

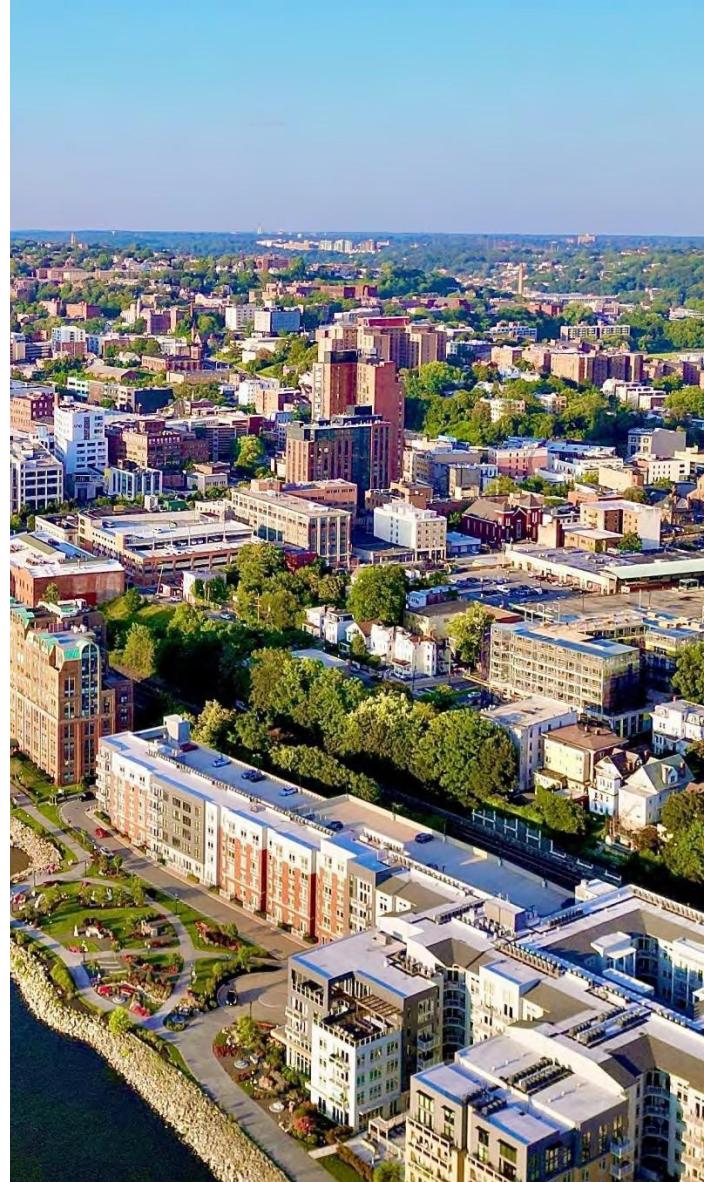
**579 Warburton Ave
&
607 Warburton Ave**

Yonkers, NY

Property Analysis

AUGUST 11, 2025

City of Yonkers

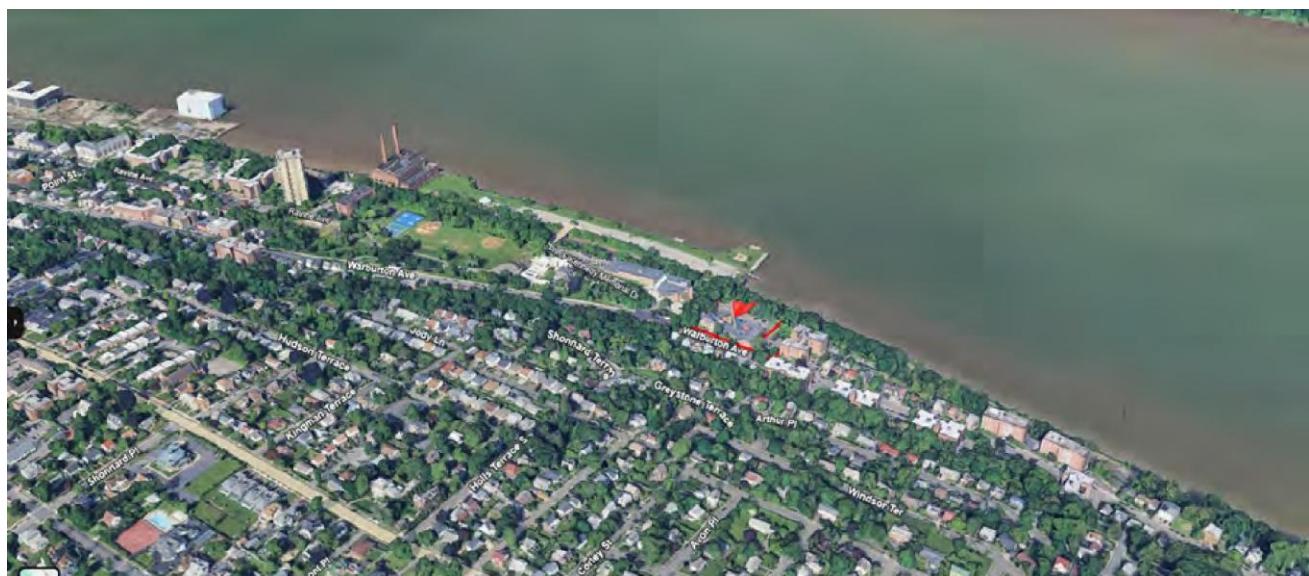


MAYOR MIKE SPANO

Site Information

The City of Yonkers is making the following property, which is located in Yonkers, New York and composed of 2 tax lots, available for sale (collectively, the "Property" or "Site"): 579 Warburton Ave (2-2500-60) and 607 Warburton Ave (2-2500-53). City Staff has prepared the following report with information regarding the Property.

