

Residential Development
Known As

AMS YORKTOWN ACTIVE ADULT COMMUNITY

800 East Main Street

Proposed By:
AMS ACQUISITIONS

JULY 30, 2025

REV. AUGUST 22, 2025

RECEIVED
PLANNING DEPARTMENT
AUG 22 2025
TOWN OF YORKTOWN

PROJECT TEAM:

OWNER / APPLICANT:
AMS Acquisitions

One Bridge Plaza North, Suite 840
Fort Lee, NJ 07024

212-695-7585

PROJECT ATTORNEY:

Janet Giris
DelBello Donnellan Weingarten Wise &
Weiderkehr, LLP
360 Hamilton Avenue, Suite 1010
White Plains, NY 10601

914-681-0200

PROJECT ENGINEER:

Joseph C. Riina, P.E.

Site Design Consultants
251 F Underhill Avenue
Yorktown Heights, NY 10598

914-962-4488

PROJECT ARCHITECT:

Seelan Pather, LEED AP

Beinfield Architecture PC
11 Chestnut St #102
South Norwalk, CT, 06854

203-838-5789

LANDSCAPE ARCHITECT:

Jason Williams, PLA, NCI

SLR Consulting
195 Church St
New Haven, Ct 06510

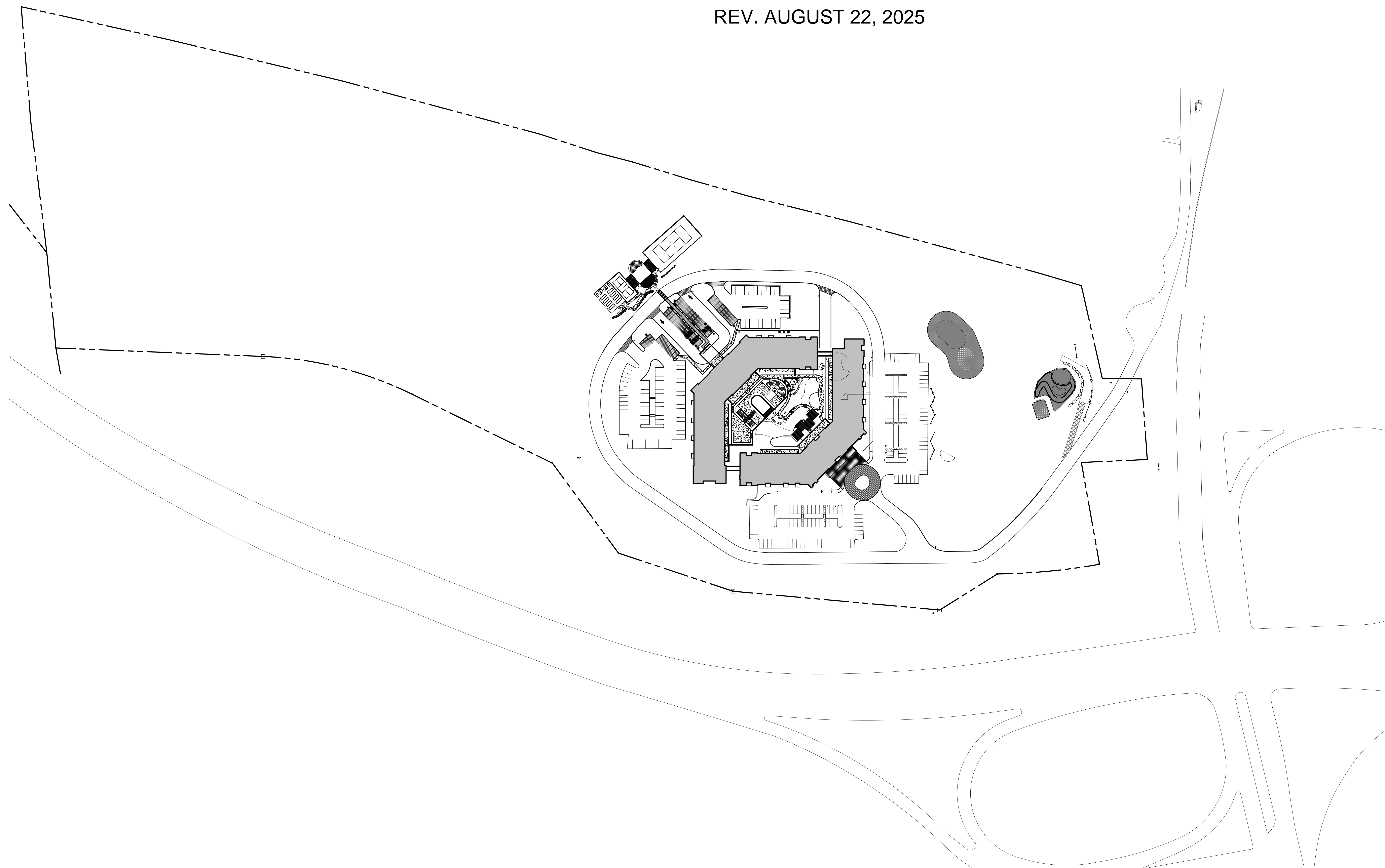
203-344-7955

SURVEYOR:

Craig Black, L.S.

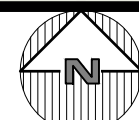
Dynamic Survey, LLC
40 Main Street
Toms River, NJ 08753

732-687-0000





LOCATION MAP



NOT TO SCALE

PARKING SCHEDULE

REQUIRED PARKING:	1.5 PER DWELLING UNIT (1.5*180 UNITS) = 270 SPACES
PROVIDED PARKING:	262 STANDARD SPACES <u>9 ADA COMPLIANT SPACES</u>
TOTAL PROVIDED PARKING:	271 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

SITE DATA:

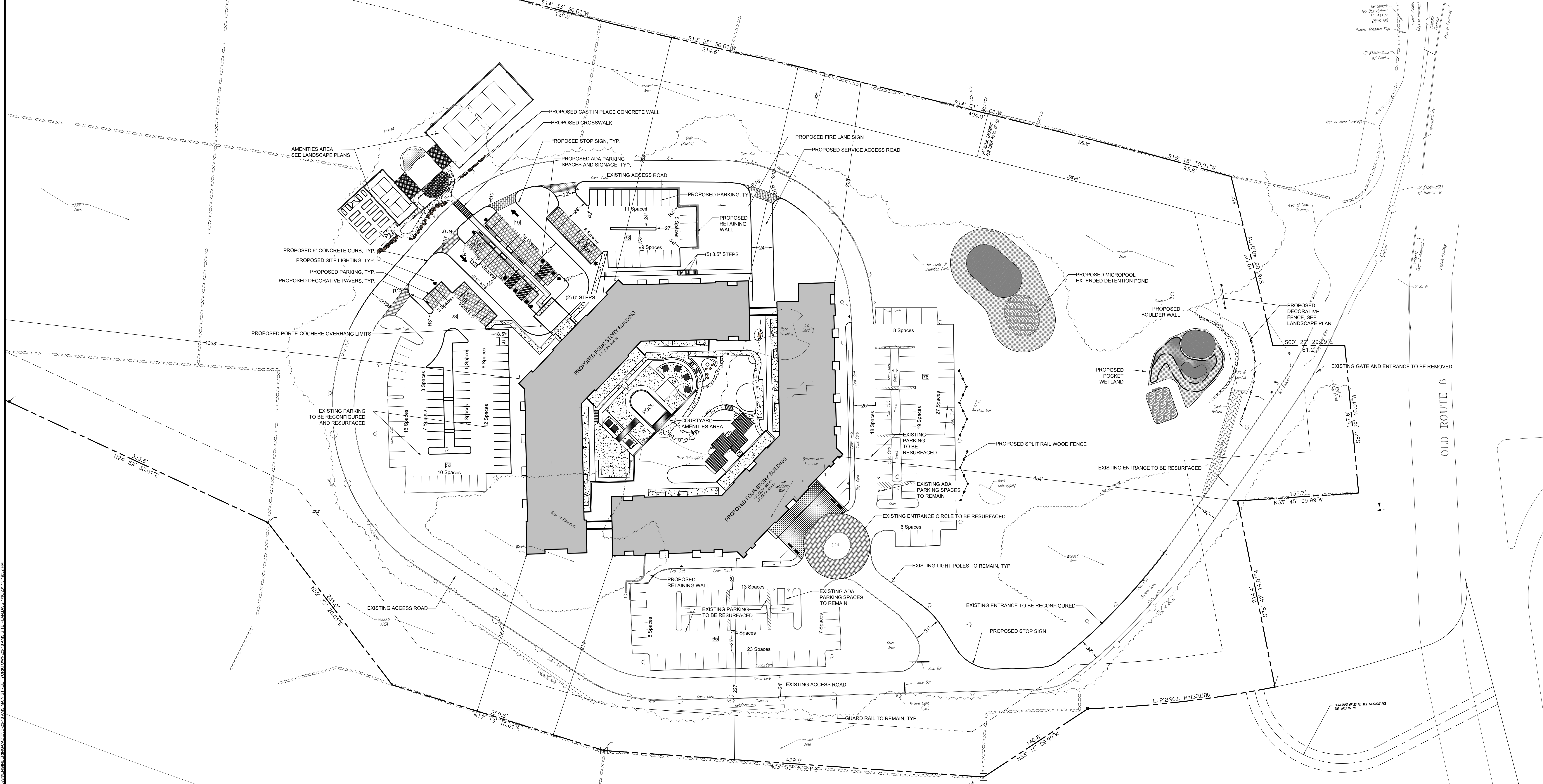
OWNER / DEVELOPER:	MR. RYAN SUTHERLAND ONE BRIDGE PLAZA NORTH - SUITE 840 FORT LEE NJ 07024
PROJECT LOCATION:	800 EAST MAIN STREET JEFFERSON VALLEY YORKTOWN 10535
EXISTING TOWN ZONING:	OB RESEARCH LABORATORY AND OFFICE DISTRICT
PROPOSED USE:	RSP-2 SENIOR HOUSING
TOWN TAX MAP DATA:	5.19-1-15
SITE AREA:	32.27 ACRES (1,536,174 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

ZONING SCHEDULE

ZONING DISTRICT:		RSP-2, SENIOR CITIZENS DISTRICT		
DIMENSIONAL REGULATIONS:		REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	10,000 SF.	1,536,174 SF.	NONE	
MINIMUM LOT DEPTH:	150 FT.	2,196 FT.	NONE	
MINIMUM LOT WIDTH:	150 FT.	767 FT.	NONE	
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	50 FT.	151 FT.	NONE	
REAR YARD SETBACK:	50 FT.	1,338 FT.	NONE	
ONE SIDE YARD SETBACK:	50 FT.	178 FT.	NONE	
COMBINED SIDE YARD SETBACK:	100 FT.	178 FT.	NONE	
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	--	--	--	
FLOOR AREA RATIO	0.35	0.28	NONE	
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	55 FT.	55 FT.	NONE	

ZONING REGULATION NOTES:

