

AMBROSIA VALENTINE

Parcel Intelligence Report

0 Giambalvo, Hudson, NY 12534

Greenport, Columbia County, NY

4 acres

Prepared for: Portfolio Sample

Report Date: March 30, 2026

Report ID: 2026-03-30-COLUMBIA-GIAMBALVO

Property Summary

Property Address	0 Giambalvo, Hudson, NY 12534
County / Township	Columbia / Greenport
Parcel ID	139.00-1-34.1 / 139-1-34.2
Total Acreage	4 (listed) / 4 (verified)
Asking Price	\$115,000
Valuation	N/A
Current Owner	Not available from state assessment roll
Most Recent Sale	Not available
Annual Tax	Not available
Zoning District	No Zoning Ordinance in Effect
Listing Source	Zillow / HVCRMLS
MLS #	156097
Broker	Barns & Farms Realty, LLC (David Birch)
Days on Market	325

3. Zoning & Permitted Uses

Key Finding: The Town of Greenport does not currently have an adopted zoning ordinance. A Zoning Commission has been established and is developing regulations, but no restrictions are presently in effect. This means there are no municipal zoning barriers to residential construction on these lots.

Zoning District: No Zoning Ordinance in Effect

Permitted Uses & Restrictions: With no zoning ordinance in effect, land use is regulated primarily through the state building code, subdivision regulations, and health department requirements for wells and septic systems. All residential, agricultural, and most commercial uses are permissible subject to standard permitting.

Note: Zoning Commission is actively developing an ordinance — future zoning restrictions could be adopted that affect planned use

Note: Verify with Greenport Town Clerk (518-828-4870) whether any site plan review or subdivision approval is required

Source: Town of Greenport website (townofgreenportny.gov); eCode360 search confirms no codified zoning chapter

4. Road Access

Key Finding: The listed road name 'Giambalvo' does not appear in state mapping databases, Google Maps, or the county assessment roll. This suggests it is a newly named private road or subdivision access. Flint Mine Road (county road) provides access from Route 9W.

Road: Giambalvo (off Flint Mine Rd) — Private road / new subdivision road — Unknown — not yet in mapping databases

Flint Mine Rd connects to Route 9W, a major north-south arterial providing direct access to Hudson (approximately 15 minutes). Interstate 87 (NYS Thruway) interchange is approximately 2 miles west via Route 49. The listing describes 'long frontage' on a quiet road, suggesting adequate road frontage for building permits.

Note: Road name not in mapping databases — verify legal road status, right-of-way, and maintenance responsibility with Columbia County Highway Department

Note: Confirm whether road meets county specifications for emergency vehicle access

Source: Google Maps, Land ID, Zillow listing description (moderate)

5. FEMA Flood Zone Status

Key Finding: Property is in FEMA Zone X (minimal flood hazard), outside the Special Flood Hazard Area. No flood insurance is required. However, Cossackie Creek runs approximately 500 feet west of the parcel with associated floodplain (Zone AE/A). The lots themselves are elevated above the creek floodplain.

