

RODEO REALTY



**160-162 Mott Farm Rd &
3 Katavolos Dr
Tomkins Cove, NY**



PRESENTED BY:

LONNA RALBAG

C. 914-548-0870

W. 845-364-0195

lonnaralbag@gmail.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rodeo Realty Select and it should not be made available to any other person or entity without the written consent of Rodeo Realty Select.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rodeo Realty Select.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

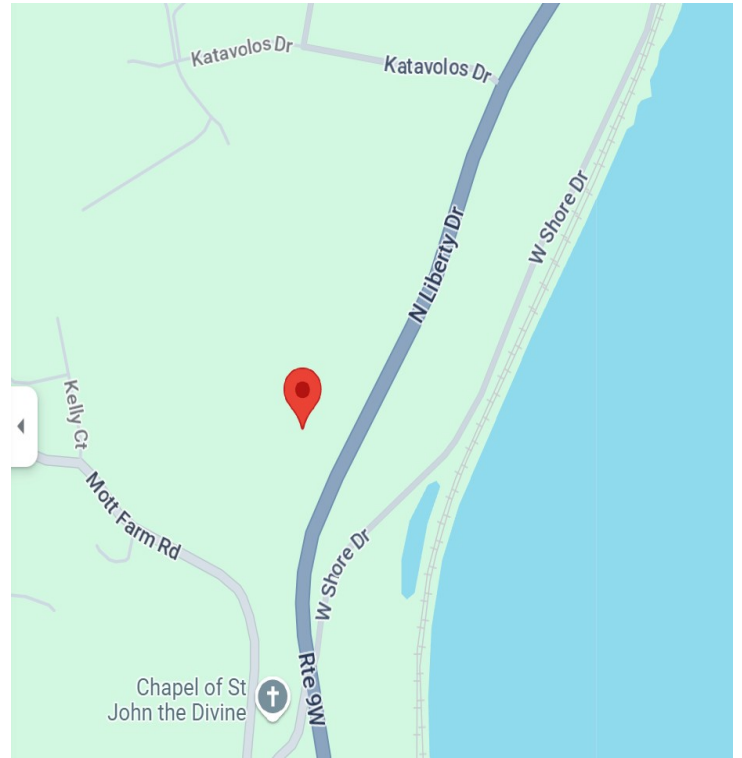
Rodeo Realty Select has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rodeo Realty Select has not verified, and will not verify, any of the information contained herein, nor has Rodeo Realty Select conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

