

RESIDENTIAL DEVELOPMENT SITE
Mount Kisco, NY (Westchester County)
440 Lexington Avenue, Mount Kisco, NY 10549
Lexington Ave @ Radio Circle Drive



UPZONED MULTI-FAMILY DEVELOPMENT SITE

High Corner Exposure at Signalized Intersection



Contact for Pricing Details



CONTACT AGENT:

JOAN SIMON: [914-779-8200](tel:914-779-8200) x117 jsimon@admiralrealestate.com

BROKERS PROTECTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

440 Lexington Ave | MOUNT KISCO, NY
 Upzoned Multi-Family Residential Development Site
 3.0+ Acres | Vacant Corner Property



PROPERTY INFORMATION

<u>Zoning:</u>	Residential/Townhomes
<u>Location:</u>	Corner of Lexington Ave & Radio Circle Dr
<u>Intersection:</u>	Signalized
<u>Size:</u>	3.0+ Acres
<u>Tax:</u>	\$50,000/Annum
<u>Near:</u>	Bedford Hills, Chappaqua, Bedford, Katonah

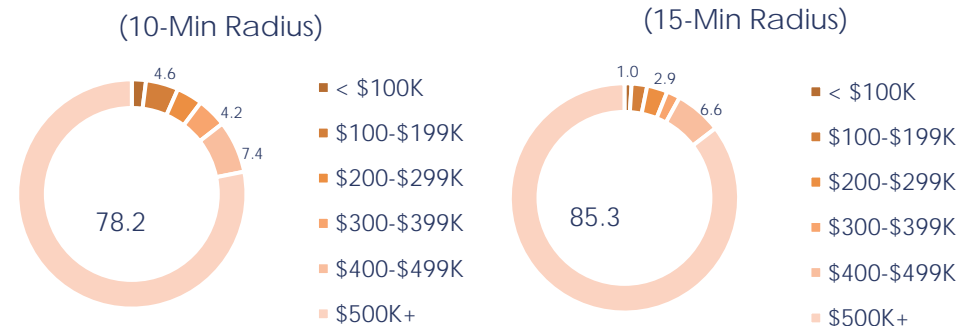
DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$127,688	\$204,530	\$154,020
Median HH Income	\$85,964	\$132,213	\$222,594
Population	9,936	31,045	74,847
Total Households	3,611	11,109	25,456
Retail Potential	\$197M	\$959M	\$2.37B
Disposable Income	\$86,065	\$124,097	\$133,690

LAND INFORMATION

- Corner Property for Sale/Ground Lease
- High-End Demographics
- Nestled between Armonk, Chappaqua & Bedford
- Traffic Count: Over 10,000 Vehicles/Day
- Ideal for Residential Development/Townhomes
- Near Mrs. Greens, Post Office, Dunkin Donuts, VCA Animal Clinic, Katonah Art Center, etc.

