Building Better Communities With......

Rand Commercial

FOR SALE



RTE 82 & BEEKMAN RD EAST FISHKILL, NY

9.84 +/- ACRES

1,700 FEET OF ROAD FRONTAGE

CLEARED & LEVEL WITH ROAD GRADE

MUNICIPAL WATER & SEWER

MINUTES FROM I-84 & TACONIC PARKWAY



ASKING \$2,988,800.00

ROBERT A VITANZA

NYS Licensed RE Associate Broker

Office: 845-562-4835 Cell: 845-926-6161 Fax: 845-562-1006

Email: bob.vitanza@randcommercial.com



WWW.RANDCOMMERCIAL.COM



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bob.vitanza@randcommercial.com

FACT SHEET

LOCATION: Route 82 & Beekman Road, East Fishkill, NY 12533

ACCESS: Minutes from Taconic State Parkway & I84, Route 9 & I-84, Stewart

International Airport and NYS Thruway.

PARCEL: 9.84 +/- acres with 1,700 +/- feet of frontage along Route 82 & Beekman Road.

Property and cleared & level with road grade.

WATER/

SEWER: Municipal water is adjacent to site. Municipal sewer is 1,500 +/-

along Route 82 west of the site.

ELECTRIC/

GAS: Natural Gas & Electric Supplied by Central Hudson

ZONING: R-1 ~ Residential. Town of East Fishkill is open to any quality Residential

and/or Commercial Development.

RE TAXES: \$12,329.00

SALE PRICE: \$2,988,800.00



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TAX MAP



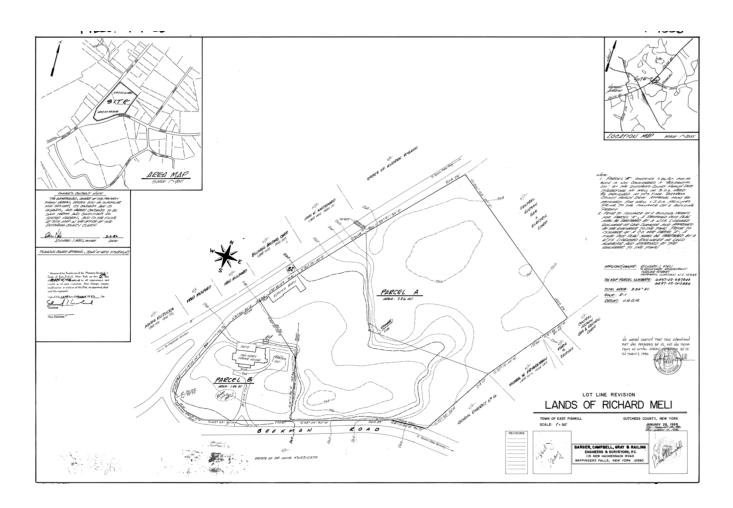


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bob.vitanza@randcommercial.com