EXECUTIVE SUMMARY



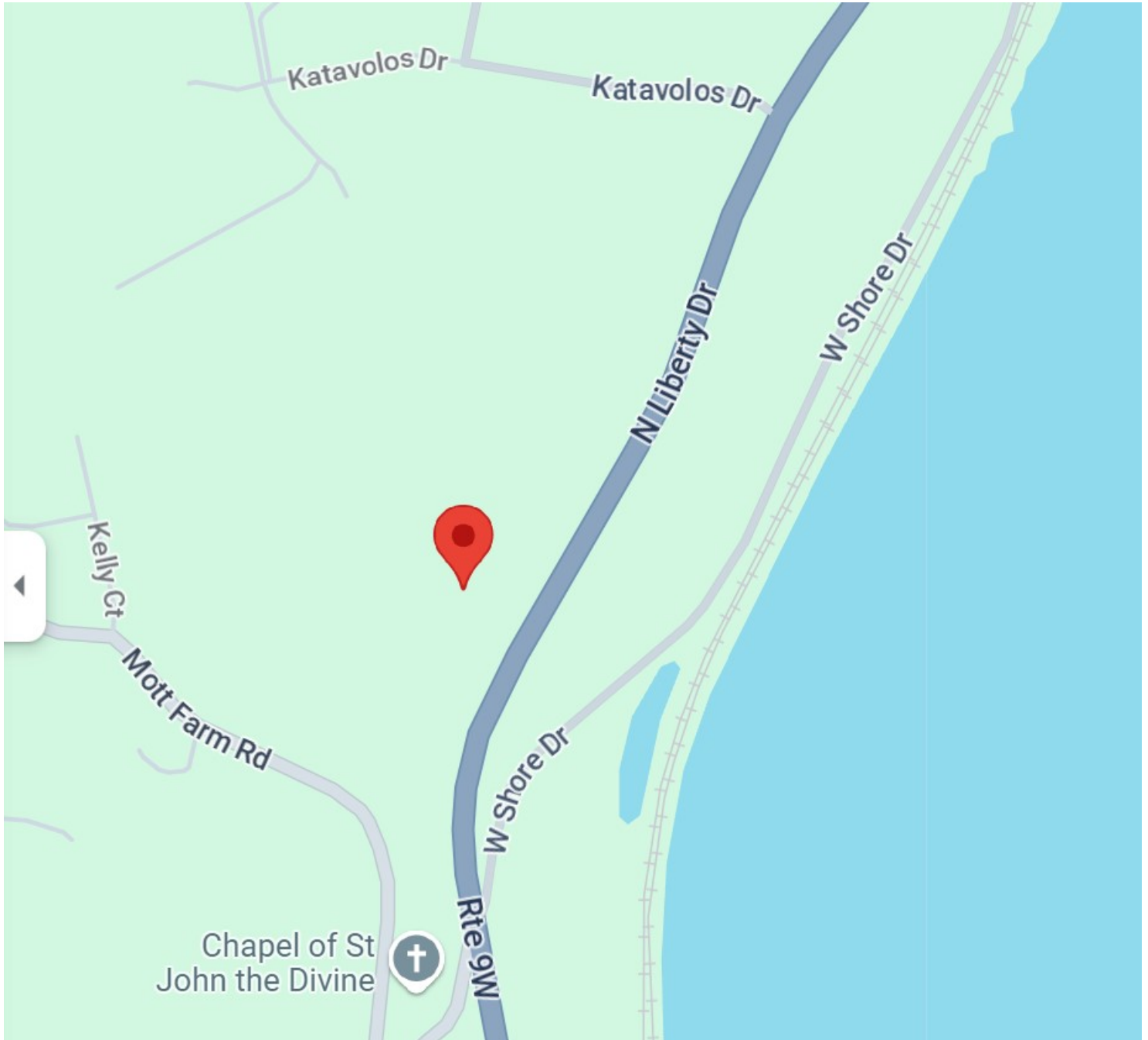
OFFERING SUMMARY

Sale Price:	\$2,250,000.00
Available SF:	15,364 SF
Lot Size:	20.8 AC
Year Built:	1872
Zoning:	RR

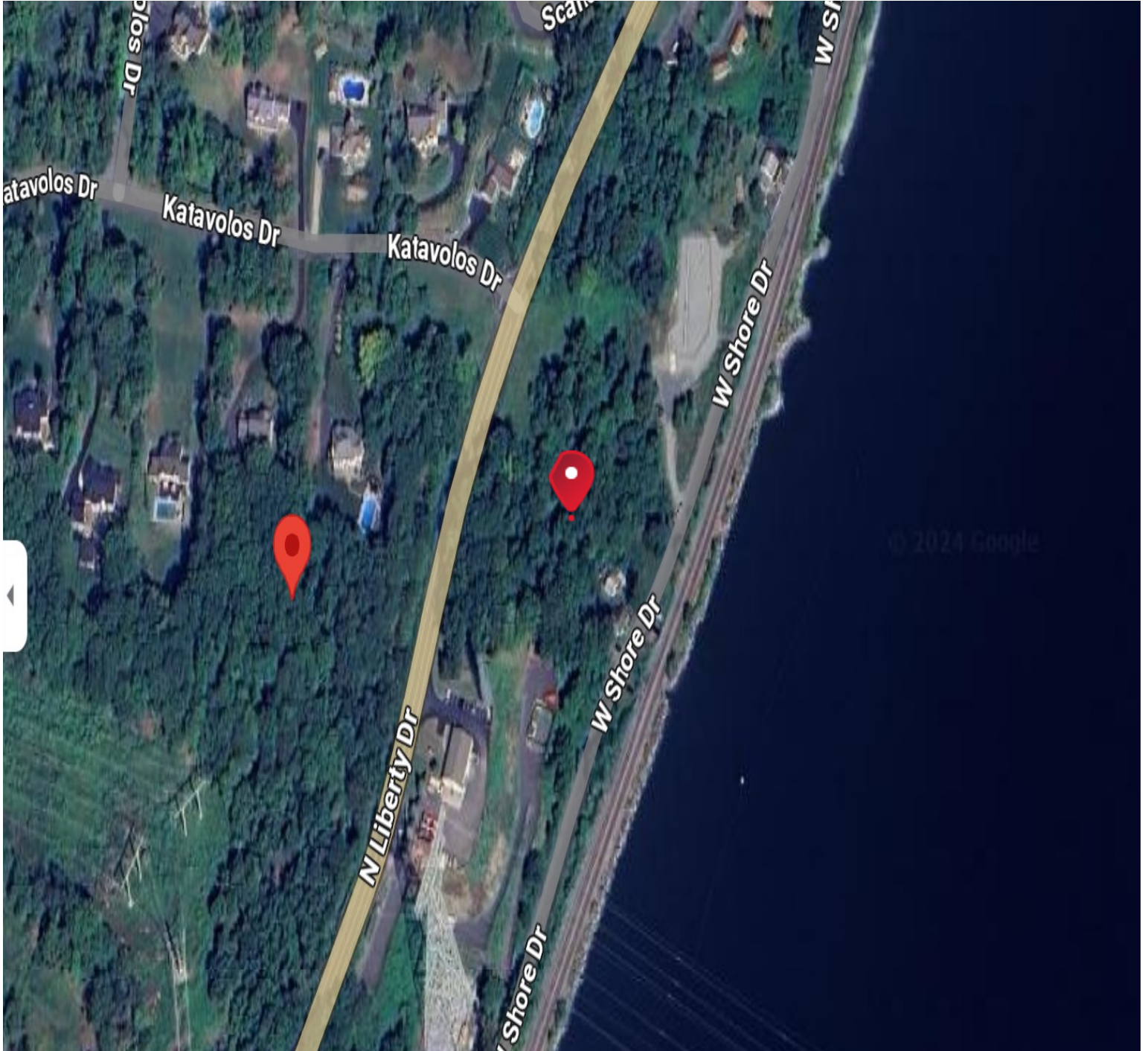
PROPERTY OVERVIEW

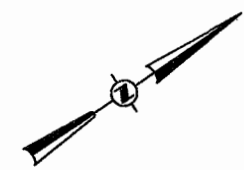
Outstanding development opportunity with Hudson River views, school zoning, and upscale living potential! Less than an hour from NYC, this prime property—along with an adjacent lot—offers over 18 acres of remarkable land. Initial plans are in place for a 6-lot subdivision, providing an attractive investment for developers. Set among elegant homes and neighboring the scenic Harriman State Park, this location offers a blend of natural beauty and refined living. With zoning for school use, this is an ideal setting for developers aiming to build a distinctive residential community in a sought-after area. 20 acres land for sale BOTH together for \$2,250,000 combination of two lots 160-162 Mott Farm Rd with 18 acres and 3 Katavolos Dr, Tomkins Cove with 2 acres with Hudson river view. Option to purchase additional 2.8 acres with a house on it for \$400,000 that will be sold only to the land buyer.

