

Route 17B and County Rd 113

Cochecton, NY 12726

336 +/- Acre Parcel Near Monticello on Rt 17B
In the Heart of the Catskills



No representation is made to the accuracy of the information furnished herein, and same is submitted subject to errors, omissions, changes, prior sale, lease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission, in accordance with our principal's schedule of rates and conditions, will be paid to the procuring Broker executing owner's brokerage agreement who fully consummates a transaction upon terms and conditions acceptable to our principal.

For more information,
please contact:

David Hirsch

(212) 396 - 8560

dhirsch@helmsleyspear.com

Eric Nova

(212) 938 - 6606

enova@helmsleyspear.com

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Property Information

336 +/- Acre Parcel Located in the Catskill Mountains Sullivan County – Upstate New York Excellent Development Opportunity

Rte 17B (Newburgh & Cohecton Tpk) and County Rd 113
Cohecton, NY 12726

Location:

Address: Route 17B (Newburgh and Cohecton Tpk) and County Rd 113, Cohecton, NY, 12726.
Located in Sullivan County

Parcel is located approximately 3 miles from the original Woodstock festival site
The Bethel Woods Performing Arts Center/ Amphitheater with it's Music Museum.

General Property Description:

Subject property is located in Cohecton, Sullivan County, NY; the heart of the Catskill Mountains. The property consists of 336+/- acres raw land that is prime for development. The entire parcel encompasses 5 individual tax lots. The property was formally known as Eiffert's Pond. The property features a 21.6 acre pond. Further, there are numerous horseback riding trails throughout the land. The property has a fairly flat topography, good soil and there are minimal wetlands.

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Zoning Code

The zoning of this property falls under the jurisdiction of Cochection Township. The property has 310.69 zoned Rural Development (R-U) with sections that are zoned Hamlet District (H-D).

The following pages are taken from Cochection Zoning Guide provided by the Cochection Township. The actual zoning guide is much larger and can be obtained directly from the Cochection Township.

For specific questions relating to zoning and permitted uses on the property please contact the Cochection Township directly. It is up to you to verify any potential use you may have for the property. This information is only provided as a useful resource.

Zoning:

310.69 +/- acres are zoned Rural Development (RU). Permitted principal uses for this zoning include, but are not limited to single family dwelling, two family dwelling, bed and breakfast facility, agricultural uses, and hunting and fishing lodges. The minimum lot area is 2 acres, leaving a tremendous opportunity to subdivide.

25.76 +/- acres of the property are zoned Hamlet District (HD), which is provides for limited development. Properties zoned within HD area are typically gas stations, hotels / motels, retail centers, restaurants, etc. This zoning also has a 2 acre minimum.

Legal Information (5 tax lots):

Section: 11 Block : 2 Lot: 2

- Lot Size: 232.89 +/- acres
- APN: 2400-011-0-0001-002-000
- Map Reference: 2400-011-0
- Census Tract/Block: 9522.00 / 2
- Zoned: RU Rural Development
- Taxes: \$9,286.85 +/-
- Note: Parcel has 364' +/- of road frontage on Rte 17B according to the zoning map.

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Zoning Code

Section: 9 Block : 2 Lot: 22

- Lot Size: 56.20 +/- acres
- APN: 2400-009-0-0002-002-002
- Map Reference: 2400-009-0
- Census Tract/Block: 9522.00 / 1
- Zoned RU Rural Development
- Taxes: \$3,508.96 +/-
- Note: Parcel has right of way to Shortcut Rd which offers principal access.

Section: 11 Block : 1 Lot: 1

- Lot Size: 21.60 +/- acres
- APN: 2400-011-0-0001-001-000
- Map Reference: 2400-011-0
- Census Tract/Block: 9522.00 / 2
- Zoned: RU Rural Development
- Taxes: \$10,606.08 +/-
- Note: Parcel consists of a pond

Section: 3 Block : 2 Lot: 10

- Lot Size: 13.36 +/- acres
- APN: 2400-003-0-0002-010-000
- Map Reference: 2400-003-0
- Census Tract/Block: 9522.00 / 1
- Zoned: HD Hamlet District
- Taxes: \$1,606.07 +/-
- Note: Parcel has 86' +/- of road frontage on Rte 17B according to the zoning map.

Section: 3 Block : 2 Lot: 13

- Lot Size: 12.40 +/- acres
- APN: 2400-003-0-0002-013-000
- Map Reference: 2400-003-0
- Census Tract/Block: 9522.00 / 1
- Zoned: HD Hamlet District
- Taxes: \$1,523.62 +/-
- Note: Parcel has 817' +/- of road frontage on Rte 17B according to the zoning map.