The Property was previously used as a City of Yonkers public school. The Property consists of two tax lots and approximately 2.6 acres of prime real estate with uninterrupted views of the Hudson River and the New Jersey Palisades Interstate Park.



Aerial view of the property looking west

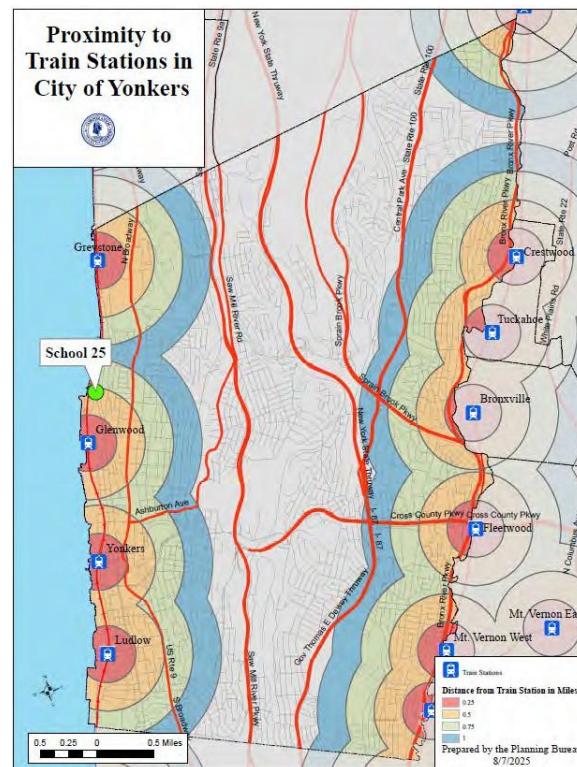
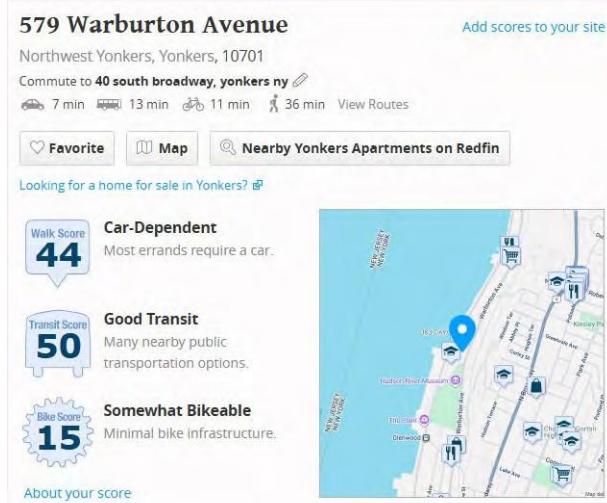
Suitability for Increased Density

Due to the location near the Glenwood train station, Warburton bus corridor and the uninterrupted views of the Hudson River and the Palisades, the Property will likely gain substantial interest from housing developers looking to build at a similar scale to the buildings around the Greystone train station. Despite the limitations of the zoning, the area has many buildings that exceed that which is permitted under the zoning code, including the adjacent property, 615 Warburton (85' midrise building) and 1 Glenwood (246' residential tower). Furthermore, this property is both larger (2.6 acres vs 1.35 acres) and closer to a train station (0.45 miles vs 0.5 miles) than the recently approved 143 Woodworth Avenue project. This project received height variances from the Zoning Board of Appeals that permitted the construction of two 32-story residential towers with 672 residential units and 702 parking spaces.



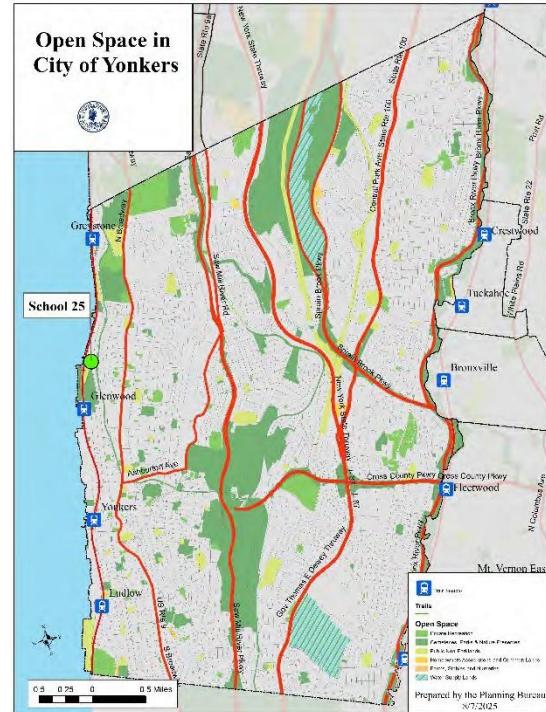
Public Transportation Access

The Site is well located for access to public transportation, which may make it a good candidate for a parking variance. Warburton is a major bus corridor and it is under a half mile walk from the Glenwood Train Station. However, the area remains largely car dependent as there are not many commercial uses in the immediate vicinity.



Park Access

The Site is well located for access to parks. It is within close proximity to Trevor Park, JFK Marina, the Old Croton Aqueduct Trail, Utermeyer Park, Lenoir Preserve and several neighborhood parks.



Recent Projects Nearby

In recent years, several new market-rate housing developments have been built along or near the Warburton corridor including:

River Tides at Greystone

330 units of market rate Housing, 1, 2 and 3 bedrooms



Stratus on Hudson

77 units of Market Rate Housing, 1 and 2 bedrooms



44 Hudson

250 units of market rate housing, nearing completion.



