



Toll Stonykill
Subdivision

Site

Fully Approved / Shovel-Ready 14.75 Acre Subdivision
Briar Ridge, Fishkill, NY 12524



River Realty Services
COMMERCIAL / INVESTMENT DIVISION

Fact Sheet | Fully Approved Shovel-Ready 7 Lot Subdivision on 14+ Acres

- LOCATION:** The subject is located at the intersection of Route 9D and Blossom Court in the Town of Fishkill, just north of Dutchess Stadium and confluence of Route 9D and Interstate 84. This property is contiguous to the Toll Stonykill Subdivision wherein home resales average in the +/- \$600,000 price range.
- REAL PROPERTY:** The subject property consists of 7 vacant lots along the east side of Route 9D, in the Town of Fishkill, County of Dutchess, State of New York. The subject can further be described as Tax Map Grid Numbers:

6055-01-314920, 322890, 312861, 287841, 277821, 288870 and 299895.
- ZONING:** R-40
- UTILITIES:** Municipal Water / Sewer
- ACCESSIBILITY:** Interstate 84, Route 9 / 9D and Taconic State Parkway— all the major commuter thoroughfares to Westchester and greater NYC metro area—are within a few miles of the subdivision. The subdivision is situated within the Beacon School District.
- COMMENTS:** Attention general contractors, home builders and investors!

Briar Ridge is a fully approved, shovel-ready 14.75 acre subdivision consisting of seven building lots with a minimum area of 1.5 acres per lot. All roads and utilities are installed! Great opportunity to build out a subdivision with all the heavy lifting and infrastructure completed and in place.
- Individual lots are also available.**
- PRICE:** \$630,000



Assessors' Map



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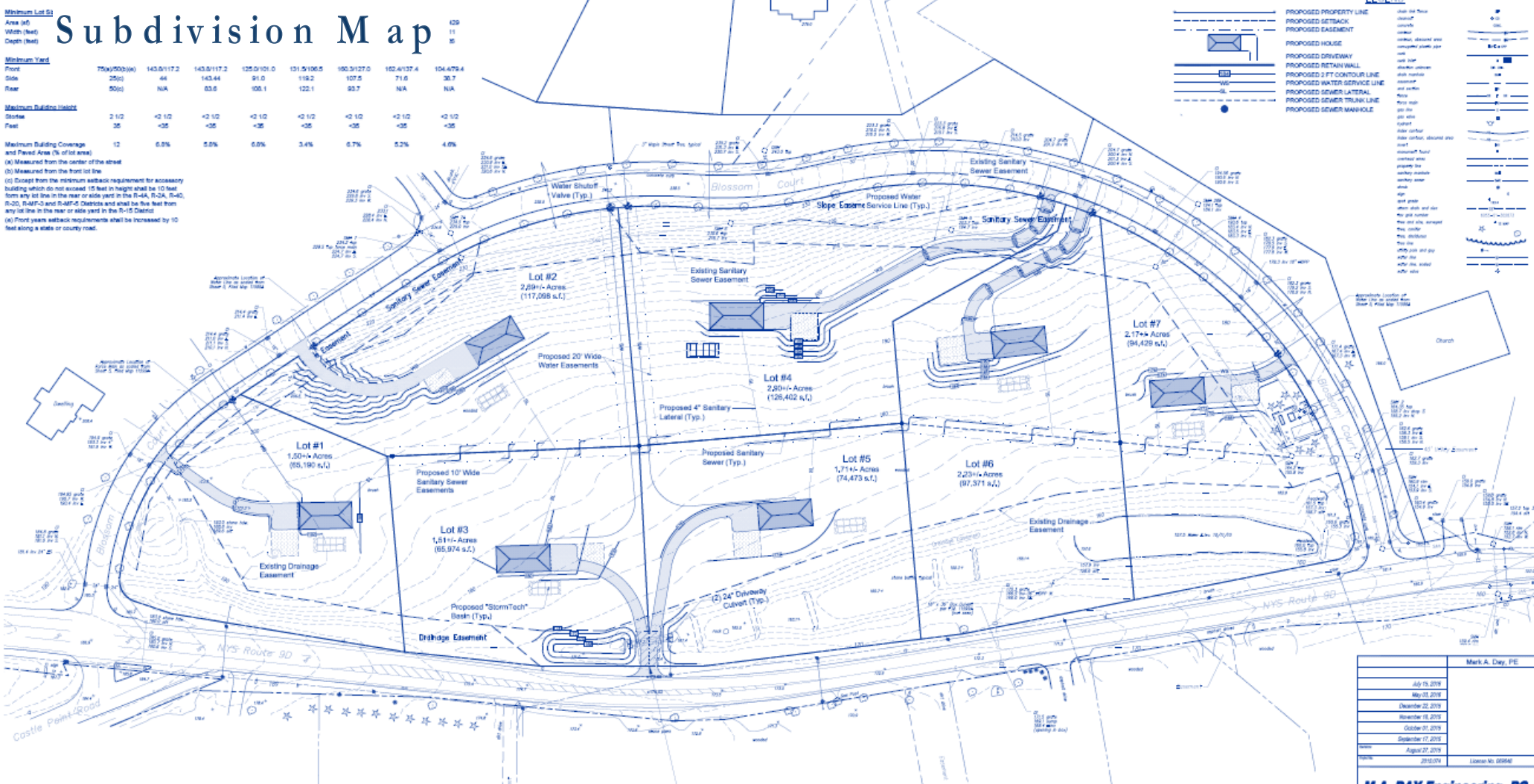
Minimum Lot Size	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Area (sq. ft.)	250	44	143.44	91.0	119.2	107.8	71.6
Width (feet)	50	N/A	63.6	106.1	122.1	93.7	164
Depth (feet)							

