

35 SAXON WOODS ROAD

White Plains, New York

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THE OFFERING

As exclusive agent, Cushman & Wakefield is pleased to offer for sale **35 Saxon Woods Road, White Plains, New York**

Situated in the Village of Scarsdale, New York, this offering represents the unique and rare opportunity to acquire a private, nearly 6 acre development site in affluent Westchester County. Current Ownership can deliver the site fully vacant, allowing the potential purchaser to occupy the property or develop the property into an alternate use.

The park like setting of the site is currently improved by a single family home, accessory dwelling unit, separate garage and features artisan well water. The irregular lot is over 650' deep and has a rear lot line of approximately 272' (the Property's narrowest width). The 5.86 acre site is comprised of a 5.62 acre site in the Village of Scarsdale and a 0.24 acre site in the City of White Plains.

Situated in a Residence AA-1 Zone, the site allows for single family development including private horse stables, a church or other place of worship, along with an adjacent school affiliated therewith, public

or parochial schools, private schools, clubs, hospitals, and nursing homes (including seniors & assisted living).

35 Saxon Woods abuts Saxon Woods Park and is nestled off of Mamaroneck Avenue while being only 3 miles from downtown White Plains — home to the county's largest concentration of retail traffic, with a mall and several hotels along with a wide variety of shops, boutiques, and restaurants which line the downtown streets. The nearby bustling downtown village of affluent Scarsdale (4± miles), restaurant row of downtown Mamaroneck (1.5± miles), and Long Island Sound provide the quintessential suburban experience. Conveniently close to the Hutchinson River Parkway (0.3± miles) and Interstate 95 (1.5± miles), the Property provides exceptional regional access. Additionally, it lies within 2.9 miles of the Mamaroneck Metro-North Train Station, offering service to Grand Central Terminal in approximately 35 minutes.

35 Saxon Woods Road is being offering unpriced with a call for offers date to be announced at an upcoming date.

SNAPSHOT

5.86
ACRES

3 MI
FROM DOWNTOWN
WHITE PLAINS

\$250,001
AVERAGE HOUSEHOLD
INCOME



PROPERTY HIGHLIGHTS

Rare Private Site of Size in Affluent Scarsdale with Ideal Regional Connectivity

Nearly 6 acre site in affluent Southern Westchester County, strategically located a short distance from multiple arterial parkways and highways and several train stations.

Flexible Zoning

In addition to single family development, the property allows for a variety of alternative uses.

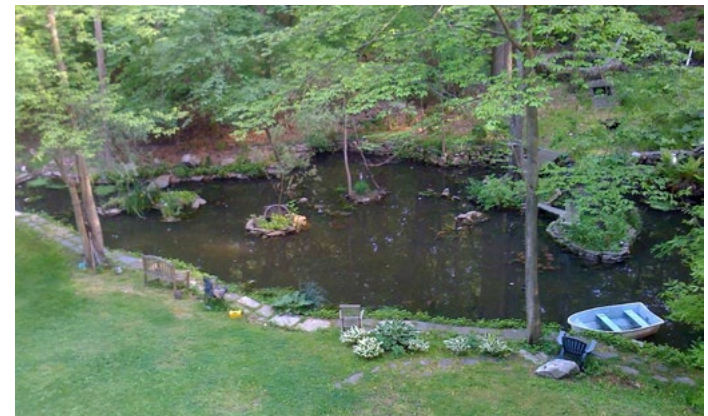
Outstanding Demographics

The Village of Scarsdale is comprised of a well-educated affluent population with an exceptional average household income of \$250,001.

PROPERTY SUMMARY

PROPERTY OVERVIEW

ADDRESS	35 Saxon Woods Road White Plains, New York 10605	
MUNICIPALITY	Village of Scarsdale	City of White Plains
TAX PARCEL	20.01.3A.1	138.14-10-8.2
SITE AREA	±5.62 acres	±0.24 acres
TOTAL SITE AREA	±5.86 acres	
LOT DIMENSIONS	658' × 272' approx. & irregular	
EXISTING STRUCTURES:	Single Family Home: ±3,306 SF Garage: ±954 SF	
ZONING	Residence AA-1 (Click here for zoning code)	
PERMITTED USES	Single family development, church or other place of worship along with an adjacent school affiliated therewith, public or parochial schools	
SPECIAL USE PERMIT BY PLANNING BOARD	Private schools, clubs, hospitals, and nursing homes	
WETLANDS DESIGNATION	Portion of Property located near road is considered Wetlands areas regulated by the Village of Scarsdale (Click here for zoning information related to wetlands)	



ZONING

35 SAXON WOODS ROAD, WHITE PLAINS, NY

Article II – Use Restrictions

§ 310-7 Residence A Districts.

