



LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: YORK ESTATES, LLC.  
25 HILLSIDE AVENUE  
WHITE PLAINS, NY 10601

PROJECT LOCATION: 1870 BALDWIN ROAD  
YORKTOWN HEIGHTS

EXISTING TOWN ZONING: R-3 RESIDENTIAL

TOWN TAX MAP DATA: SECTION 37.17, BLOCK 1, LOT 19

SITE AREA: 7.84 ACRES

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

ZONING ANALYSIS FOR R-3 DISTRICT:			
PROPERTY TAX MAP DATA:			
SEC 9.3, BLOCK 15, LOT 5			
OWNER: MR. HENRY VAN TONGEREN			
1872 BALDWIN ROAD, YORKTOWN, NY, 10598			
	EXISTING REQUIRED:	PROPOSED:	VARIANCE REQUIRED:
LOT AREA:	7.84 ACRES	7.84 ACRES	NONE
NET AREA:	7.32 ACRES	7.32 ACRES	NONE
LOT WIDTH:	150' MIN.	150' MIN.	NONE
# OF UNITS PERMITTED:	79	83	NONE
FLOOR AREA RATIO:	0.20	PROPOSED:	NONE
BUILDING HEIGHT:	40' MAX.	40' MAX.	NONE
BUILDING COVERAGE:	20% MAX.	20% MAX.	NONE
BUILDING SEPARATION:	50' MIN. BETWEEN BUILDINGS	50' MIN. BETWEEN BUILDINGS	NONE
YARD SETBACKS:	50' SETBACK FOR EACH	50' SETBACK FOR EACH	NONE
PARKING REQUIREMENTS:	174	125	NONE

**UNIT DESIGNATIONS:**

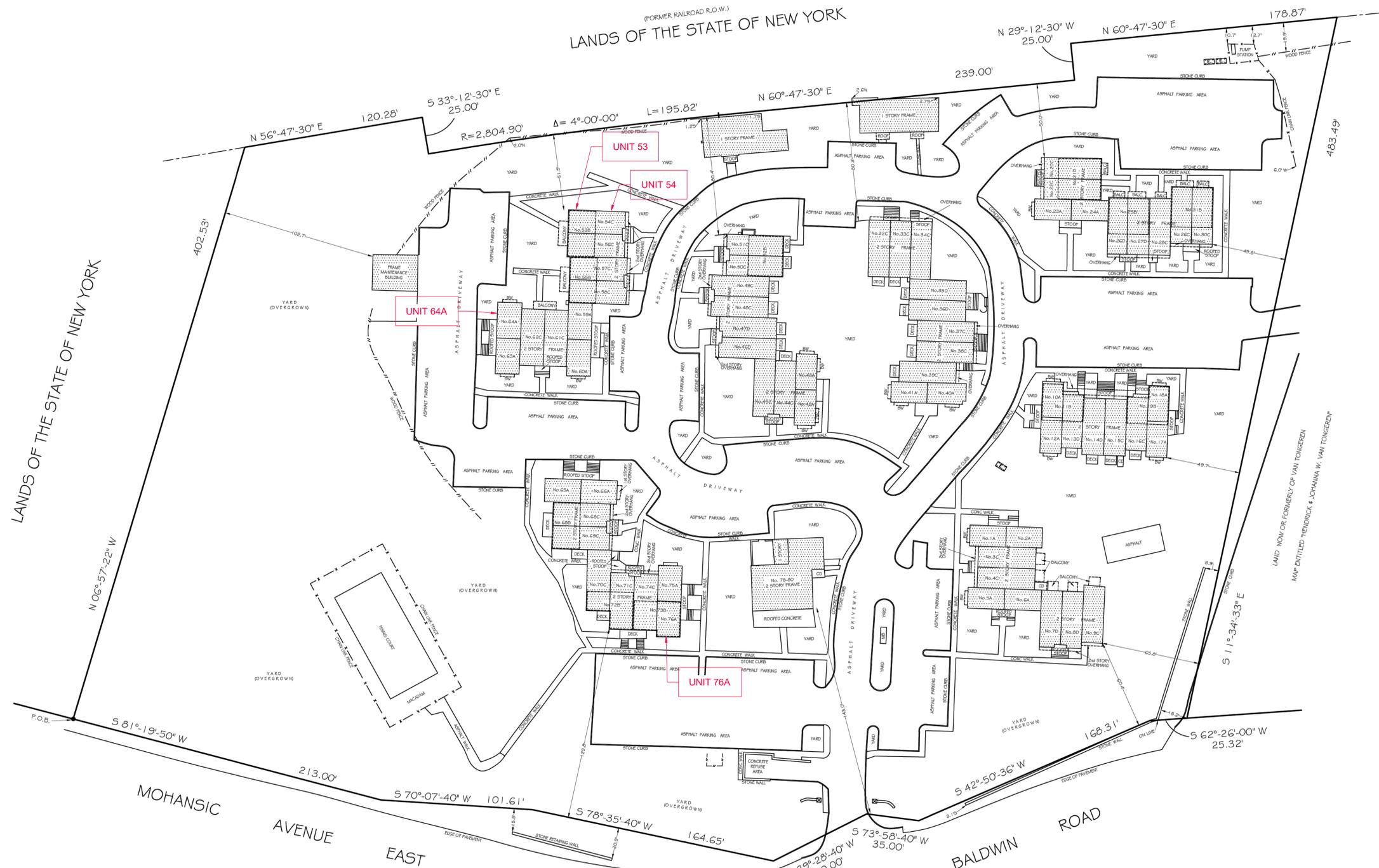
SENIOR DESIGNATED UNITS:	UNIT 6, UNIT 41, UNIT 52, UNIT 65, UNIT 76
AFFORDABLE/HOUSING ASSISTANCE DESIGNATED UNITS:	UNIT 11, UNIT 19, UNIT 25, UNIT 31, UNIT 59

