

**579 Warburton Ave  
&  
607 Warburton Ave**

**Yonkers, NY**

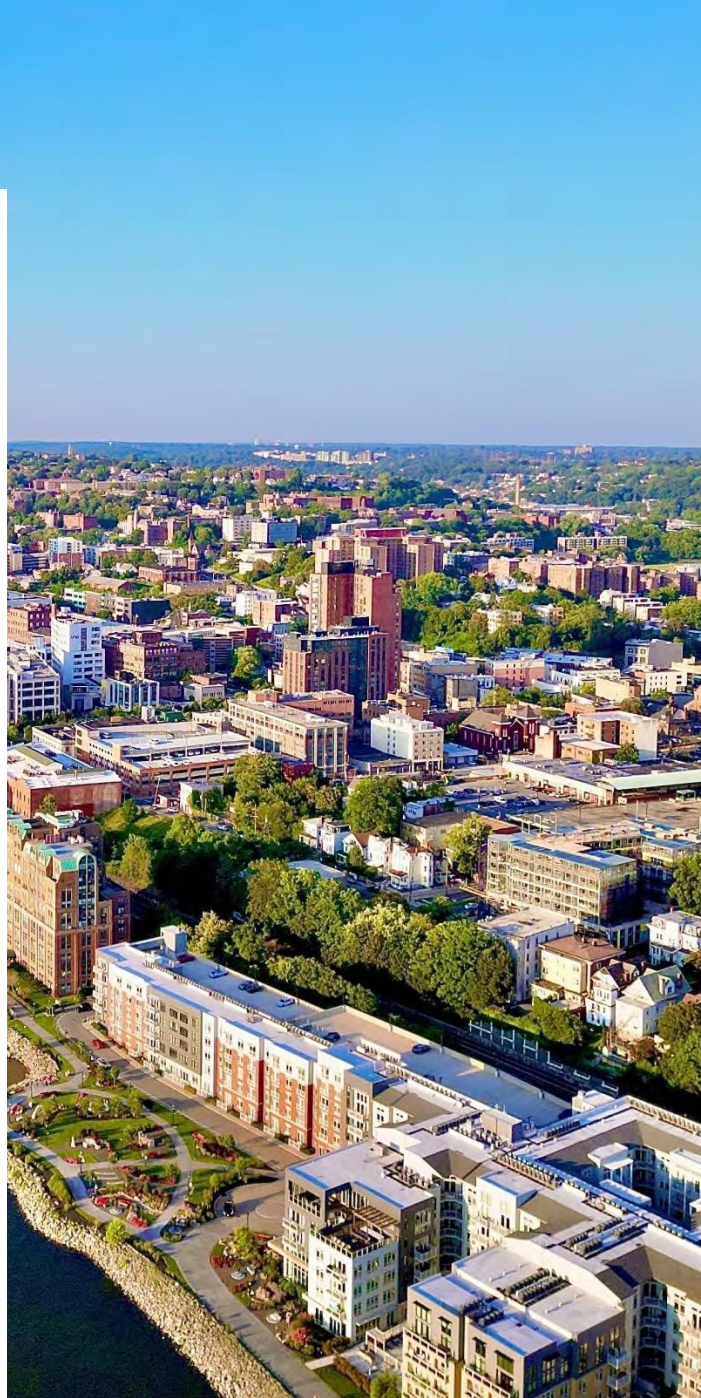
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## **Property Analysis**