160-162 Mott Farm Rd, Stony Point & 3 Katavolos Dr, Tomkins Cove



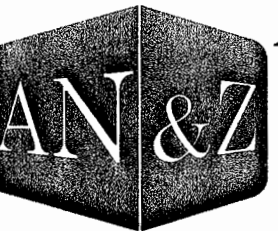
AERIAL MAP





LEGEND

- 362 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- + 360.0 EXISTING SPOT ELEVATION
- CB EXISTING CATCH BASIN
- === EXISTING STORM DRAIN LINE
- EXISTING STONEWALL
- EXISTING GUARDRAIL
- EXISTING UTILITY POLE

REVISION	DATE	DESCRIPTION
 ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
RIVER EDGE ESTATES		
TITLE:		
CONCEPT PLAN		
DRAWN BY: MM	CHECKED BY: DMZ	
DATE: MAY 4, 2020	SCALE: 1 IN. = 50 FT.	
PROJECT NO:	DRAWING NO:	
3340	2 OF 2	

STANDARD MAP NOTES:

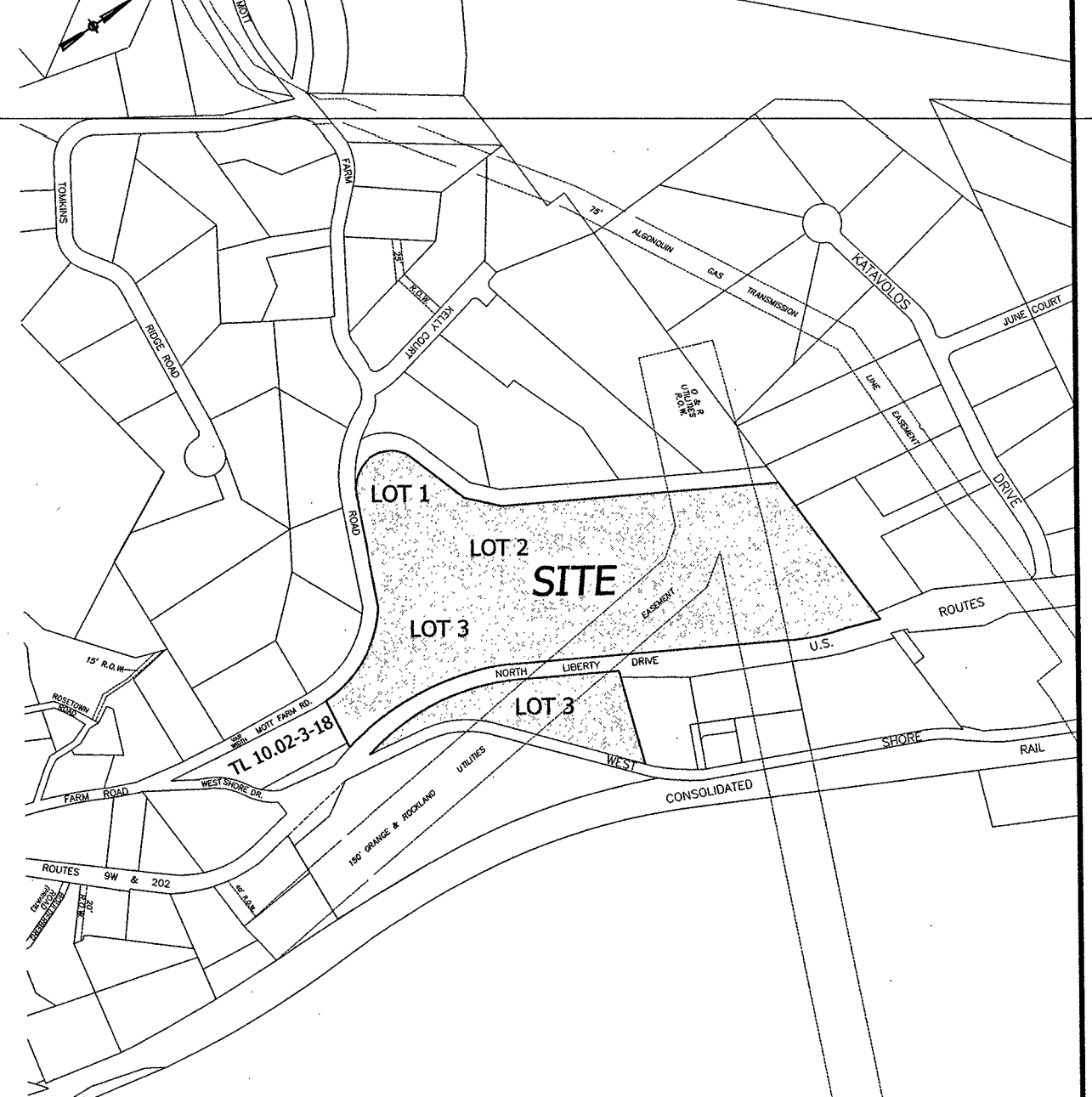
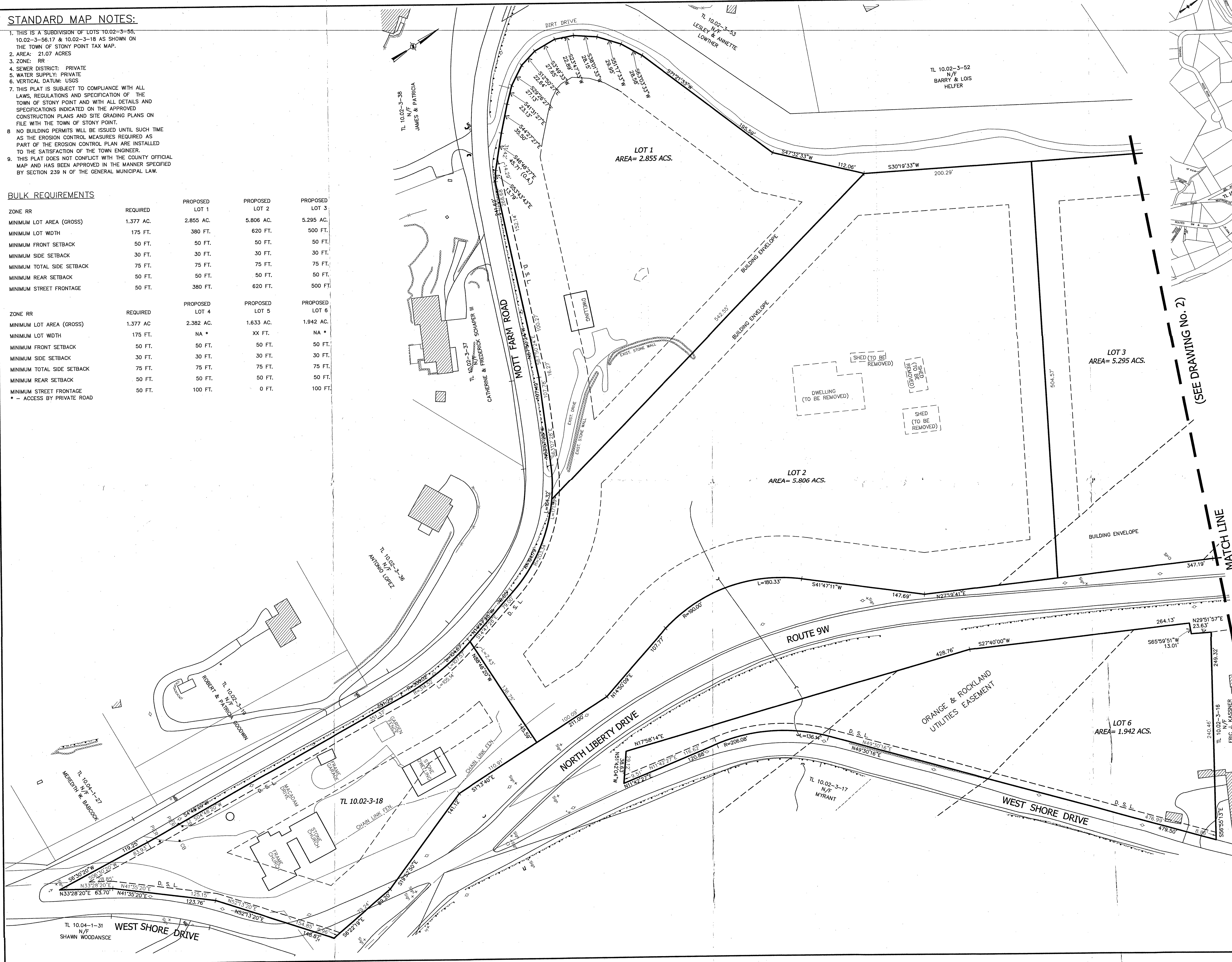
1. THIS IS A SUBDIVISION OF LOTS 10.02-3-55, 10.02-3-56.17 & 10.02-3-18 AS SHOWN ON THE TOWN OF STONY POINT TAX MAP.
2. AREA: 21.07 ACRES
3. ZONE: RR
4. SEWER DISTRICT: PRIVATE
5. WATER SUPPLY: PRIVATE
6. VERTICAL DATUM: USGS
7. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATION OF THE TOWN OF STONY POINT AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE WITH THE TOWN OF STONY POINT.
8. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE TOWN ENGINEER.
9. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 N OF THE GENERAL MUNICIPAL LAW.

