

56 & 64 Roa Hook Road,
Cortlandt Manor, NY 10567



Two Commercial Lots Equaling Over 1.84 ACRES
New Zoning Allows High-Density Resi/Commercial
Asking \$4,099,000

The Town of Cortlandt seeks to revitalize the Annsville hamlet waterfront area by incentivizing the transformation of their historic corridor and gateway to the town from a highway-oriented and motor vehicle-oriented land use pattern into a more people-oriented destination where the natural, cultural, and scenic resources of the Annsville hamlet can be appreciated in a range of attractive and revitalized commercial, residential, and mixed-use settings.



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Site Analysis Required.

A site analysis is required for all applications seeking site plan review. The site analysis shall be conducted by a licensed design professional (professional landscape architect, architect or engineer) who shall illustrate the following existing site characteristics on a scale plan of the property for use by the planning board in considering the proposed development design.

Additional provisions are included in the design guidelines to help projects add to the community character and mitigate potential impacts. Site plan layouts are required to be designed to convey an attractive, waterfront setting, with views to the water and limited visibility of larger parking areas. Additional provisions to protect the environment include the following:

- a) Preserve large areas of natural waterfront landscape including existing mature trees where possible, to be incorporated into the site plan.
- b) At least 25% of the site should include pervious services, with landscaped and planted areas.
- c) Parking areas shall be located in the rear, side or under the building structure as much as possible, with limited side or front yard convenience parking provided as necessary and as approved by the planning board.
- d) The main public entry to the building shall face the public road unless building is on an internal lot without frontage on a public way, and shall be visibly apparent with the use of architectural features which accentuate its importance.
- e) Driveway access into the site shall be limited to a single curb cut wherever possible, or the minimum width and curb radius necessary to reasonably accommodate vehicles. Two access points may be permitted on a single parcel if shared cross access provisions are in place with adjacent property owners, employed using approved easements.
- f) Distances between curb cuts on US Routes 9/202 shall be maximized to the greatest extent possible, or combined into a shared driveway.
- g) It is recommended that new construction should orient buildings and rooflines to accommodate existing (or future) solar panel installations with direct southern exposures.