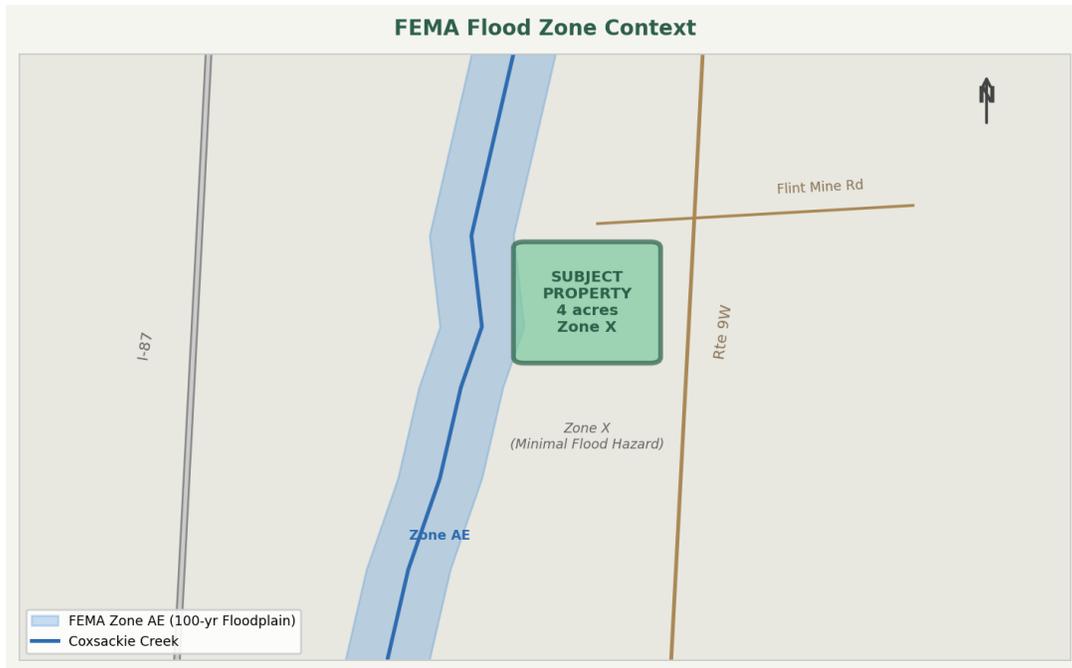
Zone: X

Extent: Outside SFHA — minimal flood hazard

Special Flood Hazard Area: No

Zones on Parcel: X

No flood-related constraints on building. The parcels sit on higher ground east of Cossackie Creek. All 4 acres appear to be outside any flood zone.



FEMA flood zone context showing Zone X designation at parcel location, with Zone AE along Cocksackie Creek to the west

Source: FEMA NFHL via Terminalia API + Land ID FEMA overlay (high)

6. Wetlands Screening

Key Finding: No NWI-mapped wetlands on the property. Wetland features are confined to the Cocksackie Creek corridor west of the parcels.

No NWI-mapped wetlands were identified on the subject parcels. Wetland features are associated with Cocksackie Creek floodplain to the west but do not extend onto the property. The parcel is described as wooded upland with well-drained gravelly loam soils.

Impact on Build Areas: No wetland-related constraints on building identified from remote data.

NWI wetlands overlay — no mapped wetlands on subject parcels

Note: NWI data may not reflect all regulated wetlands. A formal wetlands delineation by a qualified professional may identify additional wetlands not shown on NWI maps.

Source: USFWS NWI via Land ID overlay (moderate)