BULK REQUIREMENTS

ZONE RR	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT AREA (GROSS)	1,377 AC.	2,855 AC.	5,806 AC.	5,295 AC.
MINIMUM LOT WIDTH	175 FT.	380 FT.	620 FT.	500 FT.
MINIMUM FRONT SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM SIDE SETBACK	30 FT.	30 FT.	30 FT.	30 FT.
MINIMUM TOTAL SIDE SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
MINIMUM REAR SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM STREET FRONTAGE	50 FT.	380 FT.	620 FT.	500 FT.

ZONE RR	REQUIRED	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
MINIMUM LOT AREA (GROSS)	1,377 AC.	2,382 AC.	1,633 AC.	1,942 AC.
MINIMUM LOT WIDTH	175 FT.	NA *	XX FT.	NA *
MINIMUM FRONT SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM SIDE SETBACK	30 FT.	30 FT.	30 FT.	30 FT.
MINIMUM TOTAL SIDE SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
MINIMUM REAR SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM STREET FRONTAGE	50 FT.	100 FT.	0 FT.	100 FT.

* - ACCESS BY PRIVATE ROAD



VICINITY MAP
SCALE: 1 IN.=500 FT.

LEGEND

- 362 --- EXISTING 2' CONTOUR
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- === EXISTING STORM DRAIN LINE
- ○ ○ ○ ○ EXISTING STONEWALL
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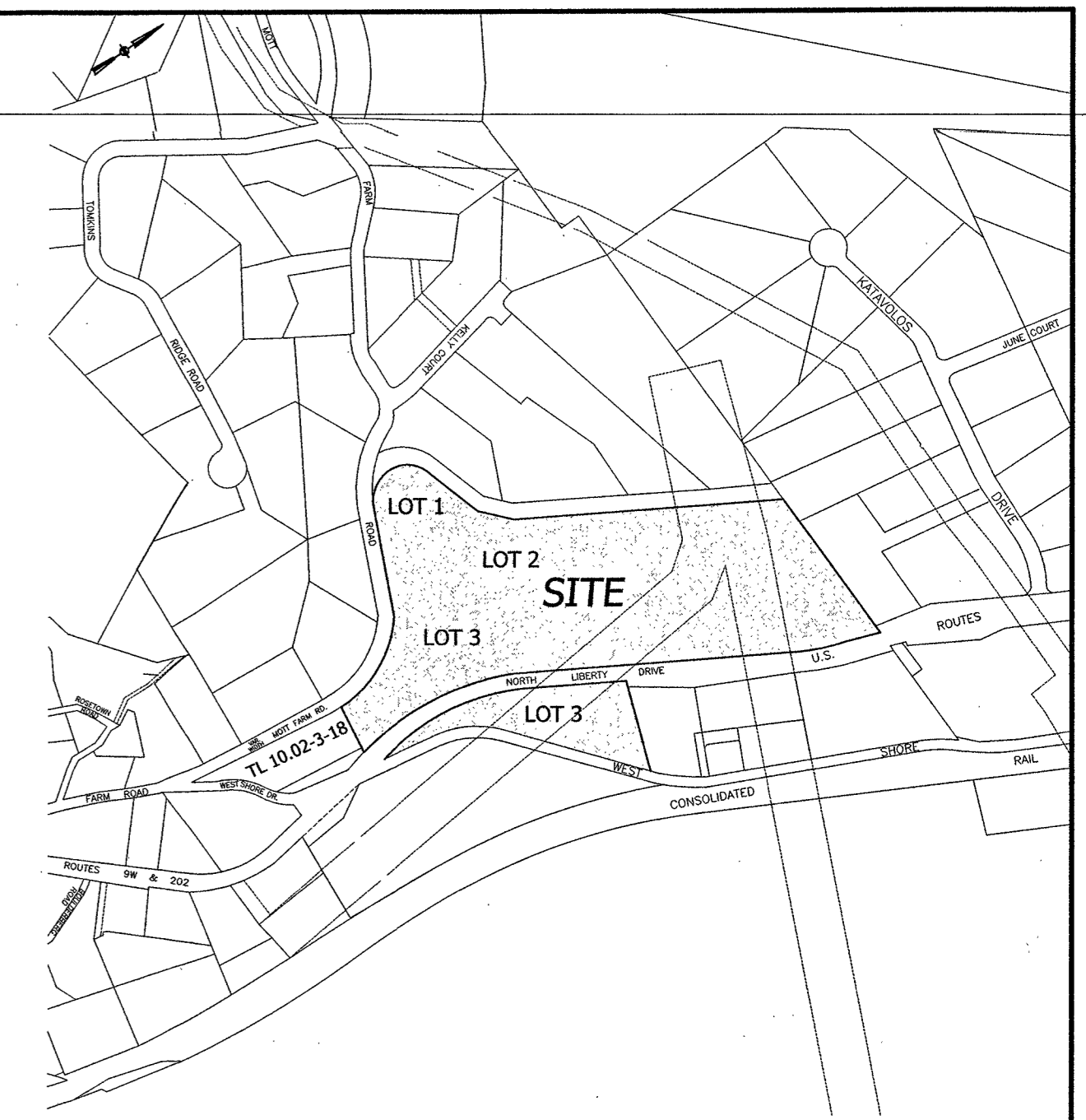
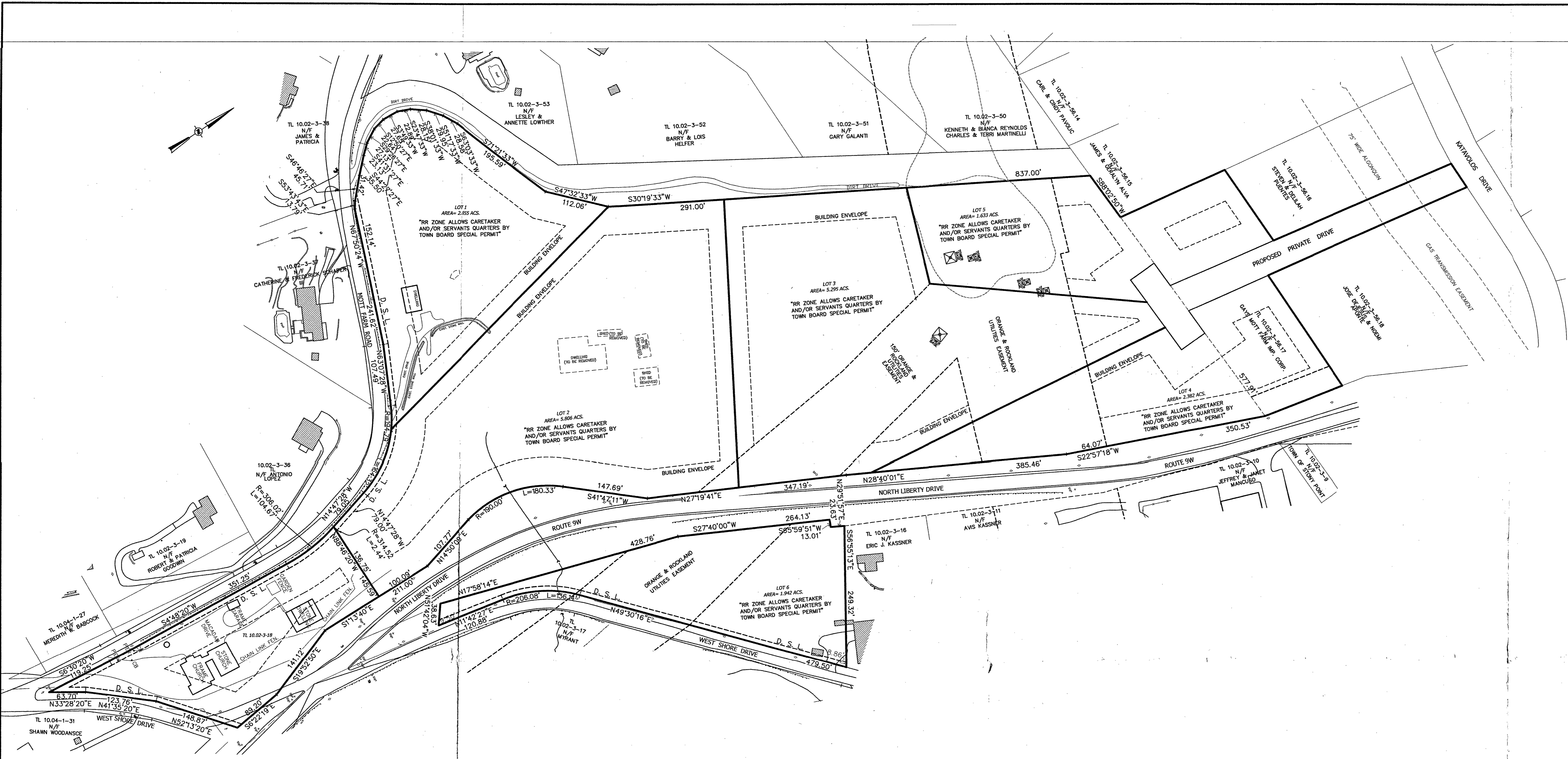
AN&Z
ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT: **RIVER EDGE ESTATES**