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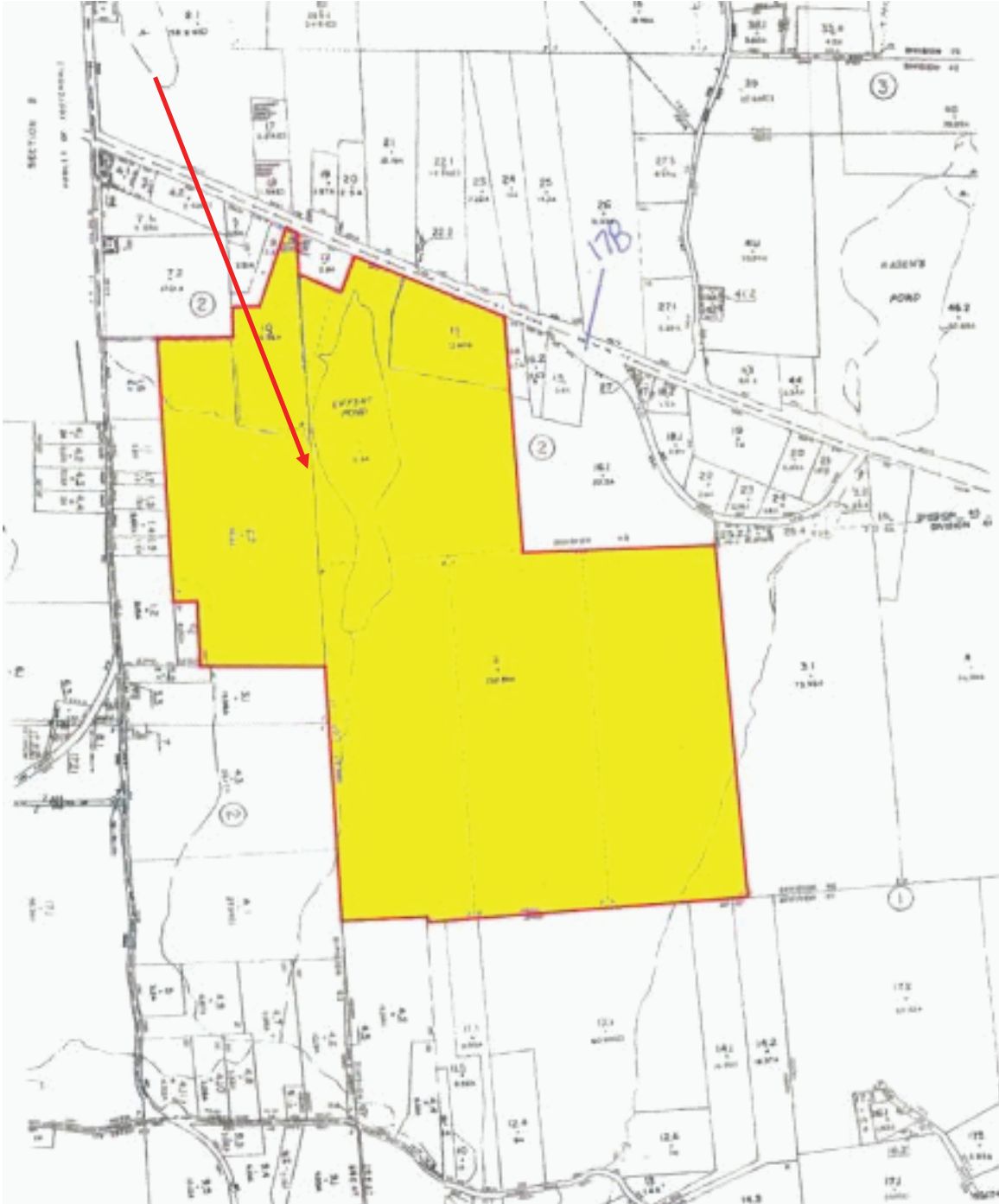
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Tax Plat



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Cochecton Township Zoning Law

RU Rural Development District:

District Intent:

This district is intended to provide areas for growth and development of the Town at a modest density. The district provides for certain uses which, though low in intensity, can demand larger land areas. It also ensures that all such uses are subjected to site plan review with the objective of carefully limiting traffic and associated impacts and maintaining the rural character of the area.

Principal Permitted Uses:

- Single-family dwelling
- Two-family dwellings
- Bed and Breakfast facilities
- Essential Services
- Agricultural activities excepting intensive livestock operations
- Hunting and fishing lodges
- Forestry activities including portable sawmills but excepting industrial wood processing facilities or permanent sawmills of more than 10,000 sq. ft. in floor area.

