



SELF STORAGE DEVELOPMENT

2598 US Route 9W Cornwall, NY

REDA
GROUP

PROPERTY OVERVIEW

2598 US ROUTE 9W
CORNWALL, NY

Property Description:

This is a nice 3.3 acres lot that is situated in the very desirable Town of Cornwall. There are two adjoining parcels - one is 1.6 acres in size and the other one is 1.7 acres. The smaller one that is located next to Route 9W is zoned Commercial, and the larger one is zoned Residential. There is a small water canal that passes through, exactly where these two parcels are merging. The property is all level, with direct access from Route 9W. Among the many permitted uses, some of them include single-family detached dwellings, community facilities, offices, retail, automobile repairs and equipment sales, offices combined with warehouses, and many more.

Location Highlights:

- 2.0 miles from New York State Route 32
- 3.0 miles from Interstate 87
- 7.3 miles from New York Stewart International Airport
- 3.8 miles from Hudson River



Property Features:

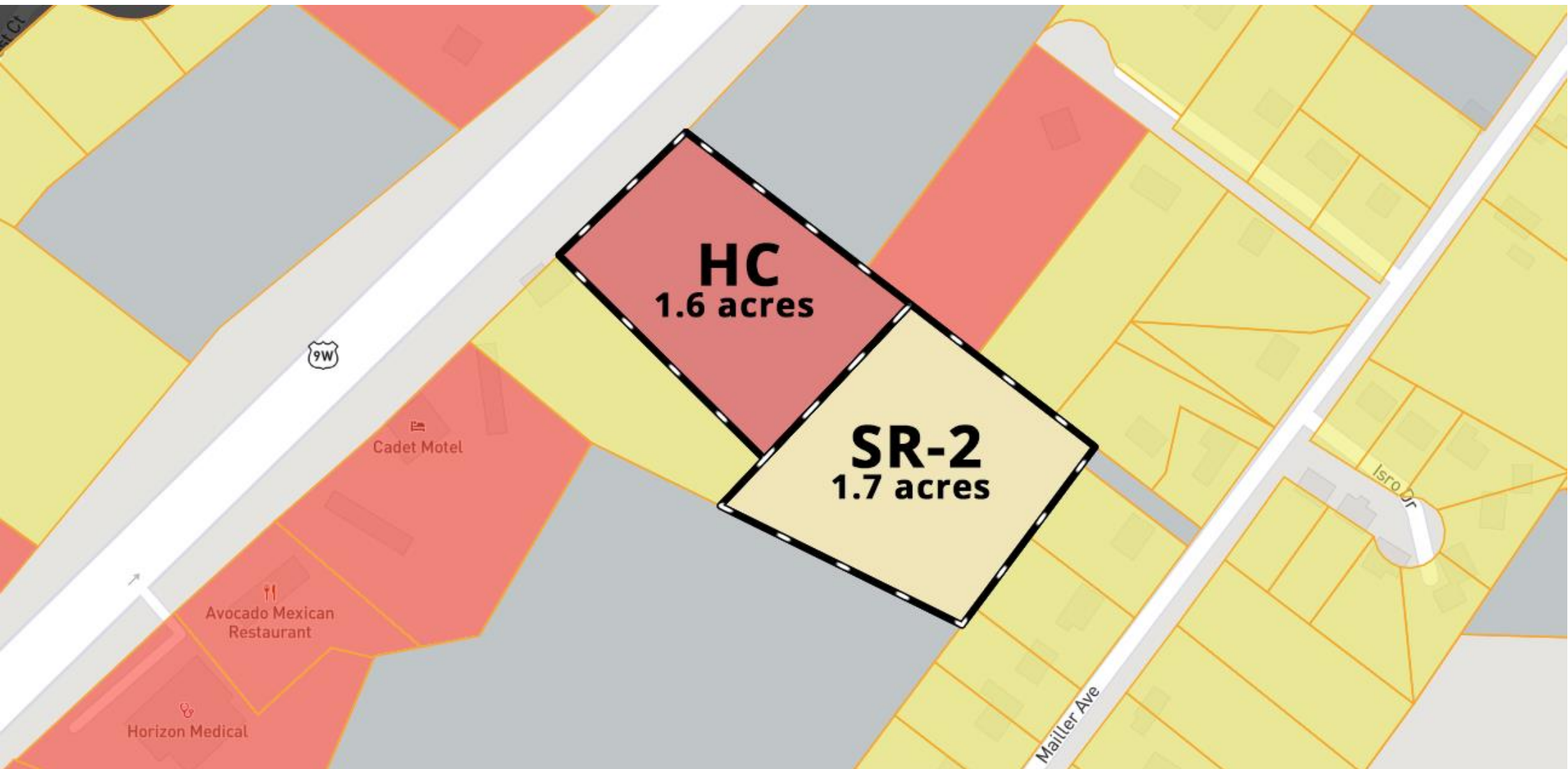
Location:	2598 US Route 9W Cornwall, NY
Tax ID:	14-2-2.2 & 14-2-1.2
Property class:	Vacant Land
Zoning:	SR-2 & HC
Acreage:	3.3
Road Frontage:	200 ft
Land Square Footage:	143,748
Water/Sewer:	Commercial/public
Utilities:	Within 20 ft
Annual Taxes:	\$ 4,995.00