1. ON STREETS WITH LESS THAN A 50-FOOT RIGHT-OF-WAY, THE FRONT YARD SETBACK SHALL BE MEASURED FROM THE CENTER LINE OF THE EXISTING ROADWAY AND 25 FEET SHALL BE ADDED TO THE REQUIRED FRONT YARD SETBACK.
2. ALL MULTIFAMILY OR APARTMENT DEVELOPMENTS SHALL BE AS SPECIFIED ON A SITE PLAN APPROVED BY THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT.
3. THE REQUIRED REAR AND SIDE YARD SETBACKS FOR AN ACCESSORY BUILDING IN AN R-140, R-120, R-10 OR R-8 ZONING DISTRICT WITH A LOT AREA OF 10,000 SQUARE FEET OR GREATER SHALL BE 10 FEET.
4. THE REQUIRED REAR AND SIDE YARD SETBACKS FOR A LOT WITH A LOT AREA OF 10,000 SQUARE FEET OR GREATER PARTLY IN A REAR YARD AND (B) HAS A FOOTPRINT 50% OR GREATER THAN THAT OF THE MAIN BUILDING, SHALL BE THE SAME AS THE REAR AND SIDE YARD SETBACKS FOR A LOT WITH A LOT AREA OF 10,000 SQUARE FEET.
5. THE REQUIRED REAR AND SIDE YARD SETBACKS FOR A LOT WITH A LOT AREA OF 10,000 SQUARE FEET OR GREATER AND A LOT AREA (SQUARE FEET) SHALL BE CALCULATED ON THE BASIS OF NET AREA, WHICH SHALL BE DETERMINED BY SUBTRACTING FROM THE GROSS AREA OF THE SITE ALL WETLANDS AND CONTROLLED AREA.
6. THE REQUIRED REAR AND SIDE YARD SETBACKS FOR A LOT WITH A LOT AREA OF 10,000 SQUARE FEET OR GREATER SHALL BE THE SAME AS THE REAR AND SIDE YARD SETBACKS FOR A LOT WITH A LOT AREA OF 10,000 SQUARE FEET OR GREATER.
7. ON SITES GREATER THAN 25 ACRES, MAXIMUM HEIGHT (FEET) MAY BE INCREASED TO 55 FEET FOR MAIN BUILDING.



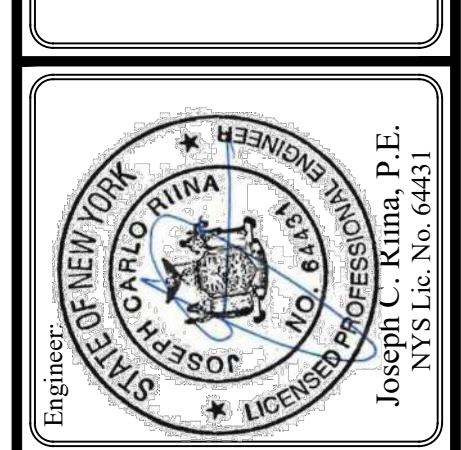
LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRONX PARKWAY EXTENSION)

0 20 40 80

SCALE: 1"=40'-0"

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SCALE:
1" = 40'

DRAWN BY:
AKM

DATE:
06/18/25

SITE PLAN

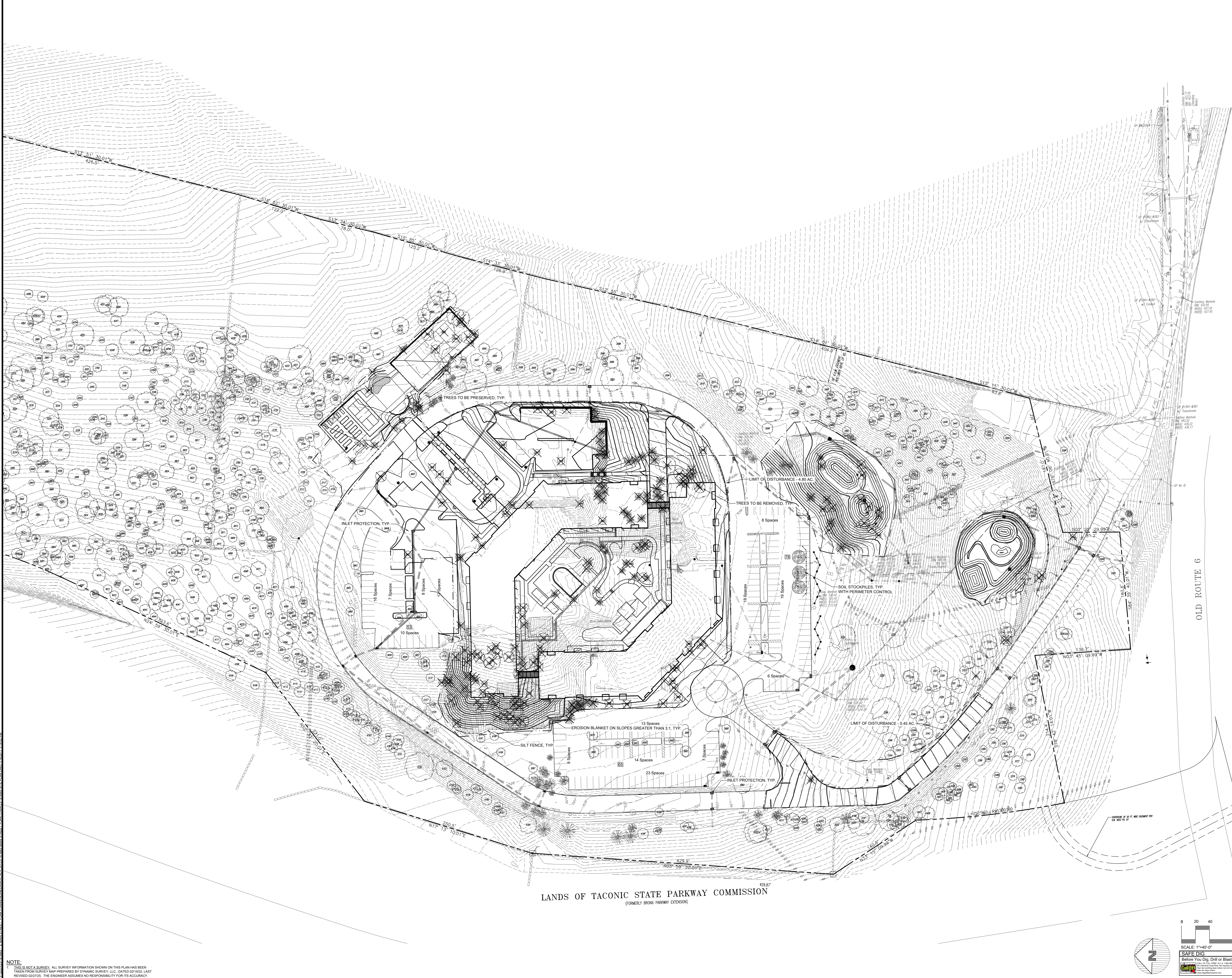
SITE PLAN
PREPARED FOR
**AMS YORKTOWN ACTIVE ADULT
COMMUNITY**
Yorktown 800 EAST MAIN STREET
Westchester County, N.Y.

Sheet C-101

NOTE:

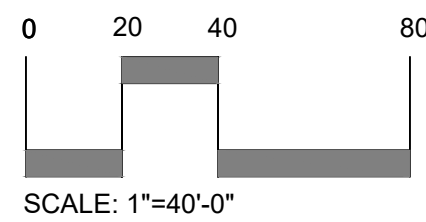
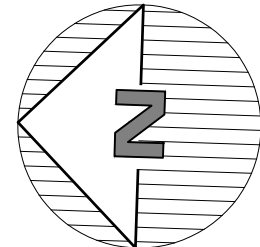
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LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRONX PARKWAY EXTENSION)

OLD ROUTE 6

SITE PLAN
PREPARED FOR

AMS YORKTOWN ACTIVE ADULT
COMMUNITY

800 EAST MAIN STREET
Westchester County, NY

EROSION & SEDIMENT
CONTROL PLAN

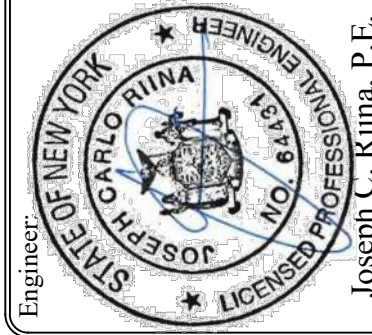
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DATE: 06/18/25

Revisions:
No. Date Comments

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Sheet

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Town of Yorktown

800 EAST MAIN STREET

Westchester County, NY

EROSION & SEDIMENT
CONTROL PLAN

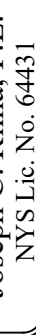
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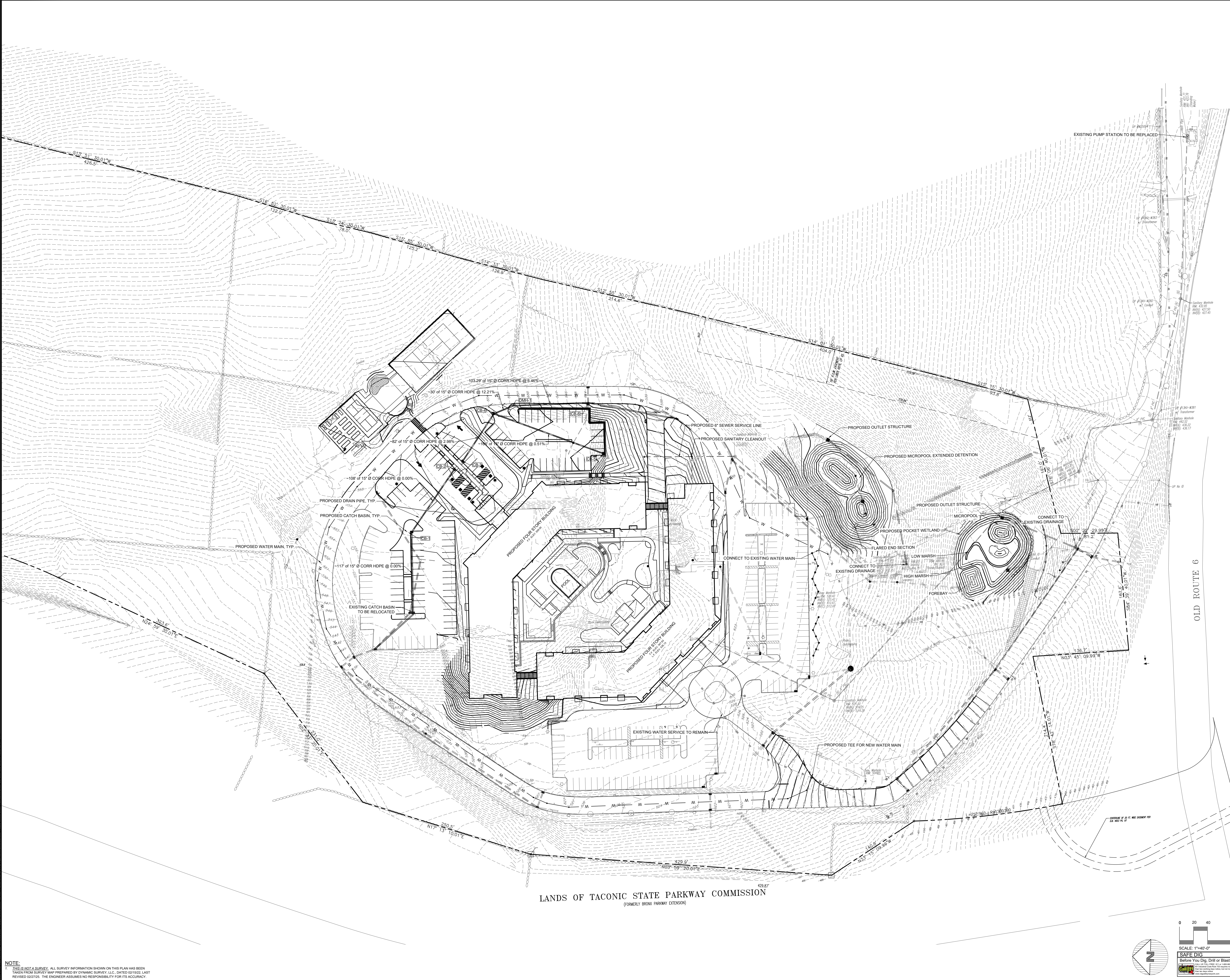
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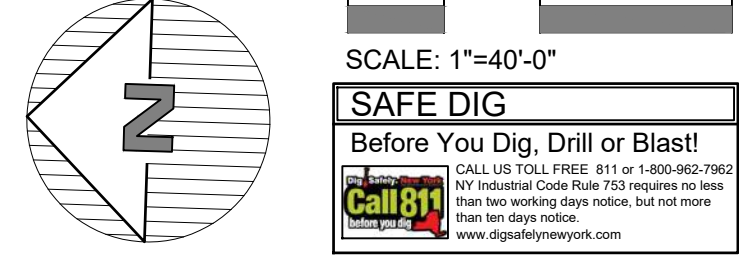
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PROJECT # 21-18