In any Residence A District, no building or premises shall be used or maintained for any except the following purposes, and no building shall hereafter be erected, enlarged or altered if, as so erected or as a result of such enlargement or alteration, such building or any part thereof is arranged, designed or intended to be used for any except the following purposes:

- A. A detached building used as a dwelling for not more than one family on one lot. Nothing herein shall prevent the taking of nontransient boarders or roomers, provided that there is no display or advertising on the premises in connection with such use and provided that there are not more than three boarders or roomers in any one dwelling unit.
- B. Home occupations: See Article XI.
- C. Buildings, structures, parks, athletic fields, playgrounds, public parking places and other proprietary or governmental uses of the Town and Village of Scarsdale, subject to the provisions of § 310-70 of this chapter.
- D. A church or other place of worship, including adjacent living quarters for persons engaged in carrying on the activities of such place of worship or of an adjacent school affiliated therewith, a parish house or a Sunday school building, all subject to the provisions of § 310-70 of this chapter.
- E. A public or parochial grade, junior high or high school, all subject to the provisions of § 310-70 of this chapter.
- F. Private schools, clubs, hospitals.
 - (1) A private school, including a parochial grade school, middle school or high school, or a college, academy or seminary, except such institution may not be used for a children's day camp.
 - (2) A club, lodge or community center building, except one whose chief activity is a service customarily carried on as a gainful business.
 - (3) A hospital, sanatorium or nursing home, not including, however, an institution for the care or treatment of animals.
 - (4) In each of the above cases, the provisions of § 310-89A(1) of this chapter must be complied with, and such use shall be subject to approval by the Planning Board.

§ 310-14 Area of lots.

- A. Subject to the exceptions specified in § 310-67 of this chapter, no building shall hereafter be erected in any residence district, except on a lot which, for each principal building, together with its accessory buildings, has an area of at least:
 - (1) In a Residence AA-1 District: two acres (87,120 square feet).
- B. No part of a lot shall be included in calculating the required lot area except such part as falls within either an inscribed quadrilateral, no part of which has less than 1/3 of the minimum required lot width, or an inscribed circle.
- C. In calculating lot area, no more than 10% of the lot area shall consist of any body of water or portion thereof, floodplain property or property designed as a retention basin for drainage control. "Floodplain property" shall mean property within the special flood hazard areas subject to inundation by the one-percent (one-hundred-year) annual chance flood as shown on the Flood Insurance Rate Maps or other such document for the Village of Scarsdale, as issued by the Federal Emergency Management Agency, or such other agency of legal jurisdiction.
- D. Each lot must have a measurable front yard, rear yard and two side yards that conforms to the requirements of this chapter. The creation by subdivision of a triangular shaped lot(s) in which two yards merge to eliminate a fourth yard is prohibited.

§ 310-15 Width and length of frontage.

- A. Subject to the exceptions specified in § 310-67 of this chapter, no building shall hereafter be erected in any residence district except on a lot which, for each principal building, together with its accessory buildings, has both a lot width and a length of street line frontage of at least:
 - (1) In a Residence AA-1 District: 250 feet.
- B. These requirements are in addition to and complement § 7-736 of New York State's Village Law.

ZONING

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§ 310-18 Special setback provisions for nonconforming lots.

The special setback provisions referred to in § 310-67 of this chapter are as follows:

- A. The distance that any such building is required by the other provisions of this chapter to set back from a front line shall be reduced one foot for each foot that the depth of the lot is less than 150 feet in a Residence AA-1 District, 120 feet in a Residence A-1 District and 110 feet in a Residence A-2 or A-2a District, but in no event in any district to less than 30 feet.
- B. The distance that any principal building is required by the other provisions of this chapter to set back from a side lot line shall be reduced three inches for each foot that the width of the lot, if it is located in a Residence AA-1 or A-1 District, is less than 100 feet and two inches (or four inches if such side lot line is a street line) for each foot that the width of the lot, if it is located in a Residence A-2 or A-2a District, is less than 90 feet, but in no event in any district to less than 10 feet or to less than 15 feet if such lot line is a street line.
- C. If such lot is located in a Residence AA-1, A-1, A-2 or A-2a District and is less than 130 feet in depth, the minimum distance which an accessory building shall be required to set back from any street line, in order that its setback from a side line other than a street line need be only 10 feet, shall be 60 feet.