Minimum Yard	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Front	75(1/2)(a)	143.6/117.2	143.6/117.2	125.0/101.0	131.5/106.5	100.3/127.0	102.4/137.4
Side	25(1)	44	143.44	91.0	119.2	107.8	71.6
Rear	50(1)	N/A	63.6	106.1	122.1	93.7	164

Maximum Building Height	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Stories	2 1/2	+2 1/2	+2 1/2	+2 1/2	+2 1/2	+2 1/2	+2 1/2
Feet	35	+35	+35	+35	+35	+35	+35

Maximum Building Coverage and Paved Area (% of lot area)	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
	12	0.5%	0.5%	0.5%	3.4%	0.7%	0.5%

(a) Measured from the center of the street
 (b) Measured from the front lot line
 (c) Except from the minimum setback requirement for accessory building which do not exceed 15 feet in height shall be 10 feet from any lot line in the rear or side yard in the R-2A, R-2B, R-2C, R-2D, R-2E, R-2F, R-2G and R-2H Districts and shall be five feet from any lot line in the rear or side yard in the R-1S District
 (d) Front yard setback requirements shall be increased by 10 feet along a state or county road.



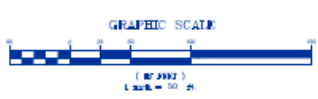
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED HOUSE
- PROPOSED RETAIN WALL
- PROPOSED 2 FT CONTOUR LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER LATERAL
- PROPOSED SEWER TRUNK LINE
- PROPOSED SEWER MANHOLE

1" = 50'
 (R 2982)
 1" = 100'

- NOTES:**
- A permit shall be obtained from the Town Clerk of the Town of Fishkill prior to tapping the Ramapo Water District main.
 - No Town street shall be opened for the purpose of connecting to any water mains unless and until a Road Opening Permit has been issued by the Town Clerk of Town of Fishkill.
 - All taps shall be made by the official tapper who shall make the tap and furnish the corporation stop for same. All costs associated with installation of the service lines are the responsibility of the Owner.
 - The service line shall be the responsibility of the Owner from the curb stop up to the point of service.
 - A driveway Permit must be obtained for the Town Highway Superintendent of the Town of Fishkill for each new driveway deriving access to a Town Road
- EMERGENCY VEHICLE ACCESS AND EMERGENCY RESPONSE NOTES:**
- All driveways shall have a minimum width of 12'.
 - All driveways shall be installed so as to maintain a minimum overhead vertical clearance of 14'. It shall be the responsibility of the homeowner to maintain the vertical clearance.
 - All driveways, culverts and other appurtenances shall be adequate to support a thirty-ton apparatus.
 - All driveways shall be constructed with a minimum horizontal centerline radius adequate to allow access for any responding emergency vehicles.
 - All driveways longer than 300' shall have an adequate and convenient turnaround area accessible to, and for use by, responding emergency vehicles. The turnaround area need not be fully paved but there shall be an adequate aggregate area of paved and unpaved clear level surface to permit such vehicles to turn around easily.
 - Grading around the house and garage shall be done so as to provide a firm level surface to accommodate the safe placement of a ladder to access the second floor and roof of the structure.

