

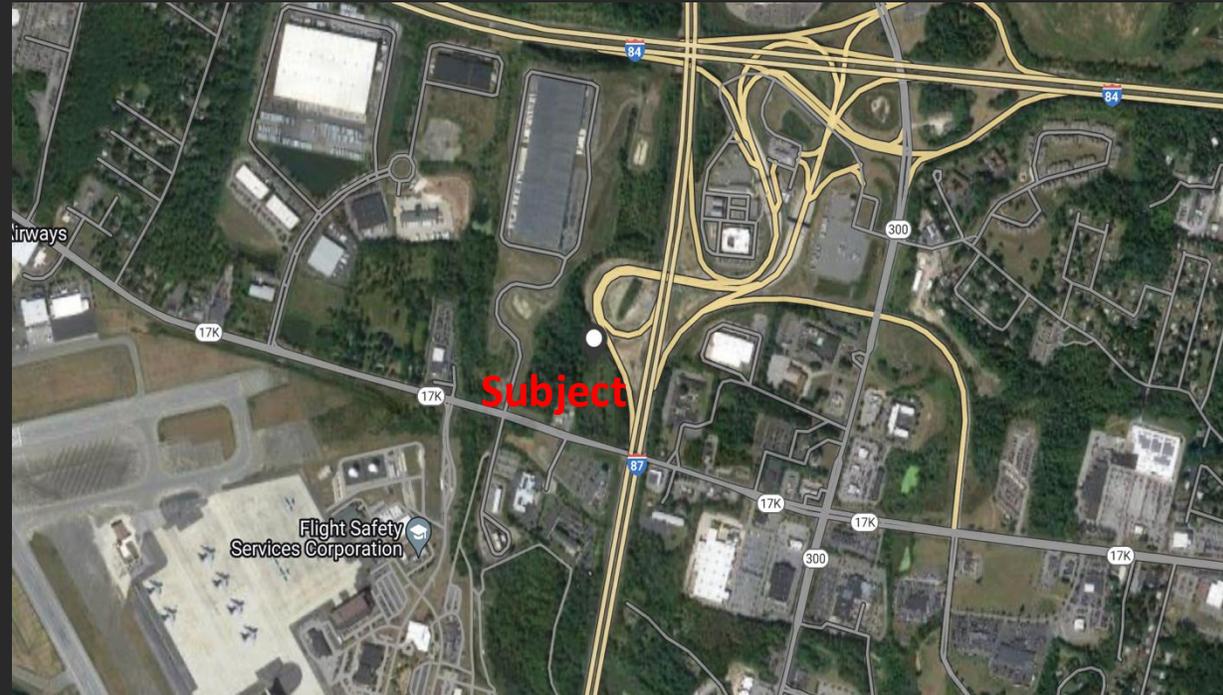
Available 15 Acres Prime Commercial Land