LEASE PRICE: Ownership requests proposals

PROPERTY ZONING

2598 US ROUTE 9W
CORNWALL, NY

The purpose of SR-2 district is to promote residential development to up to 2 family dwellings, and the purpose of HC district is to encourage light commercial growth.



1	2	Use Group
District	Uses Permitted by Right (See Notes.)	p
	1. Public parks and playgrounds.	A
	2. Community facilities, buildings, and uses operated by the Town of Cornwall or an agency thereof.	
	3. Essential services, open.	
	4. 1-family detached dwelling, not to exceed 1 dwelling on each lot with driveway access to a public or private road, and with house service to public water and sewer systems.	B
	5. 2-family detached dwellings, not to exceed 2 attached dwelling units on each lot, with home service to public water supply and sewer service.	C
	3	
	Uses by Special Permit (See Notes.)	Use Group
	1. Family and group care facilities subject to § 158-21P*	D
	2. Home professional offices.	E
	3. Bed-and-breakfast residence: accessory to a single-family dwelling unit, subject to the provisions of § 158-21U.	G
	4. Essential services.	
	5. Churches or other similar places of worship and, on the same lot therewith, a one- or two-family dwelling, including accessory office space, for the rector, sexton, caretaker or other administrator or manager of the religious use; multiple dwellings are prohibited except in those zoning districts in which they are expressly permitted.	I
	6. Senior citizen housing, subject to § 158-24.	H
	7. Bed-and-breakfast inn, subject to § 158-21V.	
	8. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.	

SR-2

**Town of Cornwall
Table of General Use Regulations SR-2 District**

1	2	Use Group
District	Uses Permitted by Right (See Notes.)	Use Group
	1. 1-family detached dwelling, not to exceed 1 dwelling on each lot with driveway access to a public or private road, subject to the same bulk regulations the same use would be in the SLR District.	A
	2. Community facilities, buildings, and uses operated by the Town of Cornwall or an agency thereof.	
	3. Essential services.	
	4. The following uses: (a) Offices (b) Retail sales of drugs, dry goods, food, hardware, stationery, tobacco and related items. (c) Pick-up and delivery store for dry cleaning and laundry establishment, provided that no dry cleaning or laundry work be done on premises. (d) Personal service shop, such as, but not limited to, barbershop, beauty shop, beauty parlor, tailor shop, shoe repair shop. (e) Shops for service of household appliances. (f) Eating and drinking establishments. (g) In a building containing any permitted commercial use, 2 dwelling units above a first-floor commercial use. Building must conform to all current building and fire codes for any new use.	
	5. Medical and dental clinics for outpatient care.	
	6. Automobile repair facilities, other than service stations.	
	7. Undertaking and funeral establishments.	
	8. Sale of automotive supplies and equipment, except sales of parts from wrecked vehicles which are on the premises. Subject to § 158-15.	
	9. Laundromats not exceeding 30 machines' capacity.	
	10. Social hall for fraternal organization, meeting rooms and catering facilities.	
	11. Business which combine office space with a warehouse or center for distribution of products wherein such warehouse or distribution center is incidental to the main purpose of the business. Subject to § 158-15.	

