



NEW CITY, NY

SALE OFFERING \$7,750,000

55 Schriever Lane,
New City, NY 10956



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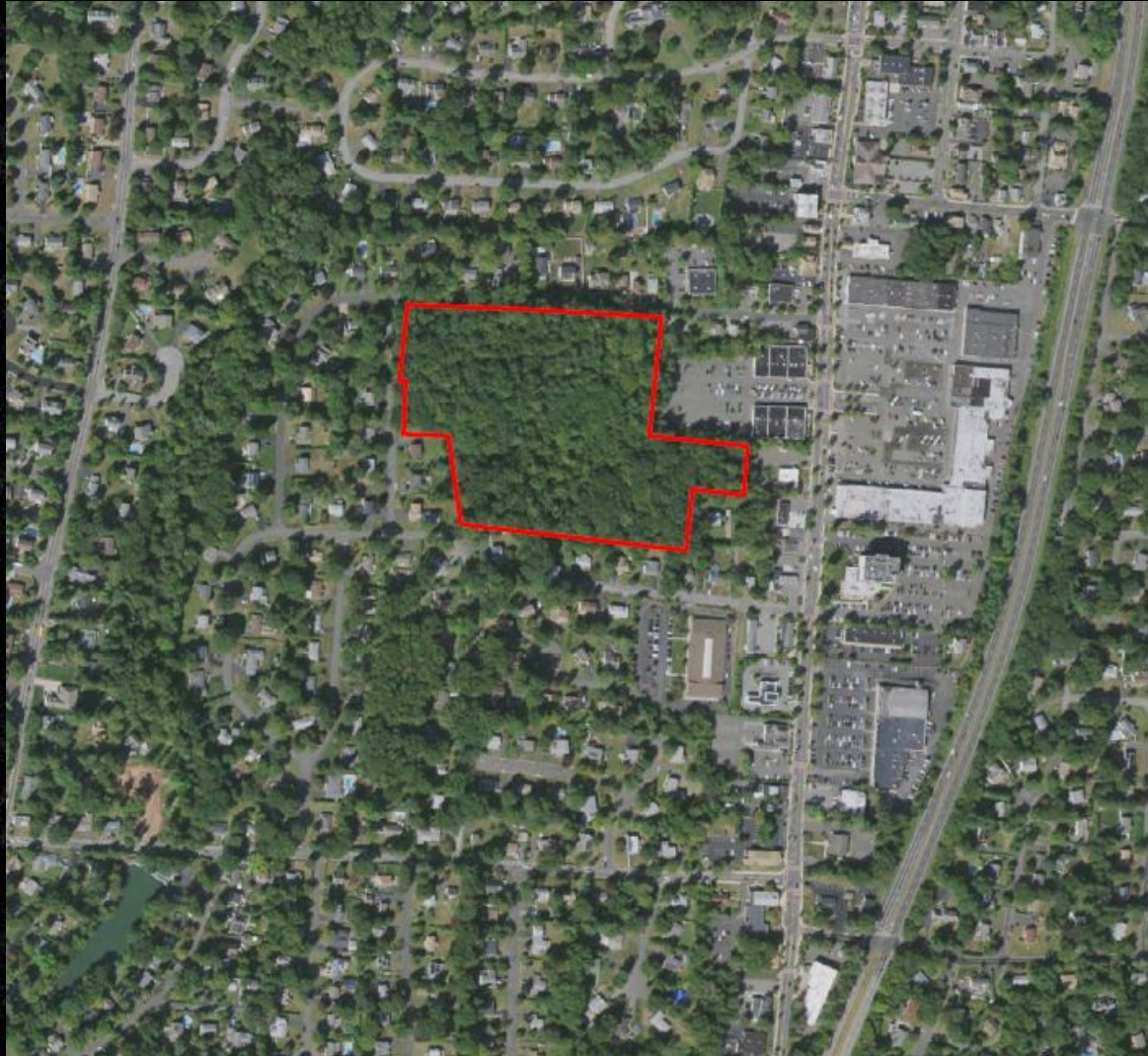
102 GRAMATAN AVENUE, MOUNT VERNON, NY 10550



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PROPERTY SUMMARY

55 SCHRIEVER LANE, NEW CITY, NY 10956



14.20 Acres
Lot Size



\$7,750,000
Asking Price



\$33,127
Taxes



R-15
Zoning



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PROPERTY DESCRIPTION

55 Schriever Lane, a rare and exciting opportunity to own a prime piece of land right in the heart of town, ripe for development. This expansive parcel located in the Hamlet of New City (Town of Clarkstown) boasts an impressive 14.2 +/- acres, providing ample space for a multitude of development options. It is surrounded by thriving businesses, bustling streets, and a dynamic local culture that promises to attract both residents and visitors alike. The subject property is zoned R-15. The property provides the ideal canvas to bring your vision to life and further enhance all that the community has to offer.

Don't miss this rare opportunity to own a prime parcel of land right in the heart of town. With its ideal location and expansive size, this property is an excellent investment opportunity for anyone looking to capitalize on the growth and development in the suburbs of New York City.



ZONING

Table 1
Residential Zoning Districts Land Use
[Amended 4-10-2018 by L.L. No. 5-2018; 4-9-2019 by L.L. No. 6-2019]

KEY:
P=Permitted by right
Blank=Not permitted
TB=Permitted by special permit of the Town Board
ZBA=Permitted by special permit of the Zoning Board of Adjustment
PB=Permitted by special permit of the Planning Board
A=Permitted as a general accessory use

NOTE: See § 290-20I for additional regulations for the R-160, R-80, R-40, R-22, R-15, R-10, MF-1, MF-2 and MF-3 Zoning Districts.