7. Topography & Slope

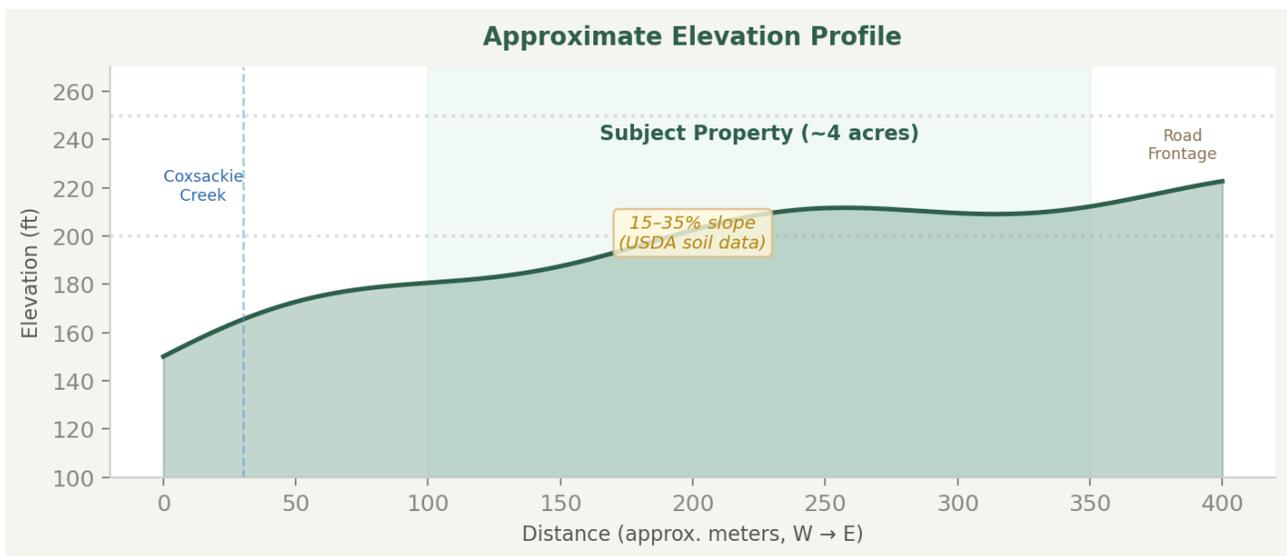
Key Finding: Moderate slopes (15–35%) present across the parcel. While the listing describes the lots as 'level,' the USDA soil survey indicates significant slope grades. Building is feasible but may require grading and engineered foundation design.

Terrain: The parcels are situated on a gentle to moderate slope between approximately 200 and 250 feet elevation, on the eastern side of the Cocksackie Creek valley. The terrain rises from the creek floodplain (approximately 150 ft) eastward toward the ridge along Route 9W.

Slope Ranges: 15–35% slopes (per USDA soil data for Valois gravelly loam)

Elevation: 200–250 ft above sea level

Build Site Candidates: Areas closer to the road frontage (eastern portion) likely offer the most favorable building sites with less slope. The western portion drops toward Cocksackie Creek.



Approximate elevation profile showing slope from Cocksackie Creek to road frontage

Note: Listing describes lots as 'level' but USDA soil data indicates 15–35% slopes — site visit recommended to verify actual grade

Source: USGS topographic map via Land ID, USDA Soil Survey (moderate)

8. Soil Classification & Septic Suitability

Key Finding: Dominant soil is Valois gravelly loam (very stony variant, 15–35% slopes). Well-drained with no hydric component. Septic suitability rated 'very limited' due to slope, stoniness, and restrictive layers — an engineered septic system will likely be required.

Septic Suitability: Very Limited

Limitations: Steep slopes (15–35%); Very stony surface; Restrictive soil layers

Hydric Soil: 0%

Soil Type	Symbol	%	Drainage	Hydric
Valois gravelly loam, very stony	VsD	75%	Well drained	No

- Note:** Septic rated 'very limited' — budget for engineered system (typical cost \$25,000–\$50,000+)
- Note:** Very stony soil may increase excavation costs for foundation and utilities
- Note:** A site-specific perc test by a licensed engineer is recommended to confirm septic system viability and determine whether a conventional or engineered system is required.

Source: USDA Soil Data Access (SSURGO) (high)

9. Utility & Connectivity

Key Finding: Electricity and phone service are listed as available. No public water or sewer. Broadband data unavailable from FCC for this unaddressed location — Starlink satellite or cellular hotspot likely required for internet service.

Electric: Electricity listed as available per MLS data. Service likely provided by NYSEG or National Grid (Columbia County service territory).

Distance to Service: At road frontage (per listing)

Broadband: Not assessed or no providers found

Cell — Not checked: Cell coverage assessment not performed for this report

- Note:** No public water — well required (typical cost \$8,000–\$15,000)
- Note:** No public sewer — septic system required (see Soil section for limitations)
- Note:** Natural gas is typically not available in rural areas unless the listing explicitly states otherwise.
- Note:** Starlink satellite internet is generally available in this coverage area.