2020 HOME VALUE



TRAFFIC COUNT DETAILS

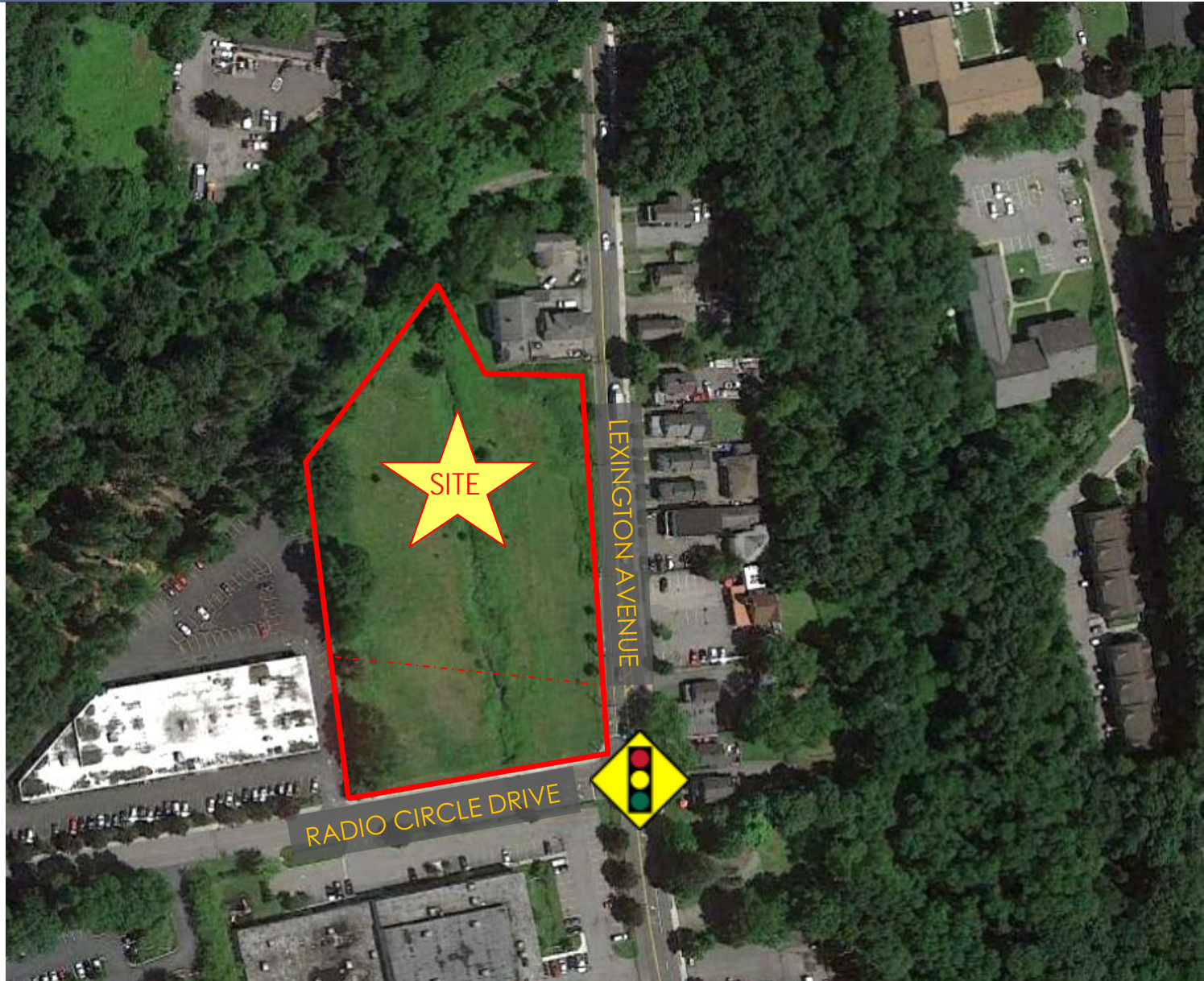
DIST	STREET	CROSS STREET	YEAR	COUNT
0.19	Lexington Ave	Kiscona Rd (0.03 miles S)	2015	10,741
0.45	E Main St	Main St (0.05 miles N)	2016	14,796
0.69	Saw Mill River Pkwy	W Main St (0.72 miles NE)	2013	33,289
0.70	Main St	Gregory Ave (0.03 miles S)	2014	15,869
0.80	Saw Mill River Pkwy	W Main St (0.31 miles N)	2014	33,170
0.98	Main St	Blackeby Pl (0.05 miles SW)	2008	17,110
1.09	E Main St	N Moger Ave (0.02 miles NW)	2014	15,720

DIST	STREET	CROSS STREET	YEAR	COUNT
1.12	W Main St	Grandview Dr (0.02 miles W)	2014	11,897
1.12	W Main St	S Croton Ave (0.02 miles W)	2014	16,313
1.41	Saw Mill River Pkwy	Croton Ave (0.1 miles NE)	2011	35,926
1.41	N Bedford Rd	Victoria Dr (0.04 miles SW)	2015	17,102
1.44	Bedford Rd	Annandale Rd (0.03 miles NE)	2015	13,448
1.45	S Bedford Rd	W Patent Rd (0.06 miles W)	2014	17,113
1.52	Roaring Brook Rd	Apple Tree Cl (0.03 miles W)	2014	10,241