**AUGUST 11, 2025**

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**City of Yonkers**

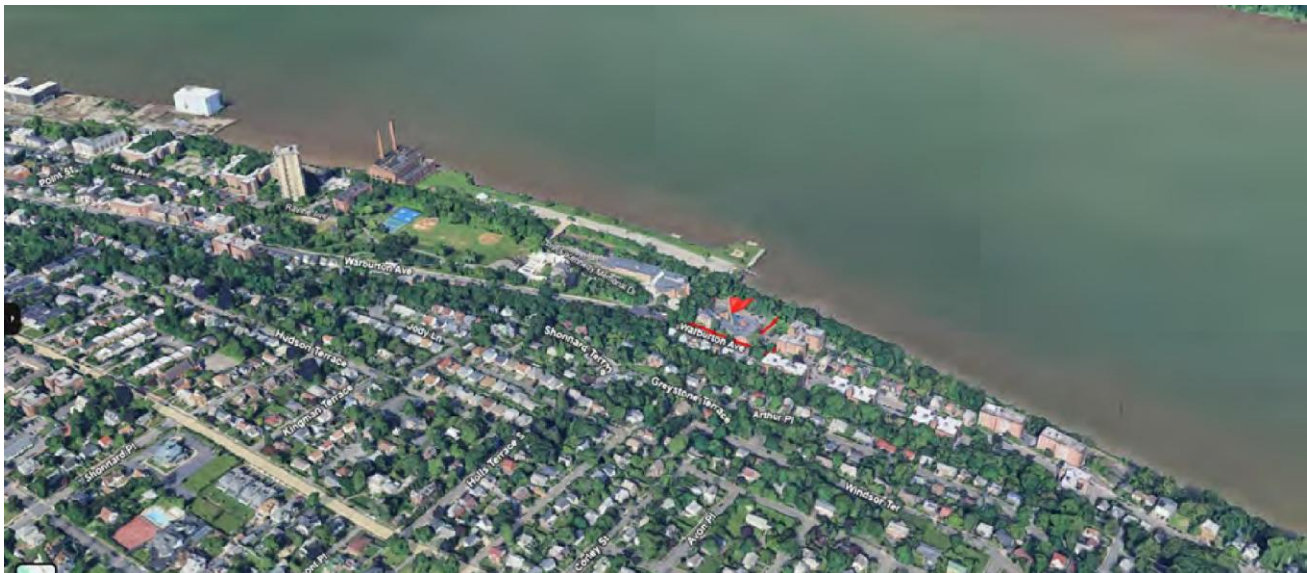


**MAYOR MIKE SPANO**

## 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*

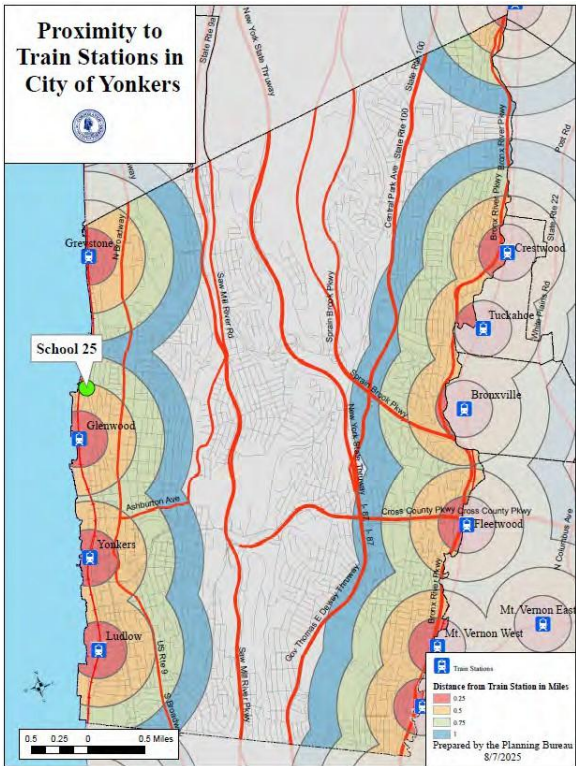
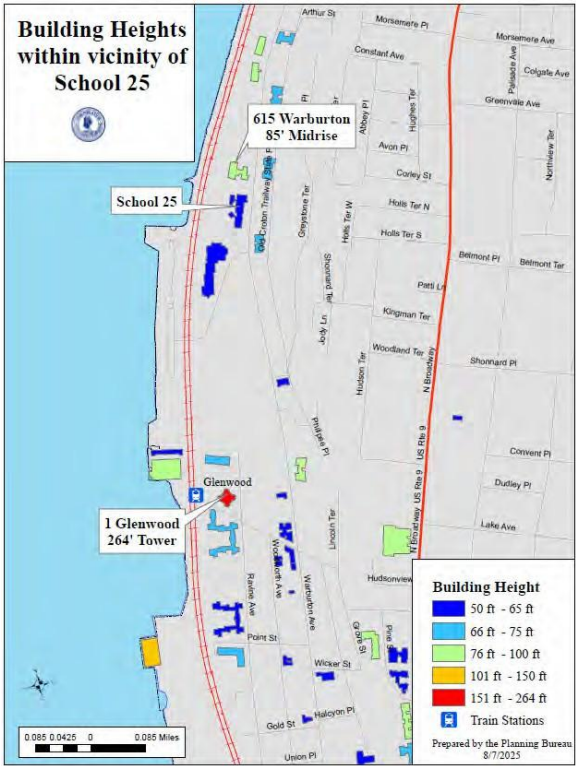
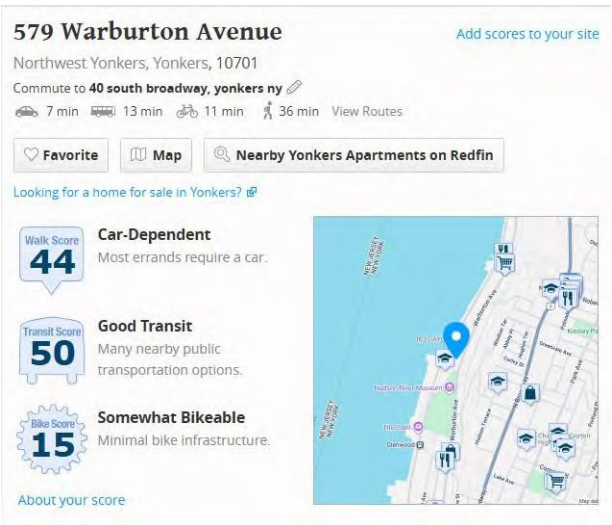


# Suitability for Increased Density

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, Untermeyer 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