HC

**Town of Cornwall
Table of General Use Regulations HC District**

3	Use Group
Uses by Special Permit (See Notes.)	Use Group
1. Earth operations as defined herein. No washing, screening, crushing, or other processing is permitted.	K
2. Outdoor recreation facilities, including golf courses, tennis courts, public swimming pools and ponds, parks, playfields, nature courses, picnic pavilions and the like subject to § 158-21O, but specifically excluding commercial recreation facilities elsewhere identified herein.	
3. Accessory dwelling units. See residential accessory tables for applicable requirements.	
4. Essential services.	
5. Schools of special instruction.	
6. On-site alcoholic beverage licenses, discotheques, cabarets, dance or live entertainment establishments, whether or not incidental or accessory to some other permitted use.*	
7. Mechanical automobile washing establishments, subject to § 158-21D.	
8. Day-care centers.	
9. Bed-and-breakfast, inn.	
9A. Bed-and-breakfast residence, subject to underlying residential bulk requirements.	
10. Building contractors yards, lumber and building material supply yards, except facilities for bulk concrete mixing and batching.	
11. New and used car sales and showrooms.	
12. Parking lots and parking garages.	
13. Pawn shops. This use is not considered to be a "home occupation."	
14. Carnivals, circuses, and amusement parks on temporary license from the Town Board.*	
15. Hotels and motels, subject to § 158-21E.	
16. Dry cleaning and laundry establishments.	
17. Light manufacturing subject to § 158-21G.	
18. Shopping centers, department stores or retail facilities exceeding in aggregate 20,000 square feet of gross floor area.	H
19. Automobile food concessions, including diners, fast-food processing, drive-in restaurants or other facilities where food is prepared and packaged for off-premises consumption.	
20. Filling station, subject to § 158-21C, provided that such facility is located not closer than 1,000 feet to any existing facility measured from the property line of such facility to the property line of the proposed facility, unless such facility shall derive access to a roadway, on which such other facility shall not have access, and the distance via such traveled way is in excess of 5,000 feet.	I
20A. Repair garage, subject to § 158-21M.	
21. Trailers for business office and commercial use not exceeding a period of 6 months and nonrenewable, except as set forth in § 158-16H(3).	J
22. Commercial recreation facilities, including bowling alleys, indoor skating rinks, tennis clubs, miniature golf courses, but excluding open air theaters and automobile food concession restaurants (fast food), excluding any kind of vehicular track for use of equipment including, but not limited to, cars, trucks, motorcycles, motorized carts, motorbikes, snowmobiles, all-terrain vehicles and off-road vehicles, and further excluding outdoor shooting facilities of any kind. Subject to § 158-21O.	
22A. Health club.	E
23. Radio towers and antennas and other public communications utility towers and equipment mounted thereon, subject to § 158-22.	
24. Churches or other similar places of worship.	M