Survey

Lots 610884 & 574833





Robert A Vitanza

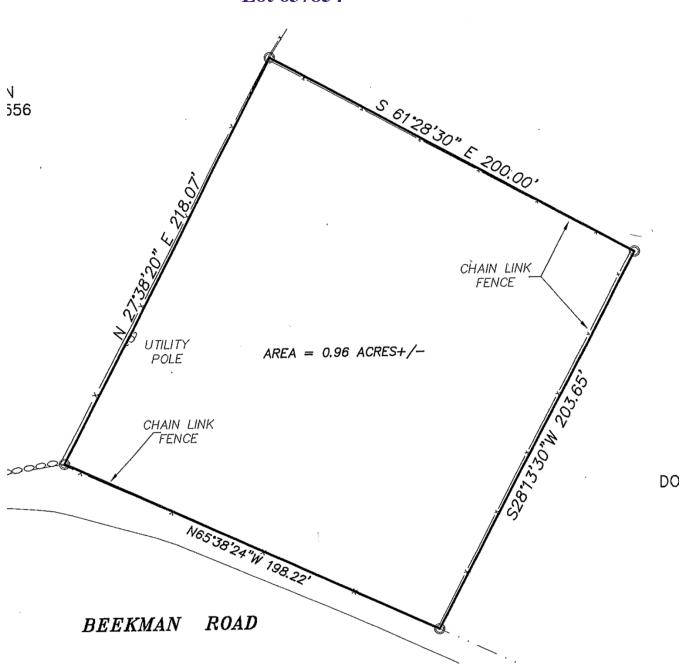
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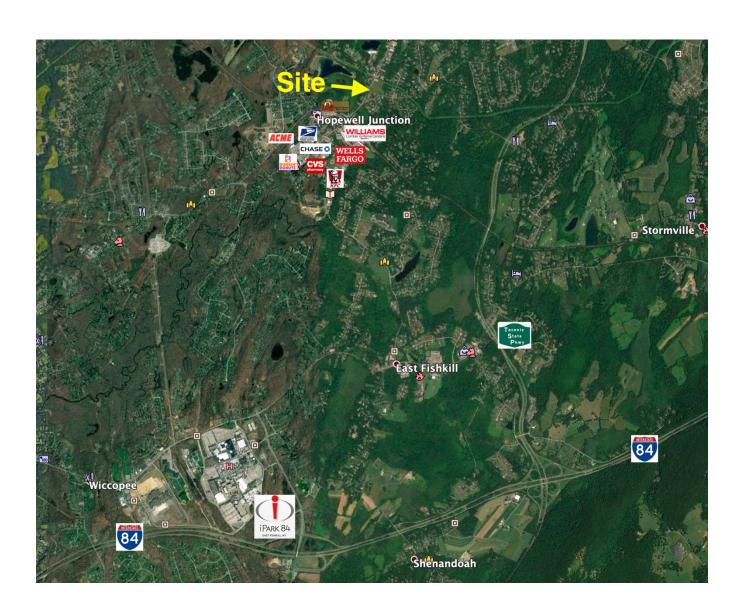




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AREA MAP

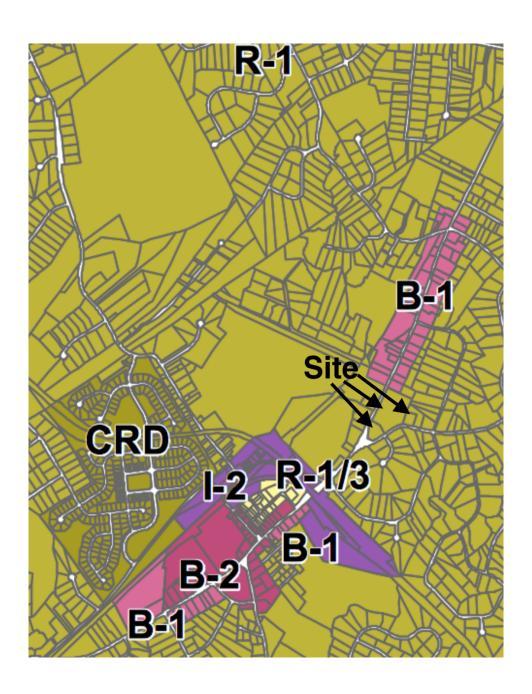




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ZONING MAP



ZONING

194 Attachment 2

Town of East Fishkill Schedule of Permitted Uses [Last amended 6-28-2012 by L.L. No. 3-2012]

