

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

Building Better Communities With.....

 **Rand Commercial**

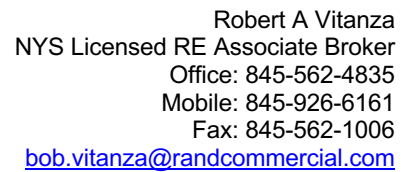
WWW.RANDCOMMERCIAL.COM

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

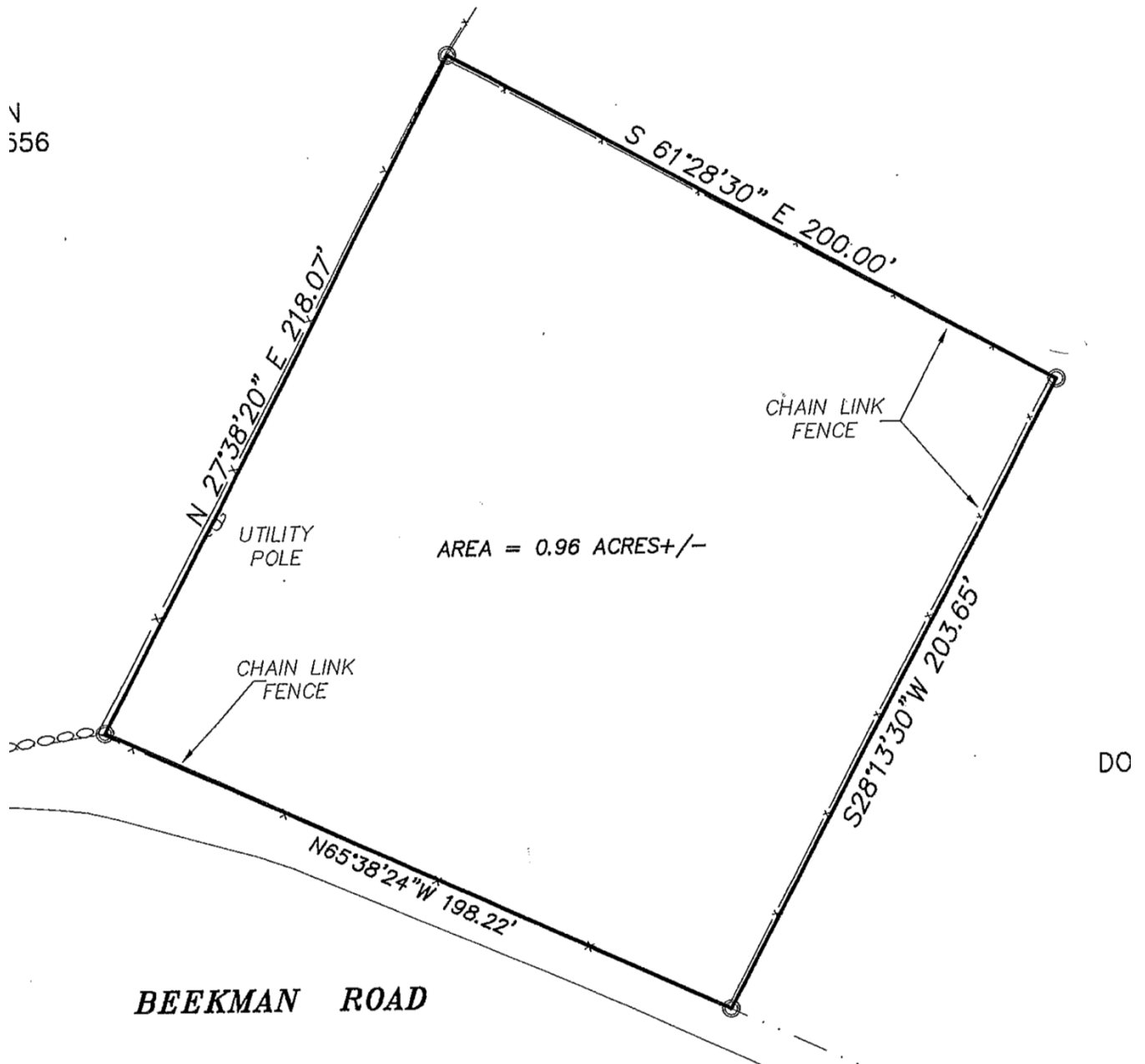
TAX MAP



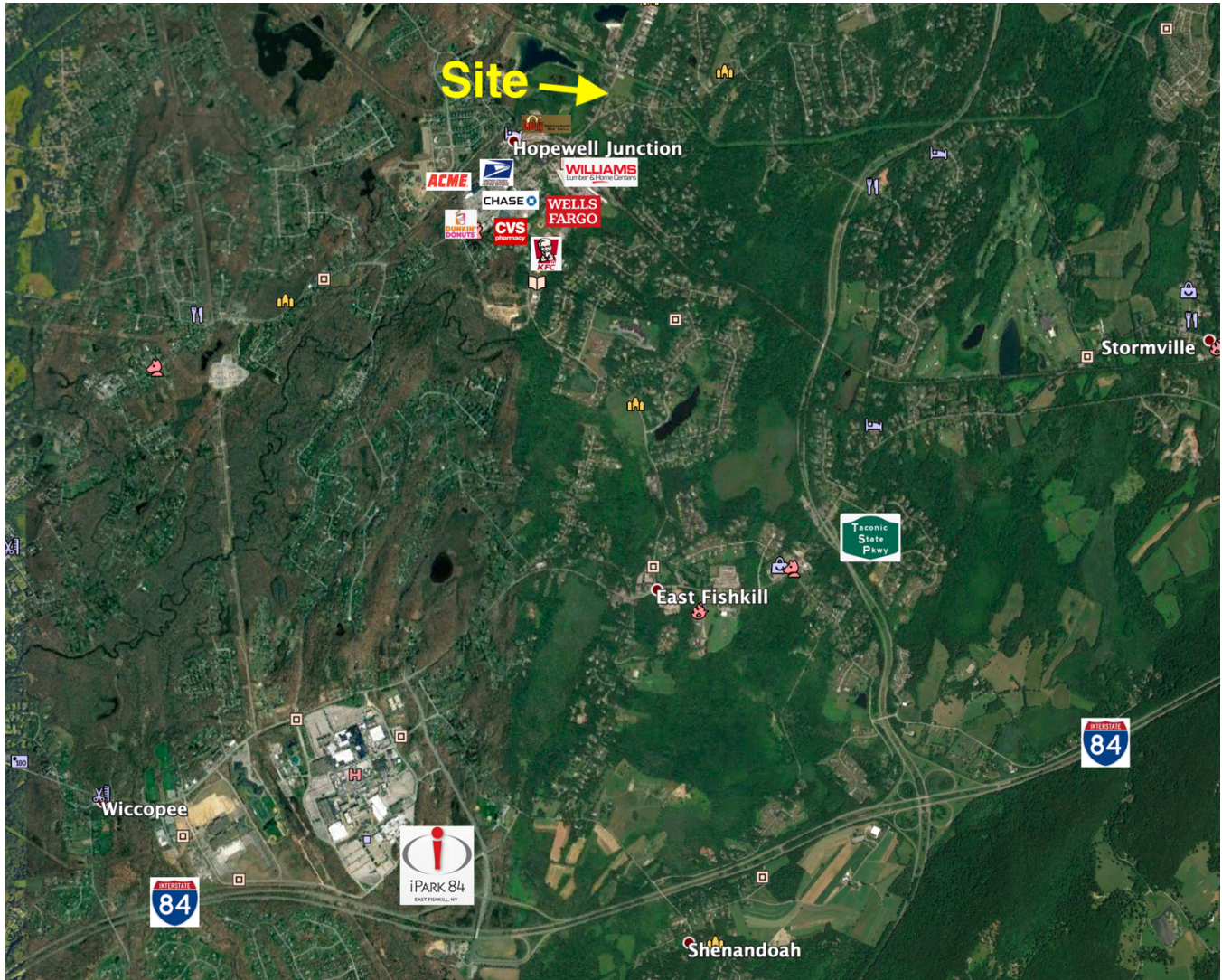


Survey

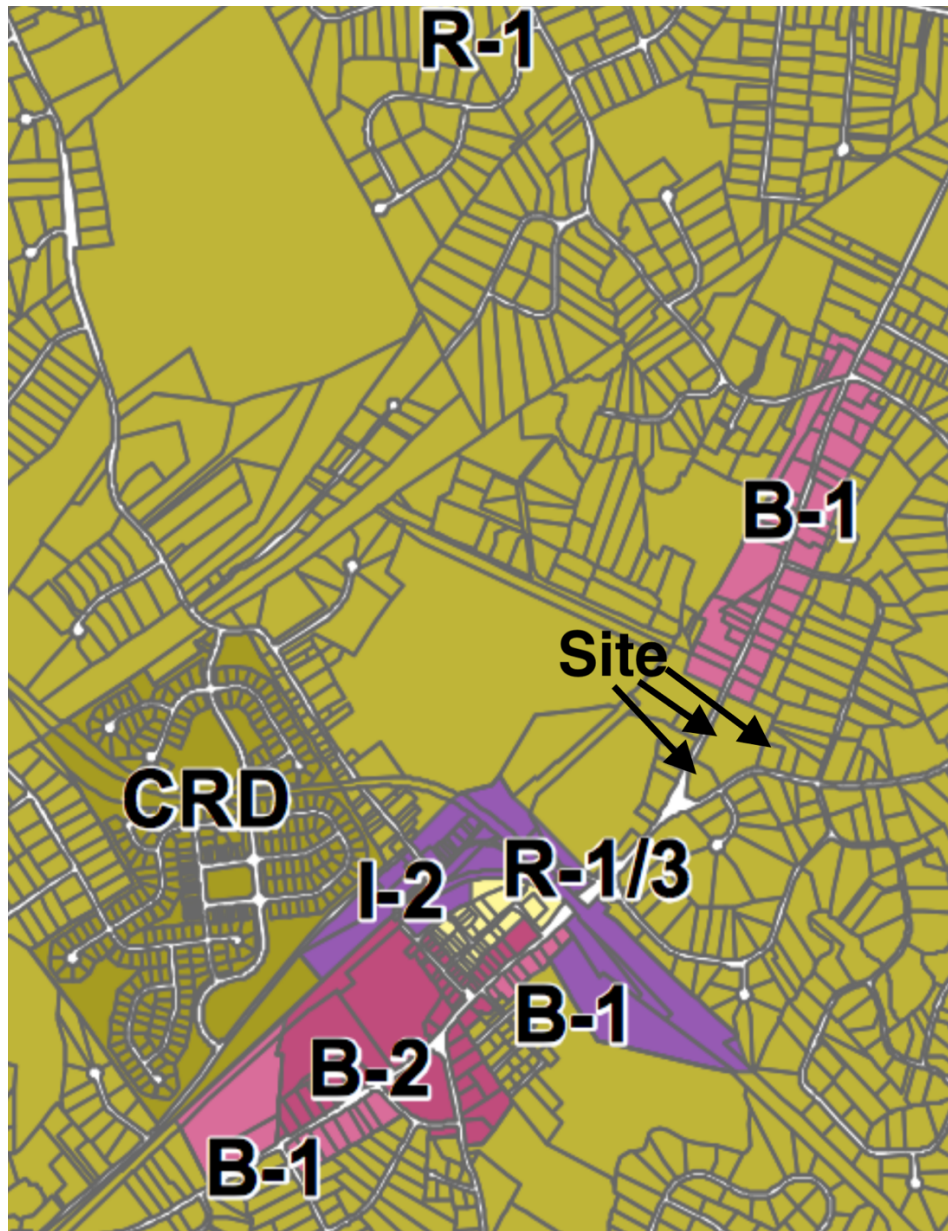
Lot 637854



AREA MAP



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]

Uses	R-3	R-2	R-1	R-1/2	R-1/3	R-1/4	CRD Conservation Residential District	B-1 General Business	B-2 Central Business	PCP Planned Commercial Park	PRDP Planned Research and Development Park	I-1 Light Industrial	I-2 Heavy Industrial	I-3 Light Industrial/Retail	I-1-S Light Industrial	PNB Planned Business Neighborhood	B-1A Transitional
Residential Uses																	
Mobile home parks	S																
Multi-family dwellings							P										
Nursing homes, alternative care housing	S	S	S	S	S	S											
One-family dwellings (detached, semidetached, or attached)							P										
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, playgrounds, walkways, bikeways, nature trails and similar structures and facilities							P										
Assembly hall for meetings, conventions and exhibitions, provided that at the time of such use for any meeting, there shall be available parking spaces for all persons in attendance										P							
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											
Day-care facilities																	
Farming, florist greenhouses											P						
Farming, forestry, florists, greenhouses, nurseries, truck gardens and dairies												P	P	P	P		
Farming, nurseries, greenhouses	P	P	P	P	P	P				P							
Government buildings or uses								S	S							P	
Greenhouses																	
Historic structures	S	S	S	S	S	S				P							
Hospitals	S	S	S	S	S	S											
Hospitals or convalescent homes										P							