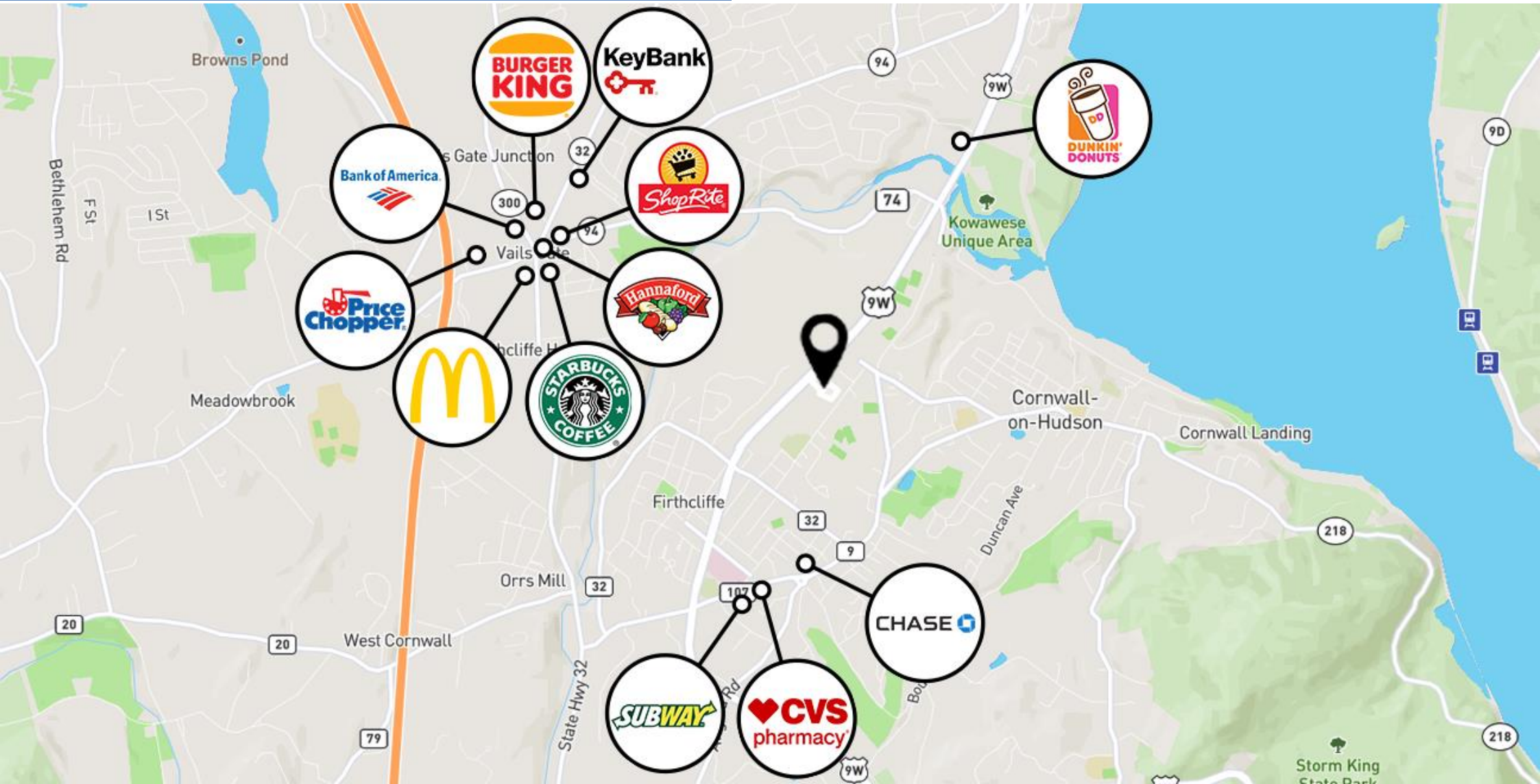
General Use Regulations

PROPERTY HIGHLIGHTS

2598 US ROUTE 9W
CORNWALL, NY

Nearby places of interest:

- Chase Bank
- Bank of America
- Key Bank
- Price Chopper
- Shop Rite
- McDonald's
- Dunkin Coffee Shop
- Subway
- CVS Pharmacy
- Starbucks
- Hannaford
- Burger King



REGIONAL MAP

2598 US ROUTE 9W
CORNWALL, NY

Location Overview:

Cornwall is a town in Orange County, New York, approximately 50 miles north of New York City. As of the 2020 census, the population was at 12,884. Cornwall's Main Street includes gift shops, taverns, restaurants, coffee, yoga studios and boutiques. Government offices, churches, parks, the riverfront, and St. Luke's Cornwall Hospital, a part of the Montefiore Health System, are situated within walking distance of downtown.



PROPERTY PICTURES

2598 US ROUTE 9W
CORNWALL, NY





- NOTES**
1. THIS IS A LOT LINE CHANGE MAP OF LOTS 1, 2 & 22, BLOCK 2, SECTION 14, AS SHOWN ON THE TOWN OF CORNELL TAX MAP.
 2. TOTAL AREA OF TRACT-BLOCK IS 4.27TH ACRES.
 3. ZONING - SR-2, LC.
 4. NUMBER OF LOTS - 3.
 5. RECORD INSTRUMENTAL - ANTHONY W. SMITH, 27TH JUNE 88, CORNELL, NEW YORK.
 6. FIRE DISTRICT - CANTONVILLE FIRE DISTRICT.
 7. SCHOOL DISTRICT - CORNELL CENTRAL SCHOOL DISTRICT.
 8. WATER DISTRICT - CORNELL (UNIVERSITY) WATER DEPT.
 9. SEWER DISTRICT - CORNELL SEWER DEPARTMENT.
 10. SUTHER - 1000'S.
 11. ALL PROPERTY OWNERS SHALL BE ADVISED WITHIN 30 DAYS PREP.
 12. ALL PERSONAL LOTS ARE TO BE CONSOLIDATED WITH THE TAX LOT NUMBER ABOVE SAID.

Map # SR-2 Sheet 14-1
 Filed On 2/27/2017
 ORANGE COUNTY CLERK'S OFFICE

REVISIONS

NO. 1	DATE	DESCRIPTION
1	02/27/2017	PLANNING BOARD (TOWN OF CORNELL) PERMITTED PROCEEDING

103 77 007
 Date: *1/1/17*

LOT LINE CHANGE MAP FOR SMITH, LOCATED IN TOWN OF CORNELL, ORANGE COUNTY, NEW YORK.

SCALE: 1" = 100' ±

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