

FOR SALE
5312 ROUTE 9W
NEWBURGH, NEW YORK



4.75 ACRES
DEVELOPERS GEM

- Asking Price: Upon Request
- Highly visible level property
- ±206,910 SF
- B zoning
- 18,000 cars per day on Route 9W
- 2.7 miles to I-84 & 6 miles to I-87
- 3.2 miles to X-SB, X-NB, & Northside bus
- 4.1 miles to Newburgh Ferry
- 20 mins to Stewart Airport

Contact Exclusive Listing Agent:
Frank Savastano
914.968.8500 x324
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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES
NEW YORK | CONNECTICUT | RMFRIEDLAND.COM

FOR SALE

5312 ROUTE 9W

NEWBURGH, NEW YORK

ZONING

Town of Newburgh

**Table of Use and Bulk Requirements
B District -- Schedule 7**

185 Attachment 11

[Amended 9-23-1998 by L.L. No. 10-1998; 1-20-2009 by L.L. No. 2-2009; 2-10-2014 by L.L. No. 2-2014; 12-29-2014 by L.L. No. 13-2014; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required								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)	Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)		
1. Home occupations.	C1 and 2	1. Existing single-family dwellings:															
		a. Without both public sewer and public water systems		20,000	125	150											
2. Private garage or carport for not more than 4 vehicles	C1, 2, 4 and 5 D1-12	b. With both public sewer and public town water systems		15,000	100	125	40	40	15	30							
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43 ⁴	C1, 2 and 4	c. With either public sewer or public water only		17,500													
4. Off-street parking as required by the principal use	All	2. Existing 2-family dwellings:		30,000	150	175		50		50	900	NA	25%	35	50%		
		a. Without both public sewer and public water systems		22,500													
5. Storage buildings up to 50% of the floor area of the principal building	D2 and 11	b. With both public sewer and public town water systems		25,000	125	150				25							
		c. With either public sewer or public water only															
6. Signs in accordance with § 185-14		3. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA	NA		20%	NA			
a. Professional	C1 and 2, D2, D17	4. Membership clubs without outdoor recreation facilities in accordance with § 185-29		25,000	150	175		40	15	30	900		25%				
b. Business	C5, D1-7, D9-12	5. Funeral homes															
c. Institutional	C3 and 4, D10																
d. Identification	C3-5 D1-7, D9-12 D8	1. Retail stores and personal service stores and uses, health clubs and fitness facilities															
6a. Signs in accordance with § 185-14.1.		2. Business, professional and research offices and banks															
7. Keeping up to 5 (total) dogs or cats over 6 months of age	C1 C2	3. Eating and drinking places		15,000	100	125	40	30	15				40/60% ¹	35	80/85% ¹		
8. Off-street parking for commercial vehicles in accordance with § 185-13	D1-9, 11 and 12	4. Indoor amusement establishments															
		5. Motor vehicle service stations and public garages, car wash and rental agency in accordance with § 185-28		20,000								NA	NA	40/50% ²		80/85%	
9. Accessory apartments in accordance with § 185-38	C1 and 2	6. Convenience stores with or without gasoline filling stations															
		7. Hotels and motels in accordance with § 185-27		5 acres	200	200	50					3	25%	50	60%		
10. Fuel tanks in accordance with § 185-39	D2, 5, 11 and 12	8. Shopping centers		5 acres	300	300	60										
		9. Theaters		3 acres	300	300	60	60									
11. Satellite earth stations in accordance with § 185-40	C1-3 and 5 D1-12	10. Places of worship, parish houses, seminaries, convents, dormitories and related activities		2 acres	200	200	50			50	100	NA	25%	40	50%		
12. Cafeterias and clinics for employees	D2 and 12	11. Business parks in accordance with § 185-41		10 acres	400	400	60						25%	40	50%		
13. Restaurants and conference and banquet facilities	D2, 7 and 11	12. Public utility structures and rights-of-way		NA	NA	NA	NA	NA	NA	NA	NA		20%	35	50%		
14. Retail outlets	D11	13. Affordable housing in accordance with § 185-47															
15. Car wash	D5 and 6	14. Senior citizen housing in accordance with § 185-48															
16. Motor vehicle rental agency	D5 and 7	15. Restaurants		40,000	150	150	50	30	15	30			40%	35	80%		

185 Attachment 11:1

08 - 01 - 2018

NEWBURGH TOWN CODE

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				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)		
17. Eating and drinking facilities or food preparation shops not offering full table service	D1, 6, 8, 9 and 16		16. Mini-malls	2 acres	200	200	40	50	30	60			40%	35	80%		
			17. Veterinarian offices and related services necessary for the complete practice of veterinarian medicine in accordance with § 185-45.	40,000	150	150	40	40	30	60	NA	NA	30%	35	60%		
18. Cargo storage containers in accordance with § 185.15.1	D2 and 11																

NOTES:

- ¹ Forty without public water and sewer; 60 with public water and sewer.
- ² Forty without public water and sewer; 50 with public water and sewer.
- ³ Minimum 1,500 square feet of lot area per guest room.
- ⁴ Also requires a special permit from the Zoning Board of Appeals.