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## 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 parking 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.**

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

*"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*

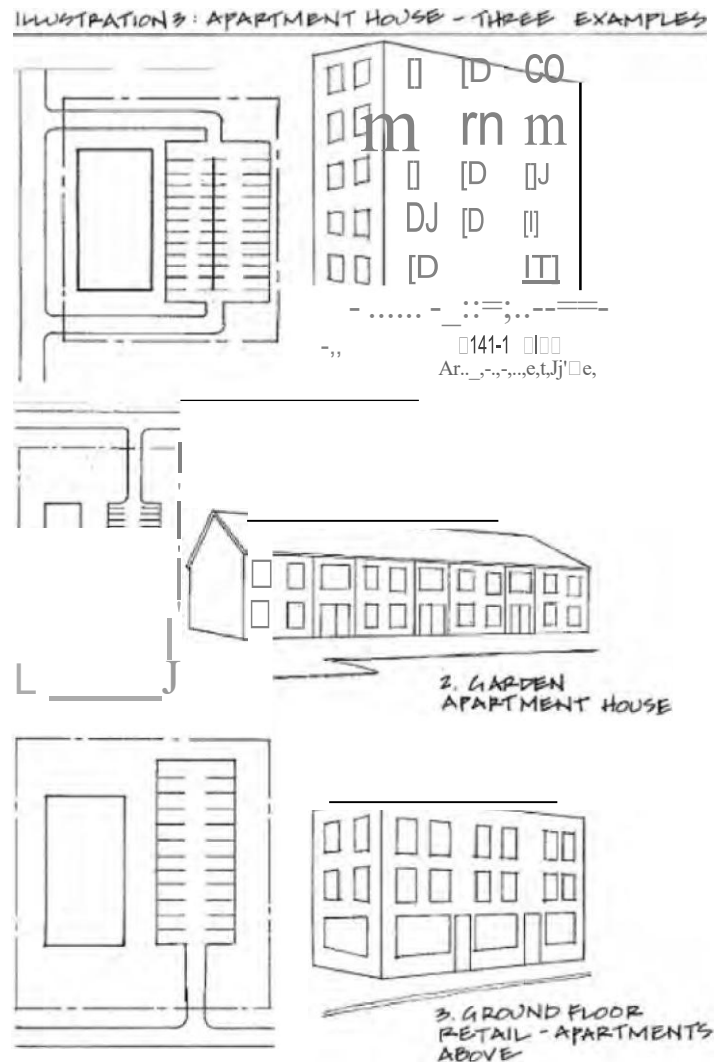
*Schematic Drawing for a Visual Representation*