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Revisions:	No.	Date	Comments
1	02/27/25	02/27/25	FINAL DESIGN FOR CONSTRUCTION

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1	02/27/25	02/27/25	FINAL DESIGN FOR CONSTRUCTION

SCALE: 1"=40'	DRAWN BY: AKM	DATE: 06/18/25
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AMS YORKTOWN ACTIVE ADULT COMMUNITY

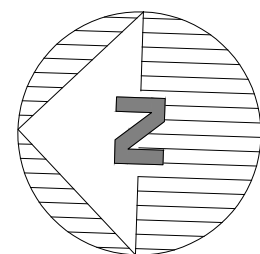
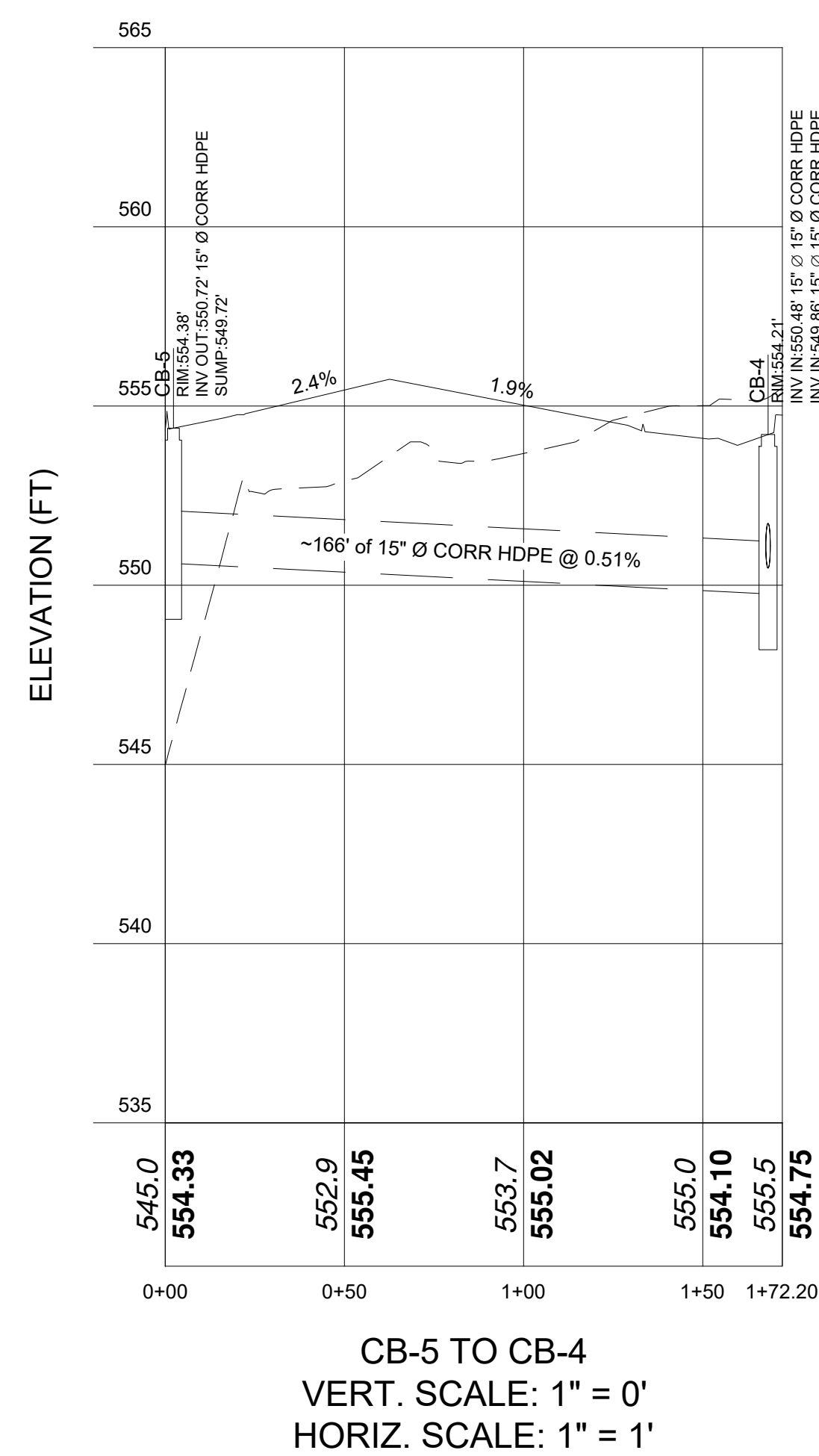
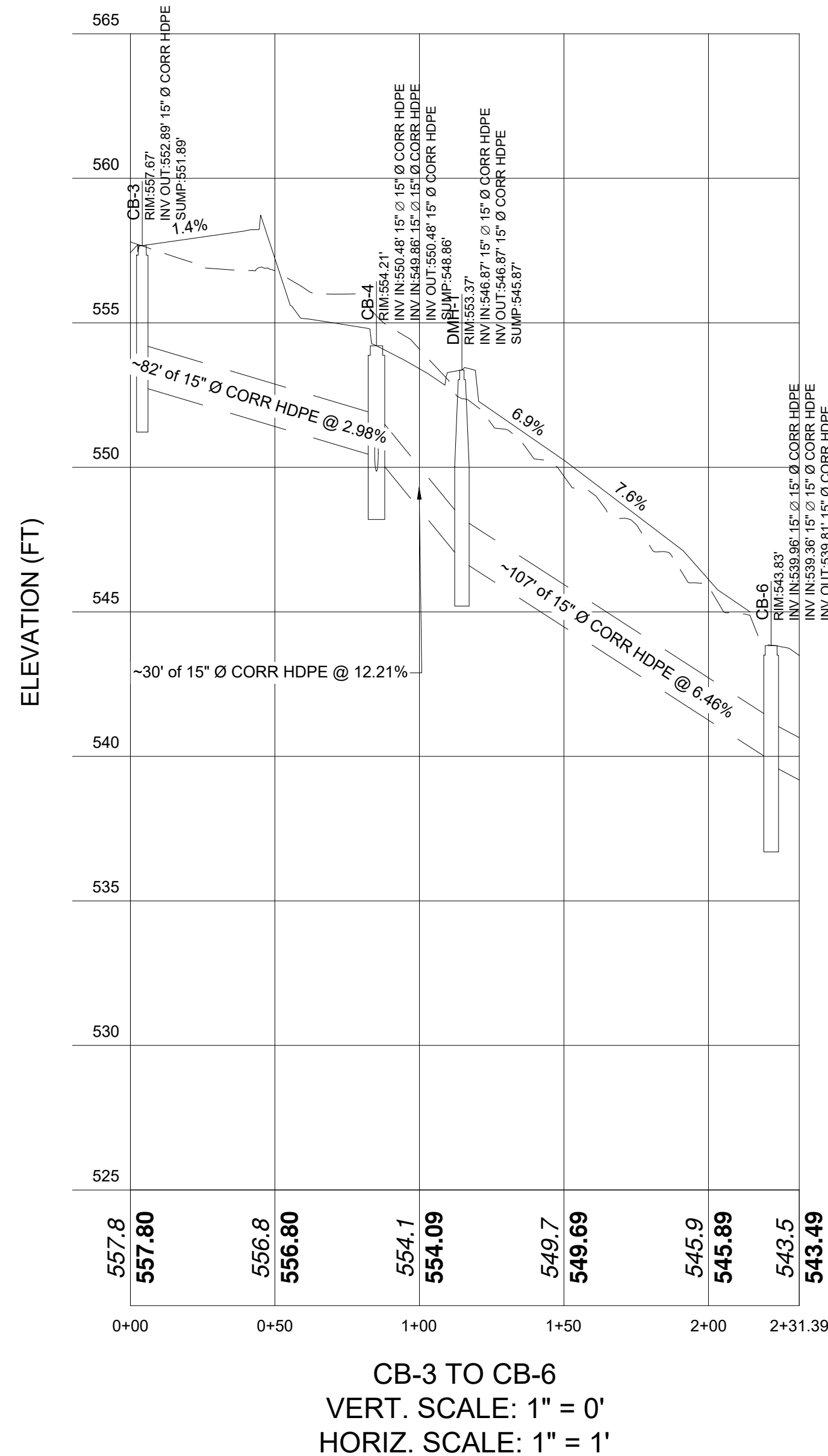
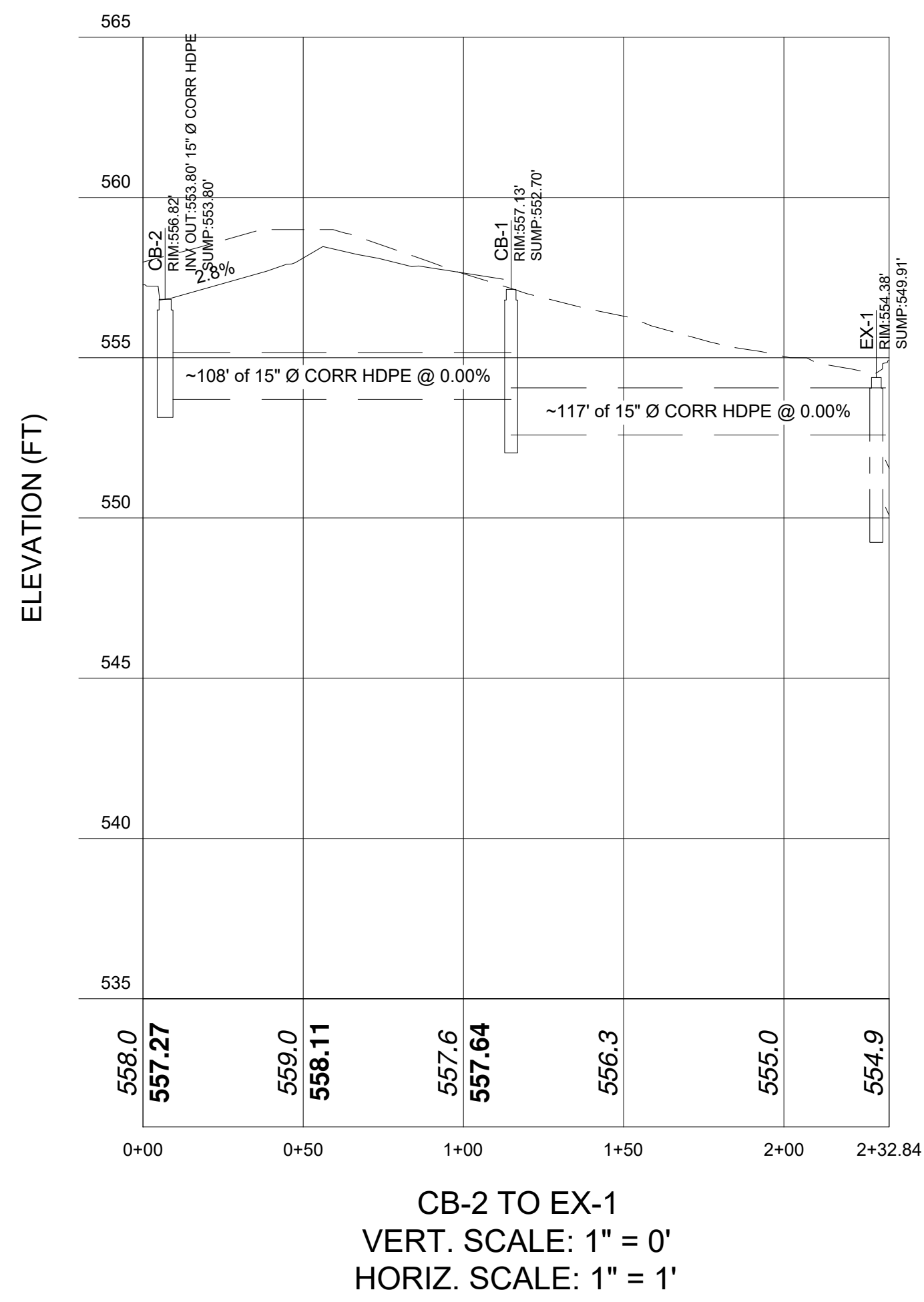
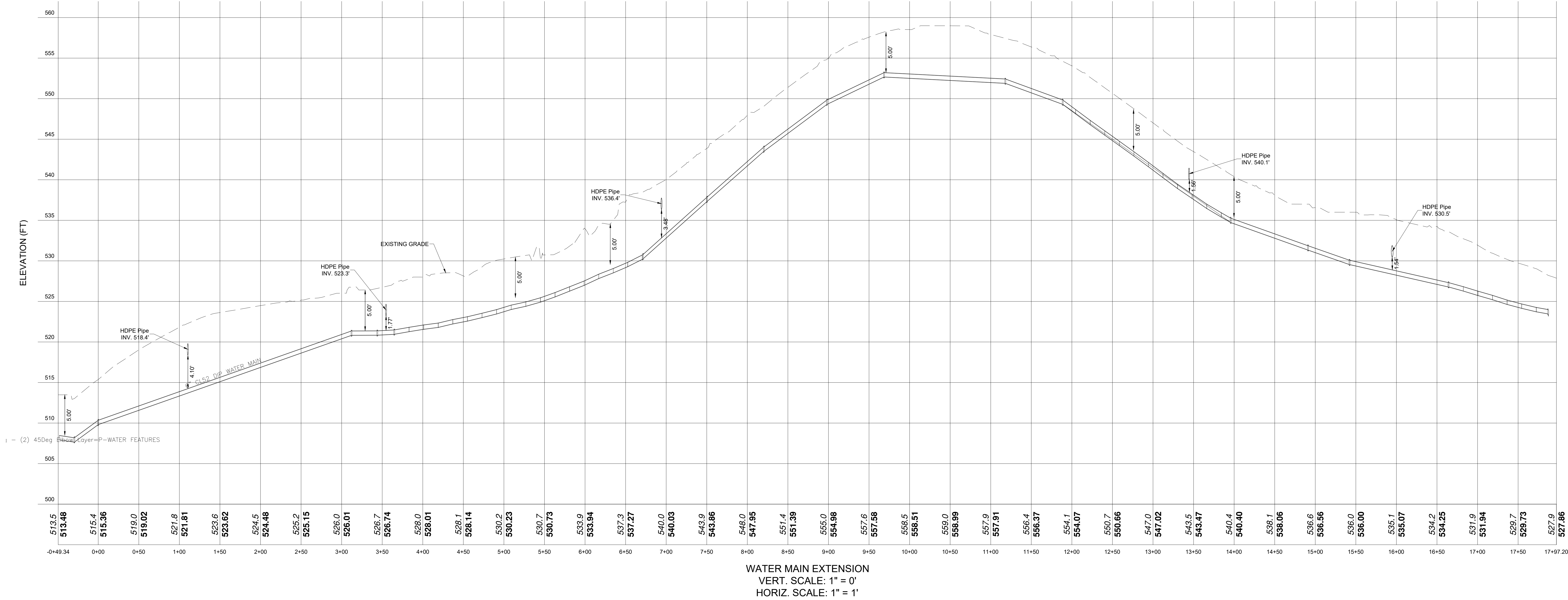
800 EAST MAIN STREET
Westchester County, NY