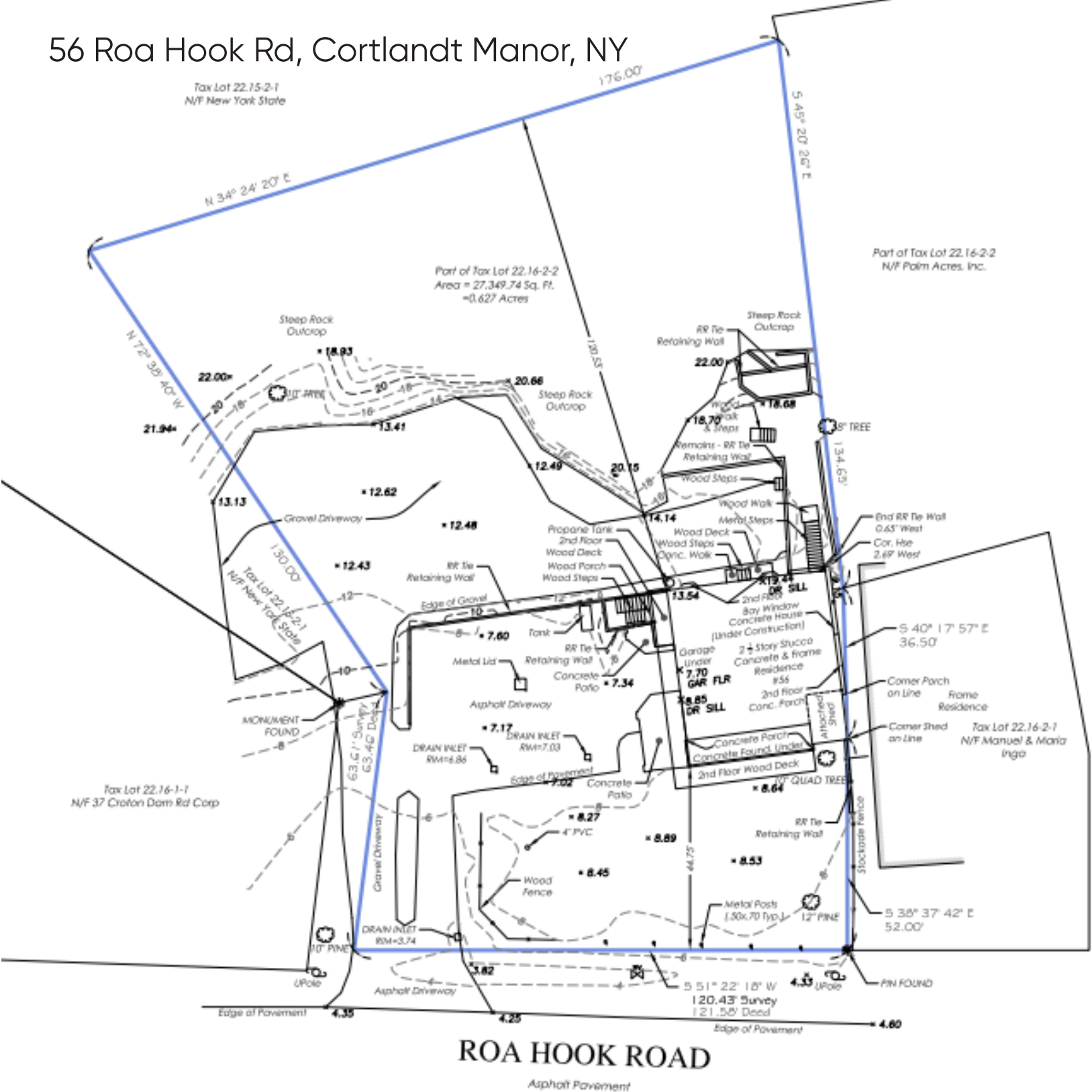


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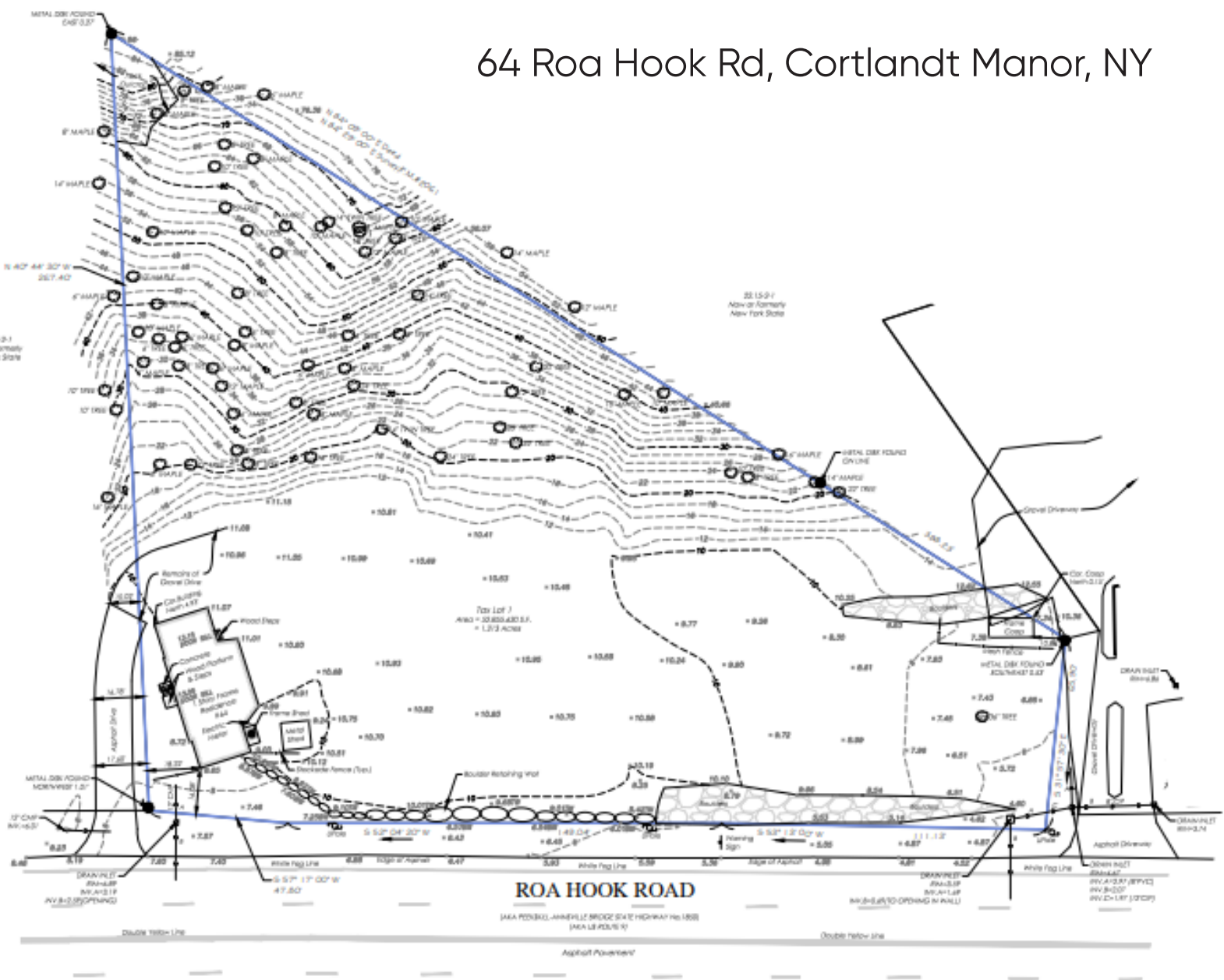
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The bonus height or density increase may be granted to developments as an incentive for added investment in the AWE District and shall include a cash payment to the Town to be placed in a fund for municipal improvements within the AWE District, including but not limited to water and sewer, stormwater management, and flood control; sidewalk or waterfront walkway improvements. Any requested increase in density and or height shall be commensurate with the amenity or benefit provided.