Cea Cea												PRDP						
R-3								CRD Conservation	B-1	В-2		Planned Research and	Ξ	1-2	ፚ	I-1-S	PBN Planned	
	Here	R-3 Residential	R-2 Residential	R-1	R-1/2	R-1/3			General Business			-	Light	Heavy Industrial I	Light	Light	Business	B-1A
	Residential Uses																c	
	Mobile home parks	S																
	Multi-family dwellings							P										
	Nursing homes, alternative care housing	S	S	S	s	S	S											
	One-family dwellings (detached,							U										
	semidetached, or attached)																	
	One-family occupancy apartments								s	S								
	Single-family dwellings	P	P	P	P	P	P											
	Two-family dwellings							P										
	General Uses																	
	Active and passive park and recreational																	
	areas, open space and activities, including																	
	swimming pools, tennis courts, ball fields,	,						P										
	playgrounds, walkways, bikeways, nature																	
	trails and similar structures and facilities																	
	Assembly hall for meetings, conventions																	
	and exhibitions, provided that at the time																	
	of such use for any meeting, there shall be										P							
	available parking spaces for all persons in																	
	attendance																	
	Bus stations										P						P	
	Cemeteries	S	S	S	S	S	s											
	Churches, schools, public uses	S	S	S	S	S	s	S										
	Commercial stables and riding academies	S	S	S	S	S	S											
ist greenhouses P <td>Day-care facilities</td> <td>S</td> <td>S</td> <td>S</td> <td>S</td> <td>s</td> <td>S</td> <td></td>	Day-care facilities	S	S	S	S	s	S											
sstry, florists, greenhouses, cardens and dairies P <th< td=""><td>Farming, florist greenhouses</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>P</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Farming, florist greenhouses											P						
Kardicularities P	Farming, forestry, florists, greenhouses,												P	P	Р	Р		
buildings or uses I	Earning purceries greenhouses	D	D	D	D	D	D											
sturces S </td <td>Government buildings or uses</td> <td>,</td> <td>,</td> <td></td> <td>,</td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td>Đ</td> <td>p</td> <td></td> <td></td> <td></td> <td></td> <td>p</td> <td></td>	Government buildings or uses	,	,		,		,				Đ	p					p	
stures S <td>Greenhouses</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>S</td> <td>S</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Greenhouses								S	S								
or convalescent homes S S S S S S	Historic structures	s	S	s	s	s	s											
	Hospitals	s	s	S	S	S	S				P							
	Hospitals or convalescent homes										P							

Any use of the same general character as a listed permitted use, provided that the Board shall find that said use is not inconsistent with the generally accepted connotation of a research and development park and where, in the estimation of the Board, the enterprise in question will be beneficial to the Town as a whole	Airports, flying schools and facilities for repair and maintenance of aircraft	Business and Service Uses	Subdivision recreation areas	Public uses; schools, public buildings, places of worship, membership clubs and nursery schools	Private stables	Preparation of mulched materials	Outdoor recreation developments on sites at least 10 acres in size and subject to the provisions of § 194-67	Nursery schools	Mortuaries	Monument works	Membership clubs	Large-scale recreational developments camps	Indoor recreation on sites at least 10 acres in size. If such indoor recreation uses are located in a domed or curved-roof structure which is set back a minimum of 100 feet from any existing residence located in a residential zone, the Planning Board may, as part of its special permit approval, authorize a height, as measured from the mean level of the ground at the front of the building to the top of the maximum of 75 feet. In the case of any other roof structure, the height provisions in the bulk table shall apply.	
same genera ed use, provi d that said us th the genera a research an ark and wher he Board, the e beneficial t	g schools and ntenance of a	Service Uses	creation areas	hools, public hip, members s		mulched mat	tion develops s in size and 194-67	ls		rks	ubs	reational dev	on on sites at indoor recreated med or curve at set back at a street and a may existing related to the part of its spondard of the part of its spondard of the part of the spondard of	
I character as ded that the is not illy accepted ad e, in the enterprise in o the Town as	facilities for ircraft		0.1	buildings, hip clubs and		erials	ments on sites subject to the					elopments,	tition uses are attion uses are d-roof to minimum of minimum of essidence, the Planning ecial permit acial permit acial permit acial permit acial permit acial permit of the total permit aciase of the total perm	
			s		s	s					S	S		R-3
			S		s	s					S	S	Residential	R-2
			s		s	s					S	S	Residential	R-1
			s		s	s					S	ø	Residential	R-1/2
			s		s	s					S	S	Residential Residential Residential Residential Residential	R-1/3
			s		s	s					S	S	Residential	R-1/4
				S		S	P	S			S		District	CRD Conservation Residential
							S		s				Business Business	B-1 General
							S		S					B-2 Central
													Park	PCP Planned Commercial
ω													Park	PRDP Planned Research and Development
													2	I-1 Light
	S									P			Industrial	I-2 Heavy
													Industrial Industrial Neighborhood Transitional	I-3 Light
													Industria	I-1-S Light
													Neighborhood	PBN Planned Business
													Transitional	B-1A