EAST FISHKILL CODE

Uses	R-3 Residential	R-2 Residential	R-1 Residential	R-1/2 Residential	R-1/3 Residential	R-1/4 Residential	CRD Conservation Residential District	B-1 General Business	B-2 Central Business	PCP Planned Commercial Park	PRDP Planned Research and Development Park	I-1 Light Industrial	I-2 Heavy Industrial	I-3 Light Industrial/Retail	I-1-S Light Industrial	PBN Planned Business Neighborhood	B-1A Transitional
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 a street and 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 highest point of the roof, up to a maximum of 75 feet. In the case of any other roof structure, the height provisions in the bulk table shall apply.								S	S								
Large-scale recreational developments, camps	S	S	S	S	S	S											
Membership clubs	S	S	S	S	S	S	S										
Monument works								S	S				P				
Mortuaries							S										
Nursery schools																	
Outdoor recreation developments on sites at least 10 acres in size and subject to the provisions of § 194-67							P	S	S								
Preparation of mulched materials	S	S	S	S	S	S	S										
Private stables	S	S	S	S	S	S											
Public uses: schools, public buildings, places of worship, membership clubs and nursery schools							S										
Subdivision recreation areas	S	S	S	S	S	S											
Business and Service Uses																	
Airports, flying schools and facilities for repair and maintenance of aircraft													S				
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											S						

ZONING

Uses	R-3 Residential	R-2 Residential	R-1 Residential	R-1/2 Residential	R-1/3 Residential	R-1/4 Residential	CRD Conservation Residential District	B-1 General Business	B-2 Central Business	PCP Planned Commercial Park	PRDP Planned Research and Development Park	I-1 Light Industrial	I-2 Heavy Industrial	I-3 Light Industrial/Retail	I-1-S Light Industrial	PBN Planned Business Neighborhood	B-1A Transitional
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												S		S	S		
Asphalt mixing or concrete mixing plants													P				
Atomic generator or reactor													P				
Auto wrecking yard or junkyard													P				
Automobile service facilities, subject to the provisions of § 194-86								S									
Banking facilities with two or fewer automated drive-through lanes																	P
Banks, theaters, offices and restaurants																	
Banks, theaters, offices, restaurants and similar community services								P	P								
Breweries													P				
Brick, glass, pottery, tile or terra-cotta manufacture												P	P		P		
Candy, cigar and cigarette manufacturing								S	S				P	P			
Car washes																	
Chemical manufacturing or storage													S				
Cold storage plant, creamery, ice cream factory, bottling works, baking plant and food or drink distribution plant												P	P	P	P		
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	S					S	
Commercial communications tower or antenna installation	S	S	S									S	S	S	S		
Commercial communications tower, subject to the provisions of § 194-76												S	S	S	S		
Commercial kennels								P	P	P	P	P	P	P	P	P	
Commercial uses; retail shops, personal service shops, professional offices and grocery stores, subject to provisions in § 194-21							S										
Cosmetic and pharmaceutical manufacturing																	
Excavations for soil mining (§ 194-75)												P	P	P	P		
Executive, business, sales, accounting and general offices										P	P	S	S		S		
Food processing, packing or canning													S				
Funeral homes																P	
Furniture and cabinet manufacturing												P	P	P	P		
Gauges and gasoline filling stations																S	

EAST FISHKILL CODE

Uses	R-3 Residential	R-2 Residential	R-1 Residential	R-1/2 Residential	R-1/3 Residential	R-1/4 Residential	CRD Conservation Residential District	B-1 General Business	B-2 Central Business	PCP Planned Commercial Park	PRDP Planned Research and Development Park	I-1 Light Industrial	I-2 Heavy Industrial	I-3 Light Industrial/Retail	I-1-S Light Industrial	PBN Planned Business Neighborhood	B-1A Transitional
Gasoline filling stations	S	S	S	S	S	S		S		P						S	
Hotels and motels																	
Laboratories for scientific or industrial research, testing and development											P	P	P	P	P		
Laundry or cleaning plants												P	P	P	P		
Lumberyard, building material sales yard or contractor's equipment storage yards												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						P	
Motels	S	S	S	S	S	S				P							P
Office uses																	
Personal service shops							S	P	P							P	
Petroleum or bottled gas processing, manufacturing or storage													S				
Plastic manufacturing													S				
Plumbing, sheet metal or machine shops or motor vehicle repair facilities												P	P	P	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	
Toys, games and novelties manufacturing												P	P	P	P		
Utility substations	S	S	S	S	S	S						P	P	P	P		