#### **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. •*

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.)





**\*\* 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 TV antenn115  
Refuse collection, storage and recycling w:ilili!!!  
Signs  
Storage sheds, greenhouses and childnm's playhol.leti  
Swimrnngpools and bathhouses  
Tennis courts and other sports courts  
Shored purking\_  
Private garage  
Private open-mrparking  
Semipublic open-air parlrng  
Semipublic parlrng stmctun;

U ☐ ☐ permitted r.ubja:t to iiJla:ial U!e n;quiremen ☐ ☐ Satellite  
antenDJIS



# Schedule of Parking Requirements

## ZONING

43 Attachment4

City of Yon.ken

Table43-4  
Schedule of Parking Requir:meots  
[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. 1J-2021; 9-24-2024 by Ord. No. 10-2024]

Use	Minimpm NPmber of Spaces
<b>Residential Uses</b>	
Anmtments	J ller dwellin!! unit olu□0.33 per bcJmom
Cnmmitiv m□idential foci lities	0.33 per hed
Nursin14hom.:s	D.J3 ptr bl.'J
Residential health-care facilities	0.33 net dwelling unit
Row !muses (!!Uadml sim!lc-familv house□)	2 ocr dwellin!!unit
Senior l'.ili:r.en .ipartnwnt house	0.5 p□r Jwullin!.
Senior citizen housin2	0.S per dwellin2
Senior citizen market-rate bousin2	1 per dwellin.2
Single-family detached dwellini!.'s'	2 tleJ dwelliog _unit
Townhouses	1 Der dwellins: unit nLUB 0.33 ner bedroom
Two-family or three-family dwellin211	2 Der dwellins: unit
<b>Public and Institutional Uses</b>	
Cemeteries wid llllllllloleums	1 per 4 seats in the chapel but not less thwi 20 snaces
Children's day camps	1 per employee plus / per camp vehicle parked on premises plus 5 visitor maces
Colleees and univemties	Par.kin2 calculated senarately for each use
Conven!i, mona:itcries and seminuries	1 per 300 squam feet of l!JUSS floor an:a
Governmental motor vehicle yards	1 Der 750 sauare feet of l>mss floor area
Government UBGS (non-City ofYonkera)	1 per 300 square foet of gross floor area for offices and 1 space per 500 square feet of gross floor area for all other snares

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# 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 philanthropic 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 <sup>1</sup> 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 Space
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
<b>Business, Commercial and Office Uses</b>	
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 Seats
Skating rink 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 center;	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
Grocery stores	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of gross floor area of outdoor storage/sales area
Golf clubs and country clubs	1 per 200 square feet of gross floor area
Hotel	0.75 per room - plus parking excluded separately for other accessory uses
Indoor markets	2 per booth plus 1 per 300 square feet of gross floor area
Live-work building	1.33 per live-work unit
Medical establishments	1 per 200 square feet of gross floor area
Offices	1 per 300 square feet of gross floor area
Pawnshops and check-cashiers/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 smaller
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 for every 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 smaller
Sunbathes	1 per 200 square feet of gross floor area
Telephone switchboard facilities	1 per 300 square feet of gross floor area
Theater; or movie theaters	1 per 4 seats, except multi-screen movie theaters, 1 per 3 seats
Veterinary offices or hospitals	1 per 200 square feet of gross floor area
Wholesale clubs and food-retail stores	1 per 150 square feet of gross floor area
<b>Motor Vehicle Use</b>	<b>Minimum Number of Spaces</b>
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 service	1 per 400 square feet of gross floor area of enclosed space, plus 1 per 250 square feet of outdoor sales/service area
Automobile service stations	1 per 211 square feet plus 3 per service bay
Automobile storage yards	1 per 10,000 square feet of storage space, but not less than 3 spaces
Automobile supply and service lot	1 per 400 square feet of gross floor area plus 3 per service bay
Automobile body shop	6 for the first service 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