ZONING

	S																Garages and gasoline filling stations
		P	P	P	P												Furniture and cabinet manufacturing
	P																Funeral homes
				S													Food processing, packing or canning
		S		S	S	P	P										Executive, business, sales, accounting and general offices
		S		S	S												Excavations for soil mining (§ 194-75)
		P	P	P	P												Cosmetic and pharmaceutical manufacturing
										S							Commercial uses; retail shops, personal service shops, professional offices and grocery stores, subject to provisions in § 194-21
	P	P	P	P	P	P	P	P	P								Commercial kennels
		S	S		s												Commercial communications tower, subject to the provisions of § 194-76
		S	S	S	S									s	s	s	Commercial communications tower or antenna installation
	S					S	S		∞								Commercial communications tower, provided that the parcel on which the tower is located abuts an I-1 zone; subject to the provisions of § 194-76
		P	P	P	ъ												Cold storage plant, creamery, ice cream factory, bottling works, baking plant and food or drink distribution plant
				S													Chemical manufacturing or storage
								s	s								Car washes
		P	P	P	P												Candy, cigar and cigarette manufacturing
				P													Brick, glass, pottery, tile or terra-cotta manufacture
				P													Breweries
								P	P								Banks, theaters, offices, restaurants and similar community services
	P																Banks, theaters, offices and restaurants
P																	Banking facilities with two or fewer automated drive-through lanes
									×								Automobile service facilities, subject to the provisions of § 194-86
				s													Auto wrecking yard or junkyard
				P													Atomic generator or reactor
				P													Asphalt mixing or concrete mixing plants
		o	ω		w												Any use of the same general character as listed permitted use, provided that the Board shall find that said use is not inconsistent with the generally accepted definition of the term "light industry" and where, in the estimation of the Board, the enterprise in question will be beneficial to the Town as a whole
B-1A Transitional	PBN Planned Business Neighborhood	I-1-S Light I Industrial	PBN I-1 I-2 I-3 I-1-S Planned Light Heavy Light Light Business B-1A Industrial Industrial/Neighborhood Transitional	I-2 Heavy Industrial		Planned Research and Development Park	PCP Planned Commercial Park	B-1 B-2 General Central Business Business		CRD Conservation Residential District	R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential Residential Residential Residential	R-1/3	R-1/2 Residentia	R-1 Residentia	R-2 Residentia	R-3 Residential	Uses
						PRDP		-	_				1				

							CRD	<u> </u>	7.5 	PCP	PRDP Planned	Ξ	1.5	<u>.</u>		PBN	
Uses	R-3 Residential	R-2 Residential	R-1 Residential	Residential Reside	R-1/3 Residential	R-1/4 Residential		88 a		<u> </u>		Light ndustrial I	Heavy ndustrial I	Light Heavy Light Light Business B-1A Industrial Industrial/Retail Industrial/Neighborhood Transitional	Light Industrial	Business Veighborhood T	B-1A ransitional
Gasoline filling stations								S								S	
Hotels and motels	S	S	S	s	s	s				P						P	
Laboratories for scientific or industrial research, testing and development											P	P	P	P	P		
Laundry or cleaning plants												P	P		P		
Lumberyard, building material sales yard or contractor's equipment storage vards												P	P	P	P		
Mechanical, optical, photographic, scientific or electronic manufacturing											P	P	P	P	P		
Medical or dental offices, health service centers, clinics																	P
Medical or dental offices, medical centers clinics or health services								P	P								
Medical centers or clinics										P							
Motels	S	S	S	S	S	S				P						P	
Office uses							2	,	,								P
Petroleum or bottled gas processing,							o	-	7				o				
manufacturing or storage													0				
Plumbing, sheet metal or machine shops or motor vehicle renair facilities												P	ď	Р	P		
Professional offices							S				P					P	P
Public utility structures, except commercial communications towers								s				P	P	P	P		
Publishing, printing, and bookbinding											P	P	P	P	P		
Retail stores and shops oriented to an indoor mall										P							
Same as B-1, where property has frontage on Route 376 or Van Wyck Lane, or																	
frontage on an approved subdivision road with direct access onto Route 376 or Van Wyck Lane														P			
Similar community services (i.e., similar to banks, theaters, etc.)								P	P								
Stationary solicitor, peddler, vendor								S	s	S		S	S	s	S		
Stores and shops for conducting business								P	P								
Stores and shops for conducting retail trade																P	
Structural steel works, foundries or metal fabricating													P				
Textile, leather goods and clothing manufacturing												P	P	P	P		
Theaters								P	P							P	
Utility substations	S	S	S	S	S	S						7	7	-	7		
Curry substations	ū	ū	ū	٥	ū	ŭ											

