

CRYSTAL RUN CROSSING



**Last
Remaining
Pad Site
.94 Acres**

LOCATION:

Located at the intersection of
Interstate 86 (NYS Route 17) and
Interstate 84
Town of Wallkill, Orange County,
NY
Major employment corridor
Major medical corridor

www.crystalruncrossing.com



47 CRYSTAL RUN ROAD, MIDDLETOWN, NY

- Ground Lease
- .94 Ac
- Directly across from new Starbucks, under construction
- High Traffic Location
- Ideal for Food/Retail/Office
- Excellent visibility at the entrance to I-84 and I-86

Lease price:
\$100,000 per year

Building Better Communities With....



(845) 744.2095



- ◇ RJ Smith, RE Associate Broker
RJ@randcommercial.com
- ◇ John Lavelle, RE Associate Broker
John.lavelle@randcommercial.com
- ◇ Dennis Gillespie, RE Salesperson
Dennis.gillespie@randcommercial.com



RJ Smith



John Lavelle



Dennis Gillespie

55 Main Street, Pine Bush, NY 12566

WWW.RANDCOMMERCIAL.COM

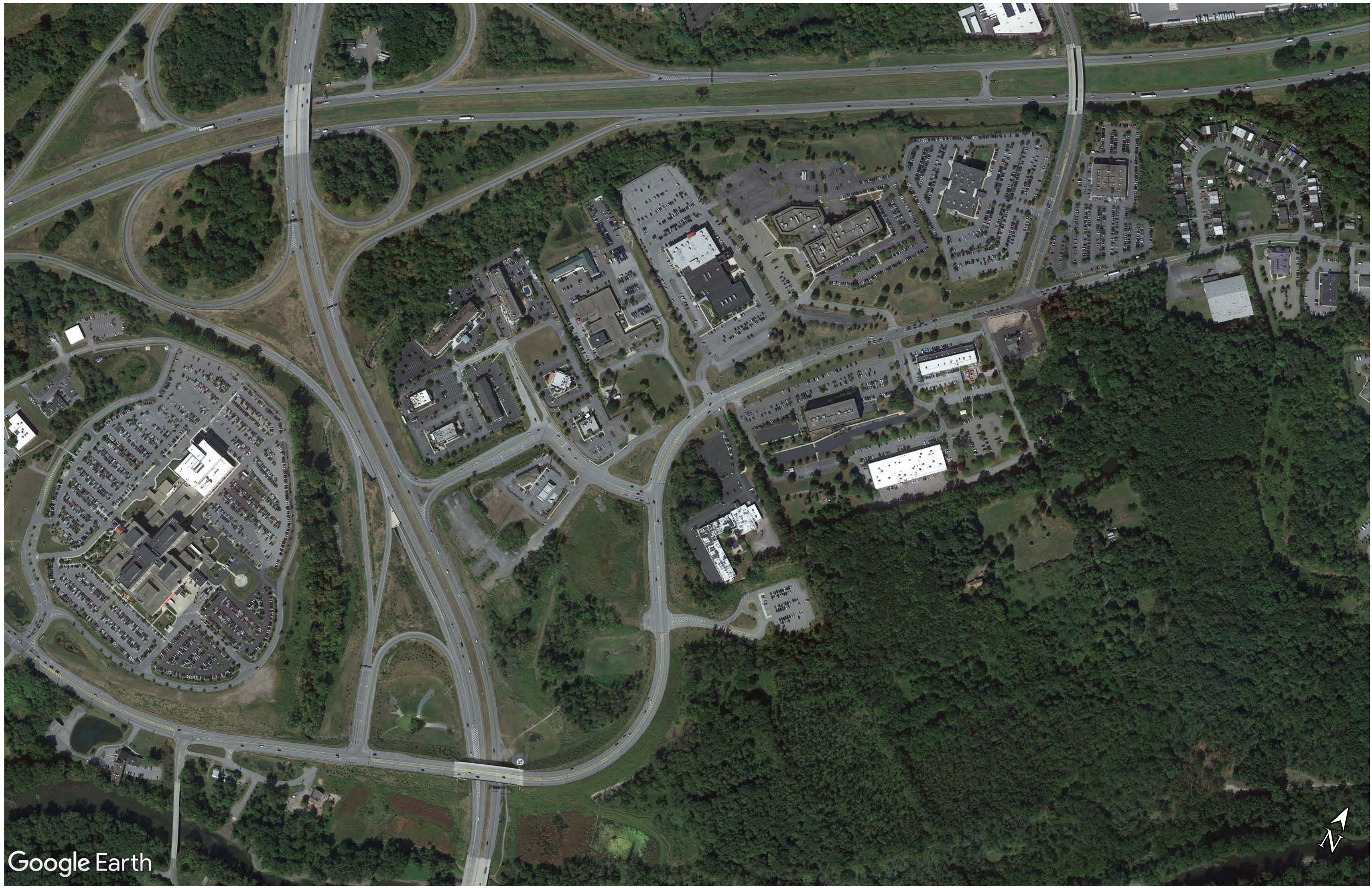
OFFICE | WAREHOUSE | RETAIL | INDUSTRIAL | INVESTMENT | RENTAL | MIXED-USE

Crystal Run
Healthcare

 Garnet Health
MEDICAL CENTER

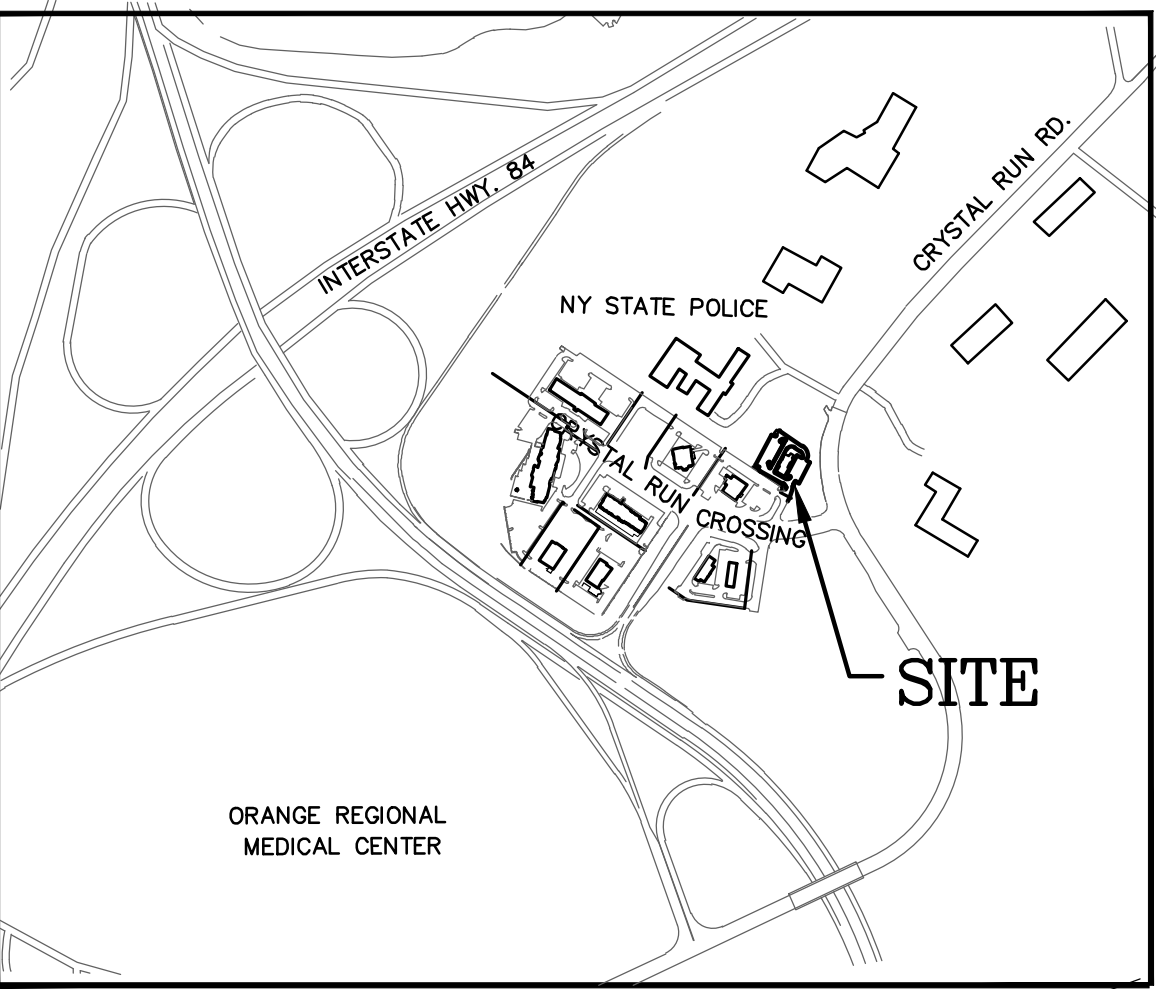
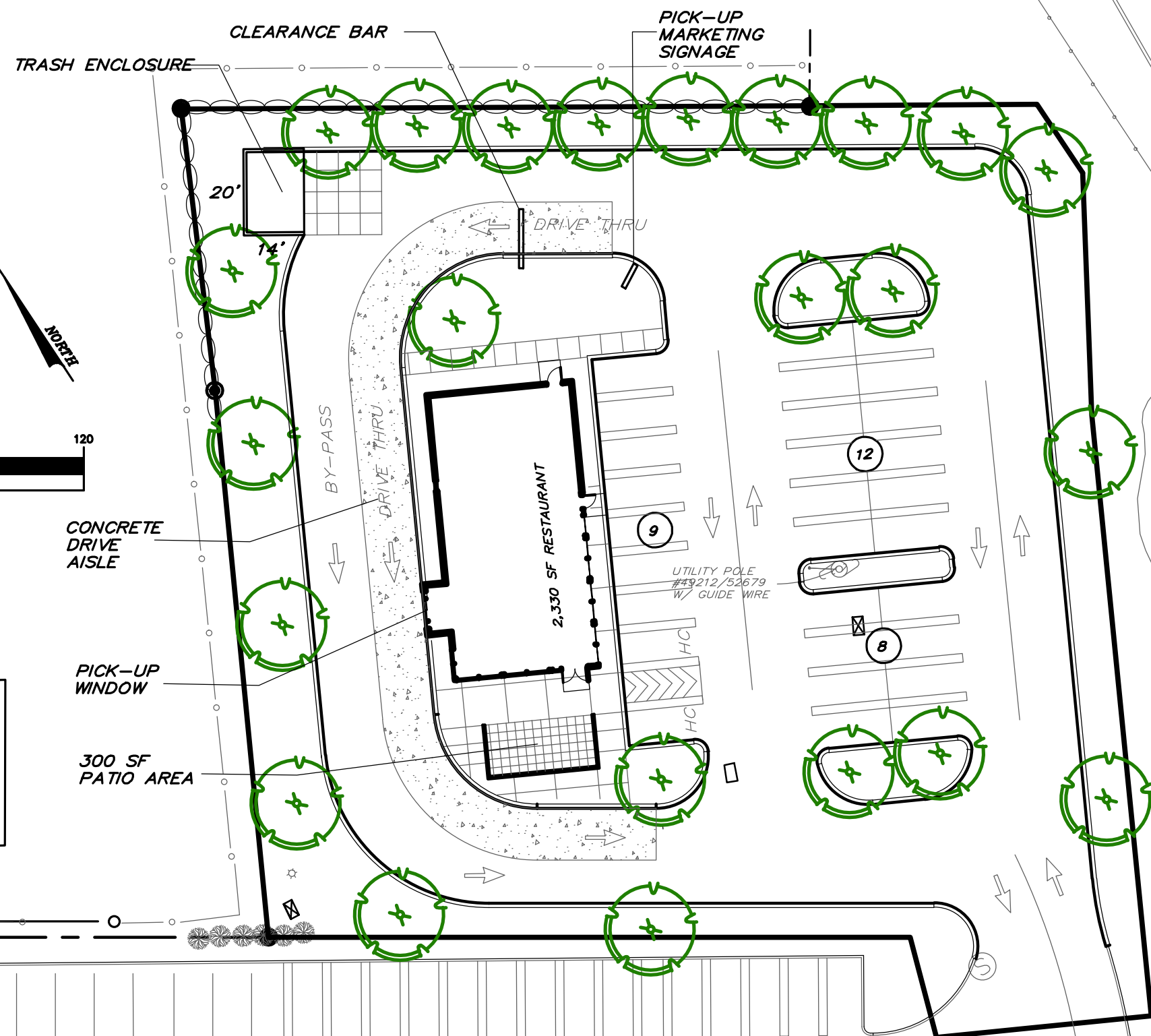
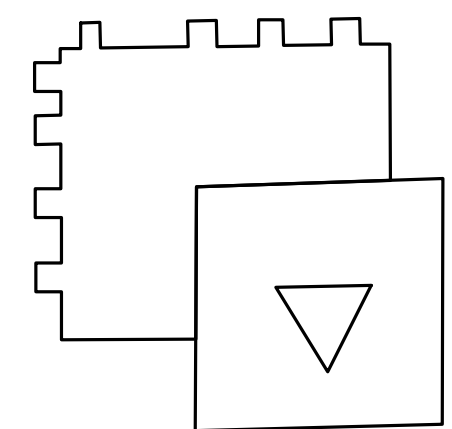
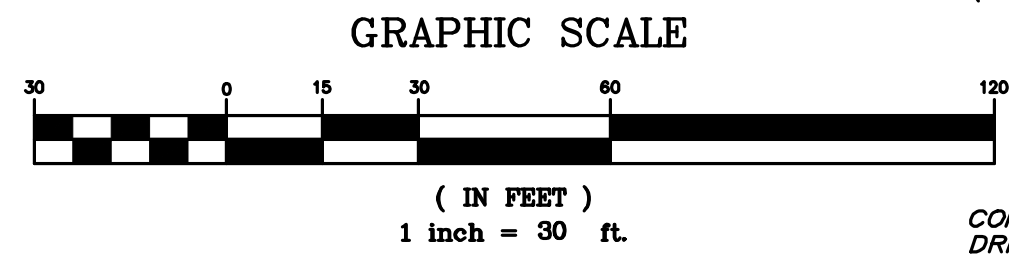
future