COMMON DRIVEWAY
 (SHADED PORTION ONLY)
 AREA = 962 S.F.



Mark A. Day, PE	
July 15, 2019	
May 03, 2019	
December 02, 2019	
November 08, 2019	
October 31, 2019	
September 17, 2019	
August 27, 2019	
2019.074	License No. 05566

M.A. DAY Engineering, PC
 Consulting Engineers
 3 Van Wyck Lane Suite 2
 Wappingers Falls, New York
 (845) 239-5302

Briar Ridge Subdivision
 Town of Fishkill Dutchess County, New York

Subdivision Plan

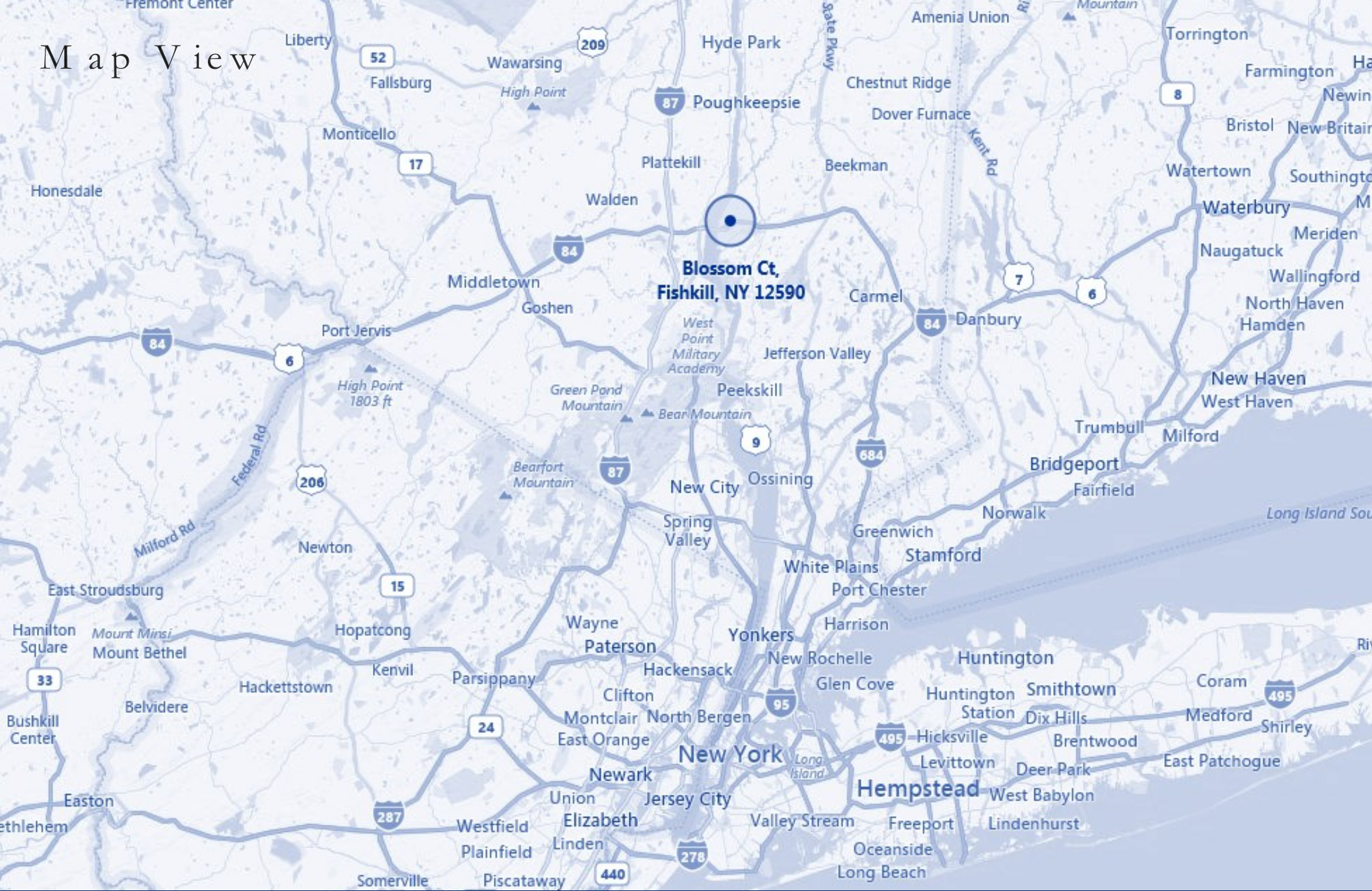
DATE	BY	D.W.	REVISED
05-21-15	MAD		

SD.1
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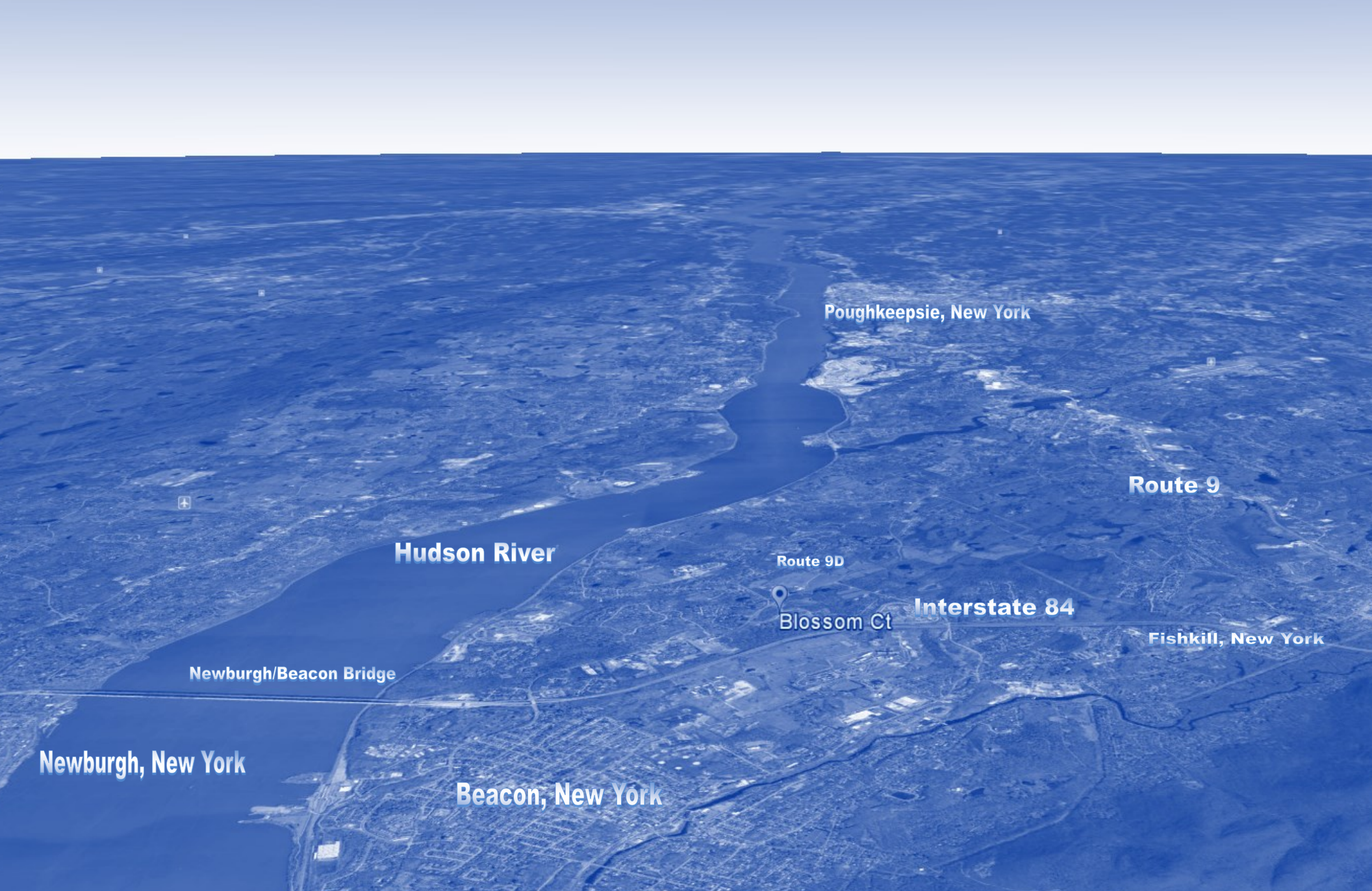
Map View