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AERIAL



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PHOTOS



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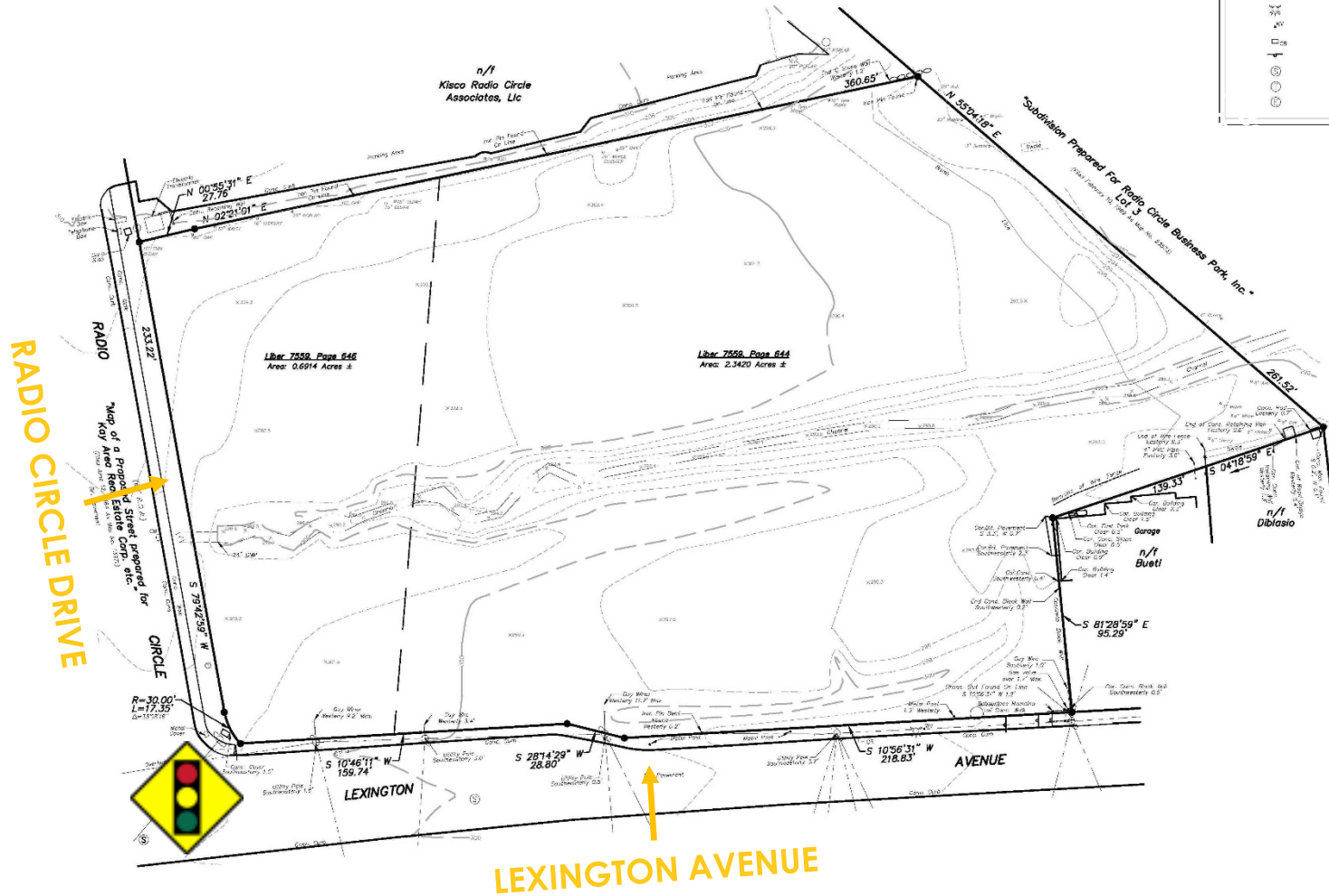
PHOTOS





SURVEY

LEGEND	
	Stone Wall
	Utility Pole with gas, water, and storm sewer
	Hydrant
	Water Valve
	Catch Basin
	Sign
	Sewer Manhole
	Telephone Manhole
	Electric Manhole