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE: **CONCEPT PLAN**

DRAWN BY: MM	CHECKED BY: DMZ
DATE: MAY 4, 2020	SCALE: 1 IN. = 50 FT.
PROJECT NO: 3340	DRAWING NO: 1 OF 2



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SCALE: 1 IN. = 500 FT.

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Tel: (845) 634-4694
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PROJECT: **RIVER EDGE ESTATES**

TOWN OF STONY POINT
ROCKLAND COUNTY, NEW YORK

TITLE: **CONCEPT PLAN**

DRAWN BY: MM	CHECKED BY: DMZ
DATE: MAY 4, 2020	SCALE: 1 IN. = 100 FT.
PROJECT NO: 3340	DRAWING NO: 1

ARTICLE XIII
**Conditional Use
and Special Permit
Standards**

1. Editor's Note: See Ch. A220, Site Development Plan Rules and Regulations.

§ 215-80. School of general instruction; schools of special instruction; dormitories.

[Amended 4-27-2021 by L.L. No. 4-2021]

A. Schools of general or special instruction.

The bulk standards use group for schools of general

or special instruction as indicated in Column C-1 of the Table of General Use Requirements shall apply, except for minimum lot area, which shall be calculated as in § 215-80A(1) below.

(1) Minimum lot area for schools of general or special instruction.

- (a) Minimum lot area based on maximum enrollment. Based upon maximum enrollment capacity, the required minimum lot area shall be 120,000 square feet for schools with 100 students or less, with an additional required minimum lot area of 50,000 square feet added for each additional increment of 50 students, or part thereof. For this purpose, the term "maximum enrollment capacity" shall be defined as the number of students that a conditional use applicant discloses as the maximum that can be accommodated within all proposed school structures, and that will serve as the maximum number that may be enrolled at any time for the term of that special permit including any renewals thereof."

[1] For example, under this code, a school with a maximum enrollment capacity of 656 students would be rounded up to 700 students, and require 120,000 square feet for the first hundred students and 600,000 square feet ($600/50 \times 50,000$ square feet) for the next 600 students for a total minimum lot area of 720,000 square feet or 16.5 acres. (This is similar to Stony Point Elementary School which has 656 students on 13.9 acres, while Farley Elementary School has 556 on 31.2 acres.)

[2] Under this code, a school with a maximum enrollment capacity of 2,552 students would be rounded up to 2,600 students and require 120,000 square feet for the first hundred students and 2,500,000 square feet ($2,500/50 \times 50,000$ square feet) for the next 2,500 students for a total minimum lot area of 2,620,000 square feet or 60.1 acres. (This is similar to North Rockland High School which has 2,552 students on 63.5 acres.)

- (b) Furthermore, an additional minimum lot area requirement shall be required to be added to the amount required in Subsection A(1)(a) above, if a dormitory is added to the site as an accessory use to the principal school use. An additional 1,800 square feet of required minimum lot area shall be required for each dormitory bed on the school site.

[1] For example, a 656-student school with a dormitory containing 200 dormitory beds would require 720,000 square feet as in the example above for the school plus an additional 360,000 square feet ($200 \times 1,800$ square feet) for the dormitory for a total minimum lot area of 1,080,000 square feet or 24.8 acres).

(2) Design requirements for schools of general or special instruction:

- (a) Architectural review. All applications for schools of general or special instruction shall be referred to the Architectural Review Board in accordance with Article XVI of this chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to

be located.