Source: Zillow listing data (moderate)

10. Water Resources

Key Finding: No public water service. A private well will be required. Coxsackie Creek is the nearest significant surface water feature, approximately 500 feet west of the property. The well-drained Valois gravelly loam soils suggest adequate groundwater recharge.

Surface Water: Coxsackie Creek runs approximately 500 feet west of the parcels. No streams, ponds, or water features were identified on the property from aerial imagery. The creek is a perennial stream flowing generally north to the Hudson River.

Features: Coxsackie Creek (500 ft west)

Well Data: No well data available for this specific location. Well-drained gravelly soils typically support adequate well yields in the Hudson Valley region. NY DEC well permit required.

Source: Land ID aerial and USGS topo (moderate)

11. Vegetation & Land Cover

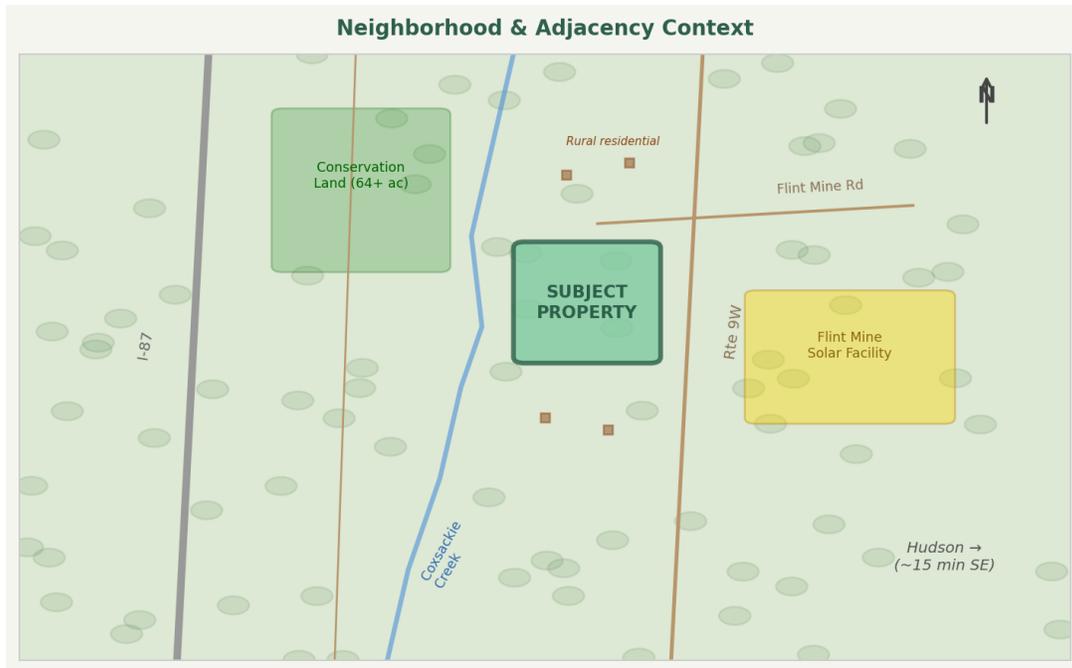
Key Finding: Both lots are described as wooded with mature hardwood forest. Aerial imagery confirms dense mixed deciduous forest cover across the entire 4-acre property.

Mature mixed deciduous forest (oak, maple, birch typical for this elevation and soil type in the Hudson Valley). No cleared areas, agricultural use, or evidence of recent logging visible in aerial imagery.

12. Surrounding Land Use & Adjacency

Key Finding: The property is situated in a rural-residential area along the Coxsackie Creek corridor. Adjacent parcels include a mix of residential lots, vacant forest land, and the Flint Mine Solar facility. Interstate 87 passes approximately 1 mile to the west.