C-104

E:\PROJECTS\14-AMS-1-MAIN STREET, YORKTOWN ENGINEERING\CH01-14-AMS MAIN STREET VERTICAL\14-AMS SITE PLAN.DWG 14-02-13 10:52 AM

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C-105

SITE PLAN
PREPARED FOR

AMS YORKTOWN ACTIVE ADULT
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800 EAST MAIN STREET
Westchester County, NY

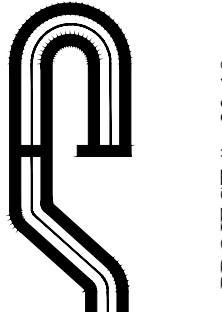
UTILITY PROFILES

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06/18/25

Revisions:	Comments:
No.	Date
1	06/18/25

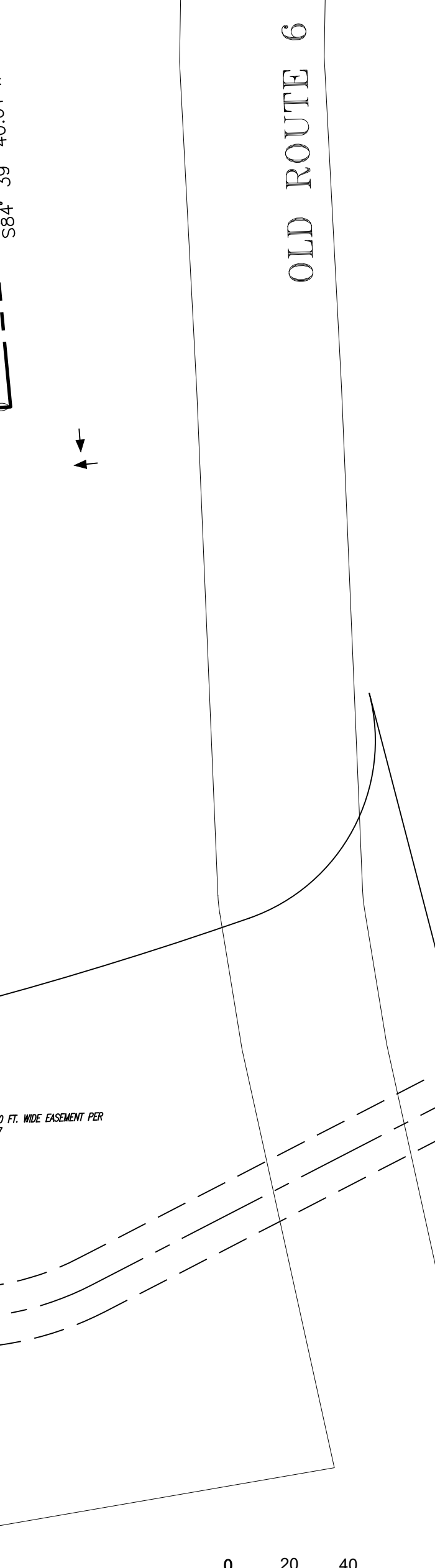
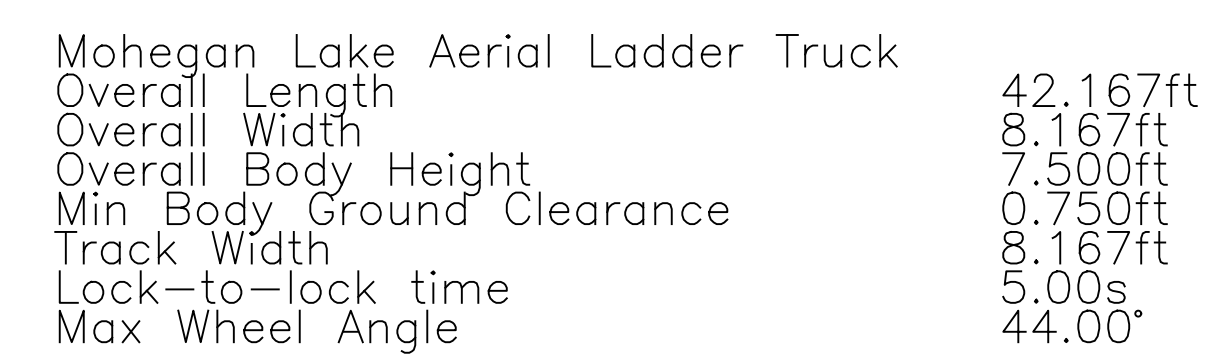