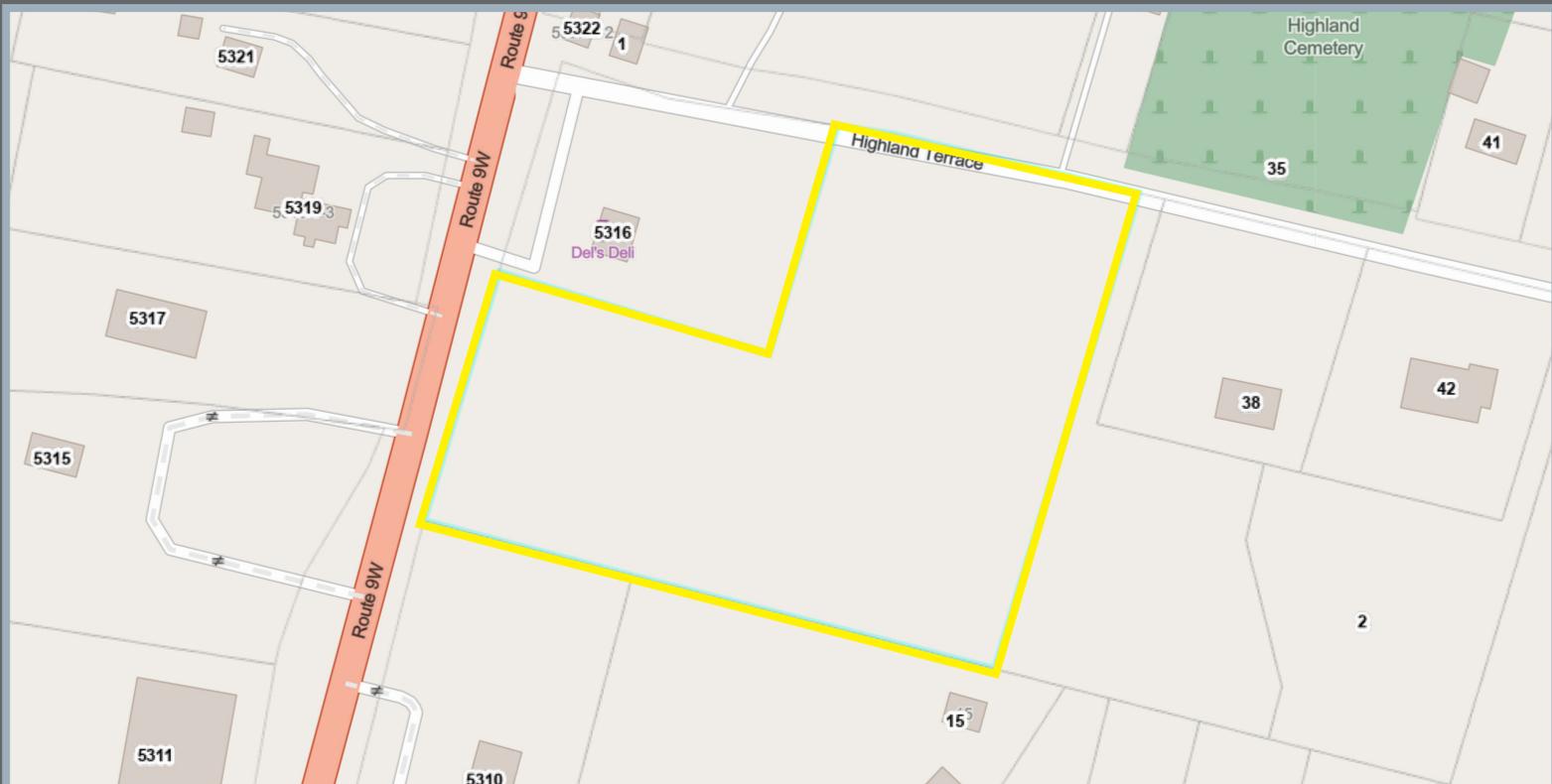
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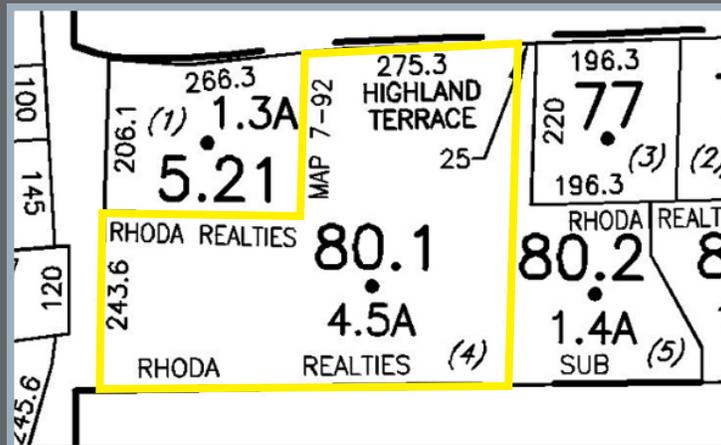
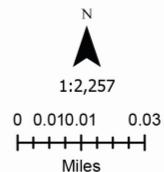
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NEWBURGH, NEW YORK



- Address Points
- Municipal Boundaries
- Parcel Boundaries



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FOR SALE

5312 ROUTE 9W

NEWBURGH, NEW YORK



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,161	22,357	95,902
Number of Households	1,187	8,673	35,780
Average HH Income	\$155,669	\$142,670	\$118,039
Annual HH Expenditure	\$157.72 M	\$1.07 B	\$3.85 B
Annual Retail Expenditure	\$74.87 M	\$503.776 M	\$1.87 B

Access to I-84 & I-87

3.2 miles to X-SB, X-NB, & Northside bus

4.1 miles to Newburgh Ferry

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