§ 310-19 Lots at a distance from a street.

- A. The creation of lots at a distance from a street is prohibited. Such interior lots, commonly called “flag lots,” provide access to a street over a narrow strip of land running from the main portion of the lot.
- B. Legal nonconforming interior lots approved under former Section 12-10-7 and interior lots permitted by variance are subject to site plan review by the Planning Board. Any proposed erection, enlargement, or alteration of a building or buildings on such lot, including swimming pools and tennis courts, must be approved by the Planning Board.
- C. Applications for approval of a site plan under this section shall comply with all requirements and standards set forth under Chapter 251 of this Code.

§ 310-22 Permitted coverages.

The permitted coverage ratios for residential uses in any Residence A Districts shall be as follows:

Lot Area	Maximum Coverage Permitted for All Structures and Impervious Surfaces on the Lot	Maximum Coverage Permitted for All Buildings on the Lot
More than 1 acre	13,100 square feet, plus 10% of lot area in excess of 1 acre	4,642 square feet, plus 4% of lot area in excess of 1 acre

§ 310-23 Permitted coverages in freshwater wetlands and freshwater wetlands controlled areas.

On any lot in a freshwater wetlands controlled area, as defined in Chapter 171, Freshwater Wetlands, of the Code of the Village of Scarsdale, the maximum coverage ratio permitted for residential purposes in any Residence A Districts shall be as follows:

Lot Area	Maximum Coverage Permitted for All Structures and Impervious Surfaces on the Lot
More than 1 acre	8,750 square feet, plus 6.7% of lot area in excess of 43,560 square feet

ZONING

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Article V Building Heights and Areas

§ 310-25 Residence A Districts.

- A. No residential building shall exceed 32 feet in height. No nonresidential building shall exceed the height as may be prescribed by the Planning Board pursuant to Chapter **251**, Site Plan Review, of this Code, and in no case shall a story of any building be less than nine feet in height.
- B. The area of any lot occupied by nonresidential buildings, structures and impervious surfaces shall not exceed such percentage of the gross area of such lot as may be prescribed by the Planning Board pursuant to Chapter **251**, Site Plan Review, of this Code.
- C. No individual nonresidential building on any lot shall exceed such length or width as may be prescribed by the Planning Board pursuant to Chapter **251**, Site Plan Review, of this Code.

Article VI Front Yard Setbacks

§ 310-35 Residence Districts.

Except as provided in §§ **310-2** “nearest to lot line,” 310-36, 310-48, 310-59 and 310-67, every building on a lot in any residence district shall set back from the front lot line at least the following amounts:

- A. In a Residence AA-1 District: 75 feet.

Article VII Rear Yard Setbacks

§ 310-43 Residence A Districts.

A. Except as provided in §§ **310-2** “nearest to lot line,” 310-43B and 310-59, every principal building on a lot in any Residence A District shall set back from the rear lot line at least the following amounts:

- (1) If two or more stories in height: 30 feet.
- (2) If one story in height: 25 feet.

§ 310-49 Nonresidential Buildings in Residence A Districts.

Every nonresidential building hereafter erected or enlarged on a lot in any Residence A District shall set back from the rear lot line at least such distance as may be prescribed by the Planning Board pursuant to Chapter **251**, Site Plan Review, of this Code.

Article VII Side Yard Setbacks

§ 310-51 Residence A Districts.