Alliance Realty Group

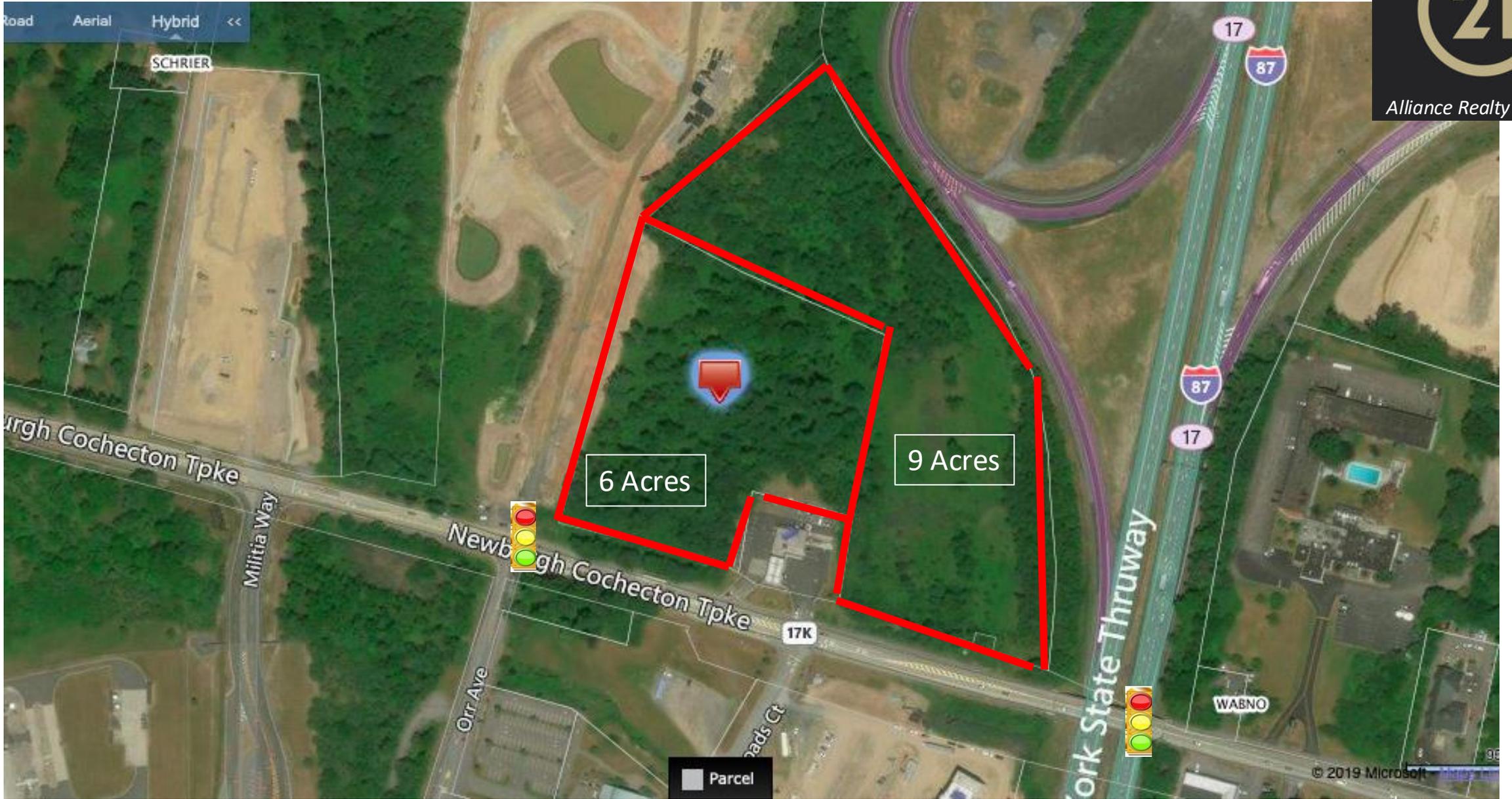
845.206.3667

- Excellent Visibility From NYS Thruway, Rt 84 and 17K
- Easy Access To and From Major Trucking Routes & Stewart Intl Airport
- Zoned: IB
 - Many uses possible
- 2 Parcels: 6 and 9 Acres
- Muni Water / Sewer / Gas
- Avg Daily Traffic 52,000+
- Asking: \$3,475,000