	;	;	;	; ;	;					PCP Planned	PRDP Planned Research and	Ξ	: I	<u>.</u>	I-1-S	PBN Planned	;
Uses	R-3 Residential	R-2 Residential	R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential Residential Residential Residential	R-1/2 Residential I	R-1/3 Residential	_		General Central Business Business		Commercial Park		Light ndustrial I	Heavy ndustrial Ir	Light Heavy Light Light Business B-1A Industrial Indust	Light Industrial N	Business Neighborhood T	B-1A Transitional
Warehousing and distributing, provided that no outdoor storage of material shall												Р	Р	р	Р		
be permitted											,	٠		٠			
Wholesale stores and shops											P						
Accessory Uses																	
Accessory one-family apartment														P			
Accessory professional offices	s	s	s	s	s	s	s										
Accessory residential units (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P										
Accessory retail, professional, and/or																	
of 100 acres or more, subject to the	S	S	S	S	S	S	S										
Banks										р	p						
Church cemeteries less than four acres	P	P	P	P	P	P	P										
and church internal columbariums									1								
Churches, similar places of worship									v								
installation co-located on commercial																	
communications towers approved under	Λ	'n	'n	Δ	Λ	Δ	n		Λ	'n	'n	Λ			Δ	'n	
commercial communications towers			((
approved under former § 194-76, subject																	
Commercial communications antenna																	
installation co-located on eligible buildings or structures as provided in §	s	S	s	s	S	S	S		s	ø	S	S			S	S	
Commercial communications towar																	
Commercial communications tower, provided that the parcel on which the tower is located abuts an I-1 Zone, subject to the provisions of § 194-76									×	S	S					Ø.	
Commercial communications tower, subject to the provisions of § 194-76												S			S		
Customary accessory uses																P	P
Customary accessory uses, including retail sales incidental to any listed permitted uses								P	P		P	P	P	P	Р		
Customary home occupations	P	P	P	P	P	P	P										
Dish antennas	P	P	P	P	P	P	P										