A. Except as provided in §§ **310-48**, **310-53**, **310-59** and **310-67**, every building, other than a building on a corner lot, in a Residence A District shall set back from each side lot line at least:

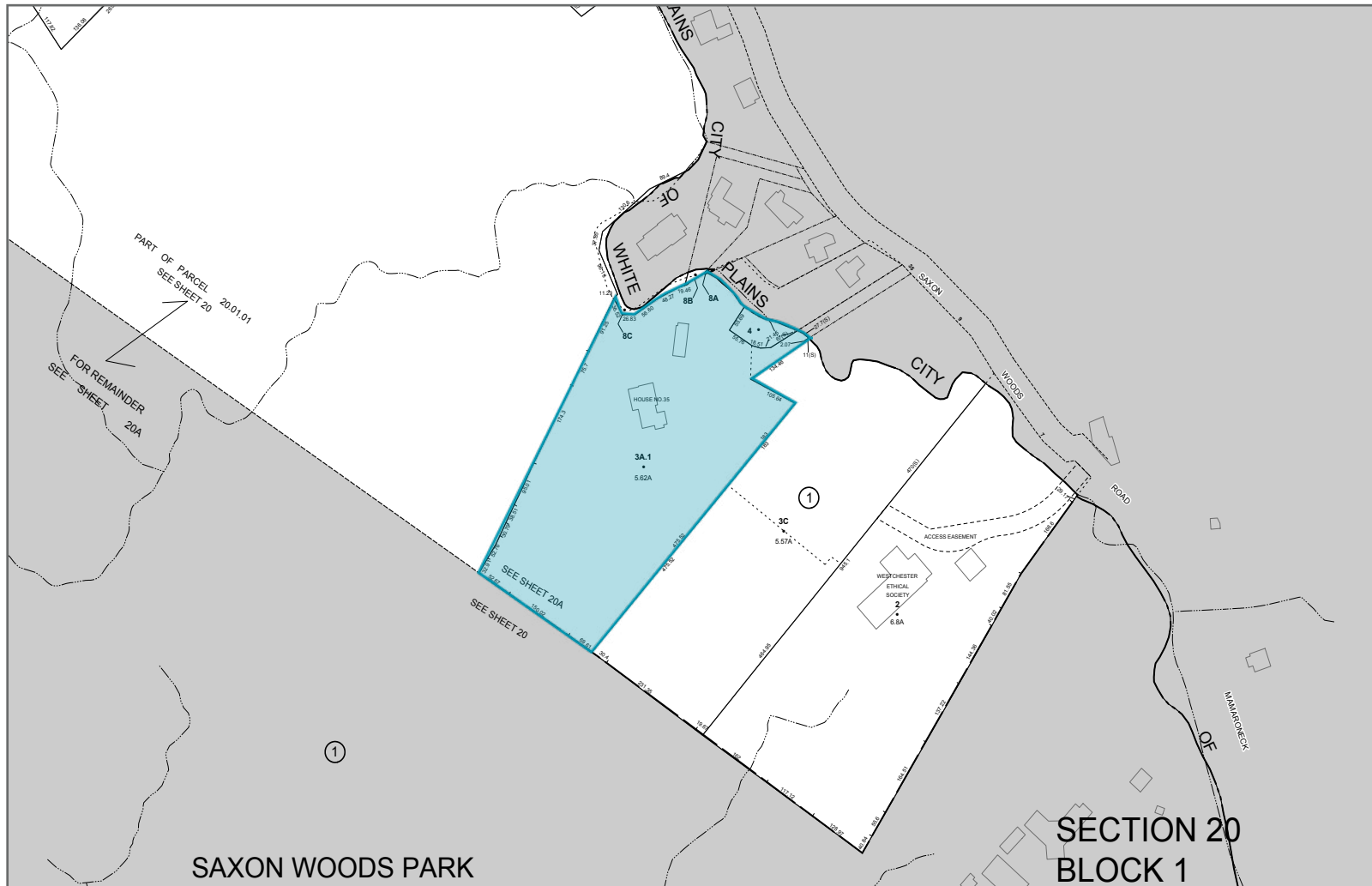
- (1) In a Residence AA-1 District: 30 feet.

§ 310-57 Nonresidential Buildings in Residence A Districts.

Every nonresidential building hereafter erected or enlarged on a lot in any Residence A District shall set back from each side lot line at least such distance as may be prescribed by the Planning Board pursuant to Chapter **251**, Site Plan Review, of this Code.