All Uses	District						
	R-160	R-80	R-40	R-22	R-15	R-10	MF-1 MF-2 MF-3
RESIDENTIAL							
Single-family detached residences	P	P	P	P	P	P	P
Two-family residences						P	P
Multifamily residences				PB	PB		P
Senior citizen housing subject to § 290-170(A).						PB	PB
Accommodations for superintendent which shall be part of the overall density of the site							A
Gatehouse, reception office or watchman's post, subject to § 290-21B(7).	A	A	A	A	A	A	A
The following private structures when provided as an integral part of an overall development: garages, tennis (and similar) courts, swimming pools, pump houses, clubhouses. Swimming pools are subject to Chapter 258 of the Town Code							A
The following private structures: greenhouses, barns, toolsheds, garages, tennis (and similar) courts, swimming pools. Swimming pools are subject to Chapter 258 of the Town Code	A	A	A	A	A	A	
Keeping not more than 2 nontransient boarders or roomers	A	A	A	A	A	A	
Keeping not more than 1 unoccupied trailer, or boat or commercial vehicle, subject to § 290-22	A	A	A	A	A	A	
Keeping domestic animals (except pigs) subject to § 290-20K	A	A	A	A	A	A	
Keeping of not more than 3 cats or dogs over 6 months old							A



ZONING

All Uses	District						
	R-160	R-80	R-40	R-22	R-15	R-10	MF-1 MF-2 MF-3
CIVIC/RECREATION							
Private recreational clubs on lots not less than 10 acres in area, including golf courses, tennis clubs, beaches, marinas, yacht and similar clubs, related uses such as boat rental and picnic grounds. Accessory restaurants shall not be within 200 feet of any lot line	PB	PB	PB	PB	PB	PB	PB
Places of worship	P	P	P	P	P	P	P
Preserves, parks and playgrounds	P	P	P	P	P	P	P
Recreation facilities, indoor and outdoor, incidental to places of worship or to schools	A	A	A	A	A	A	
Day camps on lots not less than 10 acres, subject to § 290-17D	PB	PB	PB	PB	PB		
Camps, on lots not less than 10 acres, with dormitories, subject to § 290-17D and § 290-17BB	PB	PB	PB	PB	PB		
Community centers, libraries, museums, art galleries and similar facilities	PB	PB	PB	PB	PB	PB	
SCHOOLS							
Schools of general instruction		P	P	P	P	P	P
Schools of general instruction with dormitories subject to § 290-17BB		PB	PB	PB	PB	PB	PB
MEDICAL							
Convalescent and nursing homes, and institutions for children or the aged, licensed by the State or authorized by the Department of Health of New York State as a residential health-care facility whether or not operated for profit, provided that no building is located within 100 feet of any lot and the lot has an area of at least 4 acres							TB
Hospice residences on lots with a minimum of 10 acres, subject to § 290-17W	TB	TB					
RETAIL/COMMERCIAL							
Commercial agriculture operations, subject to § 290-20L	P	P	P	P	P		
Child day-care centers, when accessory to places of worship pursuant to § 290-17Z	PB	PB	PB	PB	PB	PB	PB
Home occupations, subject to § 290-17CC	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	
Home occupations subject to § 290-20J	A	A	A	A	A	A	
Professional offices of a doctor, psychologist, dentist, chiropractor, lawyer or accountant, engineer, or surveyor, provided that the number of such offices in each development shall not exceed 1 for each 25 dwelling units or major fraction thereof, not to exceed 2,000 square feet per office							



ZONING

ZONING

	District						
	R-160	R-80	R-40	R-22 A	R-15	R-10	MF-1 MF-2 MF-3
All Uses	A	A	A	A	A	A	A
Temporary structures for storage of equipment and materials used in connection with the construction of residential development, and temporary sales offices, not to exceed 2 years. The Building Inspector may extend the time period in one-year increments so long as construction and sales activities are underway.	A	A	A	A	A	A	A
MISCELLANEOUS							
Cemeteries on plots of at least 5 acres subject to approval of the County Legislature	P	P	P	P	P	P	P
Public utility substations or pumping stations and telephone exchanges, housed in a structure that harmonizes with the character of the neighborhood and having adequate fences and other safety devices and adequate screening and landscaping, provided that they provide service to the surrounding area	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
Public utility right-of-way, towers and lines, provided that they are necessary for the general welfare; neighborhood character and surrounding property values are reasonably safeguarded; and that the towers and poles conform to the height restrictions of the district	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
Reservoirs							
Water towers and water tanks owned and operated by a public utility, which water tank or water tower is located at or above ground, on plots of 3 acres or more	TB	TB	TB	TB	TB	TB	TB
MISCELLANEOUS ACCESSORY USES							
Accessory parking, subject to Article VI and Table 2, Residential Zoning Districts Parking and Loading Requirements	A	A	A	A	A	A	A
Accessory loading, subject to Article VI and Table 2, Residential Zoning Districts Parking and Loading Requirements	A	A	A	A	A	A	A
Temporary storage containers	A	A	A	A	A	A	



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OUR MISSION:

To provide the most personal commercial real estate service/knowledge possible.

TCRE adheres to the principle that information and people are equally as important as the properties themselves. We value our clients and strive to address their individual needs. Join the family today.



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