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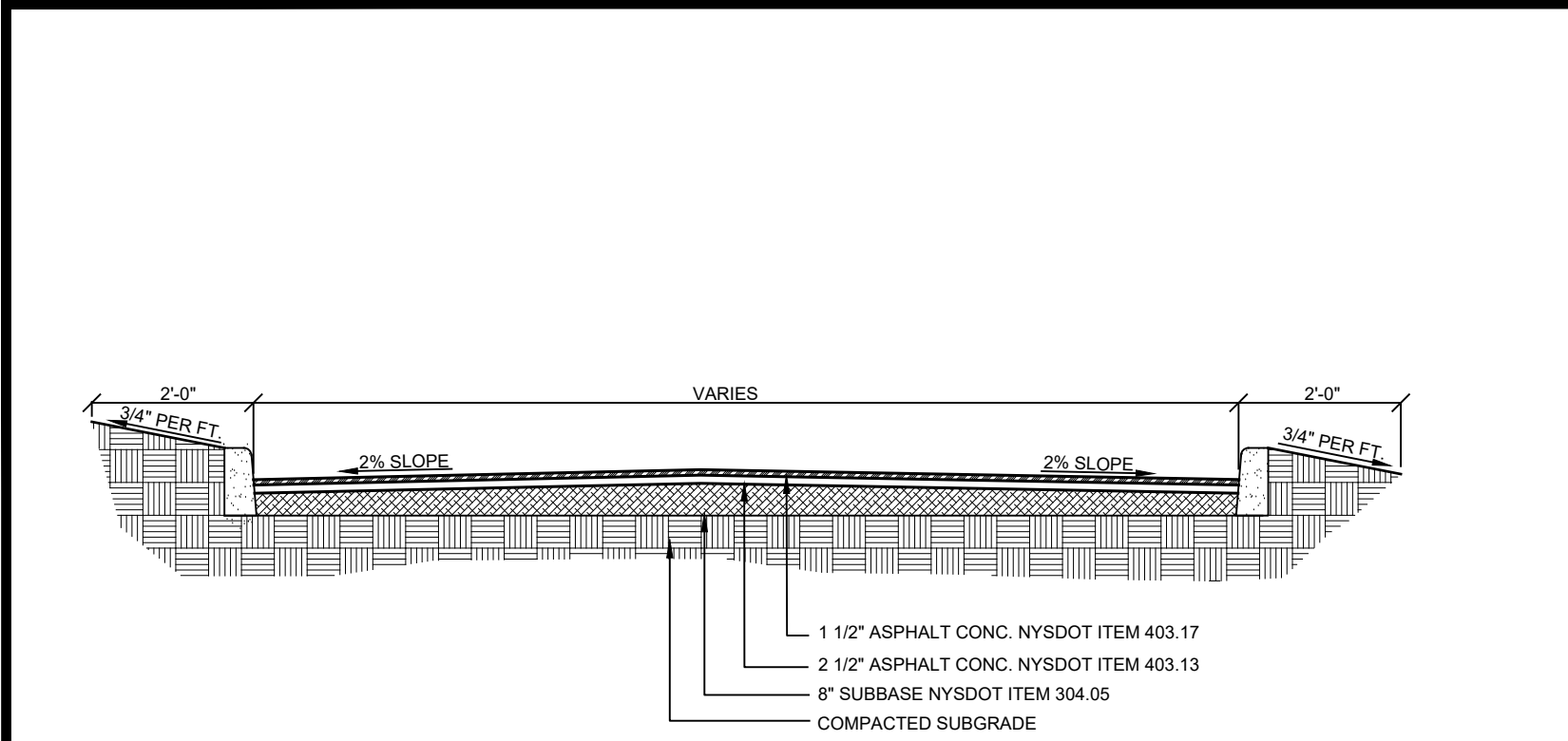