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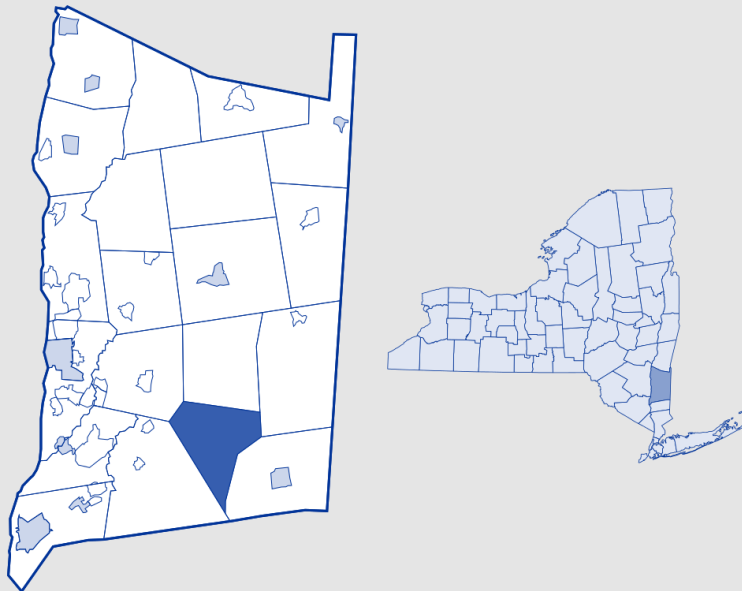
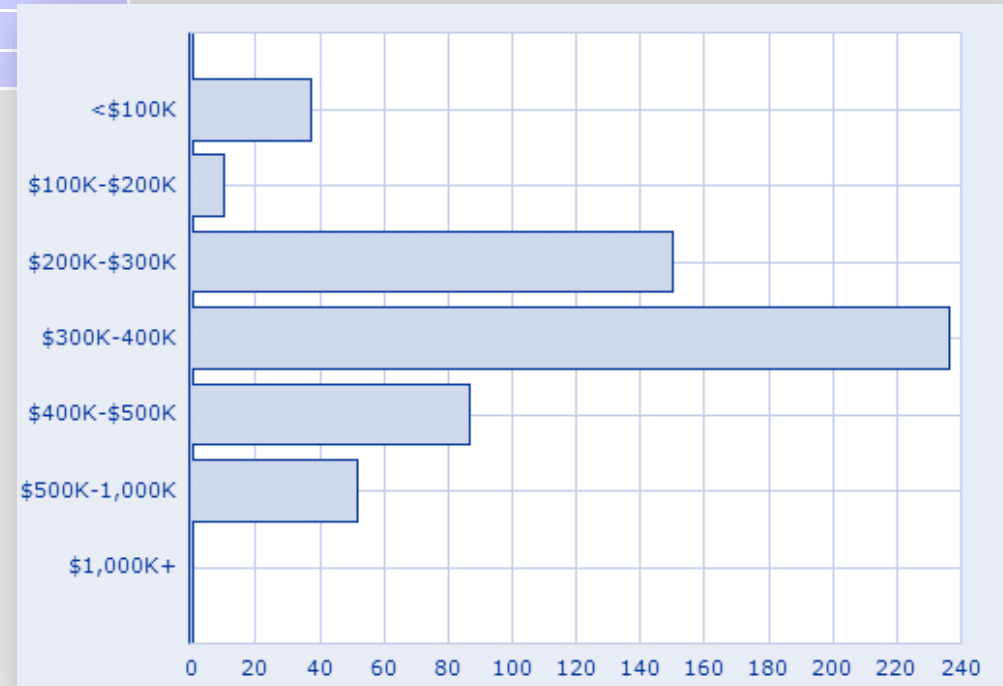
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Demographics | Fishkill, NY 12570 - Fishkill Submarket

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	1,816	12,809	28,171
2022 Population:	1,812	12,839	28,245
Pop Growth 2017-2022:	(0.22%)	0.23%	0.26%
Average Age:	39.50	39.50	40.30
Households	1 Mile	3 Mile	5 Mile
2017 Total Households:	634	4,345	8,686
HH Growth 2017-2022:	(0.16%)	0.21%	0.30%
Median Household Inc:	\$92,749	\$100,674	\$105,884
Avg Household Size:	2.90	2.90	3.00
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$337,711	\$317,901	\$336,374
Median Year Built:	1988	1982	1981



Housing Values



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Contact Information | Selling Brokerage

Brian T. Smith | Associate Broker | Property / Asset Management

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Disclosure Information

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