Contact John DeMarco of Century 21 Alliance at 845.206.3667

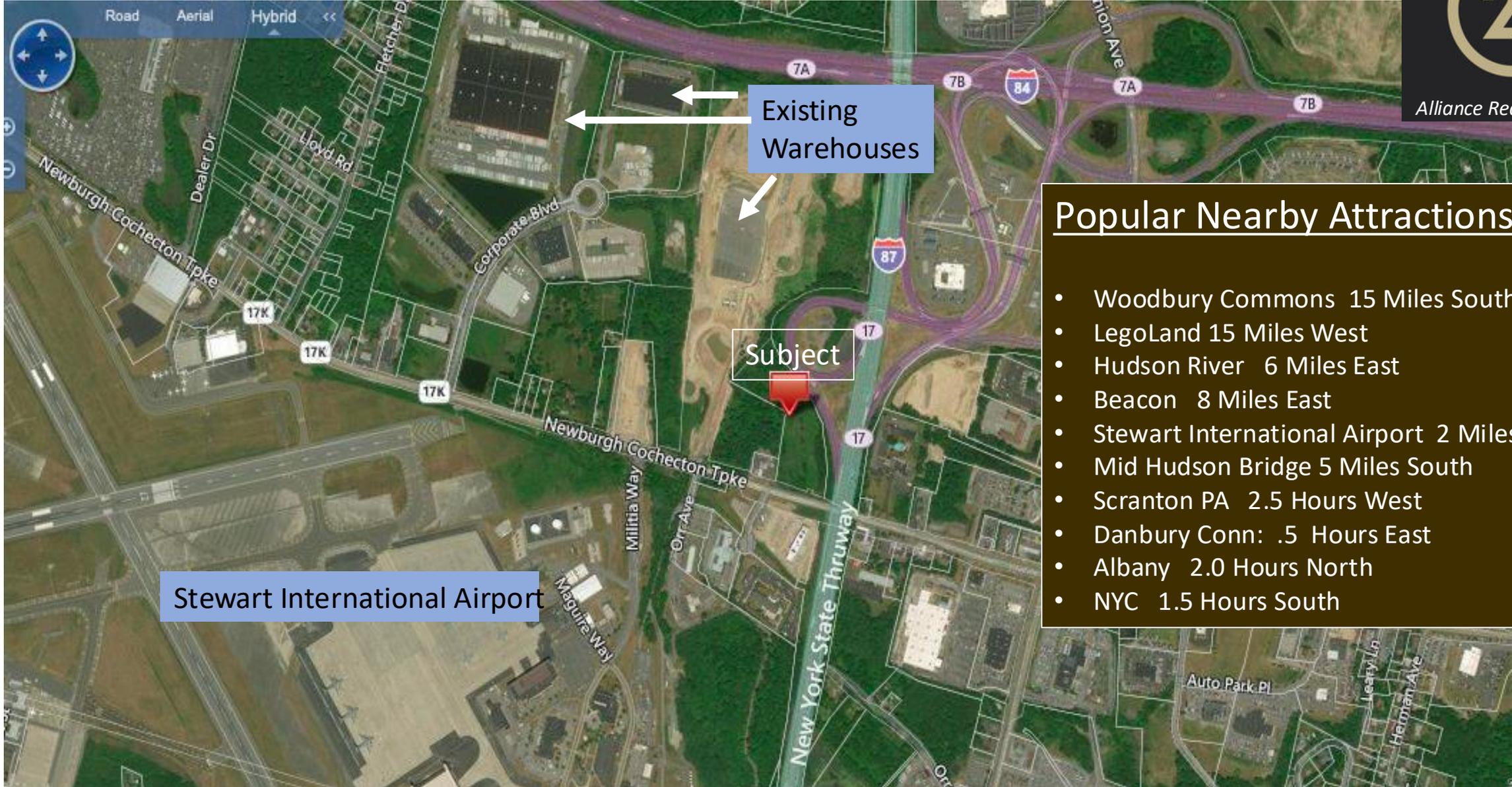
Aerial Zoom:



Proximity Map:



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Popular Nearby Attractions:

- Woodbury Commons 15 Miles South
- LegoLand 15 Miles West
- Hudson River 6 Miles East
- Beacon 8 Miles East
- Stewart International Airport 2 Miles South
- Mid Hudson Bridge 5 Miles South
- Scranton PA 2.5 Hours West
- Danbury Conn: .5 Hours East
- Albany 2.0 Hours North
- NYC 1.5 Hours South

Zoning: IB District

ZONING

185 Attachment 13

Town of Newburgh

Table of Use and Bulk Requirements IB District – Schedule 8

[Amended 7-15-1996 by L.L. No. 3-1996; 9-23-1998 by L.L. No. 10-1998; 2-10-2014 by L.L. No. 2-2014; 8-20-2014 by L.L. No. 7-2014; 12-29-2014 by L.L. No. 13-2014; 9-11-2017 by L.L. No. 1-2017, 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018]