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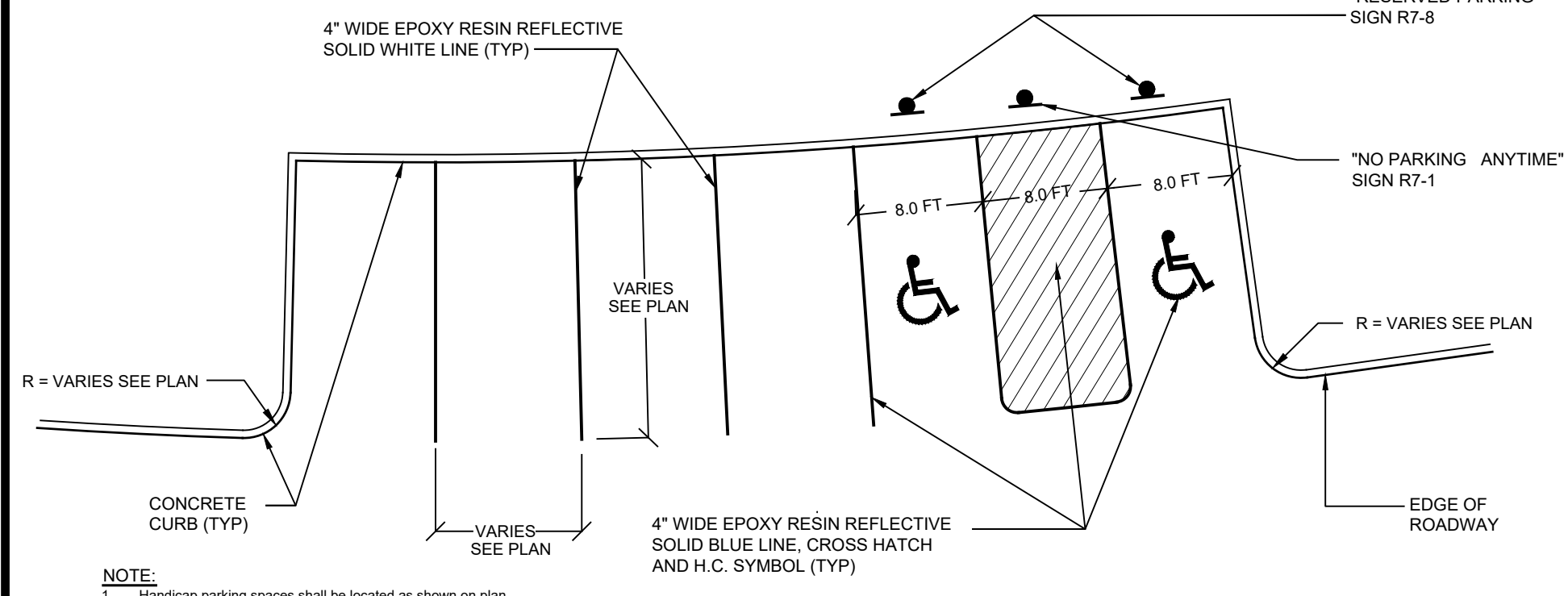
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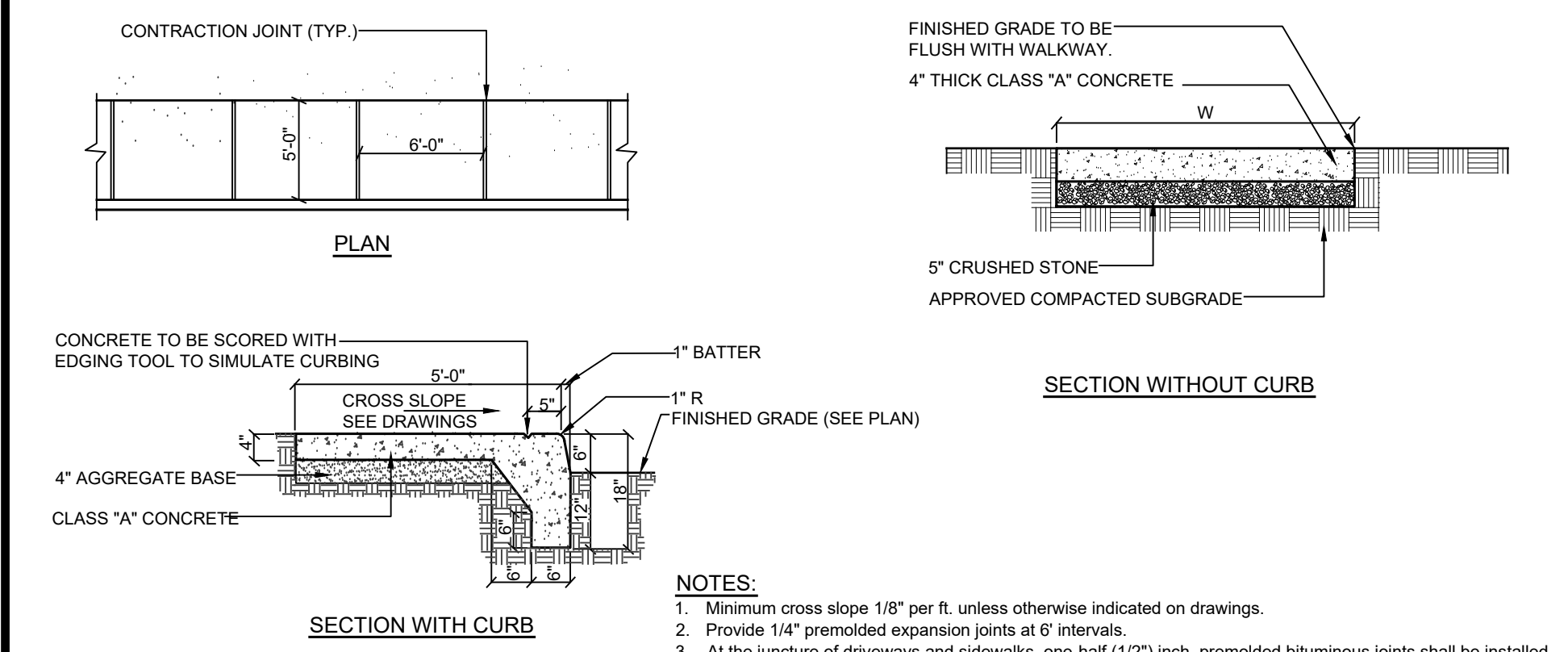
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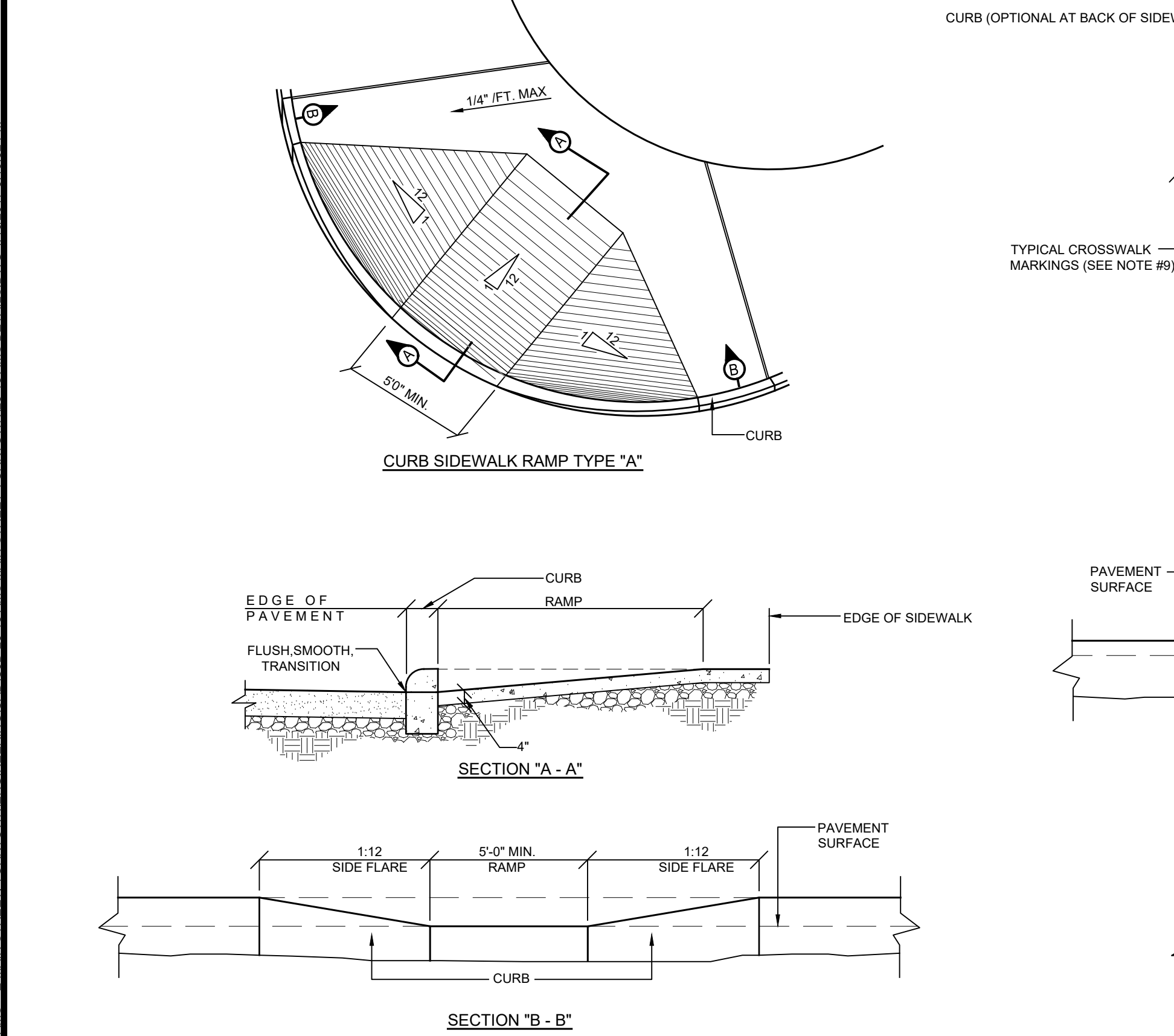
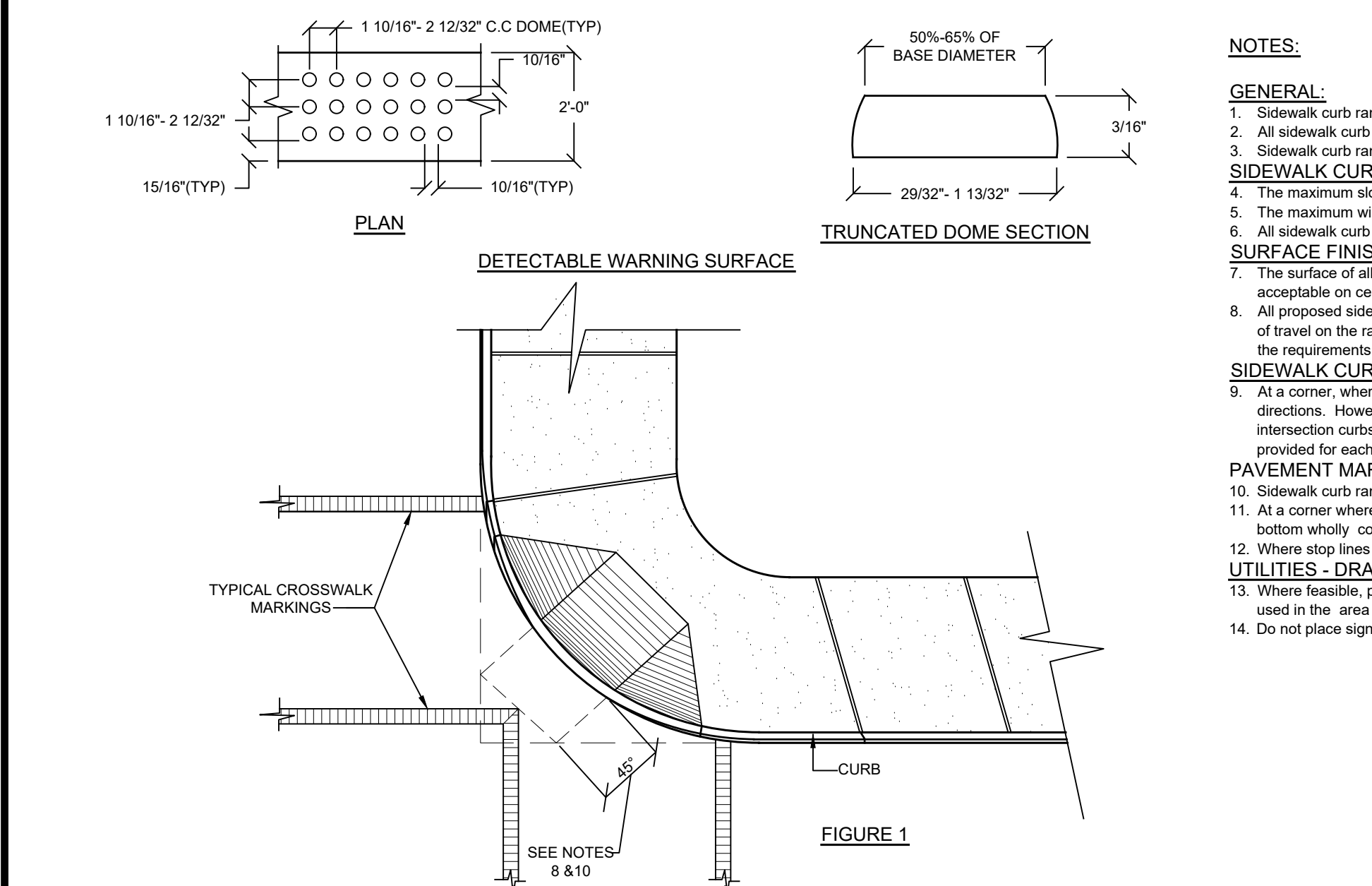
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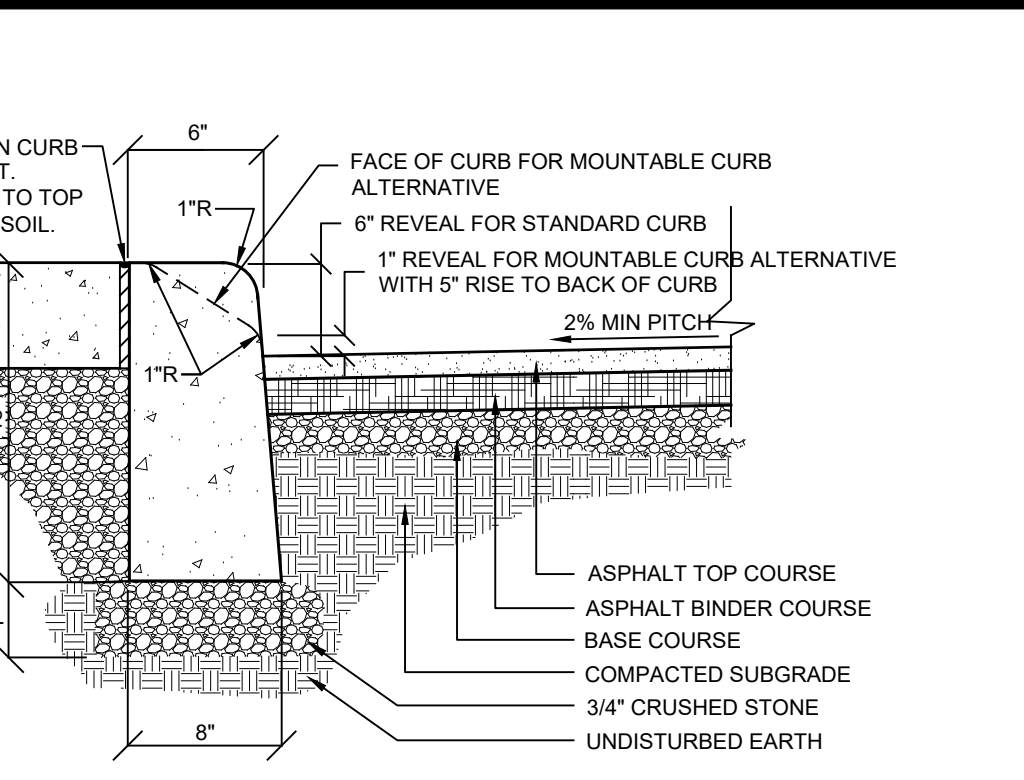
