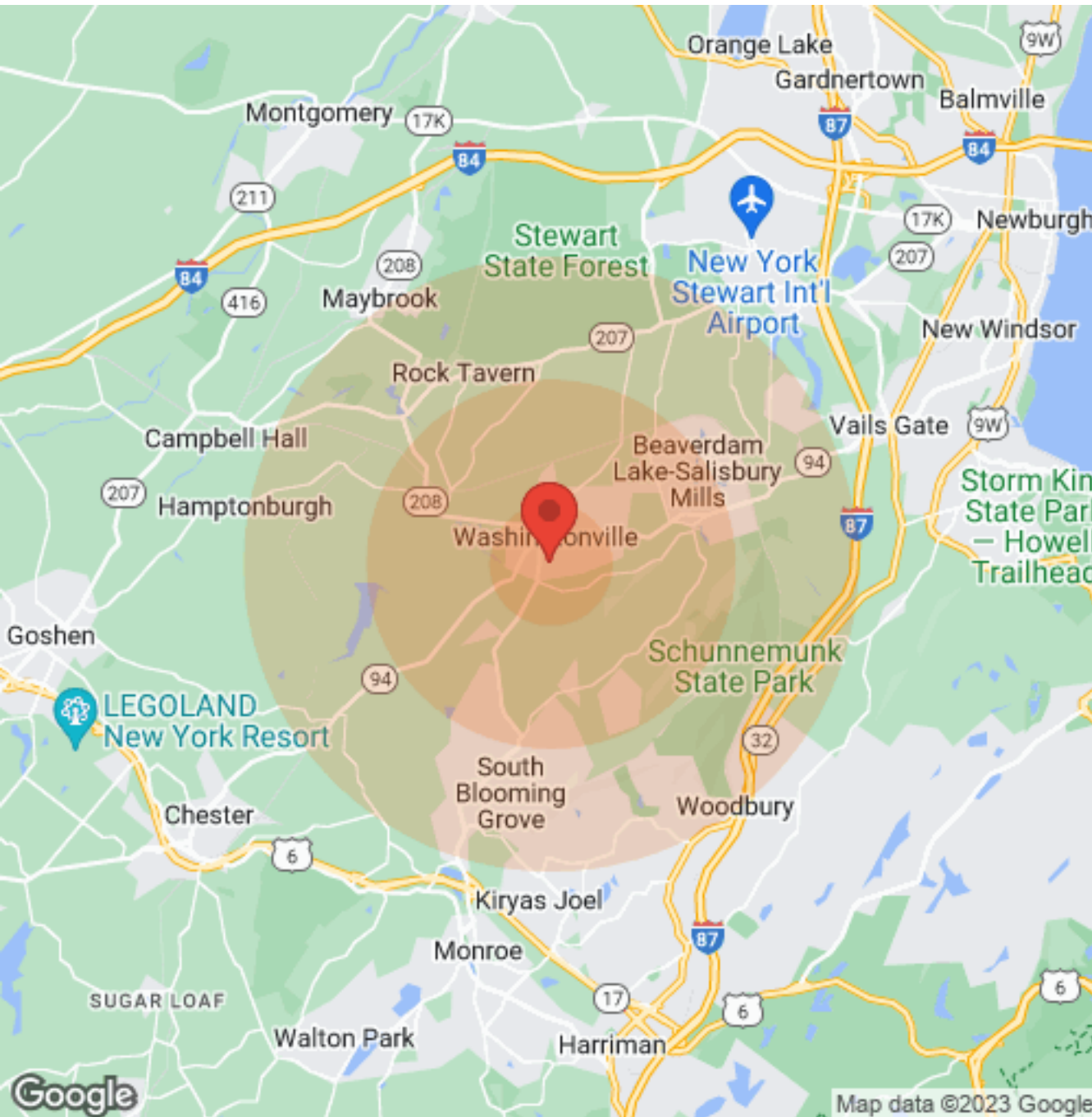
# AERIAL MAP

23 SOUTH STREET



# DEMOGRAPHICS

23 SOUTH STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,393	9,112	18,716
Female	1,431	9,063	18,684
Total Population	2,824	18,175	37,400

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	510	3,604	8,393
Ages 15-24	373	2,761	6,033
Ages 25-54	1,090	6,934	13,306
Ages 55-64	372	2,520	4,920
Ages 65+	479	2,356	4,748

Race	1 Mile	3 Miles	5 Miles
White	2,580	16,429	32,819
Black	124	710	1,776
Am In/AK Nat	N/A	28	37
Hawaiian	N/A	N/A	N/A
Hispanic	382	2,399	4,779
Multi-Racial	240	1,704	3,772

Income	1 Mile	3 Miles	5 Miles
Median	\$49,573	\$103,277	\$96,330
< \$15,000	135	319	680
\$15,000-\$24,999	249	465	737
\$25,000-\$34,999	156	274	530
\$35,000-\$49,999	62	486	981
\$50,000-\$74,999	162	1,120	2,005
\$75,000-\$99,999	170	1,017	1,877
\$100,000-\$149,999	269	1,759	3,143
\$150,000-\$199,999	17	531	1,095
> \$200,000	35	302	1,017

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,258	7,170	14,052
Occupied	1,207	6,609	12,831
Owner Occupied	804	5,684	10,866
Renter Occupied	403	925	1,965
Vacant	51	561	1,221