Special Uses:

- Churches, Synagogues & related activities & residences
- Sawmills (permanent) of > 10,000 sq. ft.
- Parks, libraries, museums and theatres.
- Clubhouses for social organizations with related recreational facilities.
- Home-based businesses
- Sand, gravel and other quarrying operations.
- Campgrounds and RV parks
- Bungalow colonies
- Nurseries and greenhouses
- Cemeteries and mortuaries
- Fish hatcheries
- Kennels
- Outdoor recreation facilities not including racetracks, theatres or other uses of similar intensity.
- Nursing homes, personal care facilities and medical/dental facilities.
- Small hotels and motels.
- Schools and educational facilities
- Day-care centers (child or adult)
- Junkyards and salvage operations
- Light manufacturing

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Cochecton Township Zoning Law

Accessory Uses:

- Home-based businesses.
- Signs per ¶ 100-23 of this law.
- Off-street parking facilities
- Storage sheds and garages
- Swimming pools
- Carports
- Other uses customarily accessory to principal permitted and special uses.

Development Standards:

- Minimum lot area: 2 acres
- Minimum average lot width: 150 feet
- Minimum yards:
 - o Front 50 feet
 - o Side 25 feet
 - o Rear 50 feet
- Minimum setback for accessory uses: 10 feet
- Maximum building height: 35 feet
- Maximum lot coverage: Lesser of 25% or 10,000 sq. ft.
- Maximum building coverage: 5,000 sq. ft.

HD Hamlet District:

District Intent:

This district is intended to provide for neighborhood commercial development in the areas of the Town which represent important meeting places and exhibit existing commercial activity but lack public sewage facilities. It is also anticipated these areas will accept somewhat higher density single-family residential activity and many residents will desire to walk to places of business within the neighborhoods.

Principal Permitted Uses:

- One-family dwellings
- Two-family dwellings
- Churches, Synagogues & related activities and residences.
- Bed & Breakfast facilities

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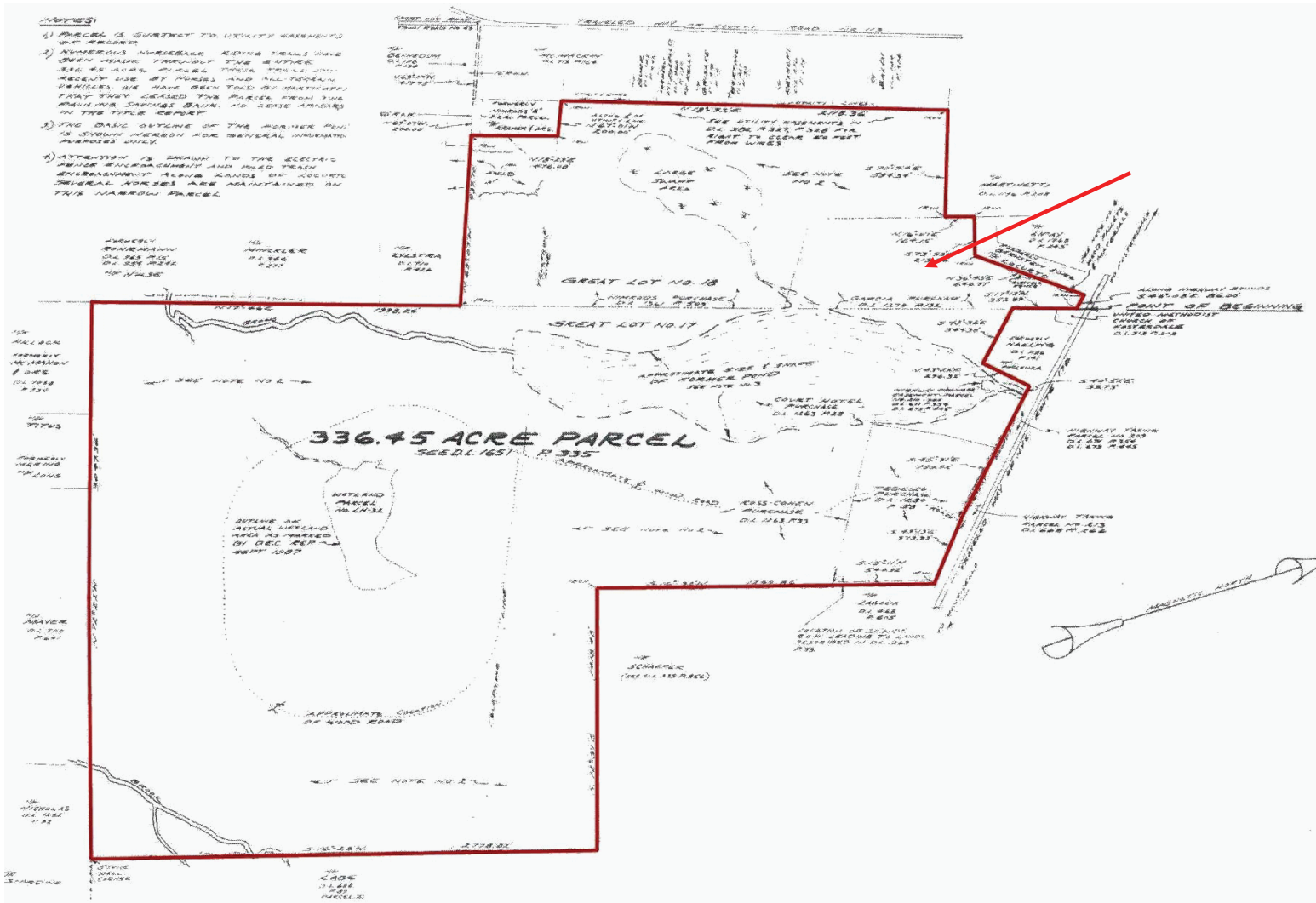
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Survey