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A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted			
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)			Both Side Yards (feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
1. Storage buildings up to 50% of the floor area of the principal building	C1, D5, 7, 11 and 13	1. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA	NA	20%	35	50%	
2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises	D5, 7-9, 13 and 18	2. Existing single-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		20,000	125	150									
3. Signs in accordance with § 185-14 a. Professional b. Business c. Identification	D5	3. Existing 2-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		15,000			40	40	15	30	900	NA	25%	35	50%
3a. Signs in accordance with § 185-14.1	D1-2, D4-13 and 18			17,500	100	125									
4. Off-street parking as required by the principal use	D3														
5. Truck-loading facilities	D1-13			30,000	150	175									
6. Sales of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership	All			22,500				50	25	50					
7. Fuel tanks in accordance with § 185-39	D10			25,000	125	150									
8. Satellite earth stations in accordance with § 185-40	D5, 7-14 and 18		1. Mini-malls	2 acres	200	200	40	50	30	60			40%	35	
9. Accessory uses to an existing principal residence as listed for the R-1 District	D4-7, 12, 13 and 16-18		2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores, uses and health clubs and fitness facilities, and indoor amusement establishments	40,000	150	150	50	60	50	100			40%	35	
10. Fast-food establishments			3. Shopping centers	5 acres			60						30%		
11. Restaurants and conference and banquet facilities	D3-4, 12 and 18		4. Theaters	3 acres	300	300	60	60	50	100			30%		
12. Retail outlets	D12 and 18		5. Offices for business, research and professional use and banks				50								
