



Your Lake George Real Estate Experts!

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202324133 - Price: \$1,290,000


L 30.111 Newtown Road, Halfmoon, NY

Description: Want a big slice of NY State history? Here's a prime M-2 clean manufacturing zoned land opportunity in eastern Saratoga County. Huge lot of 132 acres in an incredible location abutting the historic Champlain Canalway hiking/biking Trail. Road frontage on Route 86 in the town of Halfmoon due east from expanding Clifton Park. This is really a unique tract for various uses, thanks to its historically significant location and access to this grand hiking/cycling trail. Developers this is your chance to get in and own the prime location between 2 main roads. Think of the marketing potential! Public water & sewer are available. Easy access to the Hudson River about 1 mile east. Think big and snag this one! 2 neighboring lots still available. Offers opportunity for farmland and riverfront access.

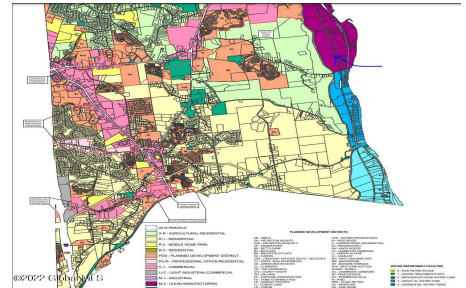
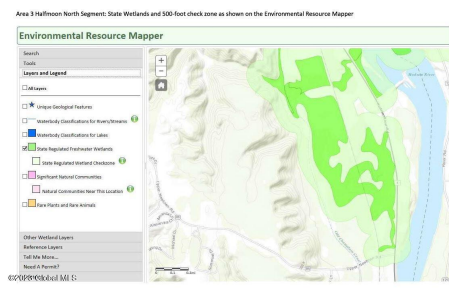
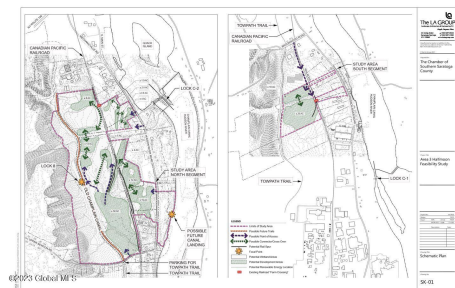
Acres: 132.63
School District: Mechanicville
Sewer: Public Sewer
Exterior: None
Parking Spaces: 20

Town: Halfmoon
Estimated Taxes: \$4,675
Heat: None
County: Saratoga
Zoning: Commercial

Property Type: Commercial
Water: Public
Basement: None
Cooling: None



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Item #2-A - § 165-22.1, M-2 Clean Manufacturing

CURRENT ZONING: M-1 Industrial, L-I-C Light Industrial Commercial and R-1 Residential

PROPOSED ZONING: § 165-22.1, M-2 Clean Manufacturing

The intent of this district is to provide an area for clean technology manufacturing businesses taking advantage of the existing rail infrastructure and waterfront access.

A. Permitted uses:

- (1) Manufacturing or treatment of product, articles or merchandise serving the technology industries, including but not limited to mechanical, electrical, optical, scientific, photographic processes.
- (2) Tool making.
- (3) Laboratory, research and/or testing facilities that do not cause hazardous, nuisance or offensive conditions in the district in which said facility is located.
- (4) Professional offices.
- (5) Assembly or distribution of products whose components have been previously manufactured offsite.
- (6) Notification or expansion of preexisting residential uses.

B. General requirements:

- (1) A minimum of 20% green space must be incorporated into the development plans.
- (2) No front yard storage is allowed.
- (3) No on street parking is permitted.
- (4) All loading should occur to the rear and side of the building if practicable.
- (5) Loading and docking areas must be screened from adjacent properties.

• Add this district to § 165-Attachment 1, Schedule A for setbacks and minimum requirements; apply the same minimum standards as M-1 Industrial

• Amend § 165-22(2) to also require transition yard requirements (10' setback or 30' setback with fencing or evergreen landscaping) for any non-residential use in this district that abuts the Champlain Canal land (lots 274-1-28, Lower 1 town of Halfmoon)