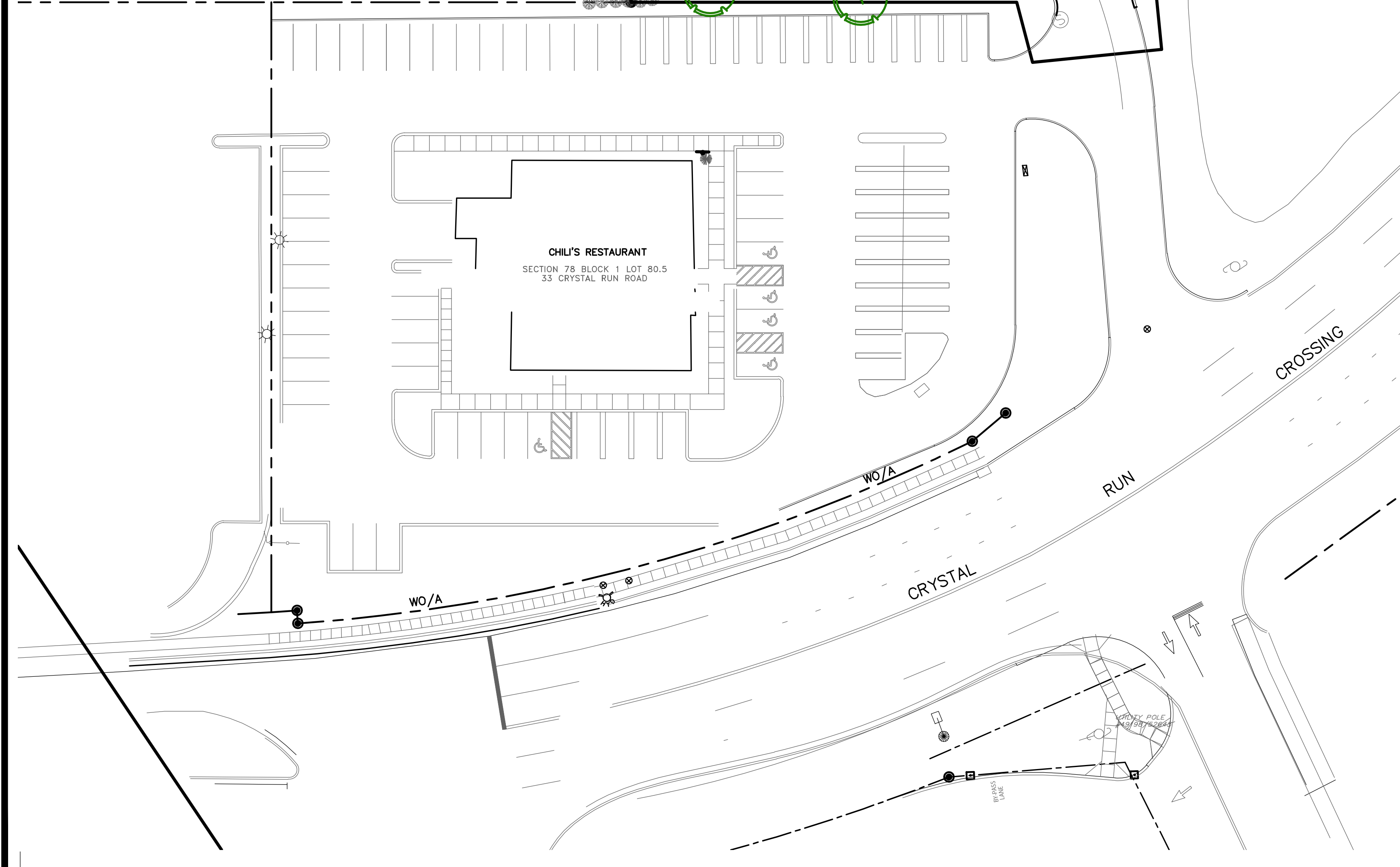



Google Earth





LOCATION MAP

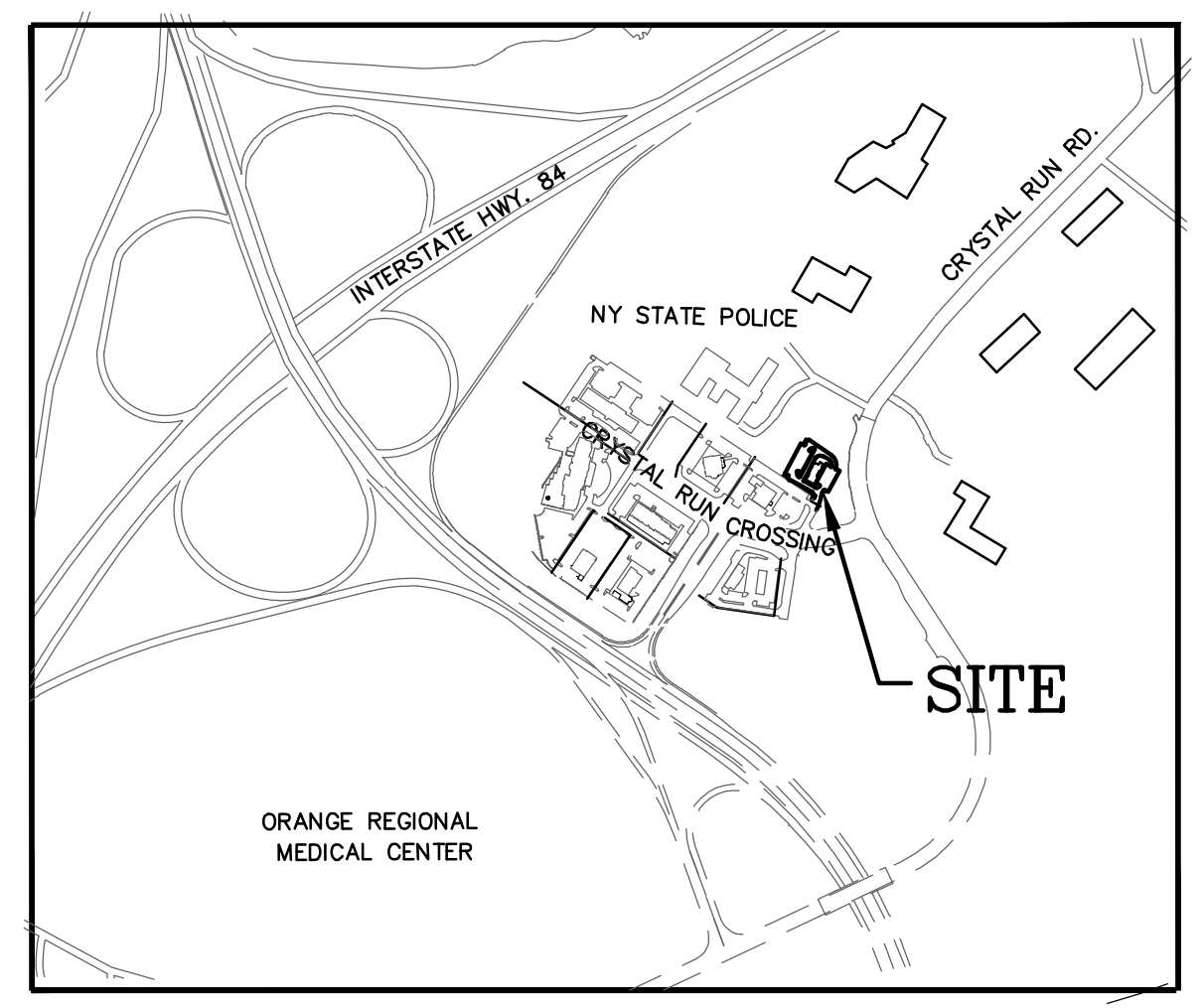
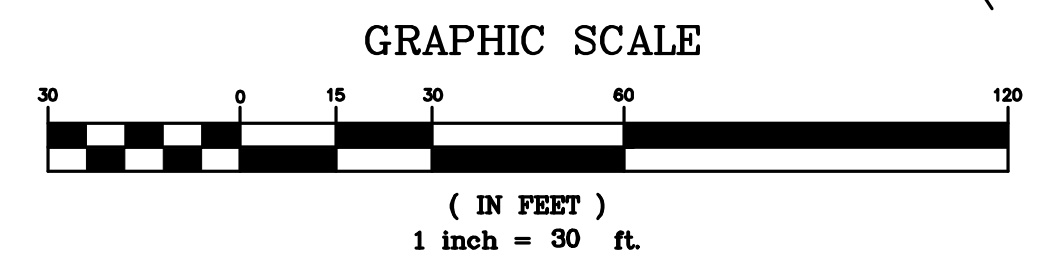