R-4 TYPICAL PARKING STALL LAYOUT
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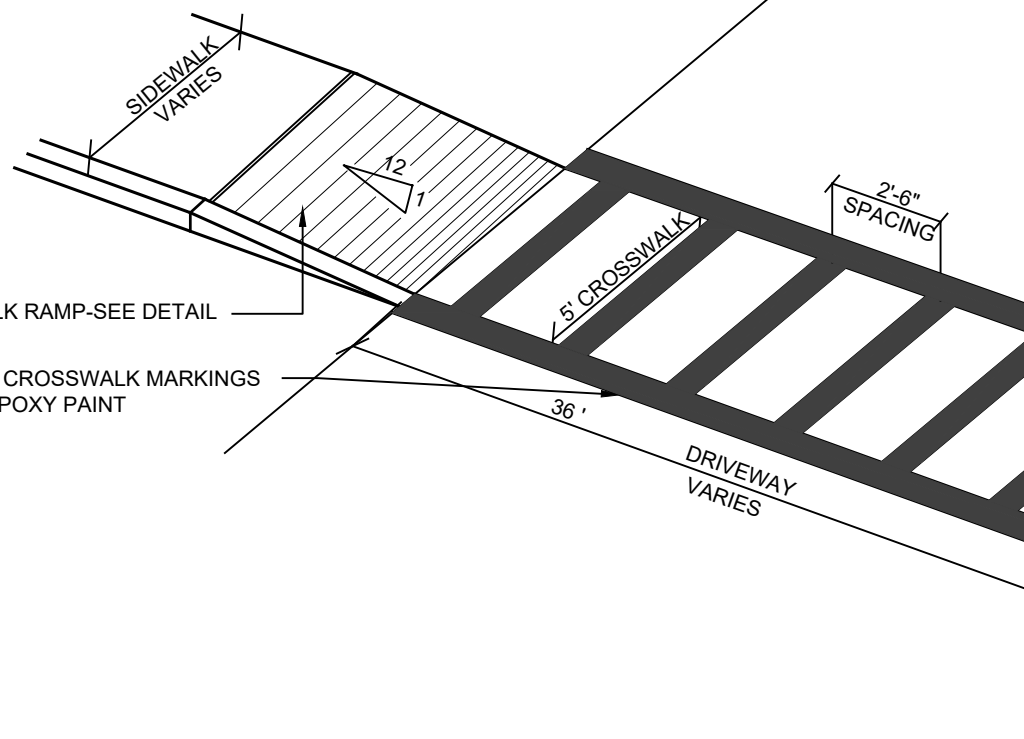
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R-7 SIDEWALK CURB-RAMP DETAIL
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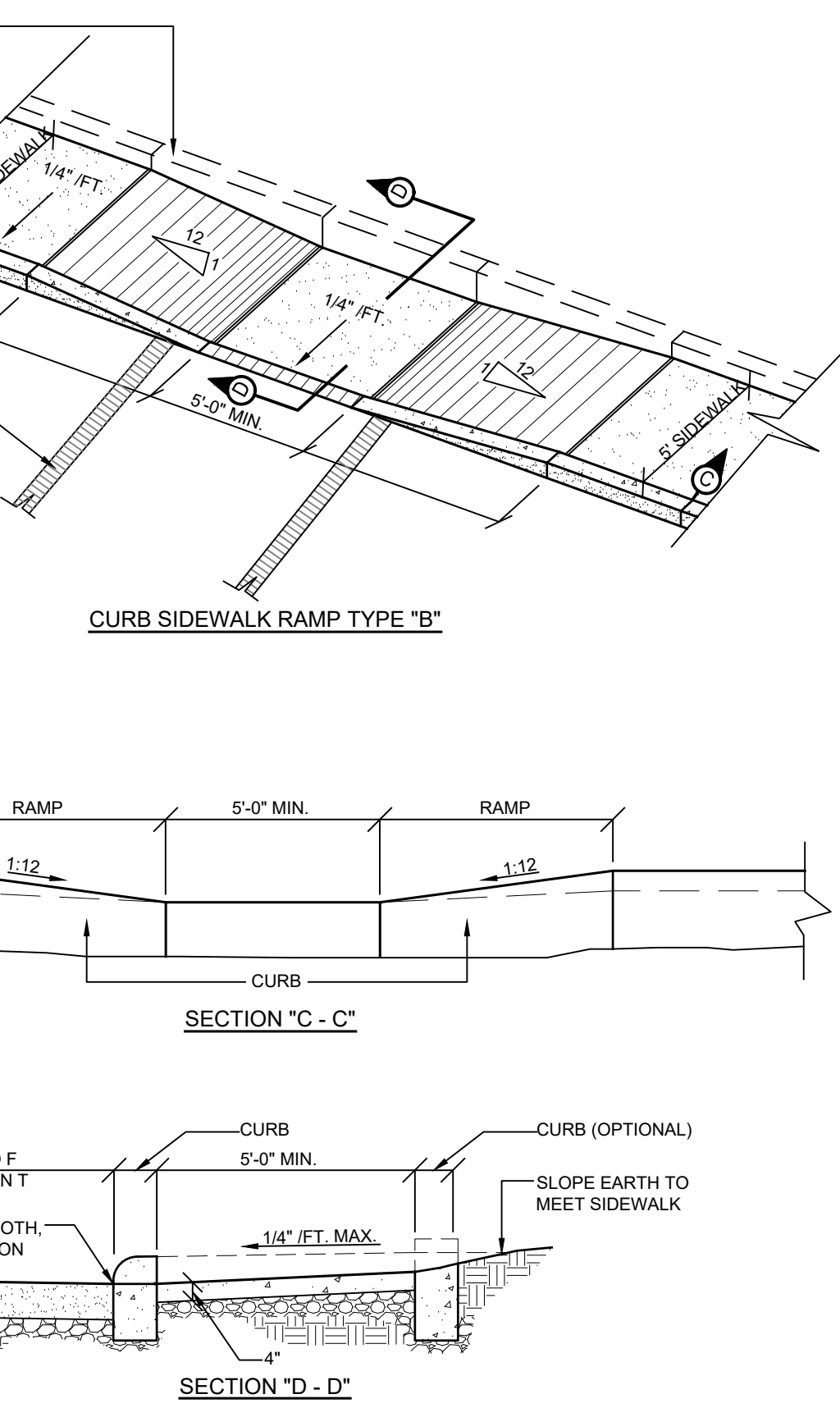
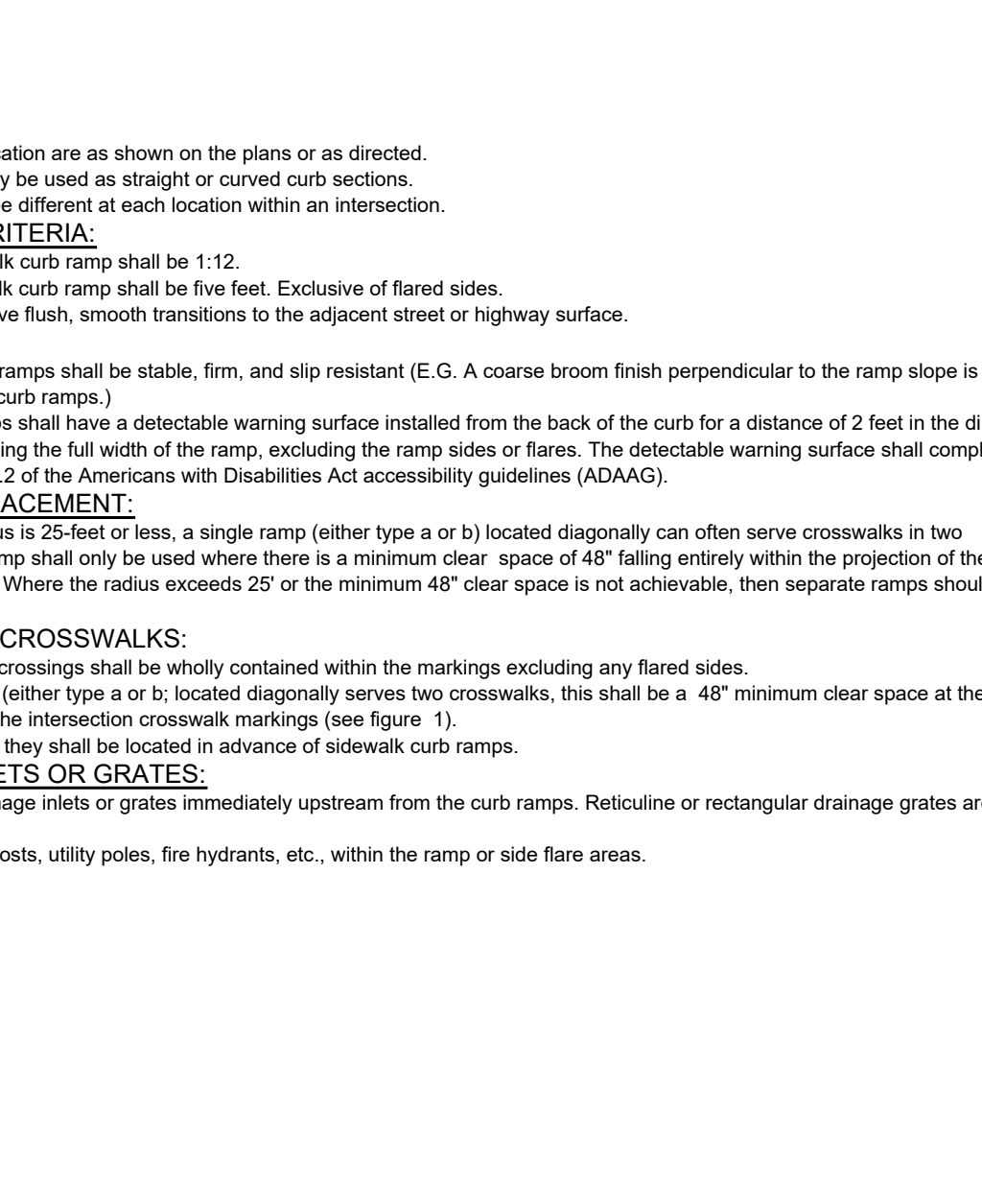