13. Swimming pools, tennis courts and other recreational facilities, including related cabanas	D8 and 13		6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42				50								
14. Car wash	D5, 7-9, 12, 13		7. Research laboratories				50								
	D10 and 11		8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel	40,000	150	150	50	60	30	80		NA	40%	40%	80%

NOTES:
¹ Minimum 1,500 square feet of lot area per guest room.
² These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5.

Zoning IB District:

NEWBURGH TOWN CODE

**Table of Use and Bulk Requirements
IB District – Schedule 8
(Cont'd)**



Alliance Realty Group

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted			
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)			Both Side Yards (feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K				50								
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28				50								
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50						20%		
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27	5 acres	200	200	50	60	50	100		1	25%	50	60%
			13. Business parks in accordance with § 185-41	10 acres	400	400	60	60	50	100		NA	25%	40	50%
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA		NA	20%	35	50%
			15. Self-storage centers in accordance with § 185-35	3 acres	100	125	80	40	30	60		NA	30%	15	60%
			16. Affordable housing in accordance with § 185-47												
			17. Senior citizen housing in accordance with § 185-48												
			18. Travel center in accordance with § 185-48.1 ¹	12 acres	400	400	60	60	50	100		NA	30%	35	80%
			19. Schools and colleges for general and technical education with related facilities ²	5 acres ³	300 ⁴	300 ⁴	60 ⁴	60 ⁴	50 ⁴	100 ⁴		NA	30% ⁴	40 ⁴	80% ⁴

NOTES:

¹ Minimum 1,500 square feet of lot area per guest room.

² (Reserved)

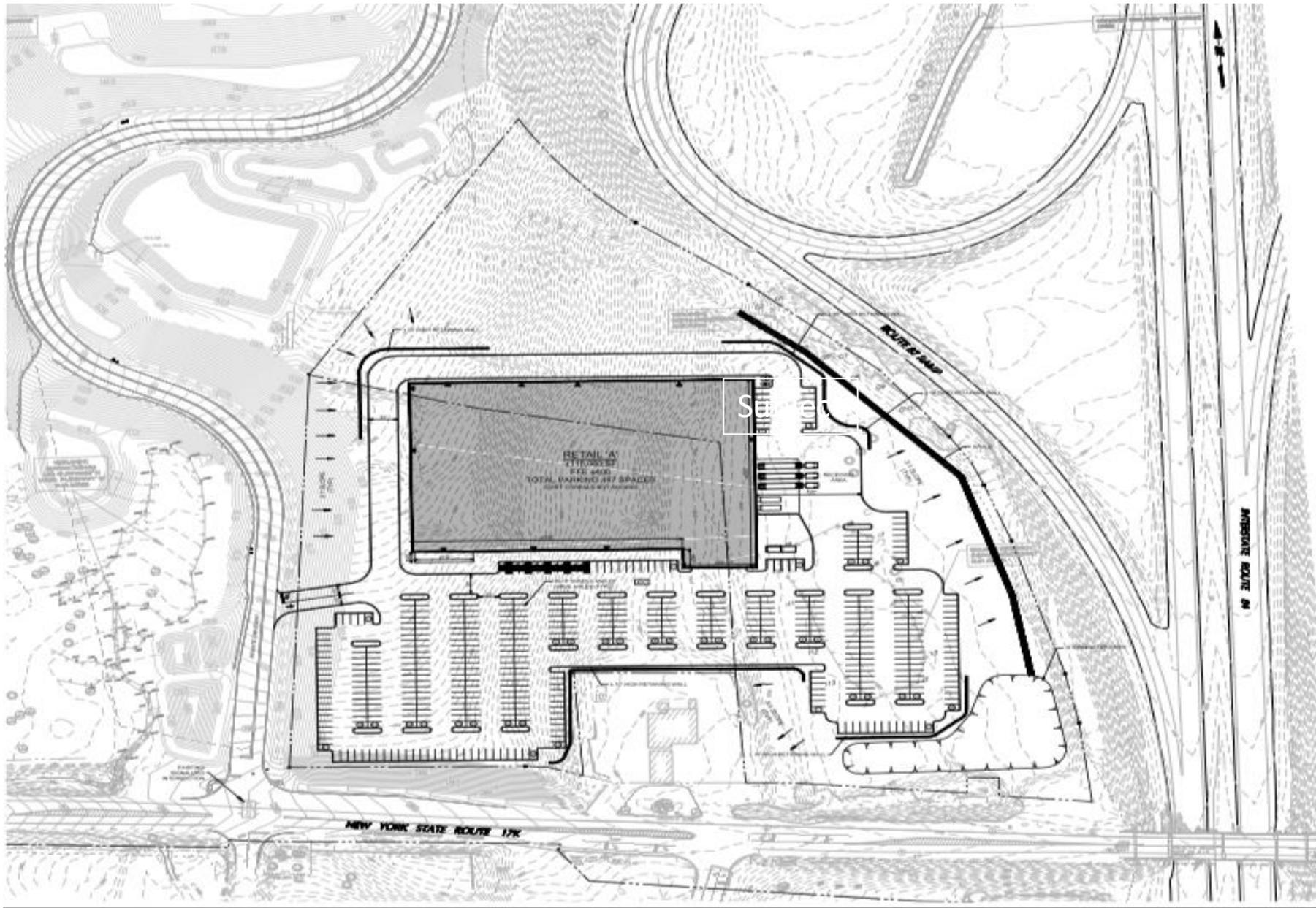
³ (Reserved)