CRYSTAL RUN CROSSING COMMERCIAL SUBDIVISION
CRYSTAL RUN CROSSING, LLC
 TOWN OF WALLKILL, ORANGE COUNTY, NEW YORK

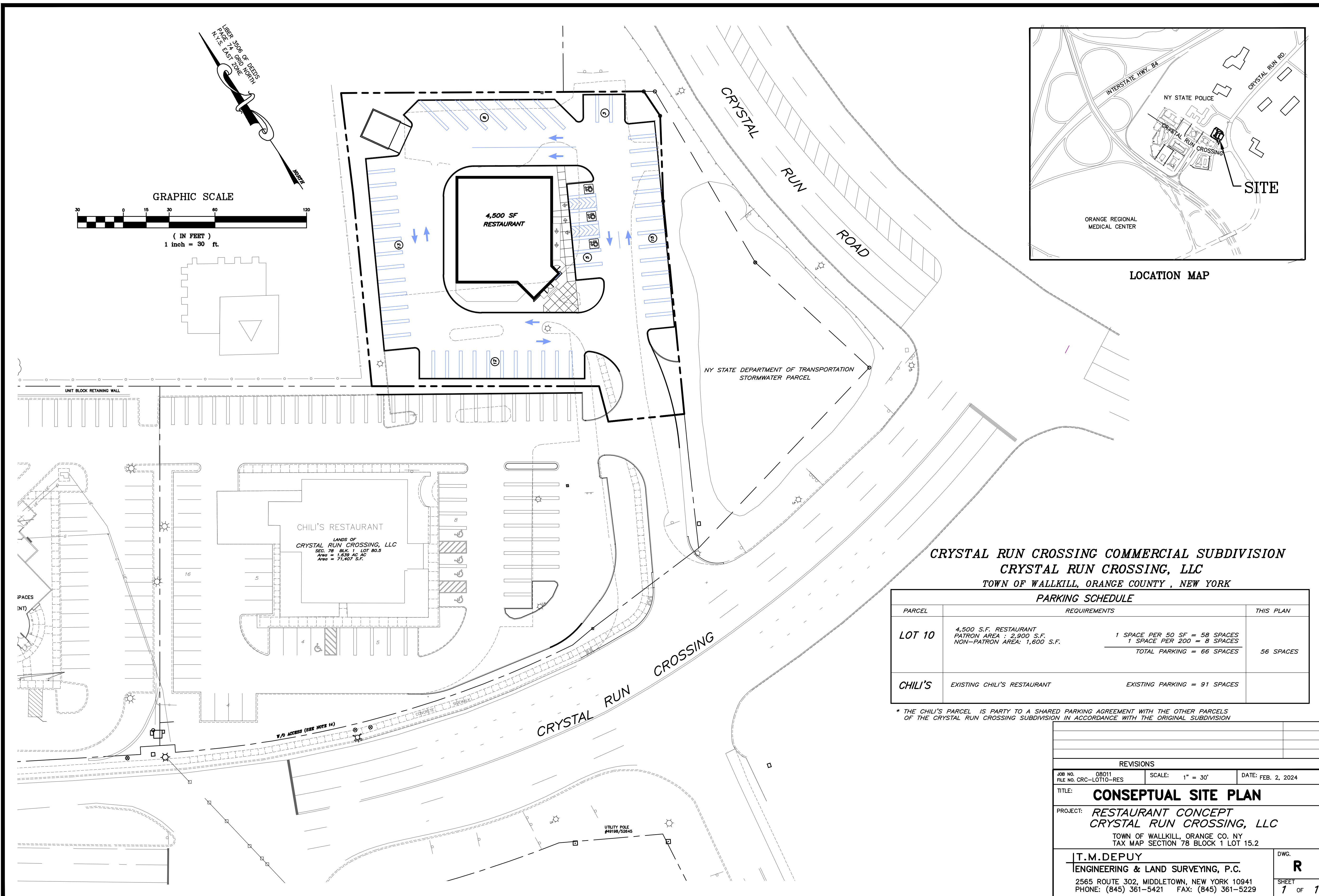
CRYSTAL RUN CROSSING LOT NO.	LOT AREA	PROPOSED USE	BUILDING COVERAGE AREA (BLDG. FOOTPRINT) (SQ. FT.)	PARKING REQUIREMENTS	PROPOSED PARKING
10	0.924 ACRES 40,231 SF	2,325 S.F. RESTAURANT PATRON AREA : 1,000 S.F. NON-PATRON AREA: 1,325 S.F.	2,325 SF 40,231 SF = 6%	1 SPACE PER 50 SF = 20 SPACES 1 SPACE PER 200 = 7 SPACES TOTAL PARKING = 27 SPACES	29 SPACES INCL 2 HC

REVISIONS			
UNAUTHORIZED ALTERATION OR ADDITION THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NY STATE EDUCATION LAW	JOB NO. 08011 FILE NO. LOT 10 RESTAURANT	SCALE: 1" = 30'	DATE: FEB 2, 2024
TITLE: RESTAURANT CONCEPT		PROJECT: LOT 10 - RESTAURANT CRYSTAL RUN CROSSING, LLC TOWN OF WALLKILL, ORANGE CO. NY TAX MAP SECTION 78 BLOCK 1 LOT 15.2	
T.M.DEPUY ENGINEERING & LAND SURVEYING, P.C. 2565 ROUTE 302, MIDDLETOWN, NEW YORK 10941 PHONE: (845) 361-5421 FAX: (845) 361-5229		DWG. R	SHEET 1 OF 1