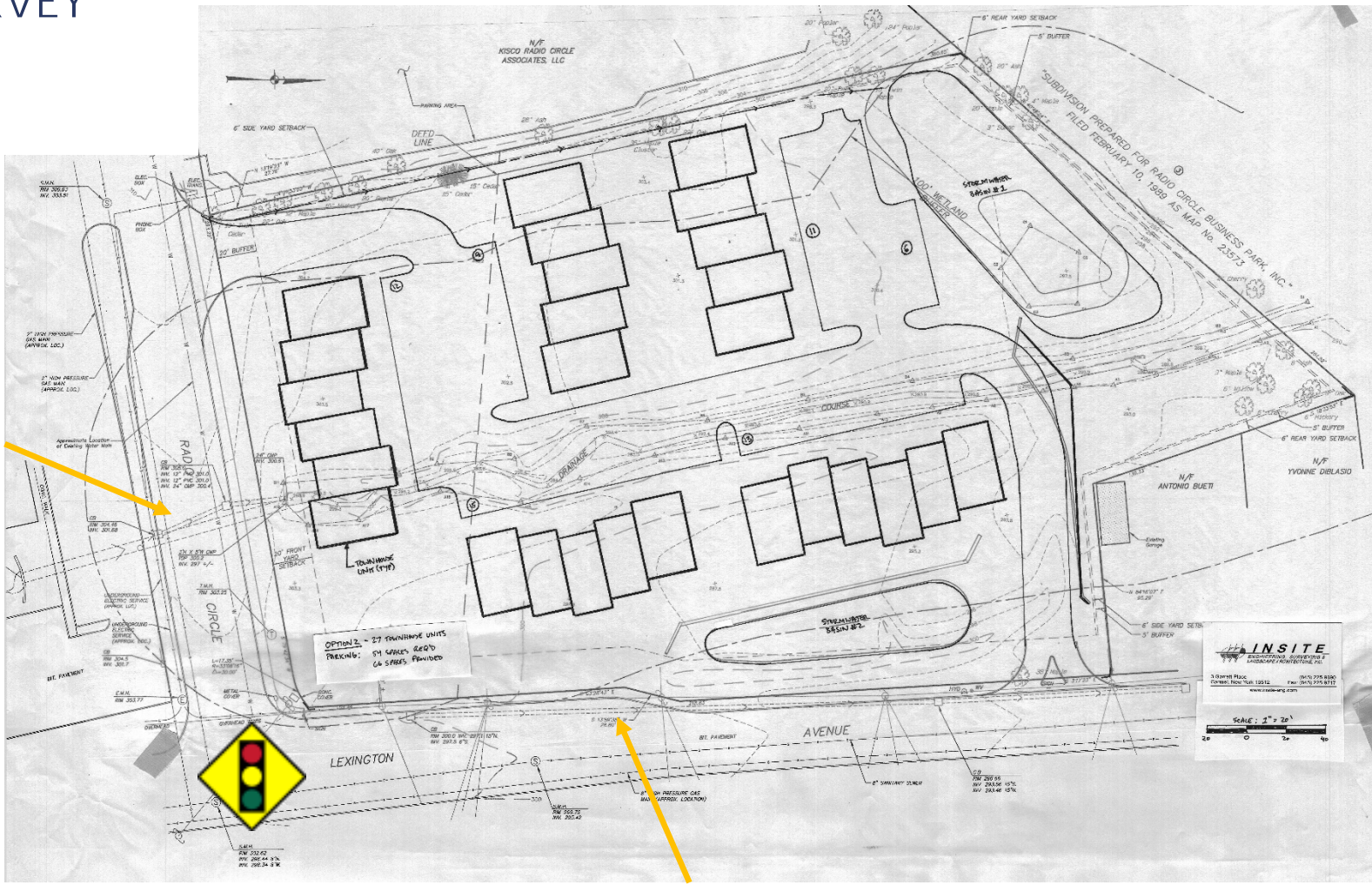


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SURVEY

RADIO CIRCLE DRIVE



LEXINGTON AVENUE

ZONING

§ 110-19.1. CL-1 Mixed Use Residential and Commercial District. [Added 4-29-2019 by L.L. No. 1-2019]