143 Woodworth Ave

672 units of market rate housing, recently approved.



Photos of the Property



Zoning Analysis

The Property

Zone:M

2.-2500-60 -1.91 acres (Principle building) - 83,199.6 sq.ft

2..-2500-53 - 0.69 acres (Parking Lot) - 30,056.4 sq.ft

Please note these are two separate lots. If a developer wants to build on both to make it one use, they need to be merged into one. Apportionment must be filed

Dimension Requirements for an M zone for Multi-Family (Reference Table 43-3)

Height limit for multi-family - 65'

Floor area ratio - 1.25

- Calculated by overall lot area x 1.25
- Determination cannot be made as the lots have not been merged, and the proposals have not yet been submitted.

Minimum side yard-12/25

- One side needs a 12-foot setback. The second setback should be added so that it is 25 feet from the first, making the minimum second side yard setback 13 feet

Front yard setback - 15'

Rear yard setback - 25'

Gross floor area for each apartment needs to be a minimum of 350 sq.ft

Building coverage is limited to a maximum of 40% of the entire property.

- Calculated by overall lot area x 40%

•For nonresidential uses, dimensions requirements may differ. Please reference 43-3, second table. •

Parking Requirements for an M zone for Multi-Family (Reference Table 43-4)

Apartments - 1 per dwelling unit plus 0.33 per bedroom

*•For other parldng requirements please reference 43-4.**

In the event that the Developer Intends to convert the school into a multi-family building. Inquire about variances related to the existing structure.

Minimum Requirements for Residential Uses	Existing	Required	Variance
Front Yard Setback	7feet	15'	YES
Rear Yard Setback	174 feet	25'	NO
Minimum Side Yard	16 feet' 0 feet	12/25	YES
Height	Unknown	65'	UNKNOWN
Building Coverage	+/-. 26,255 sq.ft	+/-. 33,279.84 sq.ft	NO

"Note that these are rough estimates and preliminary data, and should not be used for actual conditions. Please consult a licensed NYS design professional for precise measurements and proper zoning analysis."

□□ subject to change based on submitted proposals" tReference

Schematic Drawing for a Visual Representation•

Parking of the Existing Conditions

There are twenty-five parking spaces accompanied by an adjacent playground on Lot 60, as well as seventeen parking spaces on Lot 53.

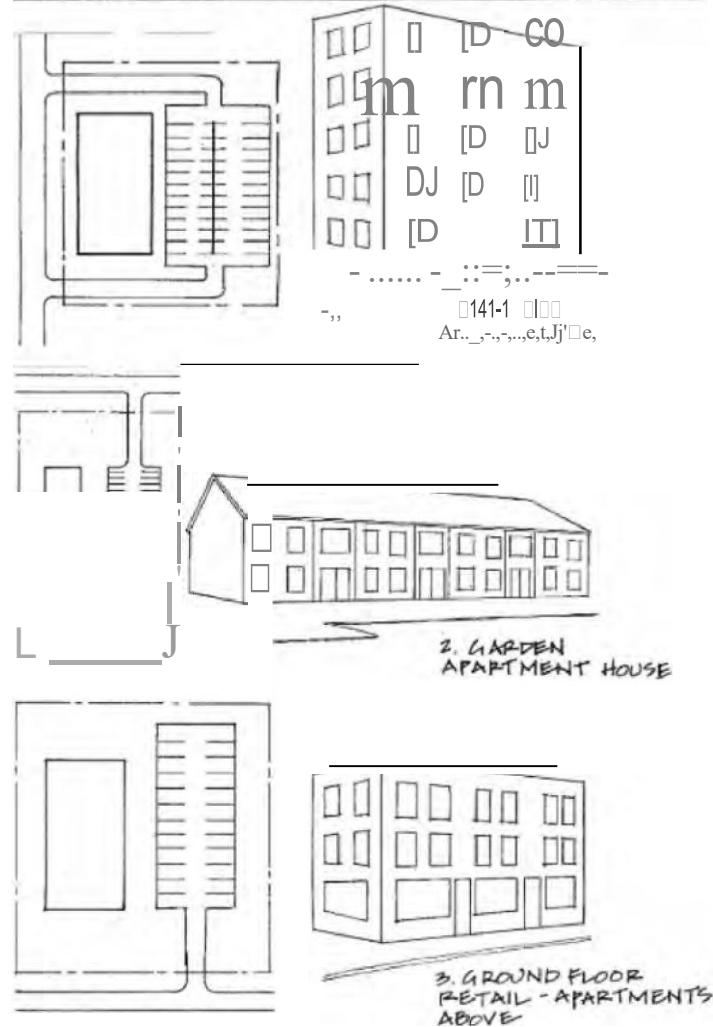
**Parking requirements cannot be determined until the lots have been consolidated and the proposal has been formally submitted. •*

Definition for the **Permitted Use**: as per Section 43-8 of COY Zoning Code Book

APARTMENT HOUSES

A building containing three or more apartments or two apartments in the same building with another principal use, including common areas restricted to the use of residents such as laundry rooms, administrative offices, computer rooms, common rooms, vending machines and health clubs restricted to the use of residents. (See Illustration No. 3.)

ILLUSTRATION 3 : APARTMENT HOUSE - THREE EXAMPLES



** PLEASE NOTE THAT THESE ARE ROUGH ESTIMATES AND PRELIMINARY, AND SHOULD NOT BE USED FOR THE ACTUAL EXISTING CONDITIONS. PLEASE CONSULT A LICENSED NYS DESIGN PROFESSIONAL FOR PRECISE MEASUREMENTS. **



Zoning Use Table

ZONING

Table 43-2
List of Use Regulations by District
(Continued)
(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control)

M District: apartment houses, medium-density [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses.