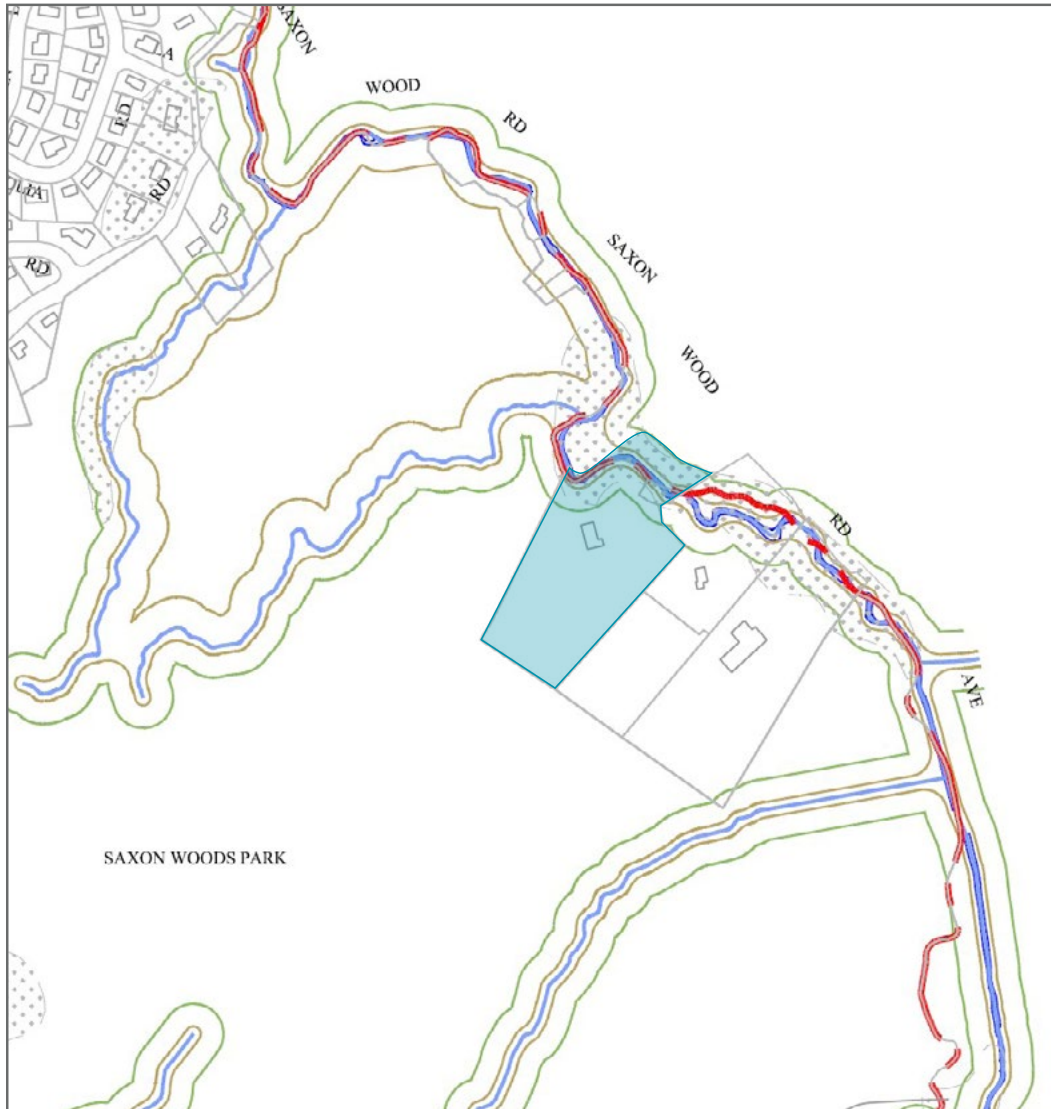
TAX MAP

35 SAXON WOODS ROAD, WHITE PLAINS, NY

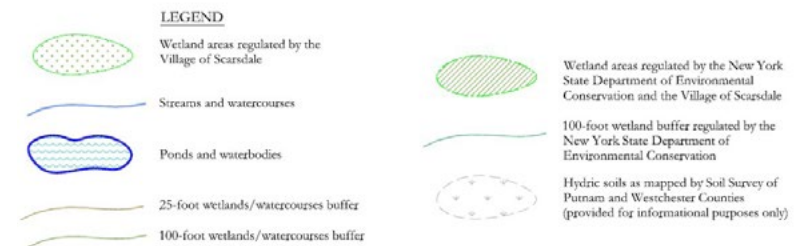


WETLANDS MAP

35 SAXON WOODS ROAD, WHITE PLAINS, NY

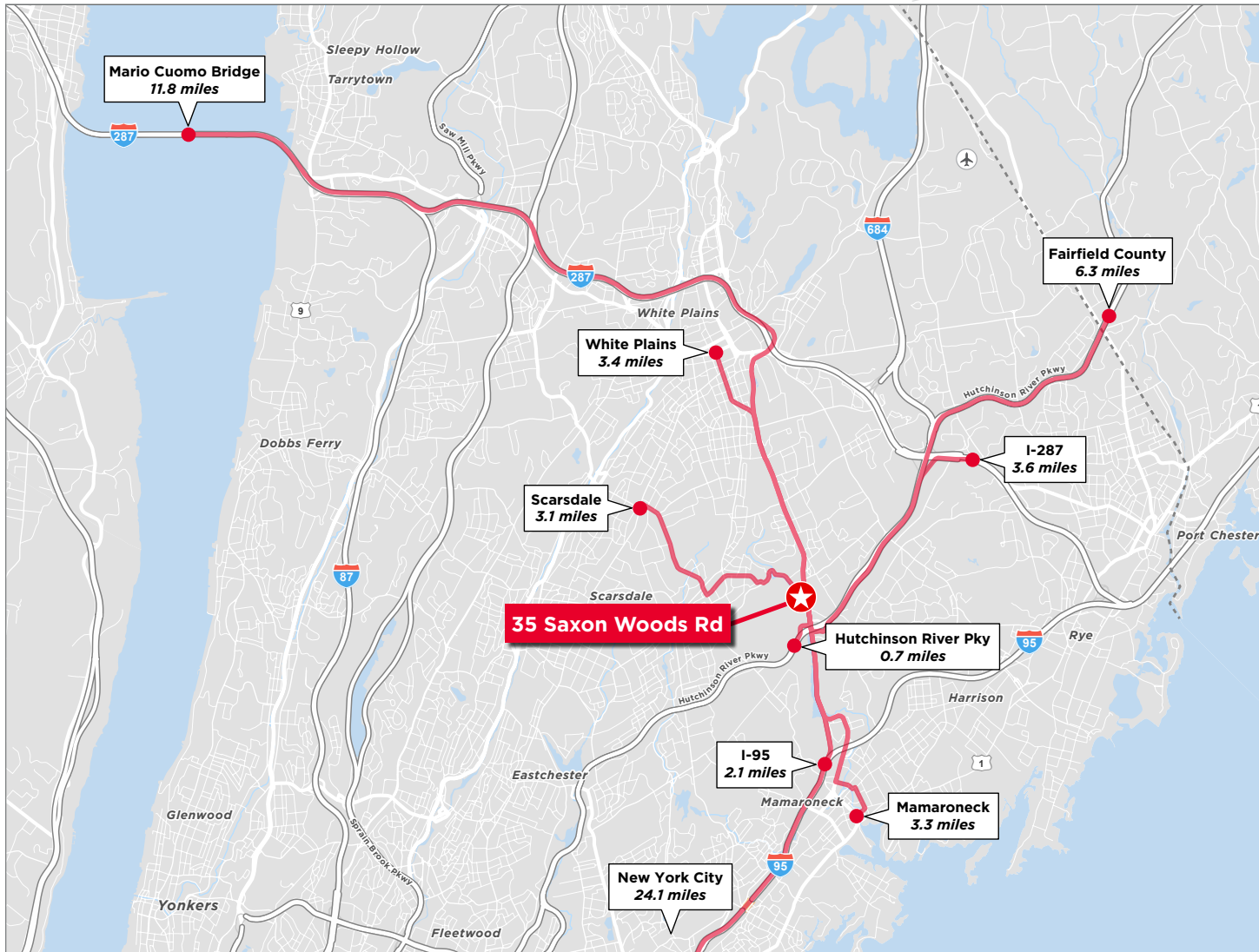


Village of Scarsdale Freshwater Wetlands Map



ACCESSIBILITY MAP

35 SAXON WOODS ROAD, WHITE PLAINS, NY



DRIVING DISTANCES

Hutchison River Parkway	.7 mi
I-95	2.1 mi
Downtown Scarsdale	3.1 mi
Downtown Mamaroneck	3.3 mi
Downtown White Plains	3.4 mi
I-287	3.6 mi
Fairfield County	6.3 mi
Mario Cuomo Bridge	11.8 mi
New York City	24.1 mi

AERIAL MAP



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