



**Champion Realty
Associates, Inc.**

Exclusively Marketed By:
Anthony Naraine
914.473.0718
Anthony@championassociates.net



**560 Taxter Road
Elmsford, NY
10523
\$2,900,000**



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Property Facts

County: Westchester
Town: Greenburgh
Village: Elmsford
School District: Elmsford
Annual Taxes: \$17,516 (2024 tax year)
PP Acre: \$1,193,415
Lot Size: 2.43 Acres (105,851 sq. Ft.)

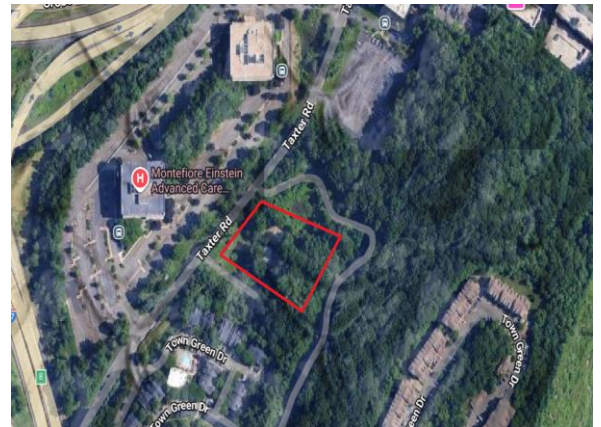
Zoning: M-6 Residential. Multi-family Residence District. [(Surrounded by R-40(Single Fam District), M-10 (Multi-fam District), OB (Office building District)]

Current Use: Residential, 2 single-family homes on the property. One is vacant while the other is leased.

Utilities:

- Sewage: Public
- Water: Well water
- Electricity is on premises
- Gas: Propane & oil tank (above ground)

- **Development Potential**
Redevelopment options for single family homes or townhouses.
- **Location**
Easy access to major highways providing a quick commute of approximately 25 miles to Grand Central Station in NYC.



§ 285-17M-6 Multifamily Residence District.

A. Permitted uses. No building or premises shall be used and no building shall be erected, altered or added to, unless otherwise provided

Investment Opportunities



in this chapter, except for the following uses:

(1) Principal uses.

(a) One-family detached dwellings, in accordance with the R-10 District, as specified and regulated in § **285-14A(1)** of this chapter.

(b) Multifamily dwellings or groups of Multi dwellings. The building length of any multifamily dwelling shall not exceed 140 feet.

(c) Public parks, playgrounds, or similar recreational areas.

(d) Firehouses, police stations or other public safety uses operated by the Town of Greenburgh, Westchester County or by any other governmental authority.

(e) Other municipal buildings or uses operated by the Town of Greenburgh.

(f) Places of religious worship, including part-time religious schools and parish houses, rectories or parsonages in accordance with the provisions of the R-40 District as specified in § **285-10A(1)** of this chapter.

(2) Special permit uses.

(a) Private clubs, social clubs or lodges operated by nonprofit membership corporations

exclusively for members and their guests, including ice-skating, tennis, swimming and similar facilities, subject to the following:

[1] The minimum lot size shall be two acres.

[2] No building and no area designated for recreation shall be located nearer than 100 feet to any street or lot line, except that, where the adjacent properties have not been substantially developed for residential purposes and are not reasonably susceptible to future residential development, courts for tennis, badminton, lawn bowling and similar recreational uses which are unilluminated and designed for daylight use only and have no facilities for spectators may be located less than 100 feet from any lot line or street line, but in no event less than 25 feet therefrom.

[3] The State and County Departments of Health shall certify that said clubs are in compliance with all respective codes and regulations to which they have jurisdiction.

(b) Privately operated nursery schools and day-care centers in



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accordance with and regulated by the provisions of the R-40 District as specified in § **285-10A(2)(e)** and § **285-10A(4)(e)**.

[Amended 10-8-1997 by L.L. No. 10-1997]

(3) Accessory uses.

(a) For single-family dwellings or for uses permitted in any single-family district, any accessory use permitted and regulated in the R-10 District as specified in § **285-14A(3)** of this chapter.

(b) For multifamily dwellings, the following accessory uses are permitted:

[1] Professional offices as permitted and limited in § **285-36** of this chapter. [Amended 9-13-1995 by L.L. No. 10-1995]

[2] Off-street parking, including an accessory private garage within, under, directly connected to or separated from the principal building to which it is accessory, provided that it complies with the requirements of § **285-38** of this chapter. [Amended 8-13-1996 by L.L. No. 7-1996; 4-29-1997 by L.L. No. 6-1997]

[3] Private swimming pools and tennis courts, provided that any such use, wherever located on the premises, shall be completely enclosed by a security fence and shall comply with all requirements as set forth in § **285-36** of this chapter.

[4] The keeping of not more than two dogs or cats over the age of six months.

[5] Accessory signs, subject to the applicable provisions of the Sign and Illumination Law of the Town of Greenburgh.

[6] Other customary accessory uses, provided that said uses are incidental to the principal use and further provided that said use shall not include any activity conducted as a business.

[7] Common dining, laundry, security and housekeeping facilities, principally for the use of residents, in conjunction with dwelling units occupied as independent living facilities.

[Added 10-14-1992 by L.L. No. 6-1992]

[8] Battery Energy Storage Systems, subject to conditions set forth in § **285-37.1** of this chapter.



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[Added 8-11-2021 by L.L. No. 5-2021]

(c) Suitable open space. On the same lot with any multifamily dwelling hereafter erected, there shall be provided as a required accessory use an area or areas containing not less than 100 square feet of suitable open space for each bedroom contained in such multifamily dwelling, but not less than 200 square feet per dwelling unit contained in said development.

B. Lot and bulk requirements shall be as follows:

(1) Minimum lot area: 7,000 square feet per dwelling unit, unless otherwise specified.

(2) Minimum lot width: none specified.

(3) Maximum coverage:

(a) Principal building: 12%.

(b) Accessory building(s): 3%.

(c) All buildings: 15%.

(d) Impervious surfaces: 30%. [Added 7-8-1987 by L.L. No. 3-1987]

(4) Minimum yards, unless otherwise specified:

(a) Front: 60 feet.

(b) One side: 60 feet.

(c) Two sides: 120 feet.

(d) Rear: 60 feet.

(e) All yards must comply with § **285-39** of this chapter.

(5) Minimum distance from detached accessory buildings or off-street parking areas to:

(a) Principal building: 10 feet.

(b) Side lot line: 20 feet.

(c) Rear lot line: 20 feet.

(6) Maximum height: two stories not to exceed 25 feet