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Parish houses

- Places of worship
- Schools

**Find Parking Schedule for these
Permitted Uses on Table 43-4**

Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURD's)
- Planned urban redevelopments
- Residential health-care facilities
- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private social and fraternal clubs and community centers
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses

YONKE□SCODE

Radio and 1V antenn115
Refuse collection, storage and recycling w:ilili!!!I
Signs
Storage sheds, greenhouses and childnm's playholl.!leti
Swimrningpools and bathhouses
Tennis courts and other sports courts
Shored purking_
Private garage
Private open-mrparking
Semipublic open-air parlring
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antenDJIS

Schedule of Parking Requirements

ZONING

43 Attachment 4

City of Yon.ken

Table 43-4

Schedule of Parking Requirements
[Amended 12-8-2009 by G.O. No.11-2009;

10-11-2011 by G.O. No. 3-2011; 6-28-2016 by G.O. No. 1,3-2016; 6-12-2018 by G.O. No. 8-2018; 12-10-2019 by G.O. No. 12-2019; 6-23-2021 by G.O. No. 12-2021; 9-24-2024 by Ord. No. 10-2024]

Use	Minimum Number of Spaces
Residential Uses	
Apartments	1 per dwelling unit or 0.33 per bedroom
Community residential facilities	0.33 per bed
Nursing homes	0.33 per bed
Residential health-care facilities	0.33 net dwelling unit
Row houses (including semi-family houses)	2 or dwelling unit
Senior living apartments	0.5 per dwelling unit
Senior citizen housing	0.5 per dwelling unit
Senior citizen market-rate housing	1 per dwelling unit
Single-family detached dwellings	2 per dwelling unit
Townhouses	1 per dwelling unit or 0.33 per bedroom
Two-family or three-family dwellings	2 per dwelling unit
Public and Institutional Uses	
Cemeteries and columbariums	1 per 4 seats in the chapel but not less than 20 spaces
Children's day camps	1 per employee plus 1 per camp vehicle parked on premises plus 5 visitor spaces
Colleges and universities	Calculated separately for each use
Conventions, meetings and seminaries	1 per 300 square feet of gross floor area
Governmental motor vehicle yards	1 per 750 square feet of gross floor area
Government offices (non-City of Yonkers)	1 per 300 square feet of gross floor area for offices and 1 space per 500 square feet of gross floor area for all other spaces

43 Attachment 4:1

YONKERS CODE

Use	Minimum Number of Spaces
Hospitals	0.4 per employee plus 0.33 per bed plus 0.2 per outpatient treatment capacity plus 0.25 per staff physician
Medical establishments	1 per 300 square feet of gross floor area
Municipal uses (City of Yonkers)	1 per 300 square feet of gross floor area
Offices of charitable institutions	1 per 300 square feet of gross floor area
Parish houses	12 per house
Philanthropic institutions providing social services	1 per 250 square feet of gross floor area
Places of worship	1 per 4 seats or 1 per 100 square feet of floor space used for public assembly, whichever is greater
Private clubs and community centers	1 per 4 seats or 1 per 100 square feet of floor space used for public assembly, whichever is greater
Private marinas and seaplane landing docks	1 per 3 boat or plane berths plus 1 per 1000 square feet of dry storage area
Private not-for-profit recreational uses ¹ and clubs	
Athletic fields	20 per athletic field or diamond
Auditoriums	1 per 4 seats
Basketball courts	5 per court or 1 per 4 spectator seats, whichever is greater
Golf courses/clubs	4 per golf hole plus 1 per 200 square feet of gross floor area of accessory buildings
Hiking, picnicking, camping, nature preserves	2 per acre of lot area but not less than 15 spaces
Recreation centers	1 per 350 square feet of gross floor area
Stadiums	1 per 4 spectator seats
Swimming pools/clubs (including community swimming pools)	1 per 100 square feet of surface water area plus 1 space per 50 square feet of accessory buildings
Tennis/racquetball courts/clubs	2 per court plus 1 space per 100 square feet of gross floor area of accessory space
Religious retreats	1 per employee plus 1 per vehicle parked on premises plus 1 per 4 visitors

ZONING

Use	Minimum Number of Spaces
Satellite facilities of colleges, universities and theological seminaries	1 per 200 square feet of gross floor area
Schools	
Elementary and kindergarten 1 per classroom plus 1 for each 50 students of enrollment capacity	
Junior high	1.5 per classroom plus 1 for each 50 students of enrollment capacity
High schools 2.0 per classroom plus 1 for each 20 students of enrollment capacity	
Utility substations	1 for 400 square feet of gross floor area devoted to office use and 1 per 750 square feet of gross floor area for other uses, but not less than 1 space
Business, Commercial and Office Uses	
Audio, radio, video and television stations and studios	1 per 400 square feet of gross floor area
Banks and financial uses	1 per 300 square feet of gross floor area
Banquet and catering facilities	1 per 3 seats or 1 per 75 square feet of gross floor area, whichever is greater
Building supply stores	1 per 300 square feet of gross floor area
Cabarets and nightclubs	1 per 3 seats or 1 per 75 square feet of gross floor area, whichever is greater
Commercial recreation uses, indoor and outdoor	
Batting cages	2 per cage
Bingo parlors	1 per 3 seats or 1 per 50 square feet of public assembly area
Bowling alleys	3 per lane
Escape game rooms	1 per 3 persons of capacity of the facility including party rooms or lounge area
Golf driving ranges	1.25 per practice tee
Miniature golf courses	2 per golf hole
Pool or billiard halls	2 per table
Rifle or pistol ranges (indoor only)	1 per target

