

# 40-42

## KISCONA ROAD

— MT. KISCO, NY —



Rare Westchester Vacant Industrial Plot For Lease - 1.5 acres | 300' x 219' plot



## PROPERTY INFORMATION

<b>40 Kisona Road:</b>	80.56-1-3
<b>42 Kisona Road:</b>	80.56-1-1
<b>Zoning:</b>	SC (Service Commercial)
<b>Estimated Taxes:</b>	\$17,100
<b>Lease Term:</b>	Negotiable
<b>Availability:</b>	Immediate Possession

## TRANSPORTATION



10 min walk (0.5m) to 0019 Bus



4 min drive (1.1m) to  
Metro North (Mount Kisco)



8 min drive (2.9m) to I-684



20 min drive (15.5m) to I-287



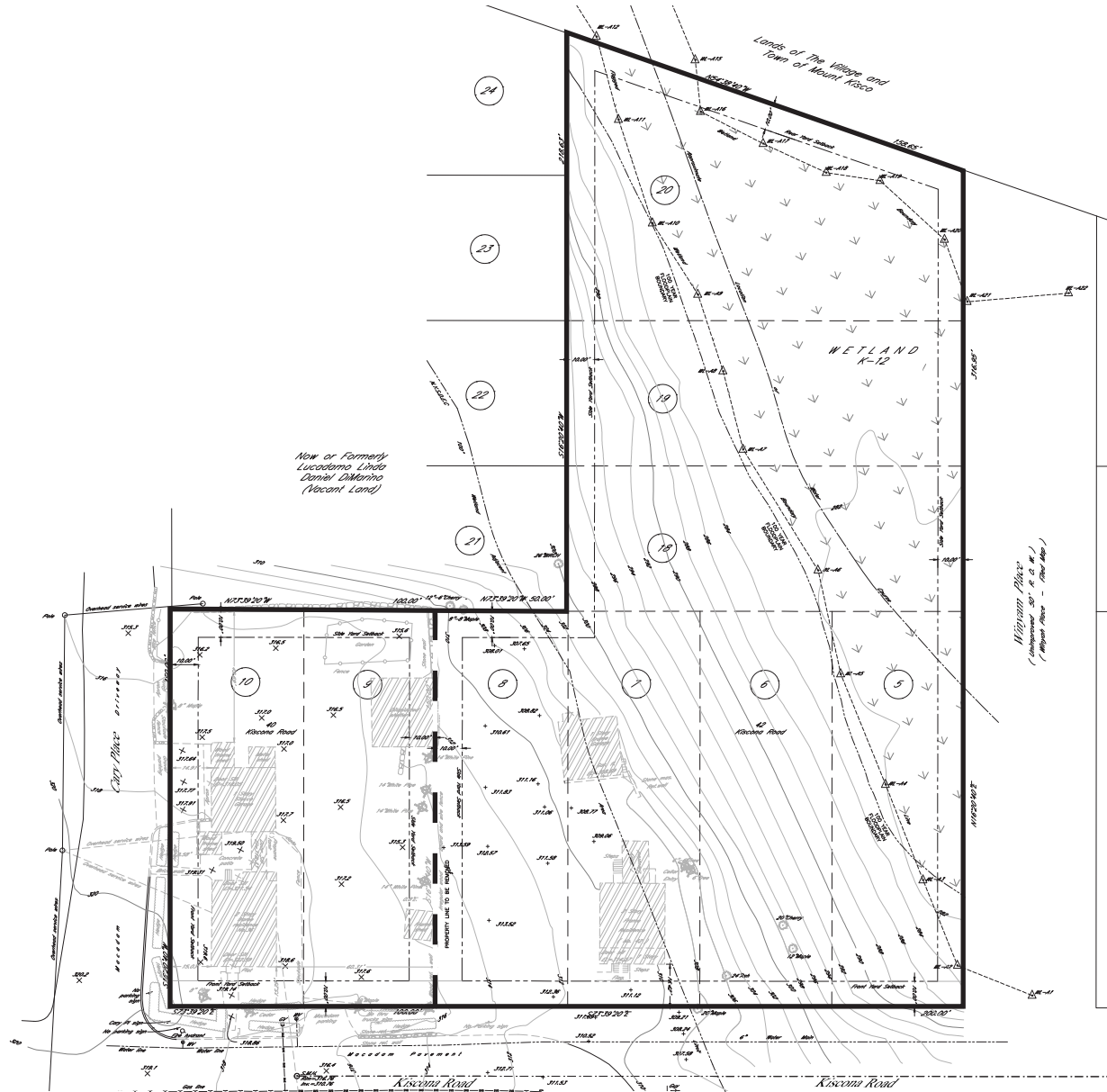
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**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