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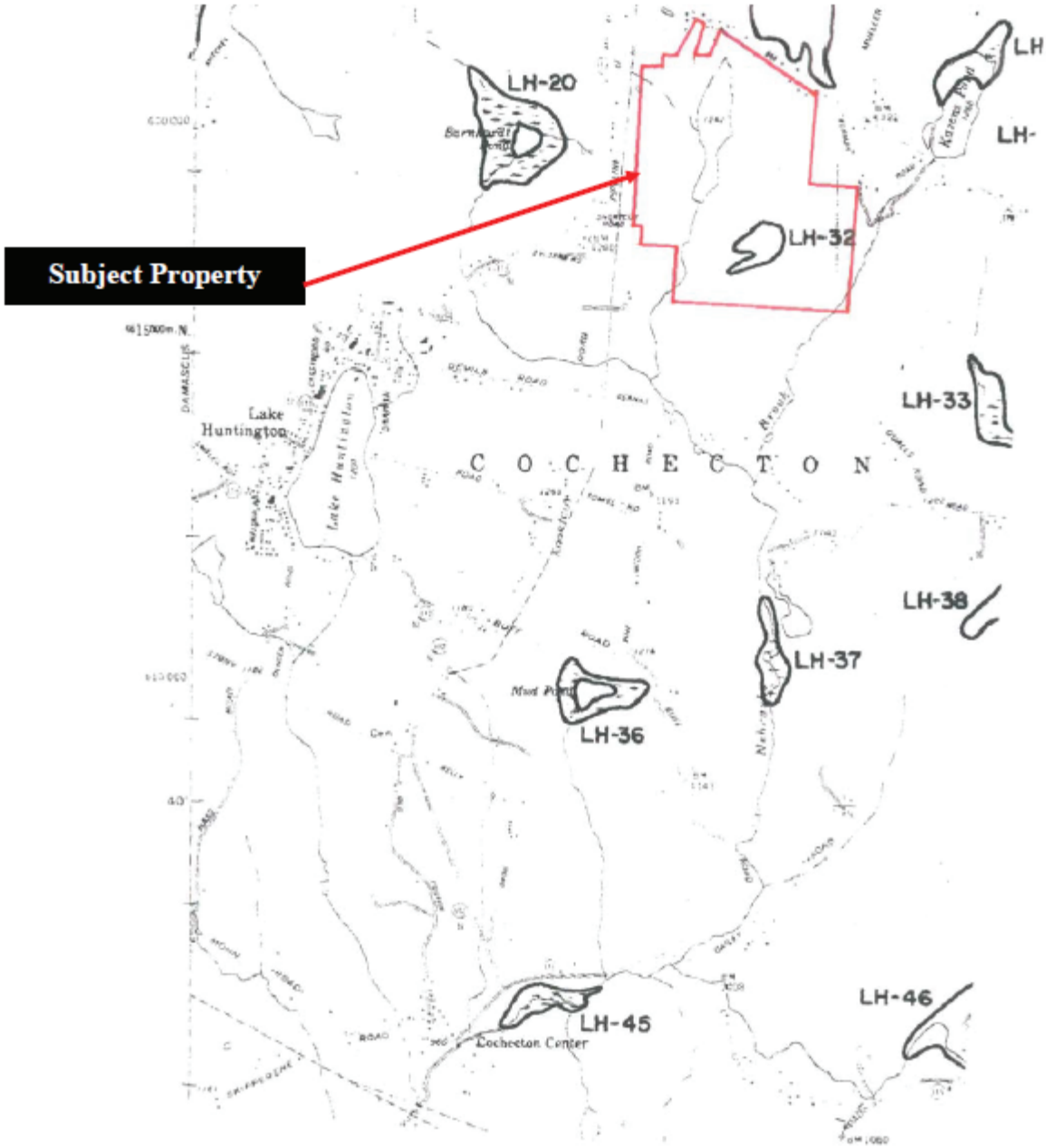
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NY State DEC Wetlands Designation



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