Surrounding land use is predominantly low-density residential and vacant wooded parcels. The Flint Mine Solar facility (utility-scale solar arrays) occupies several large parcels in the immediate vicinity along Route 9W. The Upper Hudson & Catskills Natural Resource conservation land (64+ acres) lies to the northwest. The area has a rural, secluded character consistent with the listing description. Hudson city center is approximately 15 minutes to the southeast via Route 9W.



Neighborhood context showing surrounding parcels, Cocksackie Creek, I-87, and Flint Mine Solar facility

Source: Land ID parcel data, Google Maps aerial (moderate)

13. Aerial & Photo Review

Key Finding: Aerial imagery shows two contiguous wooded parcels with no structures, cleared areas, or visible disturbances. Dense forest canopy covers the entire property. Road frontage appears to be along the eastern boundary.

Both parcels are fully wooded with mature deciduous forest. No evidence of dumping, debris, structures, or prior development. The terrain appears to slope gently from east (road frontage) to west (toward Cocksackie Creek). Neighboring parcels to the north and south include a mix of wooded lots and small residential properties. The Flint Mine Solar arrays are visible to the east across Route 9W.

14. Ownership & Sales History

Key Finding: Current owner could not be confirmed from the state assessment roll — 'Giambalvo' road name returns no results. Land ID shows the area parcel as owned by Julius R Titolo (Flint Mine Rd, Cocksackie, NY 12051), which may represent the parent parcel before subdivision. The listing is marketed by Barns & Farms Realty, LLC.

15. Items for Further Investigation

The following items could not be fully confirmed through remote research and may warrant additional investigation:

Verify road status and right-of-way for 'Giambalvo' road (Road Access) — Road name does not appear in any mapping database — need to confirm legal access, ownership, and maintenance responsibility Contact: Columbia County Highway Department

Confirm tax lot boundaries and jurisdiction (Property Summary) — Census geocode returns Greene County for these coordinates, but listing and EQ rate reference Columbia County/Greenport. Property may straddle the county line. Contact: Columbia County Real Property Tax Services

Conduct site-specific perc test (Soil) — USDA soils rated 'very limited' for septic — engineered system likely required, but must be confirmed by licensed engineer Contact: Columbia County Department of Health

Verify slope conditions on-site (Topography) — Listing describes lots as 'level' but USDA soil mapping indicates 15–35% slopes for dominant soil type Contact: Site visit or surveyor

Assess internet connectivity options (Utility) — FCC broadband map has no data for this unaddressed location. Starlink pre-order or cellular hotspot may be needed. Contact: Starlink (starlink.com), local wireless ISPs

Monitor Greenport Zoning Commission progress (Zoning) — No zoning currently in effect but an ordinance is being developed. Future restrictions could affect planned use. Contact: Greenport Town Clerk (518-828-4870)

16. Legal Disclaimer

This Parcel Intelligence Report is provided by AMBROSIA VALENTINE for informational purposes only. It is not a substitute for professional legal, engineering, environmental, or real estate advice.

This report does not constitute a recommendation to purchase or not purchase any property. All findings are based on publicly available data sources, remote sensing tools, and online records as of the date of this report. Actual site conditions may differ from what remote data sources indicate.

Key limitations:

Wetlands data is based on the National Wetlands Inventory (NWI) and may not reflect all regulated wetlands. A formal wetlands delineation by a qualified professional may identify additional wetlands not shown on NWI maps.

FEMA flood zone data is based on the most recently published Flood Insurance Rate Maps (FIRM). Flood risk can change due to development, climate, and other factors.

Soil data is derived from USDA Web Soil Survey mapping units and may not reflect actual conditions at specific locations within the parcel. A site-specific perc test by a licensed engineer is required to confirm septic system viability.

Zoning and land use regulations are summarized from publicly available municipal codes. Zoning interpretations and enforcement vary by municipality. Contact the local zoning officer or town clerk for authoritative determinations.

Property boundaries shown are approximate and based on GIS tax parcel data. A licensed survey is required for precise boundary determination.

Assessed values and tax data are sourced from county tax records and may not reflect current market value.

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