⁴ (Reserved)

⁵ These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5. [Added 9-23-1998 by L.L. No. 10-1998]

⁶ (Reserved)

Conceptual Site Plan 1: Retail

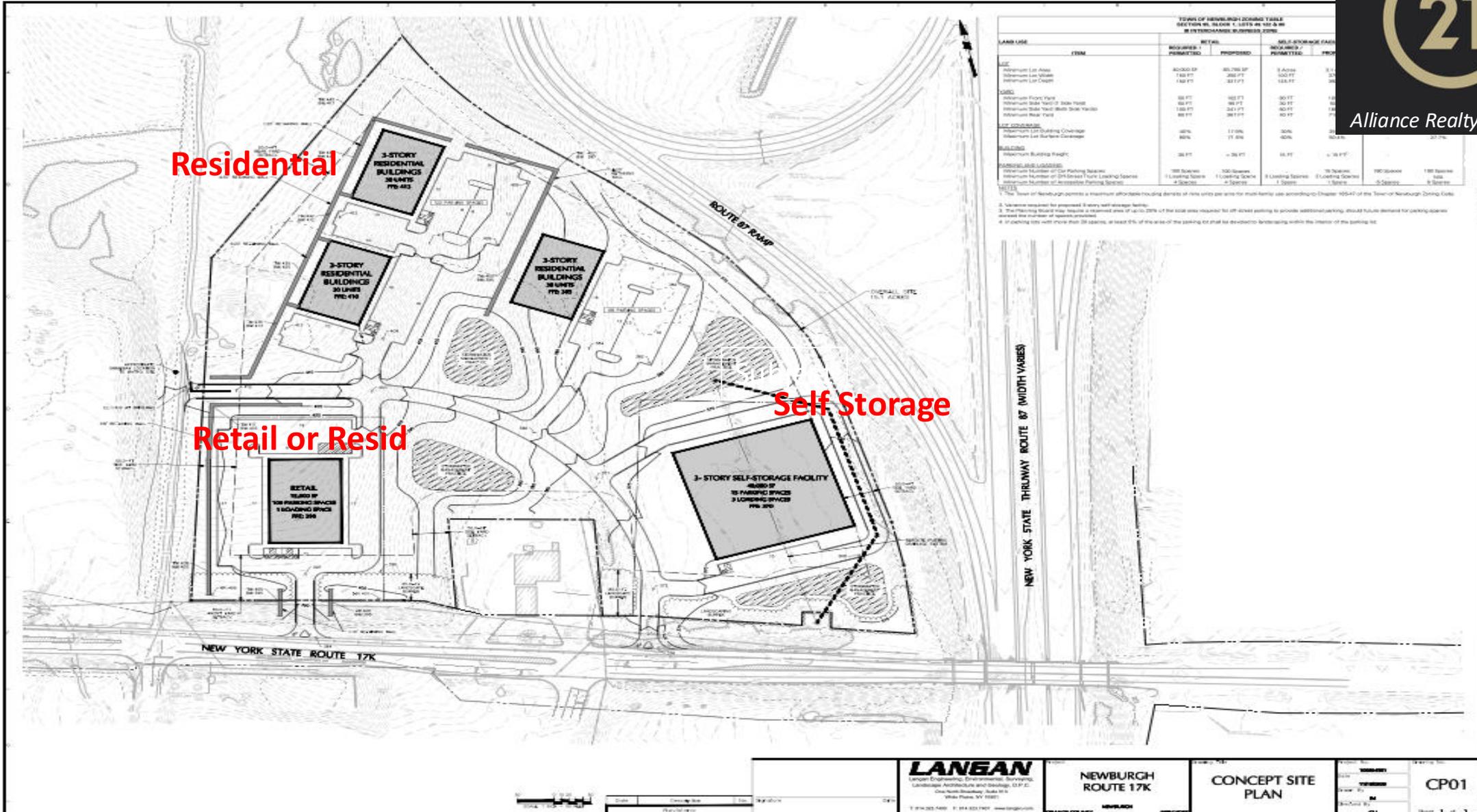


Date:	12/2/2016	Revision:	1
PROGRESS PRINT			
12/2/2016			
DESIGNER:	PROFESSIONAL REGISTERED	DATE ISSUED:	12/2/2016
	STATE LIC. No. 8288		
LANEAN			
NEWBURGH 17K			
CONCEPT PLAN			
PROJECT No.:	17K	Drawing No.:	SK-7
DATE:	12/2/2016		
SCALE:	AS SHOWN		

Conceptual Site Plan 2: Residential, Self Storage, Retail



Alliance Realty Group



TOWN OF NEWBURGH ZONING TABLE
SECTION NO. 18, ARTICLE 1, LATER BY 102-A-06
INTERCHANGEABLE BUSINESS ZONE

LAND USE	FORM	RETAIL		SELF-STORAGE FACILITY	
		REQUIRED PERMITTED	PROPOSED	REQUIRED PERMITTED	PROPOSED
MINIMUM LOT AREA		40,000 SF	40,000 SF	5 Acres	5 Acres
MINIMUM LOT WIDTH		150 FT	200 FT	100 FT	100 FT
MINIMUM LOT DEPTH		150 FT	200 FT	100 FT	100 FT
MINIMUM FRONT YARD SETBACK		50 FT	50 FT	50 FT	50 FT
MINIMUM SIDE YARD SETBACK		50 FT	50 FT	50 FT	50 FT
MINIMUM REAR YARD SETBACK		50 FT	50 FT	50 FT	50 FT
MINIMUM BUILDING HEIGHT		35 FT	35 FT	35 FT	35 FT
MINIMUM LOT COVERING COEFFICIENT		40%	40%	30%	30%
MINIMUM LOT SURFACE COVERING		40%	40%	30%	30%
MINIMUM NUMBER OF CAR PARKING SPACES		100 Spaces	100 Spaces	70 Spaces	100 Spaces
MINIMUM NUMBER OF 24-HOUR TOWEL LOCKING SPACES		1 Loading Space	1 Loading Space	2 Loading Spaces	100 Spaces
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES		4 Spaces	4 Spaces	1 Space	5 Spaces