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Use	Minimum Number of Spaces
Trailer storage business	0.5 per vehicle stored on-site, but no less than 10 spaces
Truck and bus depots and 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 over repair bays
Truck and body service and repair shops	1 per 2,000 sq ft, plus 3 per bay plus 1 per 10,000 square feet of outdoor sales/storage area
Industrial Warehouse and Storage Areas	
Brewery and winery	1 structure per 600 square feet of gross floor area
Building supply yards	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 kennel 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 but not 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
Drive-in car washes	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 center gross floor area	
Printing plant, photocopier or reproduction establishments	1 per 400 square feet of gross floor area
Quarries and sand and gravel pits	1 over 2 employees but no less than 10 spaces
Research and testing laboratories and pilot plants	1 over 400 square feet of gross floor area
Rock crushing operations	1 over 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 BQW (square feet of "above floor" area)
Stonemason, masonry works	1 per 300 square feet of gross floor area, but no less than 5 spaces
Warehousing, storage and wholesaling of nonhazardous bulk noncombustible material.	1 per 1,000 square feet of gross floor area
<b>Residential Accessory Uses</b>	
Family day-care or multi-family day-care	1 per employee
Home-based businesses	1 per 300 square feet of space devoted to a business plus 1 per outside employee
<b>Non-Residential Accessory Uses</b>	
Automatic teller machines	2 per automatic teller machine
Bar or lounge areas serving liquor, beer, wine, etc.	1 per 2 seats; or 1 per 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	1 per 200 square feet of gross with offices floor area
Temporary flea markets or carnivals	3 per booth or vendor

**Note:**

'See also commercial recreation uses,

<sup>1</sup> See also private non-for-profit recreational facilities and clubs.

<sup>2</sup> Such parking shall be provided in addition to parking for the principal uses.

• under § 43-10B, when an individual 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 Uses<sup>1</sup>

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

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Supp 34, Dec 2022

YONKERS CODE

• 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 <sup>4</sup>	—
• Height (stories/feet)													
Single- and two-family dwellings <sup>2</sup>	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	2 1/2/35	—	65 <sup>4,7</sup>
Multifamily dwellings	—	—	—	—	—	—	3/35	—/65	— <sup>3</sup>	—/35	— <sup>3</sup>	—/50 <sup>4</sup>	—
• Floor area ratio													
Single- and two-family dwellings													
Base floor area ratio	0.56	0.56	0.60	0.68	0.75	1.00	1.00	1.00	1.00	1.00	1.00	—	—
Portion of lot exceeding:													
5,000 square feet <sup>5</sup>	—	—	—	—	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 <sup>6</sup>	—

Notes:

<sup>1</sup> 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.

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

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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.

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



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## ZONING

### Notes continued:

<sup>2</sup> Minimum building height, 25 feet and two stories.

<sup>3</sup> If a setback is provided, it must be five feet.

