



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202323459 - Price: \$358,000**

L 30.112 Hudson River Road, Halfmoon, NY

**Description:** Hudson River mixed use waterfront alert with room for a dock! Includes a garage, and barn. Whether you're a residential buyer looking to build your dream home, an investor or real estate developer, this property must not be overlooked. A total of 4.5 acres w/ mixed-use designation, this property is IDEALLY divided between two parcels on both sides of River Road. A waterfront section delivers direct access to one of America's greatest rivers. Behind sits the larger section w/ mix of cleared land & woods w/ existing 4-bay garage/shop and huge barn. Suitable for development as a single-family home, apartments or commercial. Easy access due East from Clifton Park. Jump now for this Hudson River-front opportunity for your business or new home. Neighboring lot available with 87 ACRES



**Acres:** 4.14

**School District:** Mechanicville

**Water:** Public

**Town:** Halfmoon

**Estimated Taxes:** \$1,911

**Sewer:** Public Sewer

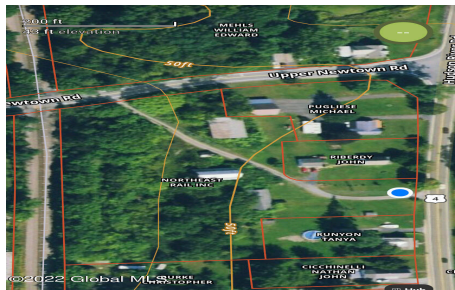
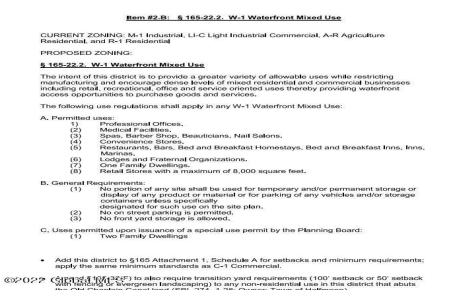
**Property Type:** Land

**Lake/River:** Hudson River

**County:** Saratoga



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**Item #2.B. - § 165-22.2 - W-1 Waterfront Mixed Use**  
CURRENT ZONING: M-1 Industrial, L-1C Light Industrial Commercial, A-R Agriculture Residential, and R-1 Residential  
PROPOSED ZONING:  
**§ 165-22.2 - W-1 Waterfront Mixed Use**  
The intent of this district is to provide a greater variety of allowable uses while restricting manufacturing and encourage diverse kinds of mixed residential and commercial businesses including retail, recreational, office and service oriented uses thereby providing waterfront access opportunities to purchase goods and services.  
The following use regulations shall apply in any W-1 Waterfront Mixed Use:  
A. Permitted uses:  
(1) Professional Offices,  
(2) Medical Facilities,  
(3) Spas, Barber Shops, Beauticians, Nail Salons,  
(4) Commercial Stores,  
(5) Restaurants, Bars, Bed and Breakfast Homestays, Bed and Breakfast Inns, Inns, Motels,  
(6) Lodges and Fraternal Organizations,  
(7) One Family Dwellings,  
(8) Retail stores with a maximum of 8,000 square feet.  
B. General Requirements:  
(1) No portion of any site shall be used for temporary and/or permanent storage or display of any product or material or for parking of any vehicles and/or storage containers unless specifically designated for such use on the site plan.  
(2) No on street parking is permitted.  
(3) No off street storage is allowed.  
C. Uses permitted upon issuance of a special use permit by the Planning Board:  
(1) Two Family Dwellings  
• Add this district to § 165 Attachment 1, Schedule A for setbacks and minimum requirements; apply the same minimum standards as C-1 Commercial.  
• The Planning Board may also require transition yard requirements (100' setbacks or 50' setbacks) for the C-1 Commercial lot and (50' setbacks or 25' setbacks) for the C-1 Commercial lot that abuts the C-1 Commercial lot and (50' setbacks or 25' setbacks) for the C-1 Commercial lot that abuts the C-1 Commercial lot.