- A. Purpose and intent. The CL-1 District is intended to provide for a mix of commercial, Village service, and residential uses with low to moderate traffic generation characteristics.
- B. Permitted uses. No building or premises shall be used, and no building shall be erected, altered or added to, unless otherwise provided in this chapter, except for the following:
- (1) Principal uses.
 - (a) Stores and shops for the conduct of retail business, not to exceed 6,000 square feet of gross floor area, on lots of 10,000 square feet or greater.
 - (b) Personal service establishments on lots of 10,000 square feet or greater.
 - (c) Restaurants, excluding drive-up facilities, other than cabarets, on lots of 20,000 square feet or greater.
 - (d) Administrative, business and professional offices.
 - (e) Banks.
 - (f) Counter drop-off dry cleaners and laundries, not to exceed 2,500 square feet of gross floor area.
 - (g) Laundromats or wash-and-folds, not to exceed 4,000 square feet of gross floor area.
 - (h) Governmental uses.
 - (i) Educational and training facilities.
 - (j) Funeral homes.
 - (k) Service establishments, such as small appliance and electronic stores, photocopy shops and mailing service establishments, on lots of 10,000 square feet or greater.
 - (l) Printing and publishing.
 - (m) Retail sale and accessory storage of building, builder and household materials, not to exceed 6,000 square feet of gross floor area, in accordance with the provisions of Article V of this chapter.

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§ 110-19.1

- (n) Physical training studios, in either classes or individual instruction format, including studios for dance, karate, fitness, and organized athletic activities for children.
 - (o) Townhouses.
 - (p) Contractors.
 - (2) Special permit uses.
 - (a) Places of religious worship, including parish houses, rectories and the like and also including religious schools.
 - (b) Radio and television stations or studios, excluding exterior broadcasting antennas and satellite dishes.
 - (c) Public utility facilities, excluding utility garages and storage yards, which are needed to serve properties within the Village, subject to a determination by the Village Board of Trustees that no other reasonable location in a less restricted district can be utilized for the purposes contemplated and subject, further, to such conditions as the Planning Board may deem to be appropriate for the protection of adjoining uses and for the character of the district. All parking and service areas connected with such use shall be screened from the view of all adjoining and neighboring residential properties. The site plan shall be subject to approval by the Planning Board, in accordance with the provisions of § 110-45 of this chapter.
 - (3) Accessory uses.
 - (a) Off-street parking and loading in accordance with the provisions of Article IV of this chapter.
 - (b) Other customary accessory uses incidental to the principal use.
- C. Development regulations. Each site in the CL-1 District shall be subject to the following development regulations:
- (1) Minimum net lot area: 10,000 square feet.
 - (2) Maximum building coverage: 30%.
 - (3) Maximum development coverage: 80%.
 - (4) Minimum lot width: 100 feet.

ZONING

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(5) Minimum building setback.

Location	Lot Line Abutting Nonresidential District (feet)	Lot Line Abutting Residential District (feet)
Front	20	20
Rear	10	30
Side	10	30

(6) Buffer:

(a) Abutting a nonresidential lot:

- [1] Front: 20 feet.
- [2] Rear: five feet.
- [3] Side: five feet.

(b) Abutting a residential lot:

- [1] Front: 20 feet.
- [2] Rear: 10 feet.
- [3] Side: 10 feet.

(7) Maximum height of principal structure: 2 1/2 stories or 35 feet, whichever is less.

(8) Townhouses shall be arranged and comply with the following development standards:

(a) Minimum gross site area: 7,500 square feet.

(b) This minimum 7,500-square-foot lot may be subdivided into smaller, fee simple, lots that must meet the following standards for townhouse buildings:

- [1] Minimum lot area per townhouse unit: 2,500 square feet.
- [2] Maximum building coverage: 35%.
- [3] Maximum development coverage: 65%.
- [4] Minimum lot depth: 100 feet.

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[5] Minimum lot width: 25 feet

[6] Minimum building setback:

- [a] Front: 20 feet.
- [b] Rear: 25 feet.
- [c] Side: none.