**FLOOR AREA RATIO CALCULATIONS**

UNIT STYLE	UNIT TYPE	UNIT FLOOR AREA (SF)	NUMBER OF UNITS	TOTAL FLOOR AREA
A	ONE BEDROOM	602	24	14,448
B	ONE BEDROOM	300	5	3,000
C	ONE BEDROOM-DEN	300	27	25,326
D	TWO BEDROOM	938	15	14,370
E	TWO BEDROOM	784	5	3,920
PRE-EXIST BLDGS	TWO BUILDINGS	-----	3	2,551
			SUBTOTAL	63,615
			F.A.R.	0.199

**ADDITIONAL UNITS REQUIRING AMENDED APPROVAL**

UNIT NUMBER	UNIT TYPE	UNIT FLOOR AREA (SF)	NUMBER OF UNITS	TOTAL FLOOR AREA
53	ONE BEDROOM	512	1	512
54	ONE BEDROOM	392	1	392
64A	ONE BEDROOM	543	1	543
76A	ONE BEDROOM	531	1	531
			SUBTOTAL	1,978
			SUBTOTAL	65,593
			COMBINED F.A.R.	0.206



2025-02-28 WESTCHESTER COUNTY (BERGMANN) YORK FARM ESTATES ENGINEERING & SURVEYING INC. 1870 BALDWIN ROAD, YORKTOWN HEIGHTS, NY 10598  
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**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**Site Design Consultants**  
 Civil Engineers • Land Planners  
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 www.sitedesignconsultants.com



NO.	DATE	DESCRIPTION

SCALE: 1"=30'  
 DRAWN BY: JCR  
 DATE: 3/02/2026

**Site Plan**

AMENDED SITE PLAN  
 PREPARED FOR  
**YORK FARM ESTATES**  
 1870 BALDWIN ROAD  
 Yorktown Heights  
 Westchester County, NY