ZONING

Uses	R-3 Residential	R-2 Residential	R-1 Residential	R-1/2 Residential	R-1/3 Residential	R-1/4 Residential	CRD Conservation Residential District	B-1 General Business	B-2 Central Business	PCP Planned Commercial Park	PRDP Planned Research and Development Park	I-1 Light Industrial	I-2 Heavy Industrial	I-3 Light Industrial/Retail	I-1-S Light Industrial	PBN Planned Business Neighborhood	B-1A Transitional
Warehousing and distributing, provided that no outdoor storage of material shall be permitted											P						
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 personal services in cluster subdivisions of 100 acres or more, subject to the provisions of § 194-46.1	S	S	S	S	S	S	S										
Banks										P	P						
Church cemeteries less than four acres and church internal columbariums	P	P	P	P	P	P	P										
Churches, similar places of worship									S								
Commercial communications antenna installation co-located on commercial communications towers approved under Local Law No. 5-1998 or upon commercial communications towers approved under former § 194-76, subject to the provisions of (current) § 194-76	S	S	S	S	S	S	S		S	S	S	S			S	S	
Commercial communications antenna installation co-located on eligible buildings or structures as provided in § 194-76	S	S	S	S	S	S	S		S	S	S	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									S	S	S					S	
Commercial communications tower, subject to the provisions of § 194-76												S					
Customary accessory uses																P	P
Customary accessory uses, including retail sales incidental to any listed permitted uses								P	P		P	P		P	P		
Customary home occupations	P	P	P	P	P	P	P										
Dish antennas	P	P	P	P	P	P	P										

EAST FISHKILL CODE

Uses	R-3 Residential	R-2 Residential	R-1 Residential	R-1/2 Residential	R-1/3 Residential	R-1/4 Residential	CRD Conservation Residential District	B-1 General Business	B-2 Central Business	PCP Planned Commercial Park	PRDP Planned Research and Development Park	I-1 Light Industrial	I-2 Heavy Industrial	I-3 Light Industrial/Retail	I-1-S Light Industrial	PBN Planned Business Neighborhood	B-1A Transitional
Excavation from or filling on a single lot of not more than 500 tons or 3.75 cubic yards, whichever is less, or earth material in any consecutive twelve-month period, as part of a bona fide landscaping operation on a lot upon which a primary residence is located, or for which a current, valid building permit therefor has been issued, and in accordance with § 194-75 (R-1 and R-2 Zones)		P	P				P										
Filling stations							P										
Gasoline filling stations							P										
Greenhouses									S								
Helicopter landing pads										P							
Indoor recreation facilities										P	P						
Keeping of household pets	P	P	P	P	P	P	P										
Noncommercial radio transmitting towers (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P										
Off-street parking	P	P	P	P	P	P	P										
Parking structures										P							
Personal service shops										P							
Places of worship									S	P							
Private and parochial schools, institutions of higher learning, convents, monasteries and other buildings used for religious purposes.									S								
Private garages or carports (not exceeding four spaces)	P	P	P	P	P	P	P										
Private garden house, toolhouse, gate house or similar private accessory use	P	P	P	P	P	P	P										
Private railroad sidetrack															P		
Private swimming pools, tennis courts	P	P	P	P	P	P	P										
Restaurants										P							
Same uses as those permitted in the R-1 Zone							P										
Shared driveway for up to three lots as provided in § 194-67.1	S	S	S	S	S	S	S										
Signs	P	P	P	P	P	P	P										
Storage of auto trailers, boats and similar private vehicles	P	P	P	P	P	P	P										
Storage or parking of commercial vehicle (excluding lots with attached or multifamily units)	P	P	P	P	P	P	P										
Subdivision recreation areas	S	S	S	S	S	S	S										
Temporary offices and storage	P	P	P	P	P	P	P										
Theaters										P							
Training centers and schools										P	P						

ZONING

ZONING

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. 11-2002;
10-28-2010 by L.L. No. 6-2010; 10-25-2012 by L.L. No. 8-2012; 6-28-2012 by L.L. No. 3-2012]