Conversion of Dilling on Tability of Market Real Property							P	P									Training centers and schools
Residential Resi								P									Theaters
Residential Resi										P	P	P	P	P	P	P	Temporary offices and storage
Rasidential Residential General Counterchand Residential Residential Residential Residential Residential Residential Residential General Counterchand Residential General Counterchand Residential Residential General Counterchand Residential Residential Residential Residential General Counterchand Park Park Park Park Park Park Park Park										s	s	s	s	s	s	S	Subdivision recreation areas
Residential General Countencial Countencial Research and Park Par										P	P	P	P	P	P	P	Storage or parking of commercial vehicle (excluding lots with attached or multifamily units)
PROPERTIES Residential General Contral Commercial Residential Residential Residential Residential Residential Residential Residential Residential General Contral Commercial Residential General Contral Commercial Residential Reside										P	P	P	P	P	P	P	Storage of auto trailers, boats and similar private vehicles
Park Residential Residenti										P	P	P	P	P	P	P	Signs
R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential										S	S	S	S	S	S	S	Shared driveway for up to three lots as provided in § 194-67.1
Particular Residential R										P							Same uses as those permitted in the R-1 Zone
PRDP P P P P P P P P P								P									Restaurants
P										P	P	P	P	P	P	P	Private swimming pools, tennis courts
Residential Resi			P		P	P	P										Private railroad sidetrack
P P P P P P P P P P										P	P	P	P	P	P	P	Private garden house, toolhouse, gate house or similar private accessory use
Residential District Business Business Business Park Park P P P P P P P P P P P P P										P	P	P	P	P	P	P	Private garages or carports (not exceeding four spaces)
Residential Reside																	purposes.
R.3 R.2 R.1 R.1/2 R.1/3 R.1/4 Residential Residential Residential Residential Residential Residential Residential Residential District Business Business Park Pa									o								Private and parochial schools, institutions of higher learning, convents, monasteries and other buildings used for religious
R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential								P	S								Places of worship
R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential								P									Personal service shops
R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential District Business Business Park Park Park Park Park Park Park Park								P									Parking structures
Residential District Business Business Park Planned Research and Senting Residential Residential Residential Residential District Business Park Panke Park Park Park Park Park Park Park Park										P	P	P	P	P	P	P	Off-street parking
Residential Residential Residential Residential Residential District Business Business Park Park period, a febrhas fth business period, period, a febrhas business business period, a febrhas fth business period, period, a febrhas fth business period										P	P	P	P	P	P	P	Noncommercial radio transmitting towers (excluding lots with attached or multifamily units)
Residential Residential Residential Residential Residential Residential District Business Business Park Park period, a gelot has th										P	P	P	P	P	P	P	Keeping of household pets
Residential Residential Residential Residential Residential Residential PPRDP PPRDP PRDP PRDP PRDP PRDP PRDP P								P									Indoor recreation facilities
Residential Residential Residential Residential Residential Residential PPRDP PRIVATION PPROPERTY Residential Resi							P	P									Helicopter landing pads
R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential Residential Residential Residential Residential Perbody Research and Residential Res									S								Greenhouses
R-3 R-2 R-1 R-1/2 R-1/3 R-1/4 Residential								P									Gasoline filling stations
PRDP PRDP CRD Residential Residential Residential Residential Residential Period, a efor has the content of the								P						+			Filling stations
CRD PRDP COnservation B-1 B-2 Planned Research and Residential General Central Commercial Development District Business Park Park														্চ	۳		a single lot 75 cubic rth material nth period, ing a primary ich a therefor has
	B-1A Transitional	PBN Planned Business Neighborhood	I-1-S Light Il Industrial	I-3 Light Industrial/Retai	I-2 Heavy Industrial			PCP Planned Commercial Park			R-1/4 Residentii	R-1/3	R-1/2	R-1 Residentia	R-2 Residentia	R-3 Residential	Üses

194 Attachment 2:7

ZONING

02 - 01 - 2013

194 Attachment 3 Town of East Fishkill

Schedule of Bulk Regulations
[Amended 6-14-1979 by L.L. No. 4-1979; 3-28-1985 by L.L. No. 2-1985; 8-24-1993 by L.L. No. 4-1993;
10-13-1994 by L.L. No. 7-1994; 8-22-1996 by L.L. No. 7-1996; 9-12-1996 by L.L. No. 9-1996; 9-26-2000 by L.L. No. 5-2000;
11-14-2002 by L.L. No. 2-2002; 11-14-2002 by L.L. No. 4-2002; 11-14-2002 by L.L. No. 9-2002; 11-14-2002 by L.L. No. 3-2012]