The applicant can substitute a portion or all of required cash payment by providing public amenities including infrastructure improvements in the AWE district, supplemental to what is required to support the subject project. Buildings eligible for bonus height may be required by the Planning Board to incorporate setbacks and/or step-backs, or other measures to reduce visual impacts as appropriate.

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Incentive Payment. Incentive Payment for additional residential density are scaled as follows:

- \$5,000 per unit for each additional unit beyond the base scenario for projects greater than 5 and less than 10 units per acre
 - \$7,500 per unit for each additional unit beyond the base scenario for projects between 11 and 20 units per acre
 - \$10,000 per unit for each additional unit beyond the base scenario for projects between 21 and 30 units per acre.
 - \$15,000 per unit for each additional unit beyond the base scenario for projects greater than EAF Supplement Annsville Waterfront Enhancement District Adoption of Zoning District and Associated Town Zoning Code and Zoning Map Amendments Page 5 30 units per acre.
 - Fees would be waived for affordable units provided by proposed project. Waivers shall not exceed 40% of the total number of units. Example calculation: In 2-acre site in AWE-2, an applicant could build 10 units in the base scenario and 30 units with the incentive bonus, which would include the provision of 3 affordable units. The amenity payment would be for 17 additional units.
- (2) Incentive Payment for additional commercial space. The amenity payment schedule is as follows for commercial uses: (a) \$15,000 per additional 1,000 square feet of built area over the base scenario, calculated fractionally.

Development under Existing HC Zoning*		
	Commercial Square Feet	Description
Site 1	25,000	2 floor Quality Restaurant (Existing)
Site 2	30,000	1.5 floor shopping center
Site 3	40,000	1 floor shopping center, 1 floor office
Site 4	80,000	80,000 SF 1.5 floor shopping center
Total	175,000	

** - Buildout for HC District considers a maximum building coverage of 0.2 (floor-area-ratio), and a maximum height of 2.5 stories. For the sake of this analysis, 2 stories was used instead of 2.5.*

AWE Build-out Low/Moderate Estimate				
	Residential Units	Commercial Square Feet	Hotel Units	Description
Site 1		10,000	50	50-unit hotel with ground floor dining/event space
Site 2	23	20,000		2.5 story mixed use with ground floor shopping center
Site 3	30	17,000		2.5 story mixed use with ground floor shopping center
Site 4	120	12,000		3 story midrise residential + 12,000 SF restaurant
Total	173	59,000	50	

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