YONKERS CODE

Use	Minimum Number of Spaces
Skiing or roller rinks	1 per 200 square feet of rink area
Water sports facility (water skiing, sailing, canoeing)	0.25 per boat berth plus 10 per dock or launch area
Commercial schools	1 per 100 square feet of gross floor area
Convenience stores	1 per 175 square feet of gross floor-area
Day-care centers	1 per staff member plus 1 per vehicle parked on the premises plus 1 per 20 registrants
Drive-through banks	1 per 350 square feet of gross floor area
Drive-through restaurants	1 per 2.5 seats or 1 per 85 square feet of gross floor area, whichever is greater
Dry-cleaning establishments	1 per 250 square feet of gross floor area
Eating and drinking	1 per 150 square feet of gross establishments floor area
Fast-food restaurants	1 per 2 seats or 1 per 75 square feet of gross floor area, whichever is greater
Food and beverage stores	1 per 200 square feet of gross floor area
Funeral parlors or mortuaries	1 per 100 square feet of gross floor area or 1 per 5 seats in the chapel area whichever is greater
Galleries: centers	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of gross floor area of 0.1 foot of storage/sales area
Health clubs and gyms	1 per 200 square feet of gross floor area
Hotels	0.75 per room -plus parking spaces per room
Indoor markets	2 per booth plus 1 per 300 square feet of gross floor area
Live, world build. In	1.33 per live-world
Medical establishments	1 per 200 square feet of gross floor area
Offices	1 per 300 square feet of gross floor area
Pawnshops and check-cashmere stores	1 per 250 square feet of gross floor area
Personal service	1 per 200 square feet of gross establishments floor area
Planned shopping centers	1 per 200 square feet of gross floor area

ZONING

Use	Minimum Number of Spaces
Restaurants	1 per 3 seats or 1 per 100 square feet of gross floor area, whichever is greater
Retail establishments	1 per 200 square feet of gross floor area, except furniture stores 1 per 500 square feet of gross floor area
Retail craft stores	1 per 300 square feet of gross floor area
Self-storage warehouses	1 parking space for the office, plus 1 parking space per 7,500 square feet of gross floor area
Sexually oriented businesses	1 per 3 seats or 1 per 200 square feet of gross floor area, whichever is greater
Sunflower markets	1 per 200 square feet of gross floor area
Telecommunications facilities	1 per 300 square feet of gross floor area
Theatres; or movie theatres	1 per 4 seats, except multi-screen movie theatres, 1 per 3 seats
Veterinary offices or hospitals	1 per 200 square feet of gross floor area
Wholesale trade clubs and home-based retail stores	1 per 150 square feet of gross floor area
Motor Vehicle Use	Minimum Number of Spaces
Automobile rental	1 per 200 square feet of gross floor area, but not less than 3 spaces
Automobile repair shops	6 for the first service bay and 2 per bay thereafter
Automobile sales and display areas	1 per 400 square feet of gross floor area of enclosed space, plus 1 per 2500 square feet of outdoor sales/storage area
Automobile service stations	1 per 210 square feet plus 3 per service bay
Automobile storage areas	1 per 10,000 square feet of storage space, but no less than 3 spaces
Automobile supply and service lots	1 per 400 square feet of gross floor area plus 3 tier service bays
Automobile Jumbo truck bays	6 for the first jumbo bay and 2 per bay thereafter
Automobile washes	5 per bay
Convenience stores in conjunction with service stations	1 per 250 square feet of gross automobile floor area in addition to the automobile service station parking lot

VON1 (ERSCODE)

Use	Minimum Number of Spaces
Trailers for storage business	0.5 per vehicle stored on site, but no less than 10 spaces
Truck and bus depots including rental, storage and sales establishments	1 per 400 square feet of gross floor area plus 1 per 2,500 square feet outdoor storage space, plus 4 for repair bay
Truck and bus service and repair shops	1 per 2,000 square feet plus 3 per bay plus 10,000 square feet of outdoor sales/storage area
Industrial Warehouse and Storage Areas	
Brewery and microbreweries	1 square foot per 600 square feet of gross floor area
Building supply outlets	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of outdoor storage/sales area
Cellular, radio, television, microwave and telecommunications	3" plus 1 space per 200 square feet of gross floor area of towers and accessory buildings
Commercial kennels	1 per 100 square feet of clinical space plus 1 per 200 square feet of kennel space
Concrete batch plant	1 per 750 square feet of mixing or processing, gross floor area, plus 1 for manufacturing per vehicle parked overnight on the premises, but not less than 5 spaces
Construction and demolition	1 per 750 square feet of debris transfer stations gross floor area plus per 2,500 square feet of outdoor storage area
Driveway cleaning areas	1 per 400 square feet of gross floor area
Heavy industrial uses	1 per 600 square feet of gross floor area
Light industrial uses	1 per 400 square feet of gross floor area
Medium industrial uses	1 per 500 square feet of gross floor area
Motor truck freight terminals, 1 per 1,000 square feet of and distribution centers gross floor area	
Printing plant, photo laboratory or reproduction establishments	1 per 400 square feet of gross floor area
Quarries and sand and gravel pits	1 per 2 employees but no less than 10 spaces
Research and testing laboratories and pilot plants	1 per 400 square feet of gross floor area
Retail clothing operations	1 per 2 employees but no less than 10 spaces