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# Property Description Reports



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



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2C).25 - \$75,200  
2024 - \$75,200  
1025- \$33,773,300  
2024 - \$32,800  
2025-1.72%  
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Full Market Value

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Status

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iatd NOI'l:ll•

□ VII»Ily□

551800

2.-2500-«I

612 - Sd'iool

O)M 1

NO

612-Sdlool

M -Apts Med Dlll"IS

00015 - Woo<llJIOck

Menor

YOI'I□

2025 - \$580,gC)C)

2024 - :\$5\$),900

Museum School 25

773955

## Owners

llO.-d of Edocatioi"l  
...\_8\$.lm Sd\oetl 25  
1 □ ImCtr  
YOlb:ll-8 NY 11)71)1

&.k;s

No Sales Information Available

## Utilities

Sewer Type  
Utilities

C"olnm/pubrio  
Gest&elik:

Water Supply

Comm/public

## Inventory

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ONnll .. ill ""ge

Ovtrllll Co,ldlllOI'll  
O!Nnll ■-l"llllltyl

## Buildings

AC%	Sprinklar'M>	Alarm%	Elavaton	ni Type	S.ernentYur	Eff Year	Condition	Quality	GraH Fluor	Storiu	Num Indent
0	0	100	0		1930		Falr	Average	47830	3	1

## Site Uses

U.	R.entabl	Area (eqft)	Total Unit
School		47,830	0

## Itnprowments

Stnn:tuni	Sfza	Gl'ilide	Candltlan	Vur
Pavng-asphlt	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'lllllt	Type	Value
CS004-No yonk ers i,ewer	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	1990				0
2024	CITY OWNED	\$580,900	0	1990				0

## Taxes

Year	Description	Amourit
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\* 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 .uuw Yonkers



**TOWI'acr..1111/St•** 0.69  
**-.\_,.d □ ent1** 2025- \$11,800  
 20,14- \$11,801)  
**Full Market Value:** □ 5 - \$2,494,100  
 m24 - \$2,10,100  
**Equalization Rate:** 20.15- 1.72%  
 201,- □ -78%  
**0-.cl IICJaki**  
**etd IINtl** 15591}6.

**Status:** ACTNe  
**Roll Section:** v.folly EQn  
 551800  
 2.-2500,-53.  
 156.2- Pol"a/fn,  
 O)M 1  
 NO  
 W - Pol"Ot/fn  
 M-AptSMedD.-.  
 00015 - Wood8:1Qek  
 M(Wlr  
 YOI"l.-8  
 21)25- \$41,900  
 20.14 - W,900  
**1--JII"P•D•I**  
**Proplrtly a...**  
**■ NI**  
**n, AI, DI•tl'tctI**  
**StciPlapea"tyClaMI**  
**ZON□, Cod••**  
**NIlgNMlt,ooel C'ode1**  
**□ -••ittcu**  
**Tctt.l □ ent1**

**Proplrtly DNCI**  
**Deed Page:** 774132  
**Grid North:**

## Owners.

Cty of YoMlier-9  
 FreHouseS  
 40S □ way  
 YQnk.-s Plf I0701

## Sale&

**No Sales Information Available**

## Utilities

**lawarTy11111** **Nan&** **llll'attlr 11Upply1** **NQn&**  
**Utltl-..** **Electric**

## Inventory

**Overllll l:fn' Y•r ailtd** **Overllll CQncltlan1** **NONna!**  
**0Venll .....e1** **□ git** **OINnllD... l'illlltyl** **3**

## Buildings

■ -nt Y••Y••, **Floer** **NUM**  
 □ llln'lllle111, Alarm.. lllle...-. Type Built ■ult CGndltlan Qu.llty - (aql't) Stoil• ■dp

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### Site Uses

U98	Rantabla Araa (aqft}	Total Unit■
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### Improvements

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

### Land Types

TyPa	Size
Primary	0.34 acres
Resldual	0.35 acres

### Special Districts for 2025

De9crfptlon	Unit■	Value
CS004-No yQnkers sewer	0	0

### Special Districts for 2024

De9crfptlon	Units	Percent
CS004-No yonlters sewer	Q	0%

### Exemptions

YU i '	OesO"□lon	Amount	Ex.empt□	Start Yr	End Yi'	V Fl•g	HCOde	OWn"l',J,
2025	CITY 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.