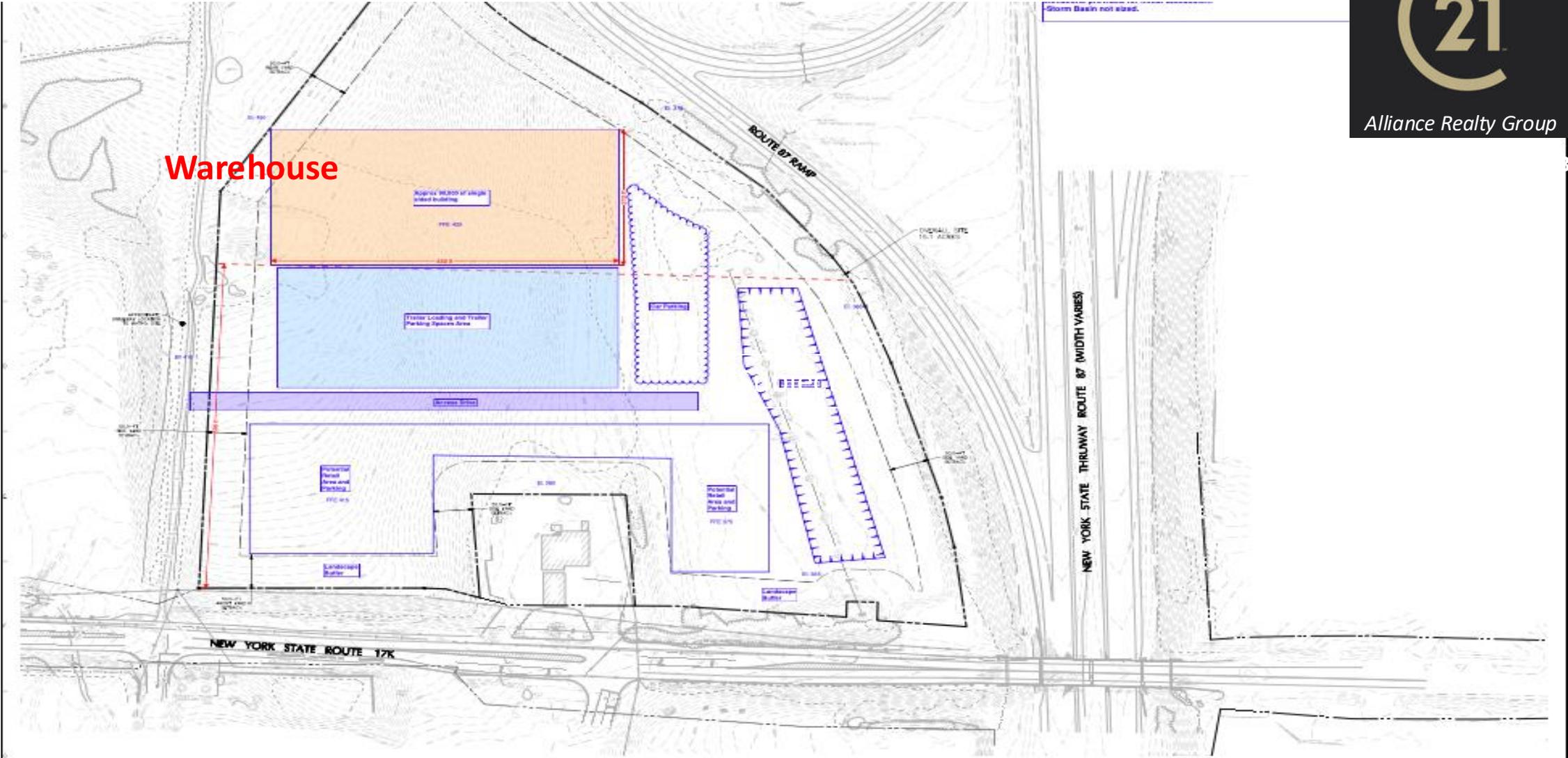
1. The Town of Newburgh permits a maximum affordable housing density of nine units per acre for multi-family use according to Chapter 105-07 of the Town of Newburgh Zoning Code.

2. Variance required for proposed 3-story self-storage facility.

3. The maximum lot area, minimum lot width and minimum lot depth of all lots required for off-street parking to provide additional parking should be determined for parking spaces around the perimeter of the site.

4. If parking lots with more than 20 spaces, at least 1% of the area of the parking lot shall be devoted to landscaping within the interior of the parking lot.