LIBER 1006 OF DEEDS
 PAGE 174 OF 210
 N. 1/4 E 1/4 E 1/4 NE 1/4
 N. 1/4 E 1/4 E 1/4 NE 1/4



LOCATION MAP



CRYSTAL RUN CROSSING COMMERCIAL SUBDIVISION
CRYSTAL RUN CROSSING, LLC
 TOWN OF WALLKILL, ORANGE COUNTY, NEW YORK

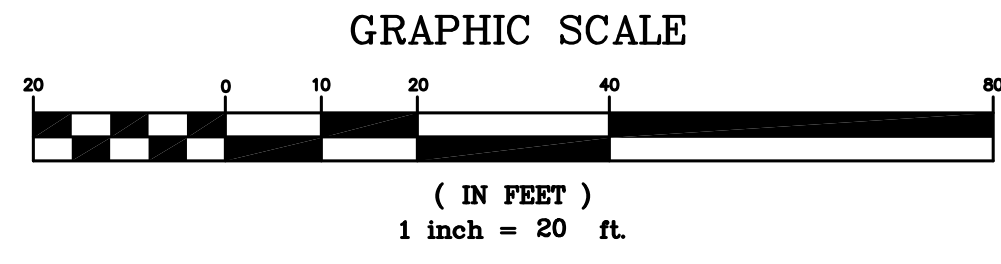
PARKING SCHEDULE		
PARCEL	REQUIREMENTS	THIS PLAN
LOT 10	4,500 S.F. RESTAURANT PATRON AREA: 2,900 S.F. NON-PATRON AREA: 1,600 S.F. 1 SPACE PER 50 SF = 58 SPACES 1 SPACE PER 200 = 8 SPACES TOTAL PARKING = 66 SPACES	56 SPACES
CHILI'S	EXISTING CHILI'S RESTAURANT	EXISTING PARKING = 91 SPACES

* THE CHILI'S PARCEL IS PARTY TO A SHARED PARKING AGREEMENT WITH THE OTHER PARCELS OF THE CRYSTAL RUN CROSSING SUBDIVISION IN ACCORDANCE WITH THE ORIGINAL SUBDIVISION

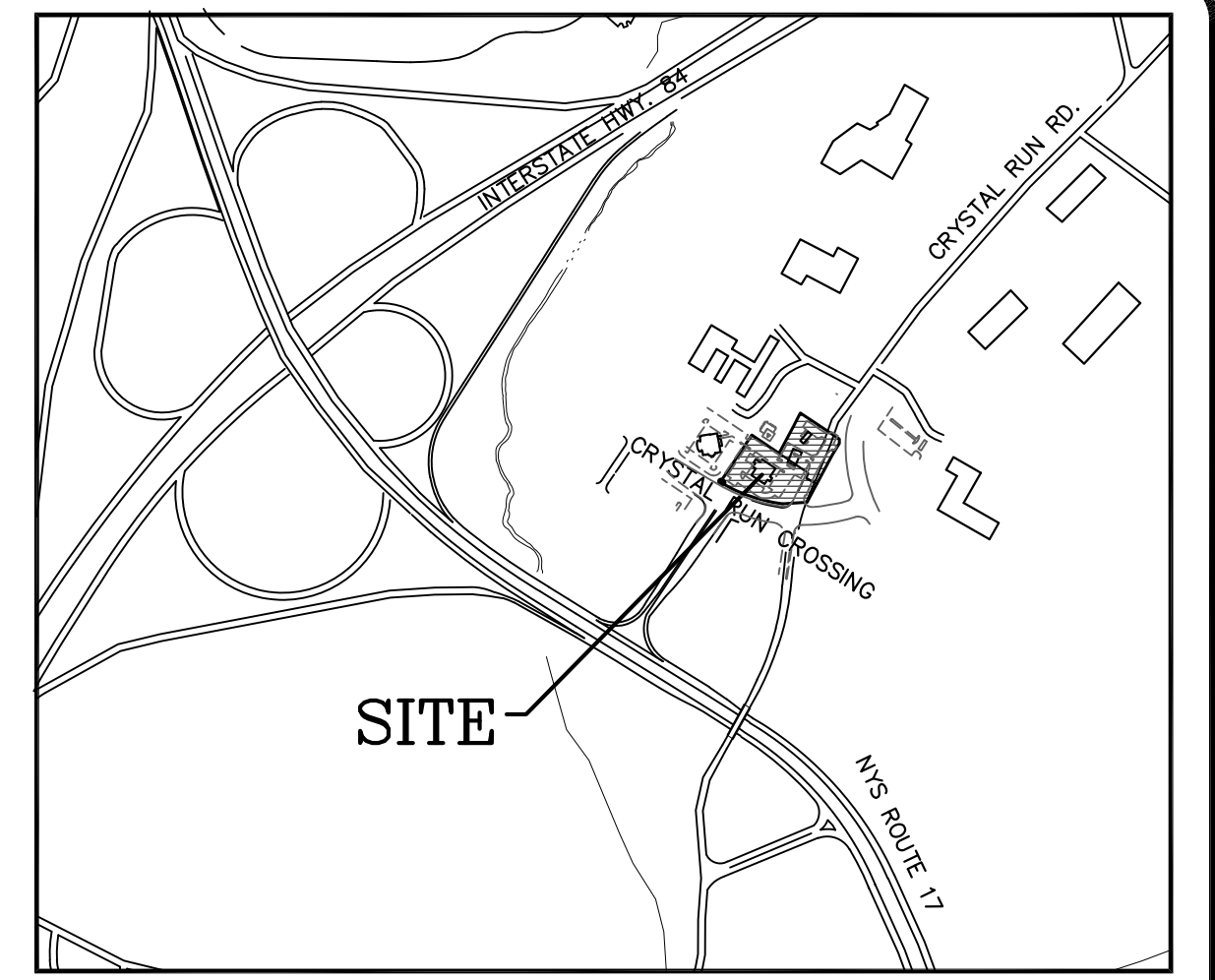
REVISIONS		
JOB NO. 08011	SCALE: 1" = 30'	DATE: FEB. 2, 2024
FILE NO. CRC-L010-RES	TITLE: CONCEPTUAL SITE PLAN	
PROJECT: RESTAURANT CONCEPT CRYSTAL RUN CROSSING, LLC TOWN OF WALLKILL, ORANGE CO. NY TAX MAP SECTION 78 BLOCK 1 LOT 15.2		
T.M.DEPUY ENGINEERING & LAND SURVEYING, P.C. 2565 ROUTE 302, MIDDLETOWN, NEW YORK 10941 PHONE: (845) 361-5421 FAX: (845) 361-5229		DWG. R SHEET 7 OF 7