Contact Exclusive Listing Agent:  
**Alfonso Holloman**  
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# SITE PLAN



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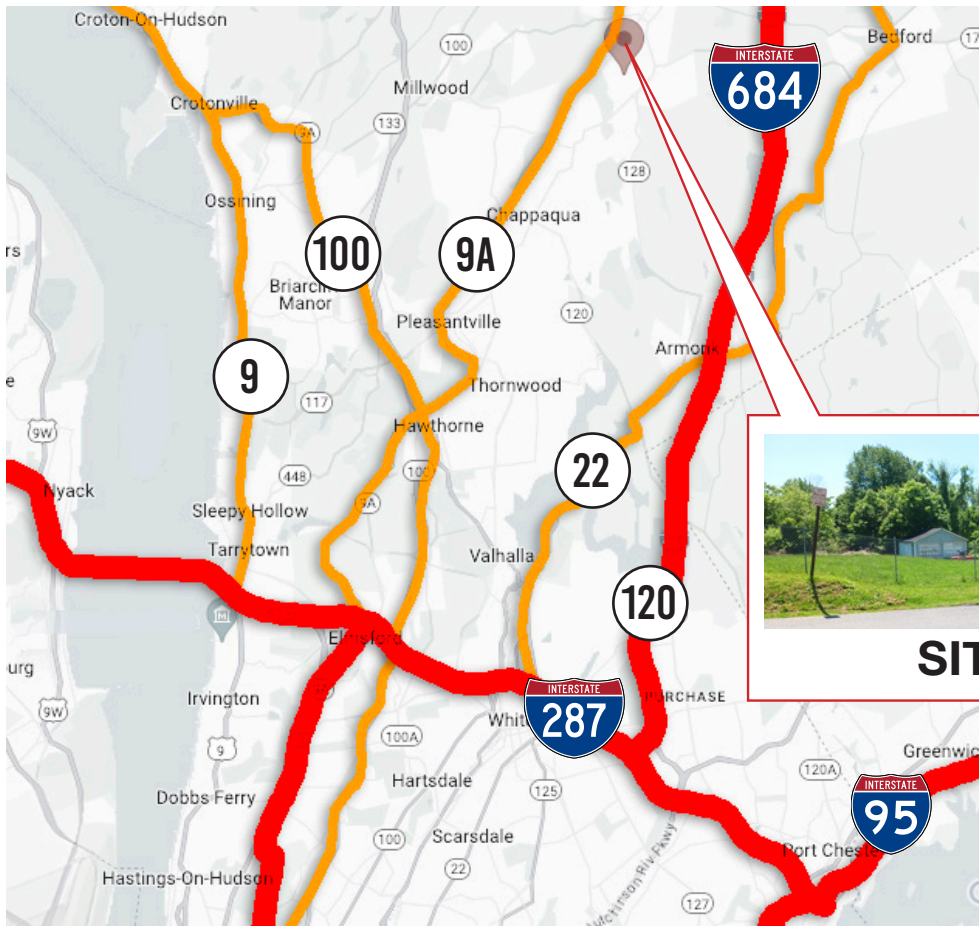
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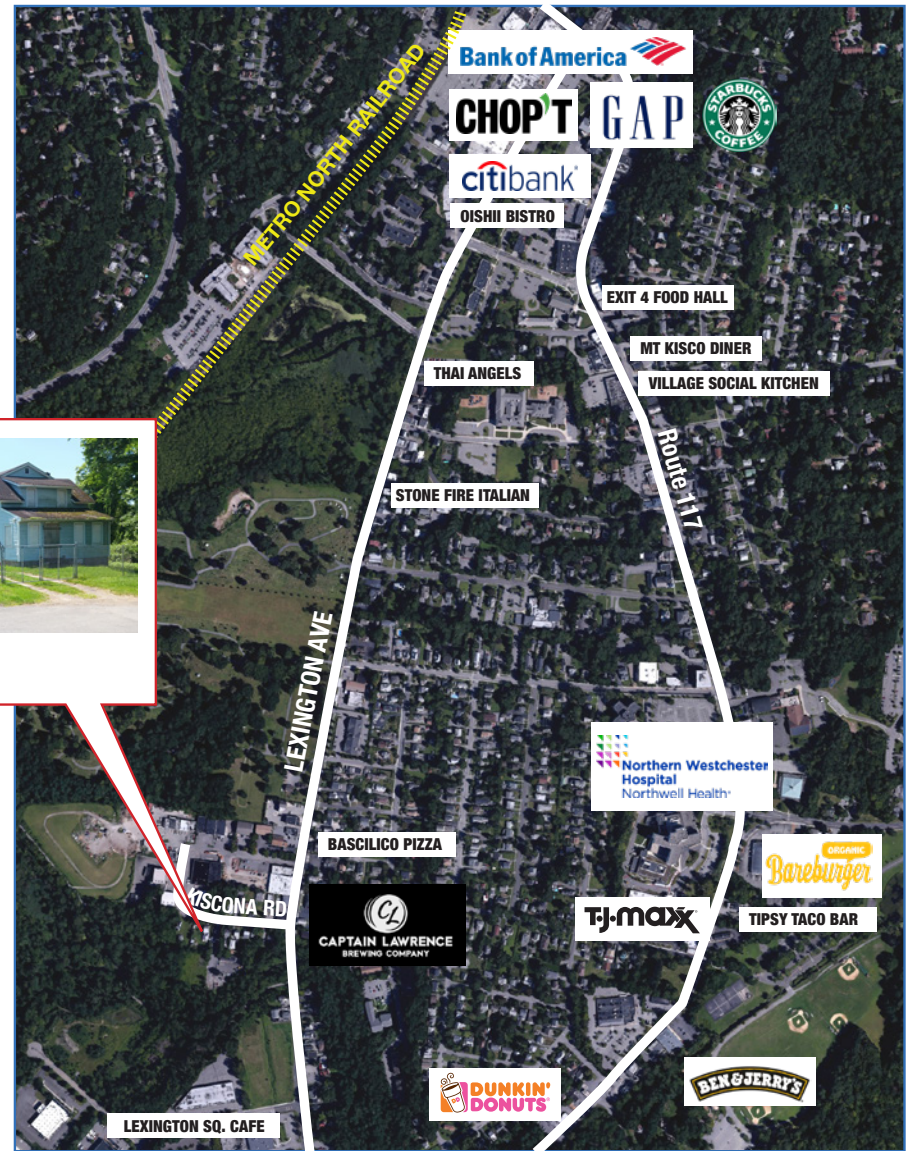
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# AREA MAPS



**SITE**



	1 MILE	3 MILES	5 MILES
POPULATION	7,920	24,584	61,533
NUMBER OF HOUSEHOLDS	2,962	8,962	21,432
AVERAGE HH INCOME	\$209,959	\$283,106	\$309,559
ANNUAL HH EXPENDITURE	\$374.13 M	1.46 B	\$3.79 B
ANNUAL RETAIL EXPENDITURE	\$173.9 M	\$676.29 M	\$1.75 B

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# PERMITTED USES

§ 110-24.1. SC Service Commercial District. [Added 4-21-2003 by L.L. No. 2-2003]

A. Purpose and intent. The SC District is intended to provide for a wide range of service, commercial and light industrial uses. Operations must confine all nuisance characteristics, such as noise and odors, on site and include suitable screening for abutting properties.