Conceptual Site Plan 3: Warehouse



DRAFT
02/03/2021

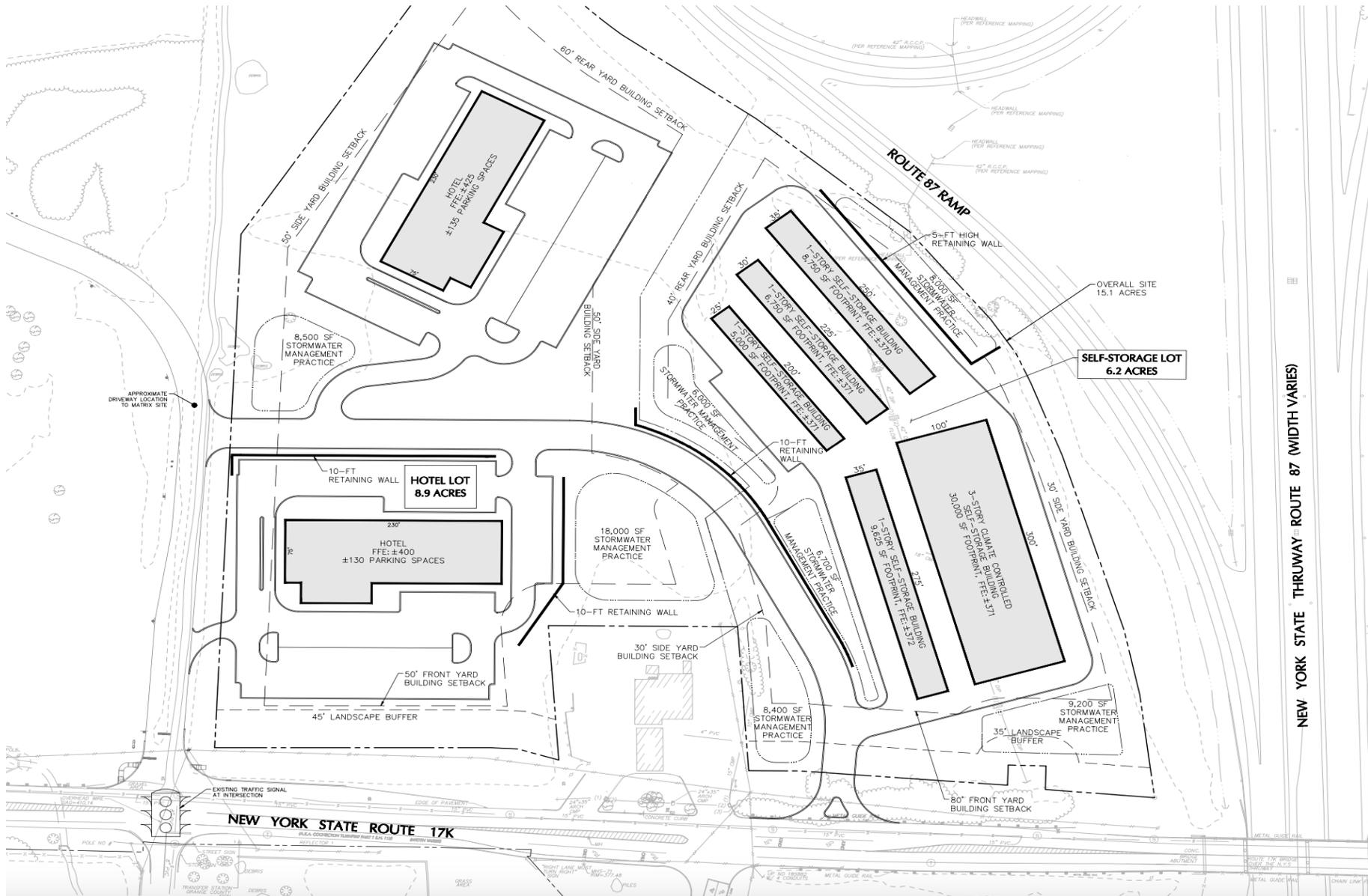
LANEAN
Landscape Architecture, Environmental, Surveying,
Civil, Mechanical, Electrical, and Plumbing, P.E.C.
One South Business Center Drive
White Plains, NY 10611
T: 914.295.1988 F: 914.295.1700 lanean.com

NEWBURGH ROUTE 17K
SUNNYSIDE, NEW YORK 10988
NEWBURGH

CONCEPT SITE PLAN

Project No.	10000000000000000000
Client	LANEAN
Drawn By	
Checked By	
Scale	1" = 100'
Sheet	1 of 1

Conceptual Site Plan 4: Hotel / Self storage



Topography: Largely Flat Looking Southwest



20 Yards From NYS Thruway on Ramp



Other Neighboring Properties:



Matrix Business Park & Distribution Center
650,000 Square Feet



Hampton Inn



Former Orange County Choppers