PARCEL	REQUIREMENTS	THIS PLAN
5	TWO UNIT COMMERCIAL BUILDING 4,440 SF GROSS AREA	
	UNIT 1: 2,427 S.F. RESTAURANT (BURGER KING) PATRON AREA: 990 S.F. NON-PATRON AREA: 1,447 S.F.	1 SPACE PER 50 SF = 20 SPACES 1 SPACE PER 200 = 7 SPACES TOTAL PARKING = 27 SPACES
	UNIT 2: 2,017 S.F. RESTAURANT (FINE DINING) PATRON AREA: 1,167 S.F. NON-PATRON AREA: 850 S.F.	1 SPACE PER 50 SF = 23 SPACES 1 SPACE PER 200 = 4 SPACES TOTAL PARKING = 27 SPACES
10	EXISTING CHILI'S RESTAURANT (39 SPACES REMOVED BY CONSTRUCTION, 33 NEW SPACES ADDED)	EXISTING PARKING = 97 SPACES *91 SPACES

* THE REVISED LOT 5(B) (CHILI'S) IS PARTY TO A SHARED PARKING AGREEMENT WITH THE OTHER PARCELS OF THE CRYSTAL RUN CROSSING SUBDIVISION IN ACCORDANCE WITH THE ORIGINAL SUBDIVISION (NOTE #2)



LANDS OF
DIVISION OF NEW YORK POLICE
EXECUTIVE DIVISION
SEC. 78 BLM. 1 LOT 13.3
LIBER 1740 OF DEEDS, PAGE 109



LOCATION MAP
SCALE: 1" = 2000'

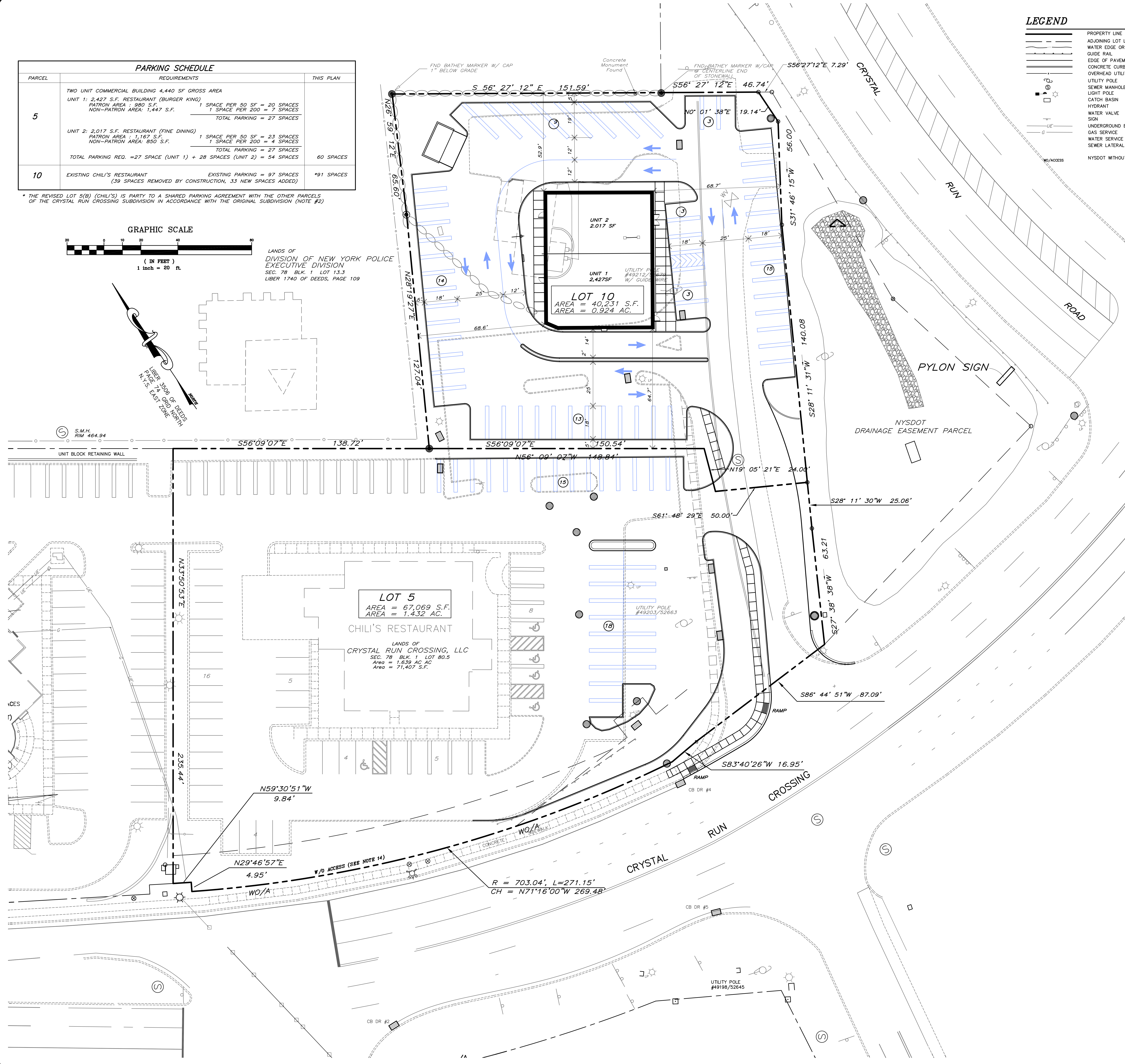
PARCEL, OWNER AND ZONING INFORMATION

TAX MAP REFERENCE: SECTION 78, BLOCK 1, LOT 15 SECTION 78, BLOCK 1, LOT 80.5
RECORD OWNERS: CRYSTAL RUN CROSSING, LLC CRYSTAL RUN CROSSING, LLC
P.O. BOX 999 MIRBEAU INN & SPA
851 WEST GENESEE STREET 851 WEST GENESEE STREET
SKANEATELES NY, 13152 SKANEATELES NY, 13152
DEED REFERENCE: LIBER 13205 OF DEEDS, PAGE 756 LIBER 5825 OF DEEDS, PAGE 322
PARCEL AREAS: 0.360 ACRES 1.639 ACRES
NUMBER OF LOTS: 2 LOTS AND PORTION OF FORMER CRYSTAL RUN ROAD
LOT 5A (0.924 ACRES)
LOT 5B (1.432 ACRES)
ZONING DISTRICT: O/R (OFFICE AND RESEARCH DISTRICT)
SANITARY SEWER SERVICE TO BE OBTAINED FROM THE TOWN OF WALKILL CONSOLIDATED SEWER DISTRICT.
WATER SERVICE TO BE OBTAINED FROM THE TOWN OF WALKILL CONSOLIDATED WATER DISTRICT.

* Resolution of the Town of Walkill Town Board dated June 22, 1995 which authorized the Town of Walkill Planning Board to modify lot sizes, setbacks and other requirements of the Town of Walkill Zoning Law simultaneously with the approval of the subdivision plan in accordance with NYS Town Law 278.