[7] Maximum building setback:

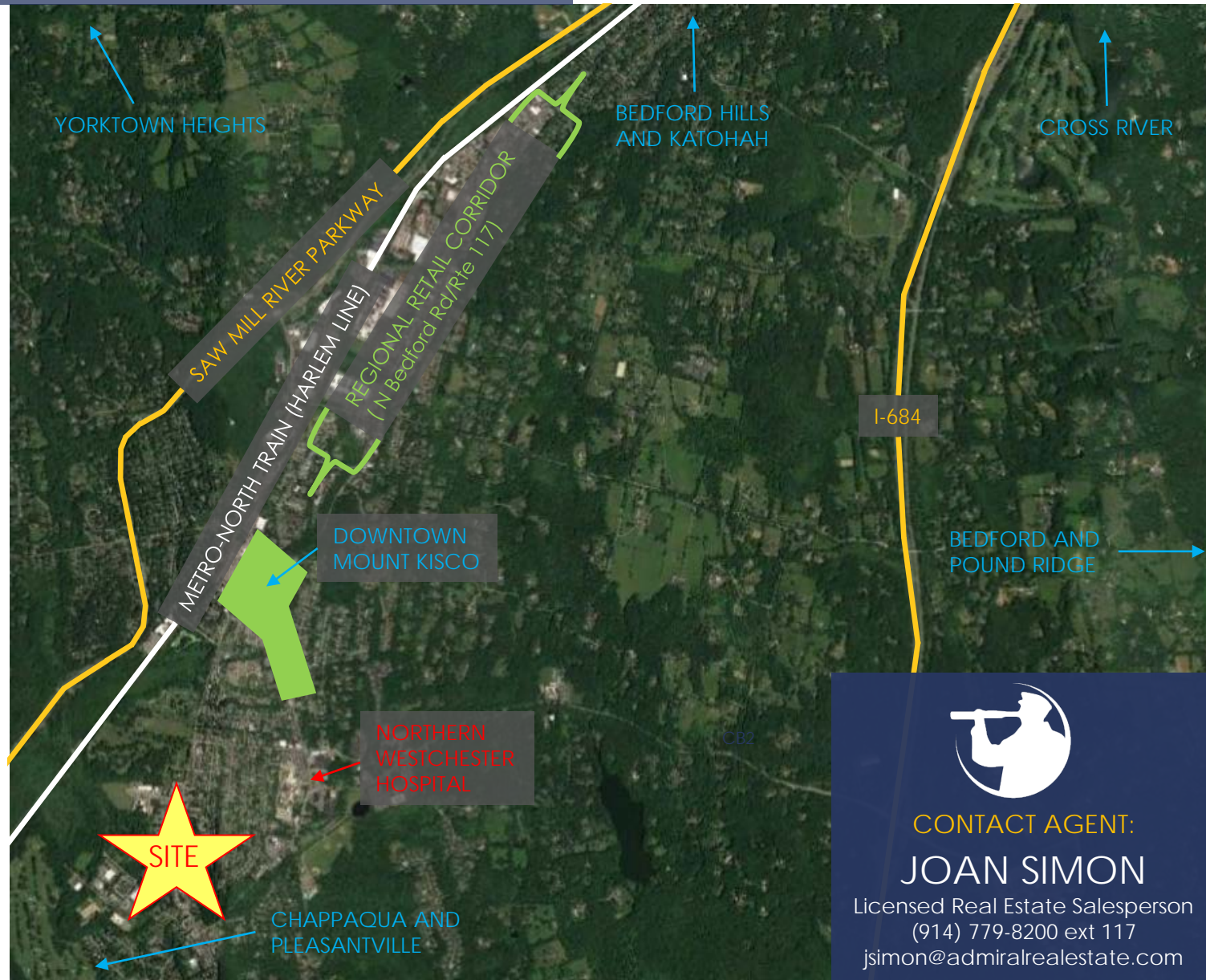
- [a] Front: 30 feet.

[8] Maximum height of principal structure: three stories or 35 feet.

[9] There shall not be more than six townhouse units in a row of buildings. To allow for adequate space for driveways onto the site and parking in the rear of townhouse buildings, each group of six units shall be separated from any other separate lot, building, group of buildings, or a differently zoned lot by a minimum of 30 feet.

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