District	Minimum Lot Size ⁶				Minimum Yards ¹¹ (feet)			Maximum Building Coverage	Maximum Height	
	Area (acres) ⁸	Frontage ⁹	Width ^f	Depth ^g	Front ¹⁰	Side ⁱ	Rear ^j	In % of Lot Area ^k	Stories ^l	Feet m
a	d	e	f	g	h	i	j	k	l	m
R-3	3	75	150	175	50	30	50	6%	2.5	35
R-2	2	50	125	150	50	30	50	8%	2.5	35
R-1	1	50	125	150	50	25	50	12%	2.5	35
R-1/2	½	50	100	125	40	20	30	15%	2.5	35
R-1/3	1/3	50	100	125	35	15	30	20%	2.5	35
R-1/4	1/4	50	75	100	30	15	30	25%	2.5	35
CRD¹³	Parcel size at least 100 acres	100 feet on state or county highway							2.5	35
Single- family detached	Lots 7,000	100 feet on state or county highway	70	90	20	15	30	12%	2.5	35
Single- family semidetached and attached end units	Lots 4,000	100 feet on state or county highway			20		30	12%	2.5	35
Single- family attached units	Lots 2,500	100 feet on state or county highway			20		30	12%	2.5	35
AFO	The bulk regulations for the AFO (Active Farm Overlay) Zone shall be the same as the underlying residential zone in which the property is located.									

EAST FISHKILL CODE

					Minimum Yard Dimensions ^{2,6,7,10,12} (feet)							
	Minimum Lot Size		Maximum Lot Coverage (%)	Maximum Building Coverage (%)					Maximum Height	Minimum Open Space		
District	Area (acres)	Width at Building Line			FAR ³	Front	One Side	Both Sides	Rear	Feet	Stories	
PCP ¹	20	700	50%	25%	0.25	100	50	100	50	50	4	20%
PRPD ⁵	5	200	50%	25%	0.25	100	50	100	80	40	3	20%
B-1 ¹	--	--	75%	35%	0.35	40 ²	10 ⁴	10 ⁴	20	30	2	--
B-2 ¹	--	--	75%	35%	0.35	40 ²	10 ⁴	10 ⁴	20	30	2	--
I-1	1	100	75%	25%	0.25	50	20	40	20	30	2	--
I-1S	1	100	70%	25%	0.25	50	20	40	20	30	2	--
I-2	1	100	75%	25%	0.25	50	20	40	30	45	3	--
I-3	1	100	65%	25%	0.25	100	20	40	30	35	2	--
B-1A ¹⁴	2	--	35%	--	0.30	75	25	50	Same as B-1 District	Same as B-1 District	Same as B-1 District	--

ZONING

NOTES:

- 1 Use in this district must have site plan approval pursuant to Article VII, Site Plan Approval.
 - 2 In the commercial district located along State Route 52 west of the Taconic Parkway, there shall be a minimum setback of 100 feet.
 - 3 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.
 - 4 Where a General Business District abuts a Residential District, there shall be a minimum side yard of 20 feet in the General Business District on the side abutting the Residential District.
 - 5 All PRDPs are also subject to the requirements of § 194-55A through D of this chapter. The Town Board has the authority to establish less-restrictive bulk standards for the lots created prior to the effective date of L.L. No. 4-1993, as provided in § 194-55E.
 - 6 Minimum lot size in residential zones is subject to the provisions of the Environmentally Sensitive Lands Law. (See § 194-14.1.)
 - 7 Minimum lot size, maximum coverage of lot, and FAR in nonresidential zones is subject to the provisions of the Environmentally Sensitive Lands Law.
 - 8 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 in size. (See § 194-92.1.)
 - 9 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 to the street shall be at least 50 feet along its entire length. (See § 194-92.1.)
 - 10 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 25 feet shall be added to the appropriate minimum setback, and the setback shall be measured from the centerline of the road.
 - 11 On parcels abutting the Taconic Parkway or Interstate 84 (including the AFO District), there shall be a minimum buffer of 100 feet 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 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 road pavement to any building. These requirements shall supersede any less-restrictive yard or setback requirements set forth in other provisions of this Code.
 - 12 On parcels abutting the Taconic Parkway or Interstate 84 (including the AFO District), there shall be a minimum buffer of 100 feet 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 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 road pavement to any building. These requirements shall supersede any less-restrictive yard or setback requirements set forth in other provisions of this Code.
 - 13 Please see § 194-22 for additional development standards and controls related to the CRD District.
 - 14 Additionally these lots shall require a full buffer area of 25 feet from the road right-of-way adjoining the property into said property 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 roadway, whether on the front or side of said property or both. Berming and heavy landscaping as determined by the Planning Board shall be required.
- No access, except emergency access, for either ingress or egress shall be to or from a residential district.