LEGEND

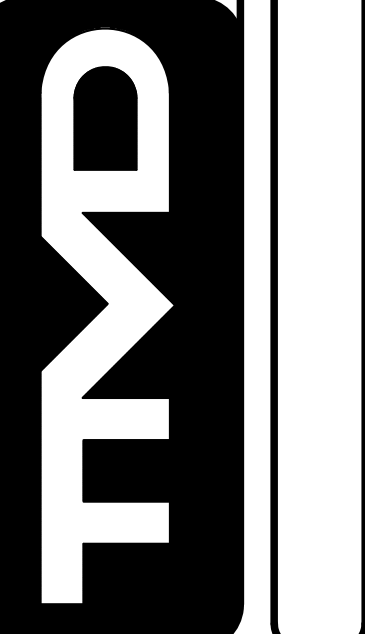
- PROPERTY LINE
- ADJOINING LOT LINE
- WATER EDGE OR STREAM
- GUIDE RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB
- OVERHEAD UTILITY LINE
- UTILITY POLE
- SEWER MANHOLE
- LIGHT POLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- SIGN
- UNDERGROUND ELECTRIC
- GAS SERVICE
- WATER SERVICE
- SEWER LATERAL
- NYSDOT WITHOUT ACCESS RESTRICTION



SIGN NOTE
A SEPARATE APPROVAL AND PERMIT IS REQUIRED FOR THE INSTALLATION OF CERTAIN SIGNS. THE TOWN OF WALKILL BUILDING DEPARTMENT ACCEPTS APPLICATIONS FOR AND ISSUES PERMITS FOR SIGNS.

NO.	DATE	DESCRIPTION	REVISIONS

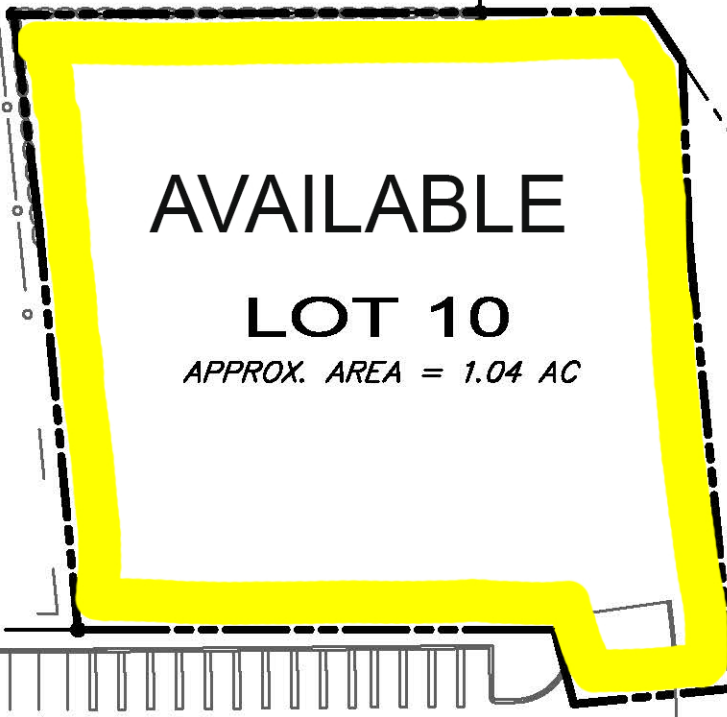
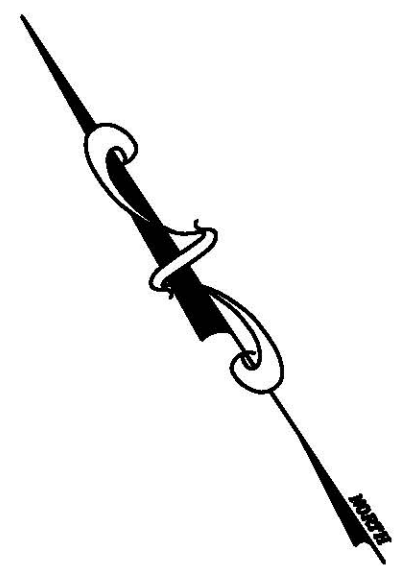
TMD
ENGINEERING & LAND SURVEYING, P.C.
2656 ROUTE 302, MIDDLETOWN, NY 10941
PHONE: (845) 361-5421 FAX: (845) 361-5229



PROPOSED COMMERCIAL FOOD SERVICE
CRYSTAL RUN CROSSING
LOTS 5A AND 5B
TAX PARCELS SECTION 78, BLOCK 1, LOTS 15 AND 80.5
CRYSTAL RUN CROSSING ROAD
TOWN OF WALKILL, ORANGE COUNTY, NEW YORK



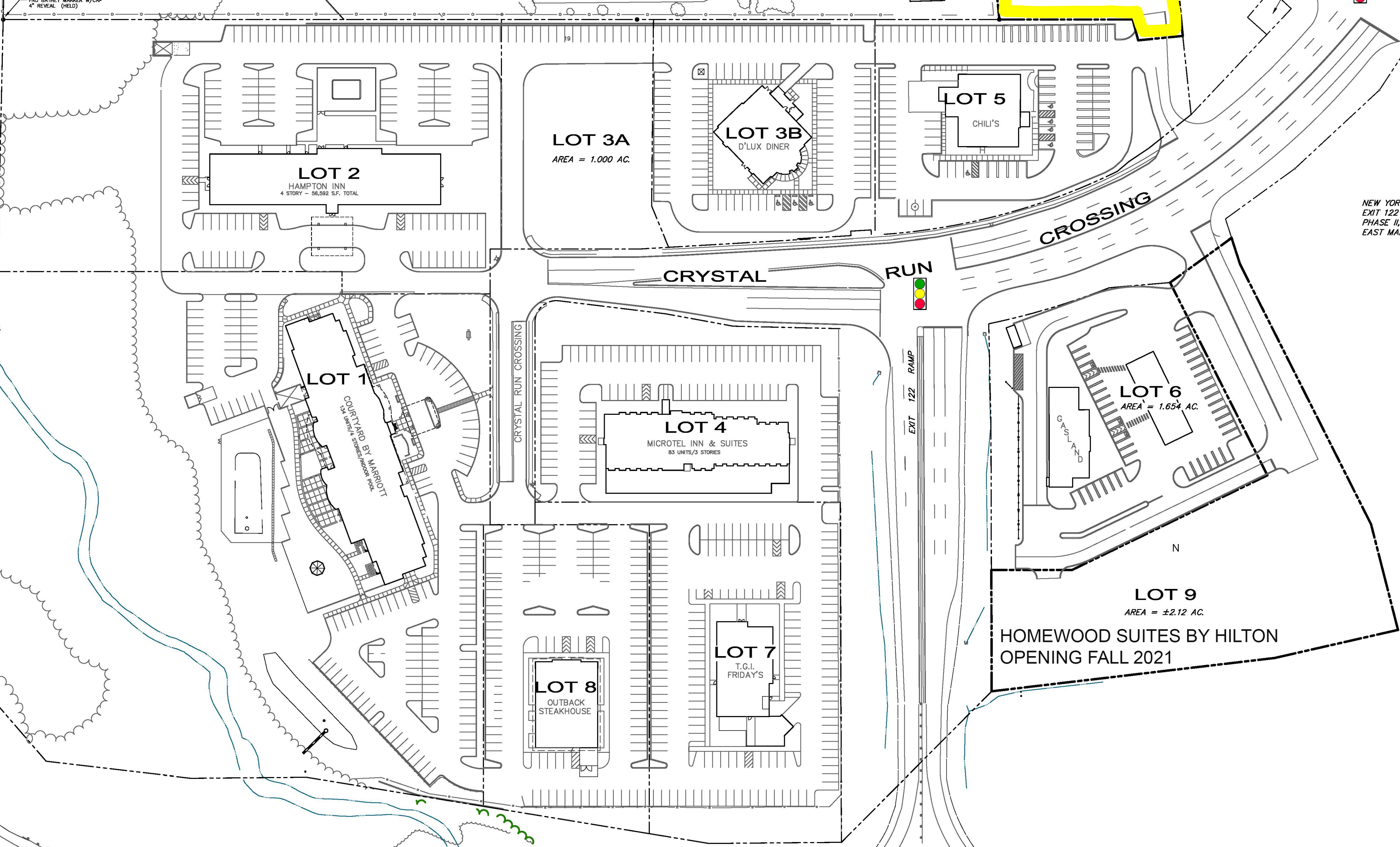
TITLE
BOUNDARY PLAN AND ZONING DATA
JOB: CONCEPT
DATE: JULY 2018
SCALE: AS SHOWN
DWG.:



DIRECTORY SIGN LOCATION



INTERSTATE HIGHWAY ROUTE 84



NEW YORK STATE DEPARTMENT OF TRANSPORTATION
 EXIT 122 PROPOSED INTERCHANGE IMPROVEMENTS
 PHASE II, RELOCATION OF CRYSTAL RUN ROAD AND
 EAST MAIN STREET

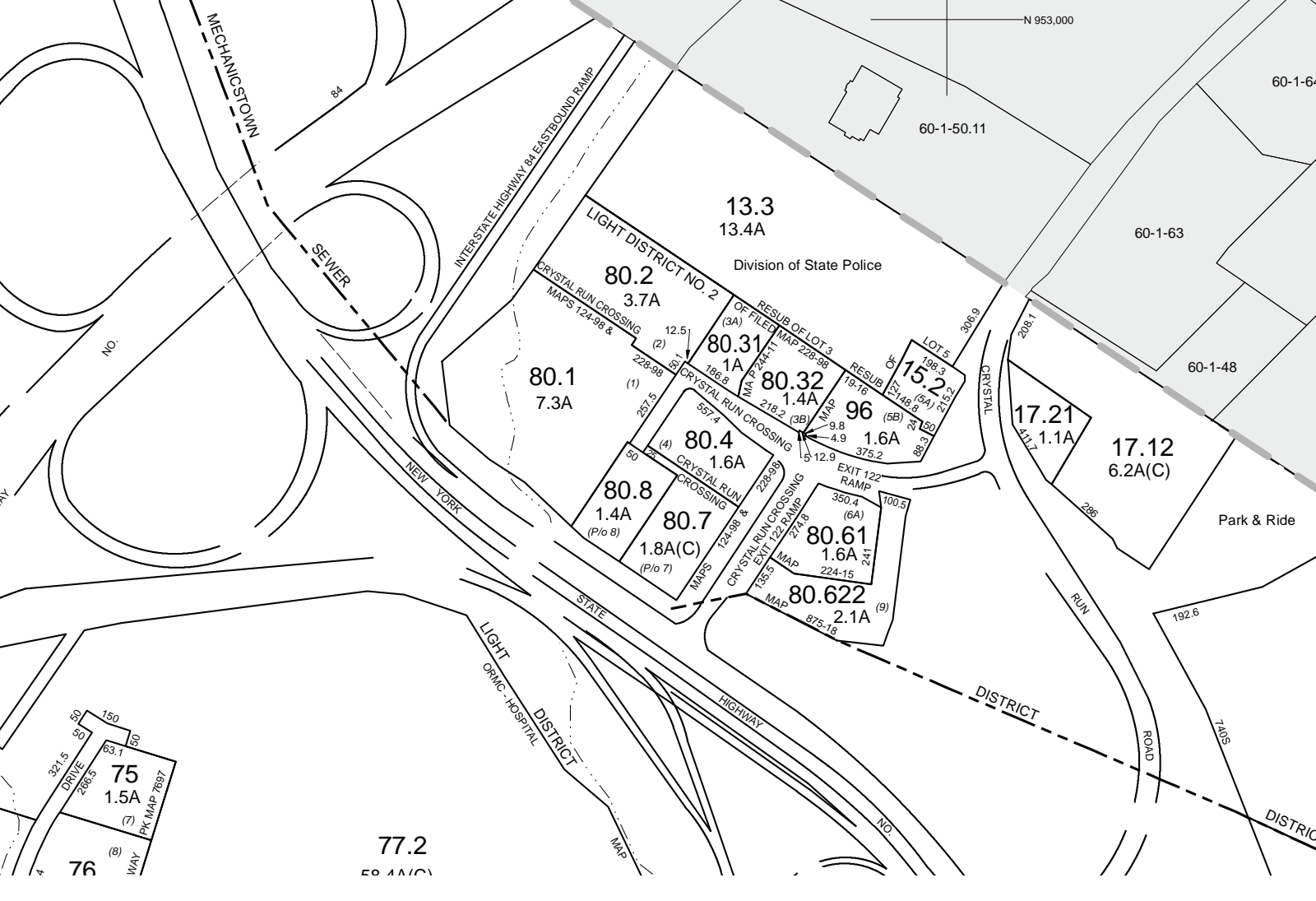
NEW YORK STATE HIGHWAY ROUTE 17



(EASTBOUND) TO GOSHEN

RAMP "K" FROM INTERSTATE 84

CRYSTAL RUN CROSSING
 MIDDLETOWN NEW YORK



13.3
13.4A

Division of State Police

LIGHT DISTRICT NO. 2
80.2
3.7A

80.1
7.3A

80.31
1A

80.32
1.4A

15.2

96
1.6A

17.21
1.1A

17.12
6.2A(C)

80.4
1.6A

80.8
1.4A
(P/O 8)

80.7
1.8A(C)
(P/O 7)

80.61
1.6A

80.622
2.1A
(9)

75
1.5A
(7)

76
(8)

77.2
50.4A(C)

MECHANICSTOWN

SEWER

INTERSTATE HIGHWAY & EASTBOUND RAMP

NEW YORK

LIGHT DISTRICT
ORMC - HOSPITAL

STATE HIGHWAY

DISTRICT

CRYSTAL RUN ROAD

DISTRICT

60-1-6

60-1-50.11

60-1-63

60-1-48

Park & Ride

192.6

740.5

NO.

NO.

PK MAP 7897

CRYSTAL RUN CROSSING
MAPS 124-98 &

(2)

229-98

(1)

257.5

557.4

(A)

50

228-99

MAPS 124-98 &

224-15

135.5

MAP

875-18

100.5

241

224-15

241

224-15

241

241

241

241

241

12.5

186.9

218.2

9.8

4.9

12.9

350.4

274.8

135.5

MAP

875-18

100.5

241

224-15

241

224-15

241

241

241

241

241

241

241

RESUB OF LOT 3
OF FILED MAP 228-98

(3A)

MAP 224-71

RESUB OF

199-16

RESUB OF

2148.6

(9A)

2150

(5B)

375.2

88

306.9

208.1

208.1

208.1

208.1

208.1

208.1

208.1

208.1

208.1

208.1