units	attached	family	Single-	end units	and attached	semiderached	samidatashad	family	Sinole	deractied	datachad	family	Single-						R-1/4	R-1/3	R-1/2	R-1	R-2	R-3	ล			District			
	2,500	Lots				4,000	Lots				7,000	Lots	1		acres	at reast 100	at land 100	Parcel size	1/4	1/3	1/2	_	2	သ	d	(acres) ⁸	Area				
highway	county	state or	100 feet on	швимау	highway	county	state or	100 feet on	0	highway	county	state or	100 feet on	швимау	highway	county	state or	100 feet on	50	50	50	50	50	75	e	Frontage'		Minimum			
												70							75	100	100	125	125	150	f	Width		LOT SIZE	1 24 53 6		
												90							100	125	125	150	150	175	ac	Depth					
	70	3 0				20	3 0					20							30	35	40	50	50	50	h	Front	.			<	
												15							15	15	20	25	30	30		Side		(Teet)	(fract)	linimum Vards	
	Ü	30				30	30					30							30	30	30	50	50	50	<u>-</u> .	Rear				=	
	12/0	170%				12/0	120%					12%							25%	20%	15%	12%	8%	6%	k	Area	In % of Lot	Coverage	, min.	Ruilding	Maximum
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	ű	25				0.0	25					35				33	2		35	35	35	35	35	35	m	Feet		m Height	- Haish		
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NOIHS:

- Use in this district must have site plan approval pursuant to Article VII, Site Plan Approval
- In the commercial district located along State Route 52 west of the Taconic Parkway, there shall be a minimum setback of 100 feet.
- F.A.R. (floor area ratio) is the result of dividing the total floor area by the total area of the parcel of the land.
- District on the side abutting the Residential District. Where a General Business District abuts a Residential District, there shall be a minimum side yard of 20 feet in the General Business
- less-restrictive bulk standards for the lots created prior to the effective date of L.L. No. 4-1993, as provided in § 194-55E All PRDPs are also subject to the requirements of § 194-55A through D of this chapter. The Town Board has the authority to establish
- 6 Minimum lot size in residential zones is subject to the provisions of the Environmentally Sensitive Lands Law. (See § 194-14.1.)
- Minimum lot size, maximum coverage of lot, and FAR in nonresidential zones is subject to the provisions of the Environmentally
- ∞ in size. (See § 194-92.1.) For flag lots, the area of the accessway shall not be included in the calculation of a lot area. Flag lots may not be smaller than one acre
- 9 to the street shall be at least 50 feet along its entire length. (See § 194-92.1.) For flag lots, frontage along the street shall be 50 feet, and the width of the strip of land connecting the buildable portion of the flag lot
- 25 feet shall be added to the appropriate minimum setback, and the setback shall be measured from the centerline of the road When a property abuts a road and the right-of-way for that road has not been previously dedicated to the Town, county or state, then
- On parcels abutting the Taconic Parkway or Interstate 84 (including the AFO District), there shall be a minimum buffer of 100 feet road pavement to any building. These requirements shall supersede any less-restrictive yard or setback requirements set forth in other state or county road outside the hamlet areas identified in § 194-4.1, there shall be a minimum setback of 100 feet from the edge of the from the edge of the Taconic State Parkway or I-84 right-of-way to any structure, building or parking area. On all parcels abutting any
- 12 road pavement to any building. These requirements shall supersede any less-restrictive yard or setback requirements set forth in other state or county road outside the hamlet areas identified in § 194-4.1, there shall be a minimum setback of 100 feet from the edge of the from the edge of the Taconic State Parkway or I-84 right-of-way to any structure, building or parking area. On all parcels abutting any On parcels abutting the Taconic Parkway or Interstate 84 (including the AFO District), there shall be a minimum buffer of 100 feet provisions of this Code.
- Please see § 194-22 for additional development standards and controls related to the CRD District.

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roadway, whether on the front or side of said property or both. Berming and heavy landscaping as determined by the Planning Board and may be part of the front or side yard setback. The landscape buffer will be along the boundary of the property with any public Additionally these lots shall require a full buffer area of 25 feet from the road right-of-way adjoining the property into said property

No access, except emergency access, for either ingress or egress shall be to or from a residential district