ZONING

Use	Minimum Number of Spaces
Self-storage warehouse	1 parking space for the office, plus 1 parking space per 7,500 square feet of gross floor area
Storage, fulfillment works,	1 per 300 square feet of gross floor area, but no less than 5 spaces
Warehousing, storage, and wholesaling of nonhazardous and nonflammable material.	1 per 1,000 square feet of gross floor area
Residential Accessory Uses	
Family day-care or multi-family day-care:	1 master caregiver
Home-based businesses	1 per 300 square feet of space devoted to a business plus 1 -per outside employee
Non-residential Accessory Uses	
Automated teller machines	2 per automatic teller machine
Bar or lounge areas serving liquor, beer, and wine	1 per 2 seats; or 1.5% of 25 square feet of area devoted thereto, whichever is greater
Christmas tree sales	3 per establishment
Greenhouses	1 per 750 square feet of gross floor area
Laboratories	1 per 400 square feet of gross floor area
Live-work units	1 per live-work unit
Outdoor dining areas	1 per 3 seats
Retail uses in conjunction with an office	1 per 200 square feet of gross with offices floor area
Temporary flea markets or carnivals	3 displays per booth or vendor

Notes:

¹ See also commercial recreation uses.

¹ See also private non-for-profit recreational facilities and clubs.

¹ Such parking shall be provided in addition to parking for the principal uses.

¹ under § 43-110B, when an adjacent unit is a live-work unit; within 1/4 mile of an active passenger train station, § 43-138 shall apply.

Schedule of Dimensional Regulations

ZONING

43 Attachment 3

City of Yonkers

Table 43-3

Schedule of Dimensional Regulations for Residential Uses¹

[Amended 10-12-2004 by G.O. No. 6-2004; 5-19-2009 by G.O. No. 3-2009; 10-27-2009 by G.O. 7-2009; 11-22-2022 by Ord. No. 12-2022]

• Minimum Requirements for Residential Uses	District												
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CB	L _{MX}
• Lot area (square feet)													
Single- and two-family dwellings	20,000	10,000	7,500	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	--	--
Multi-family dwellings	--	--	--	--	--	--	10,000	--	--	--	--	--	--
• Lot width (feet)	200	100	75	60	50	50	50	50	50	50	50	--	--
Single- and two-family dwellings	--	--	--	--	--	--	100	--	--	--	--	--	--
Multi-family dwellings	--	--	--	--	--	--	--	--	--	--	--	--	--
• Front yard (feet)	25	25	25	20	20	20	20	20	20	20	20	--	0 ^s
Single- and two-family dwellings	--	--	--	--	--	--	25	25	25	25	25	--	0 ^s
Multi-family dwellings	--	--	--	--	--	--	--	25	25	25	25	--	10
• Rear yard (feet)	25	25	25	25	25	25	25	25	25	25	25	--	--
Single- and two-family dwellings	--	--	--	--	--	--	25	25	25	25	25	--	--
Multi-family dwellings	--	--	--	--	--	--	--	25	25	25	25	--	--
• Side yard; one/both (feet)	20/40	15/30	11/23	8/17	6/15	6/15	6/15	6/15	6/15	6/15	6/15	--	--
Single- and two-family dwellings	--	--	--	--	--	--	25/50	12/25	16/32	16/32	16/32	--	--
Multi-family dwellings	--	--	--	--	--	--	--	10	20	10	10	--	--
• Side front yard of corner lot (feet)	25	25	20	12	10	10	10	10	10	10	10	--	--
Single- and two-family dwellings	--	--	--	--	--	--	--	10	20	10	10	--	--
Multi-family dwellings	--	--	--	--	--	--	--	--	--	--	--	--	--
• Average lot area per family (square feet)	20,000	10,000	7,500	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	--	--
Single-family dwellings	--	--	--	--	--	2,500	2,500	2,500	2,500	2,500	2,500	--	--
Two-family dwellings	--	--	--	--	--	--	1,000	800	--	--	--	--	--
Multi-family dwellings	--	--	--	--	--	--	--	--	--	--	--	--	--
• Gross floor area (square feet)	--	--	--	--	--	350	350	350	350	350	350	350	--
Apartments	--	--	--	--	--	--	350	350	350	350	350	350	--

• Minimum Requirements for Residential Uses	District												
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CB	L-MX
• Building coverage (%)													
Single- and two-family dwellings	30	30	35	40	40	40	40	40	40	40	40	—	70
Multifamily dwellings	—	—	—	—	—	—	40	40	40	40	40	90 ⁴	
• Height (stories/feet)													
Single- and two-family dwellings ²	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35 3/35	2½/35 —/65	2½/35 —/3	2½/35 —/35	2½/35 —/3	—/50 ⁴	65 ^{6,7}
Multifamily dwellings	—	—	—	—	—	—	—	—	—	—	—	—	
• Floor area ratio													
Single- and two-family dwellings	0.56	0.56	0.60	0.68	0.75	1.00	1.00	1.00	1.00	1.00	1.00	—	
Base floor area ratio													
Portion of lot exceeding:													
5,000 square feet ⁵	—	—	—	—	0.50	0.67	0.67	0.67	0.67	0.67	0.67	—	
6,000 square feet	—	—	—	0.46	—	—	—	—	—	—	—	—	
7,500 square feet	—	—	0.40	—	—	—	—	—	—	—	—	—	
10,000 square feet	—	0.38	—	—	—	—	—	—	—	—	—	—	
20,000 square feet	0.38	—	—	—	—	—	—	—	—	—	—	—	
Multifamily dwellings	—	—	—	—	—	—	1.20	1.25	3.00	1.25	3.00	5.00 ⁴	

Notes:

¹ For the purposes of this schedule only:

- The dimensional requirements for single- and two-family dwellings in the schedule includes single-family detached dwellings and two-family detached dwellings as defined in this chapter.
- The dimensional requirements for multi-family dwellings in the schedule includes apartment houses, senior citizen apartment houses, nursing homes, residential health-care facilities and community residence facilities as defined in this chapter.
- The dimensional requirements for row houses (attached single-family houses) as defined in this chapter are in Article VI, Supplementary Use and Dimensional Regulations at § 43-34F.
- Dimensional requirements for planned residential developments are located in Article VI, Supplementary Use and Dimensional Regulations, and Article VII, Special Use Permits, as follows:
 - Planned apartment complexes: § 43-34C.
 - Planned cluster developments: § 43-34D.
 - Planned townhouse complexes: § 43-34E.
 - Planned unit residential developments: § 43-72B.
 - Planned urban redevelopment: § 43-72C.
- The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

² The minimum permitted height of a single- or two-family dwelling shall be one story or 15 feet, whichever is greater.

³ The maximum permitted height in the A and BA Districts shall be 1 1/2 times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 1/2 times the width of the wider street right-of-way.

⁴ On a designated development site, the maximum permitted building coverage shall be 100%, the minimum height shall be two stories or 25 feet, whichever is greater, and the maximum height shall be 400 feet, and the maximum permitted floor area ratio shall be 6.00.

⁵ For single- and two-family dwellings, the floor area ratio for the lot area that exceeds the minimum lot size in that zone will be 0.67 of the zone's base floor area ratio.

⁶ Unless permitted height by § 43-238 and Map G: L-MX Height District Map.

ZONING

Notes continued:

- ⁷ Minimum building height, 25 feet and two stories.
- ⁸ If a setback is provided, it must be five feet.

Historic Property Cards

CITY OF YONKERS, N.Y.										Department of Assessment and Taxation								
P.S. #25										CITY 15 STATE 612								
2500 60		00		FRONTAGE		REAR		FIGURE		DEPTH		BLK.	BLDG.	SDY	WATER	SEWER	ZONE	SEISMIC NO.
WARRBURTON AVE								1.92 AC				2	2500	60	12/132	4	M	
CITY OF YONKERS				BL - L		2500-60		DATE 1-74		1975						SEWER		
SCHOOL NO 25				UNITS 1&F		836-00		UNITS 1&W		90						ELECTRIC LIGHT		
				PRICE 1&W				TOTAL		75,240						WATER		
				PRICE 2				UNITS 2								SEWER		
				TOTAL				TOPO								WATER		
				INFL				LAND VAL		75,200						SEWER		
RENTAL INFORMATION		SPECIAL FEATURES														CHARACTER OF PROPERTY		
		3 Bldrs														VACANT		
																MERCANTILE		
																INDUSTRIAL		
																RESIDENTIAL		
MAIN BUILDING CONSTRUCTION		GARAGE DATA		PRIVATE		COMMERCIAL		BUILDINGS		1975		CLASS		REFL. COST		REFL. SOUND VALUE		
CLASS		NO. OF		NO. OF		NO. OF		MAIN BLDG.		PURCHASE SCHOOL 1975		S		4,937.80		56,490.00		
1		ROOMS		BLDGS		STORIES		STORY		59487- 002N		S						
2		BATHS		CAR. CAPACITY		FIRE PL.		FIRE PL.		SEE BACK		S						
3		KITCHEN		DOORS		STAIRS		STAIRS				S						
4		BDRMS		DOORS		STAIRS		STAIRS				S						
5		BATHS		DOORS		STAIRS		STAIRS				S						
6		KITCHEN		DOORS		STAIRS		STAIRS				S						
7		BDRMS		DOORS		STAIRS		STAIRS				S						
8		BATHS		DOORS		STAIRS		STAIRS				S						
9		KITCHEN		DOORS		STAIRS		STAIRS				S						
10		BDRMS		DOORS		STAIRS		STAIRS				S						
11		BATHS		DOORS		STAIRS		STAIRS				S						
12		KITCHEN		DOORS		STAIRS		STAIRS				S						
13		BDRMS		DOORS		STAIRS		STAIRS				S						
14		BATHS		DOORS		STAIRS		STAIRS				S						
15		KITCHEN		DOORS		STAIRS		STAIRS				S						
16		BDRMS		DOORS		STAIRS		STAIRS				S						
17		BATHS		DOORS		STAIRS		STAIRS				S						
18		KITCHEN		DOORS		STAIRS		STAIRS				S						
19		BDRMS		DOORS		STAIRS		STAIRS				S						
20		BATHS		DOORS		STAIRS		STAIRS				S						
21		KITCHEN		DOORS		STAIRS		STAIRS				S						
22		BDRMS		DOORS		STAIRS		STAIRS				S						
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42		KITCHEN		DOORS		STAIRS		STAIRS				S						
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68		BATHS		DOORS		STAIRS		STAIRS				S						
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81		KITCHEN		DOORS		STAIRS		STAIRS				S						
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84		KITCHEN		DOORS		STAIRS		STAIRS				S						
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102		KITCHEN		DOORS		STAIRS		STAIRS				S						
103		BDRMS		DOORS		STAIRS		STAIRS				S						
104		BATHS		DOORS		STAIRS		STAIRS				S						
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112		BDRMS		DOORS		STAIRS		STAIRS				S						
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114		KITCHEN		DOORS		STAIRS		STAIRS				S						
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117		KITCHEN		DOORS		STAIRS		STAIRS				S						
118		BDRMS		DOORS		STAIRS		STAIRS				S						
119		BATHS		DOORS		STAIRS		STAIRS				S						
120		KITCHEN		DOORS		STAIRS		STAIRS				S						
121		BDRMS		DOORS		STAIRS		STAIRS				S						
122		BATHS		DOORS		STAIRS		STAIRS				S						
123		KITCHEN		DOORS		ST												

