



3070/3780 Route 9, Cold Spring, NY 10516

24 ACRES OF COMMERCIAL HIGHWAY LAND

These 24 Acres are available immediatly For Lease. The owner is currently getting approvals for a Gas Station and National QSR concept for the front of the property along Route 9. This becomes an amazing opportunity to add to the Village of Cold Spring in the Town of Phillipstown. Owner would consider many different uses For Lease including but not limited to, Solar Farm, Agricultural, Craft Workshop, Warehouse, etc... 24 acres of level, undeveloped land and ready for you!

LEASE PRICE DEPENDS ON AMOUNT OF ACRES AND BUILD OUT.



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CHRISTIE'S
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COMMERCIAL DIVISION

The Canvas is Yours to Shape!

Whether you envision a healthcare facility, industrial complex, residential development, office park, retail haven, senior housing community, shopping center, or a sports and entertainment destination, this property can bring your business dreams to life.

24 Acres of the property, just off Route 9, in the rear of a proposed state of the art Gas Station and Quick Serve Restaurant you'll find the remaining 24 Acres stretch behind the majestic upstream river and granting access to a private road.

One of the true gems of this property is its adjacency to the breathtaking Hudson Highlands State Park. Immerse yourself in the natural beauty and tranquility of the park, with its lush greenery and captivating landscapes. And as the crowning jewel, a stunning mountain view unfolds before your eyes, serving as a daily reminder of the boundless opportunities this property offers.

Don't miss this once-in-a-lifetime chance to shape the future of Cold Springs Village. Embrace the unlimited potential and bring your business needs to this extraordinary canvas. Act now and secure your place in this thriving community



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Town of Philipstown

Use Table
[Amended 10-3-2013 by L.L. No. 6-2013; 1-3-2019 by L.L. No. 1-2019]

Symbol	Meaning
P	Designates a use permitted by right. Usually requires a zoning permit or a building permit and a certificate of occupancy from the Zoning Administrative Officer, but does not require review by any municipal board.
PS	Designates a use permitted by right, subject to site plan review by the Planning Board (see §§ 175-65 through 175-68).
P/S	Designates a use permitted by right in some circumstances and by special permit in others. See the relevant section reference for criteria.
S, SZ, ST	Designates a use permitted by special permit issued by the Planning Board (S), Zoning Board of Appeals (SZ) or Town Board (ST) respectively (see §§ 175-60 through 175-64).
—	Designates a prohibited use.

Use Category	RC	IC	RR	HM	HR	SR	HC	OC	M	Reference
Residential Uses										
Single-family dwelling	P*	P#	P*	P*	P*	P*	P*	P*	—	
Two-family dwelling	S	P#	S	P*	P*	P*	S	S	—	§ 175-12
Multifamily dwelling (conversion)	S	P#	S	PS	S	—	S	S	—	§ 175-12
Multifamily dwelling (new)	S ¹	P#	S ¹	PS	S	—	S	S	—	§ 175-12
Accessory apartment	P/S	P#	P/S	P/S	P/S	P/S	P/S	P/S	—	§ 175-12
Mobile homes/mobile home parks	See § 175-44									
Upper-floor apartments in mixed-use building	—	P#	—	PS	PS	—	PS	S	—	
Business Uses²										
Adult entertainment use	—	—	—	—	—	—	—	—	ST	§ 175-48
Agriculture	P	P	P	P	P	P	P	P	P	§ 175-37
Art gallery								PS		
Bed-and-breakfast	PS	P#	PS	PS	PS	PS	PS	PS	—	
Camp	S	P#	S	—	—	—	—	—	—	§ 175-45
Craft workshop	S	P#	S	PS	S	—	P*	P*	PS	
Communications tower	See § 175-46									
Office	S ³	P#	S ³	PS	S	—	PS	PS	S	
Public utility facility	S	S	S	S	S	S	S	S	PS	
Recreational business, indoor	—	P#	—	S	S	—	PS	S	—	
Recreational business, outdoor	S	S	S	—	S	—	S	—	—	
Residential care facility	—	P#	S	S	S	—	—	—	—	§ 175-52
Restaurant	S ³	P#	S ³	PS	S	—	PS	PS	—	
Retail business (not listed elsewhere)	S ³	P#	S ³	PS	S	—	PS	PS ⁵	—	
Service business (not listed elsewhere)	S ³	P#	S ³	PS	S	—	PS	PS	PS	
Soil mining	—	—	—	—	—	—	—	—	SZ ⁶	§ 175-17
Timber harvesting	See Chapter 159 of the Town Code									
Veterinary hospital	S	—	S	S	—	—	PS	PS	PS	
Warehouse/wholesale business	—	—	—	—	—	—	PS	PS	S	
Riding academy	PS	P#	PS	—	—	—	—	—	—	
Community/Institutional Uses										
Cemetery	S	S	S	S	S	S	—	—	—	
Educational/charitable/religious	PS	PS	PS	PS	S	S	PS	PS	—	
Health care facility	S	S	S	PS	S	—	PS	PS	—	
Institutional use	S	P*	S	S	S	S	—	—	—	§ 175-10J
Membership club	S	S	S	S	S	—	PS	PS	—	
Municipal	PS	PS	PS	PS	PS	PS	PS	PS	PS	

NOTES:

- (*) Minor project site plan review required when footprint area exceeds 3,000 square feet. Additions to dwellings where the total cumulative footprint will be greater than 3,000 square feet shall require minor project site plan review if the footprint of the addition exceeds 1,000 square feet.
- (#) Permitted by right if operated in conjunction with the primary institutional use as defined in § 175-74; otherwise a special permit is required. See § 175-10J.
- (1) Only permitted in a conservation subdivision (see § 175-20).
- (2) Subject to limitations on building footprint in the Dimensional Table.
- (3) Only as provided in § 175-10I.
- (4) Requires a special permit if more than one nonresident employee or 30% of dwelling unit floor space. See § 175-41.