- (b) Usable open space. The school of general or special instruction shall include at least one outdoor area of distinctive design with a minimum area of 10% of the minimum lot size as calculated in Subsection A(1) above, which purpose is for recreation use by students, to create an area for gathering and/or recreation for use by the students, staff, and faculty of such institution. The usable open space shall be linked to an on-site pedestrian walkway network. Usable open space shall not be located within a required yard.
- (c) Utilities. All utilities shall be installed underground or within buildings.
- (d) Landscaping. Applicant shall prepare and receive approval for a landscaping plan addressing the following subjects:
 - [1] All portions of the project site not used for impervious surfaces shall be attractively landscaped or left in a natural condition.
 - [2] Landscape buffer area. Except where the Planning Board finds that existing vegetation to remain along the property boundary provides adequate visual screening, a minimum twenty-foot-wide landscaped buffer area shall be provided along all property lines, excluding the front line, and access points. The required landscaped buffer area shall be densely planted with a mixture of shrubs, trees not less than six feet high and/or berms, which will create an opaque screen on a continuing basis through all seasons. The required landscaped buffer area may be incorporated into the required yards or setbacks. The Planning Board also may require that a fence be added as necessary to effectuate the screening, but such a fence shall be in addition to and not relieve the need for the required landscaped buffer area plantings.
 - [3] All landscaped areas along property lines which are crossed by access drives shall be planted with low shrubs no greater than three feet high and trees with a branching habit which begins at least eight feet above ground level.
 - [4] Planting shall not interfere with the normal sight distance needed for safe entering and exiting maneuvers by motor vehicles.
- (e) Parking and internal roadway requirements:
 - [1] All on-site drives and parking areas shall be constructed according to Article VIII of this chapter.
 - [2] Where a parking structure is proposed, the Planning Board shall consider the effects of the proposed structure in terms of traffic and environmental concerns, such as noise, air quality and headlight glare, particularly the effects on any proximate residential properties, and shall require landscaping, fencing or other measures to mitigate any adverse effects. Parking structures shall only be incorporated into a site plan to achieve the objectives of this chapter, including, but not limited to, preservation of open space and reduction of building coverage.

- [3] Parking lot landscaping. In addition to Article VIII and Chapter A220 requirements, one shade tree designed to reach a mature height of at least 20 feet shall be planted for every 12 parking spaces.
- (f) Other traffic and transportation requirements.
- [1] Regulation of faculty and staff arrival and departure times in both a.m. and p.m. hours shall be established for schools of general or special instruction as necessary to mitigate vehicle trips in the a.m. and p.m. peak hour. The Planning Board may require the applicant to coordinate timing of such arrival and departure times with schools in the vicinity to the extent practicable in order to avoid conflicts.
- [2] For schools of general or special instruction, the applicant shall submit documentation necessary to evaluate the need for each of the following:
- [a] Traffic control signals;
 - [b] Crosswalks;
 - [c] Speed humps; and
 - [d] Other changes in roads and traffic signals related to changes in traffic activity.
- [3] The entrance points for pedestrian/bicycle paths shall be signed indicating the need for bicyclists to share the path and properly yield to pedestrians that are present.
- [4] A traffic circulation and parking plan shall be provided prior to the issuance of a conditional use approval and shall be based upon the maximum student capacity and traffic characteristics of the school of general or special instruction. The plan shall be updated and submitted as a prerequisite of any conditional use renewal. The plan shall provide the following information:
- [a] Bus circulation and traffic patterns expected to be generated by the school of general or special instruction the design of which must ensure the safe pickup and drop-off of children and minimize impact on traffic flow;
 - [b] Demonstration that bus circulation and traffic patterns shall not cause cars or buses to queue on public or private roads at peak hours;
 - [c] Maximum student enrollment capacity and attendance policies;
 - [d] Numbers of full-time and part-time faculty and staff, with attendance policies and parking locations and requirements;
 - [e] If applicable, requirements for parental compliance with busing and driving policies;
 - [f] If applicable, community residence of students and whether busing is

provided by home district, and for what grades;

- [g] List of locations of bus drop-offs other than campus and how students reach campus;
 - [h] List of exceptions to bus ridership and number of students receiving exemption for each year;
 - [i] If applicable, number and size of buses transporting students by grade;
 - [j] Number of students riding buses by grade; and
 - [k] Number of student drivers authorized and any limitations thereto, with parking locations and requirements.
- [5] All construction of internal roadway improvements shall be completed prior to the issuance of any temporary or permanent certificate of occupancy.
- [6] All on and off-site traffic improvements required by the conditional use criteria for this use shall be undertaken at applicant's sole cost and expense.
- (g) Water. Each applicant shall demonstrate that there is sufficient water capacity for the project and shall supply a potable water delivery system capable of meeting both the domestic water and emergency firefighting needs of the facility.
 - (h) Signs. Signs shall be permitted for schools of general or special instruction in accordance with Article IX, and shall contain English language characters and text to the extent necessary for public safety and/or to aid in the dispatch of emergency services.
 - (i) Other conditions and safeguards. The Planning Board shall attach such other conditions and safeguards to the special permit as are necessary for the protection of the health, safety and welfare of the community, and to assure continual conformance with the intent of this chapter.
- (3) Bulk provision waiver. The Planning Board shall have the authority, consistent with the purposes of this chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for schools of general or special instruction herein up to 3%, for good cause shown.

B. Dormitories.

- (1) Bulk and parking requirements. Dormitories are permitted only as accessory uses to schools of general or special instruction, and only shall be permitted as part of a conditional use approval for such a school, subject to the following supplemental requirements below:
 - (a) Bulk requirements in each zoning district for dormitories shall be determined by the use group indicated for the principal school of general or special instruction use, as indicated in column C-1 of the Table of General Use Requirements, and as

defined in the Table of Bulk Requirements, with the modifications below:

- [1] The required minimum lot area for a dormitory shall be provided according to § 215-80A(1)(b) above.
 - [2] The minimum distance between a dormitory and any other building on the lot shall be 50 feet.
 - [3] The minimum distance between any dormitory and any interior driveway shall be 25 feet.
 - [4] The maximum height of any dormitory shall be the same as the requirement for a one-family detached residence in the district where the dormitory is located.
 - [5] A dormitory shall be permitted only in habitable floors of a structure as defined by the New York State Uniform Fire Prevention and Building Code.
 - [6] The dormitory buildings, and any dining halls serving such, shall, in combination, contain not more than 35% of the gross floor area of all buildings on the entire school site.
 - [7] All dormitories shall be equipped with sprinkler and fire alarm systems in accordance with the New York State Uniform Fire Prevention and Building Code.
- (b) Parking for dormitories shall be provided in addition to the parking required for the school of general or special instruction in the Table of General Use Requirements Column F. One parking space shall be provided for every four dormitory beds for elementary and secondary schools and for every two dormitory beds for post-secondary schools. This parking requirement may be reduced by up to 25% pursuant to § 215-34B. Reserve areas for future parking lot development may be provided in lieu of construction of parking spaces, pursuant to § 215-34A.
- (2) Lighting and landscaping.
- (a) All required outdoor lighting standards shall be the same for dormitories and the principal school use, as set forth in Subsection A above.
 - (b) Required screening and landscaped buffer areas shall be the same for dormitories and the principal school use, as set forth in Subsection A above.
- (3) Occupancy standards. Dormitory units shall only be occupied in accordance with the limitations set forth in this section. The school of general or special instruction shall provide annual reports to the Town Building Department demonstrating compliance.
- (a) Occupancy of a dormitory unit shall be limited to full-time students and full-time student supervisors, as defined by this chapter. Full-time student supervisors shall not exceed 10% of the total of dormitory occupants. There shall be no more dormitory beds accessory to any school of general or special instruction than are reasonably required to accommodate the school's maximum enrollment capacity of

full-time students and their full-time student supervisors, as required under law.

- (b) If a person ceases to be eligible for occupancy, said person shall vacate the dormitory within 30 days.
- (c) No dormitory unit or structure housing a dormitory unit shall be sold in fee-simple or as any other interest in real or personal property, or otherwise subdivided from the school of general or special instruction use, nor shall any full-time student or full-time supervisory staff be permitted to independently rent, sublet, lease or otherwise grant permission to any other individual to reside in the dormitory.
- (d) No dormitory unit may be located in the cellar of a building.
- (4) Solid waste disposal. Central refuse collection areas shall be located for the convenience of all dormitories. They shall be supplied with an adequate number and type of covered receptacles and shall be provided with proper screening and maintenance. Such areas shall not be located in the required front yard.
- (5) Architectural review. All applications for dormitories accessory to schools of general or special instruction shall be referred to the Architectural Review Board in accordance with Article XVI of this chapter. The appearance of all principal and accessory structures shall be in harmony with the surrounding area and be of a similar design aesthetic in conformity with the scale and character of the neighborhood within which it is to be located.
- (6) Bulk provision waiver. The Planning Board shall have the authority, consistent with the purposes of this chapter and upon finding that the waiver shall not result in danger to the health, safety and general welfare of the community, neighborhood or area residents, to waive any bulk provision for dormitories herein up to 3%, for good cause shown.

RODEO REALTY

A decorative graphic consisting of several overlapping parallelograms. The top-most parallelogram is outlined in a dark blue color. Below it, another parallelogram is outlined in a lighter blue-grey color. The shapes are tilted and overlap to create a sense of depth and movement.

DEMOGRAPHICS

IN THIS SECTION

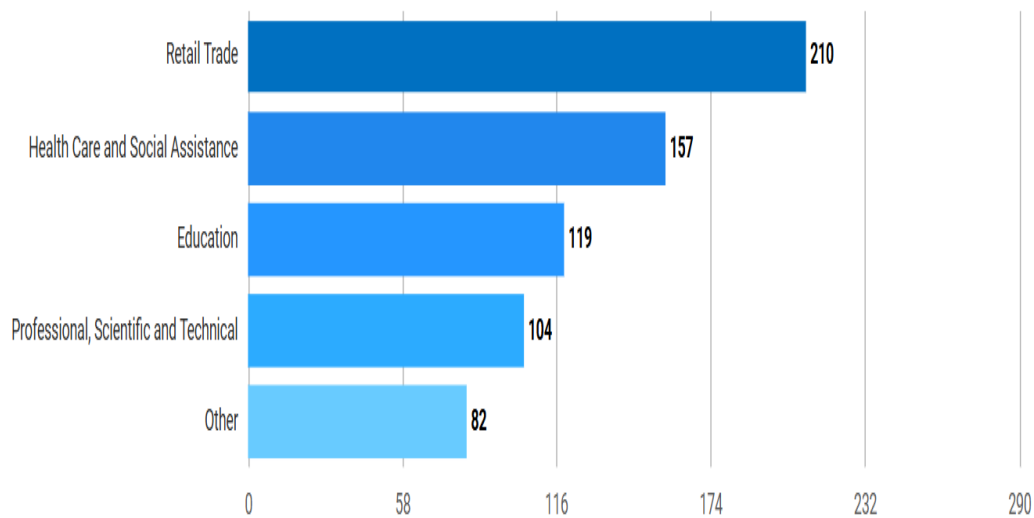
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

People Facts and Stats (i)

	10986	Rockland County	New York	USA
Population	2K	337K	19.99M	331.1M
Population Density per Sq Mi	630	1.94K	424	94
Pop Change since 2020	0%	+0.9%	-0.4%	+1.8%
Median Age	49	35	39	39
Male / Female Ratio	48%	50%	49%	50%

Top Five Occupations (i)



//ADVISOR BIO



LONNA RALBAG
Rodeo Realty
Broker in NY, NJ, CT
C. 914.548.0870
lonnaralbag@gmail.com
www.rodeonyrealty.com

RE/MAX Select
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Franklin Lakes, NJ 07417

OFFICE BUILDING
FOR SALE/LEASE

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Each office independently owned and operated

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