Property Description Reports



Property Description Report For: 579
111.1 Warburton Ave, Municipality of City of
.uuw Yonkers



!OW!Acrwg11/SI..	1.91
und ,___.ti	2C).25 - \$75,200
	2024 - \$75,200
Full Market Value:	1025- \$33,773,300
	2024 - \$32,800
!qUilladon --- •	2025-1.72%
	202,-.1.□
IJ-.clllOakl	
8rd UNIT	

Status	□ VII»lly □
Roll Section	551800
•••••	2.-2500-«I
1a 11r1ap10•1	612 - Sd'iol
Pnplity a...	O)M 1
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1ft.Ag. •titct•	612-Sdlool
•titPlapei'tyClli•	M -Apts Med DIII"IS
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NlllgNMttlood CIHl..	Menor
llctlaol •titct1	YOI'1□
ntti11au.ari.,t1	2025 - \$580,gC)C)
11111P111:tYDeI CI	2024 - :\$5\$),900
DNd Pal•	Museum School 25
iatiD NOI'!:ll•	773955

Museum School 25

Centers

110.-d of Education
..._8\$.lm Sd\octl 25
1 lmCtr
Y0\l:b:!!-8 NY 11)71)1

&k;s

No Sales Information Available

Utilities

Sewer Type: C"olm/publio **Water Supply:** Gest&elik;

Inventory

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ONnll .. ill "ge
Ovtrlll Co,lld!!"Ol"ll
O!Nnll ■■"I"III"llyl

Buildings

AC%	Sprinkler	M> Alarm%	Elavator	Yur	Eff	Gra	Fluor	Num
				Yur	Year	Araill	Storiu	Indent
0	0	100	0	1930	Fair	(•qft)	3	B.Idg■
					Average			1

Site Uses

U.	R.eentabl• Area (eqft)	Total Unit■
School	47,830	0

Improvements

Stnn:uni	Sfza	Gl'lilde	Candltlan	Vur
Pavng-asphalt	20,200.00 sq ft	Average	Normal	2000

Land Types

Type	Size
Primary	0.34 acres
Residual	1.57 acres

Special Districts for 2025

Description	Unit.	PBI'IIIIII	Type	Value
CS004-No yonkers sewer	Q	0%		0

Special Districts for 2024

DaKription	Units	Pan:ant
CS004-No yonker.; sewer	fl	0%

Exemptions

Year	De9cription	Amount	Eller, l, p\ 'Mi	Start Vr	End Yr	V Flag	HCode	OWn"""
2025	CITY OWNED	\$580,900	0	i990				0
2024	CITY OWNED	\$580,900	0		1990			0

Taxes

Year	Description	Amourit

* Taxes reflect exemptions, but may not include recent changes in assessment.



Property Description Report For: 607
 r_1t1.f Warburton Ave, Municipality of City of
 Yonkers



TOWIacr..1111/St.. 0.69
 .___.d ent1 2025- \$11,800
 2014- \$11,801)
Full Market Value 5 - \$2,494,000
 m24 - \$2,10,100
Equalization Rate 20.15- 1.72%
 201,- 78%

0..cl IICJkl
 etd !Ntl 15591}6.

Status ACtNe
Roll Section v.folly EQn
 551800
1-JII"P+D-I 2.-2500,-53.
Propriety A... 156.2- Pol"a/fn,
■ NI O)M 1
n, AI, DI+I'tctl NO
SteipPlanea"tyClaMI W - Pol"Ot/fn
zon Cod.. M-AptSMedD.-.
NllgNMlt,oocl C'ode1 00015 - Wood8:1Qek
 M(lldr
□ -•-ittcu YOI"l.-8
Tctt.I ent1 21)25 - \$41,900
 20.14 - W,900
Propriety DNCI
Deed Page 774132
Grid North

Owners

Oty of Yonkier-9
 FreHouseS
 40S way
 YQnk.-s Plf 10701

Sale&

No Sales Information Available

Utilities

lawarTy1111	Nan&	III'llatlr 11Uppl1	NQn&
UtlItl-..	Electric		

Inventory

Overllll l!fl' Y-r ailltl	Overllll CQncllan1	NONna!
0Venlle1	<input type="checkbox"/> git	OINnllD... l'liillltyl 3

Buildings

■ -nt	Y...Y..,	!ft'Floor	Num
				indent
<input type="checkbox"/>	III'n'llle111, Alarm..	IIIe...-. Type	Built <input type="checkbox"/> ult CGndltlan Qu.lity - (aql't)	Stoil• <input type="checkbox"/> dp

Site Uses

U98	Rantabla Araa (sqft)	Total Unit■
-----	----------------------	-------------

Improvements

structure	Size	Grade	Condition	Year
PaVf1g-asphlt	10,100.00 sq ft	Average	Normal	2,014

Land Types

Type	Size
Primary	0.34 acres
Resldual	0.35 acres

Special Districts for 2025

De9crfption	Unit■	Value
CS004-No yQnkers sewer	0	0

Special Districts for 2024

De9crfption	Units	Percent
CS004-No yonlters sewer	Q	0%

Exemptions

YU1'	OesO"■Ion	Amount	Ex.empt□	Start Yr	End Yr'	V Flg	HCOde	OWN'■I,
2025	CRRV OWNED	\$42,900	0	1990				0
2024	CITY OWNED	\$42,900	Q	1990				0

Taxes

Year	Description	Amount
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* Taxes reflect exemptions,, but may not include recent changes in assessment.