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) Administrative, business and professional offices.
- (b) Radio or television stations or studios.
- (c) Printing and publishing.
- (d) Automotive and equipment sales, service and repair, subject to the requirements set forth in Article V of this chapter.
- (e) Wholesale, indoor storage and warehousing establishments, but excluding the storage, processing or handling of junked automobiles, tires or other automobile parts; discarded appliances; scrap metal; construction and demolition debris; garbage, refuse or residential, commercial or industrial or other waste, except the storage, in compliance with § 69-7 of this Code, of such material as is generated on the premises.
- (f) Building supply and lumber yards, but excluding secondhand lumber and junkyards, not to exceed 20,000 square feet of gross floor area.
- (g) Veterinary clinics and hospitals.
- (h) Educational and training facilities.
- (i) Retail sales of bulk household items related to home improvement and

maintenance, not to exceed 20,000 square feet of gross floor area, such as furniture, major appliances, carpeting, rugs, flooring, fireplace equipment, beds and bedding, pianos and organs, garage doors and similar bulk household items.

(j) Service establishments, with scheduled and/or restricted customer access, such as major appliance service, carpet and flooring service, garage door service, interior decorating service, cabinetmaking, and similar service uses.

(k) Personal service establishments.

(l) Village governmental uses.

(m) Physical training studios, in either classes or individual instruction activities for children. [Added 10-7-2003 by L.L. No. 9-2003]

Special permit uses.

(a) Health and athletic membership clubs conducting leisure-time and recreation activities for use by members, customers or clients on a periodic or seasonal basis, subject to the provisions of §§ 110-30J and 110-46 of this chapter, as well as the following:

- [1] Submission at the time of application of a detailed exterior and interior layout plan and a schedule of activities and maximum capacities;
- [2] Demonstration by the applicant that potential traffic generation shall be within the reasonable capacity of the existing or planned road or street providing access, and that traffic circulation, exit and entrance drives are laid out to minimize traffic hazards and nuisances; and
- [3] Demonstration by the applicant that the health and athletic membership club will be appropriate in the proposed location and will have no material adverse effect on existing or prospective conforming development, and the

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# PERMITTED USES (CONT.)

proposed site is adequate in size for the use.

(b) Research, design and development facilities, subject to the requirements set forth in § 110-30N.

(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.

(d) Tier 3 solar energy systems, subject to the provisions of Articles V and IX of this chapter. [Added 11-19-2018 by L.L. No. 6-2018]

Accessory uses.

(a) Parking, loading and storage of vehicles regularly used in conjunction with the use made of the principal structure on the lot in accordance with the provisions of Article IV of this chapter.

§ 110-24.1 format, including studios for dance, karate, fitness, and organized athletic

(b) Tier 1 solar energy systems. [Added 11-19-2018 by L.L. No. 6-20181] Town/Village of Mount Kisco, NY

§ 110-24.1 § 110-24.1

(c) Other customary accessory uses incidental to the principal use.

C. Development regulations. Each site in the ML District shall be subject to the following development regulations:

(1) Minimum net lot area: 10,000 square feet.

(2) Maximum building coverage: 45%.

(3) Maximum development coverage: 70%.

(4) Minimum lot width: 75 feet.

(5) Minimum lot depth: 75 feet.

(6) Minimum building setback:

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

(7) Buffer:

(a) Front: 10 feet.

(b) Rear: 10 feet.

(c) Side: 10 feet.

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

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