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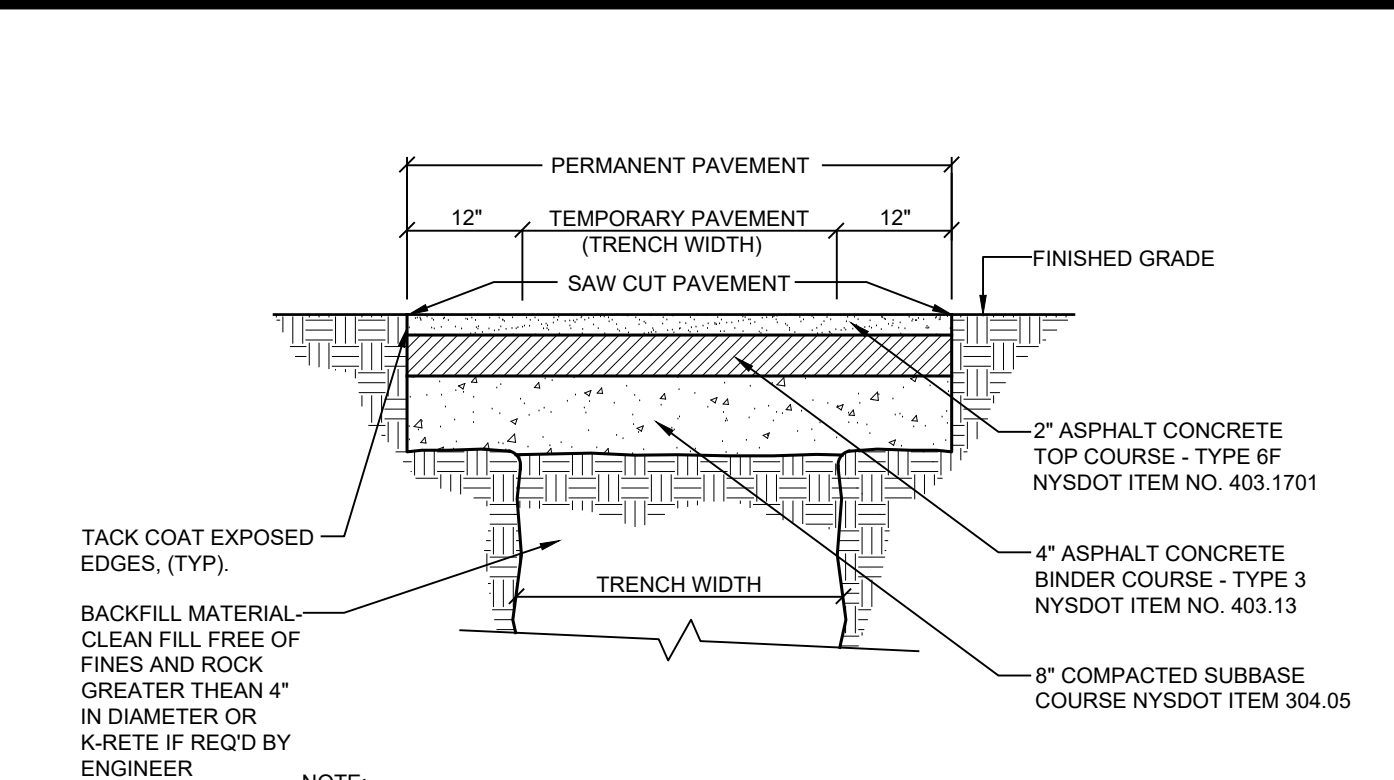
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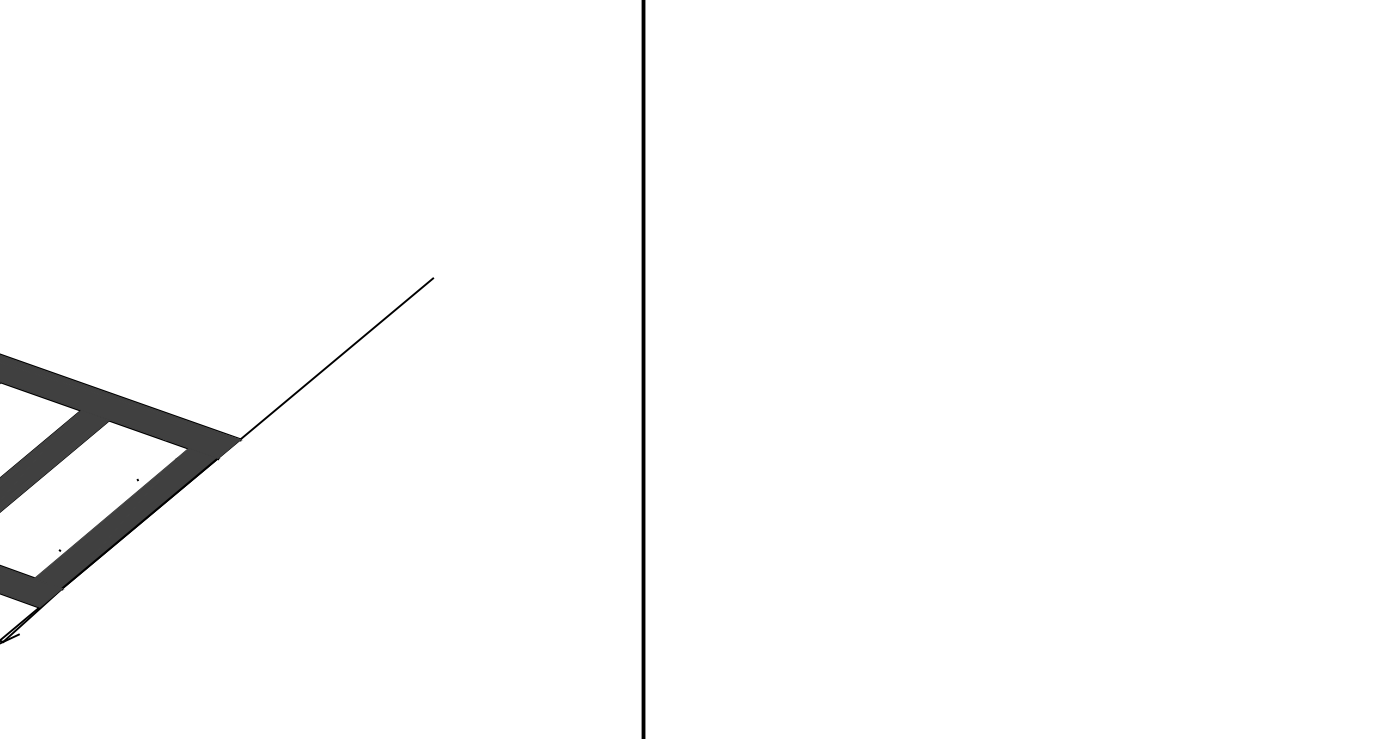
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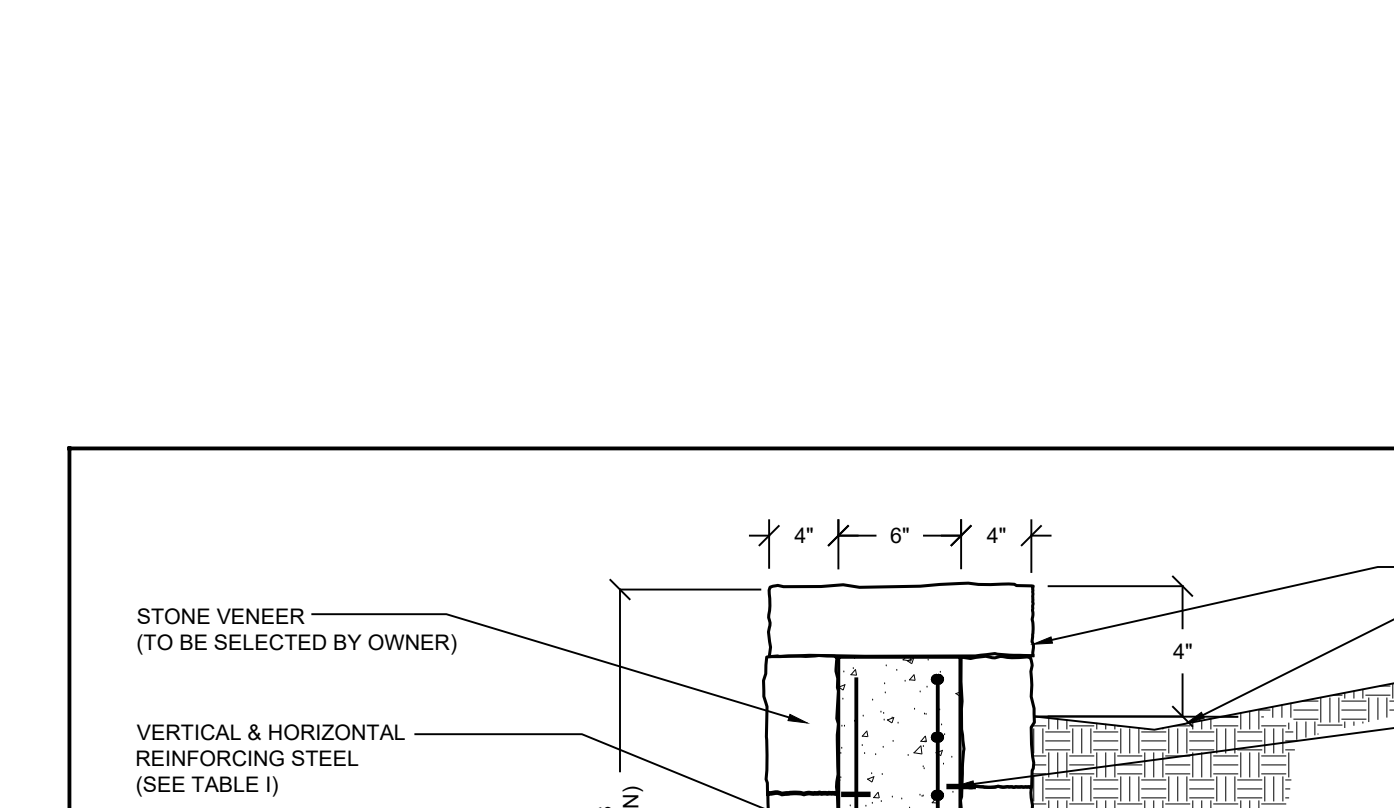
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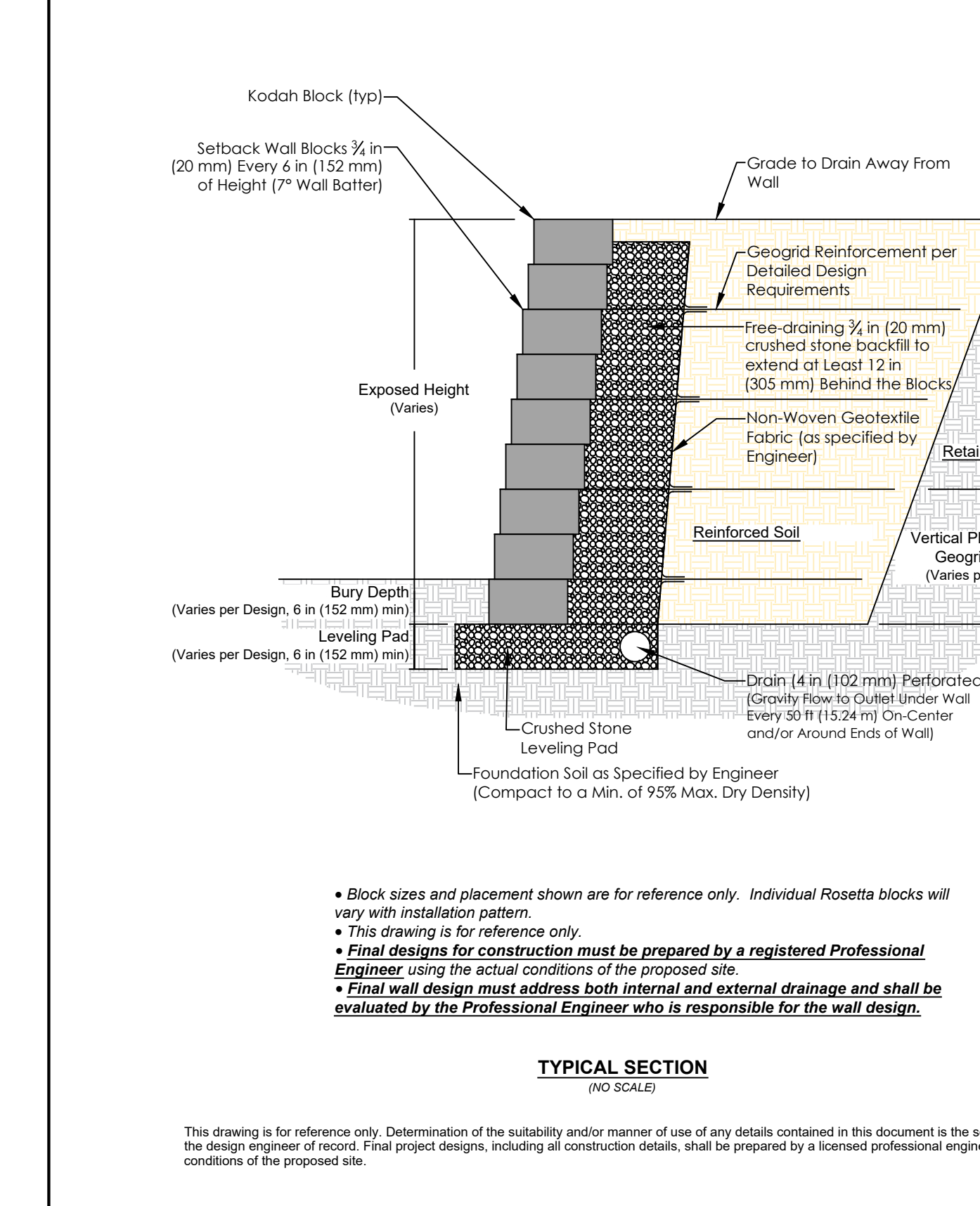
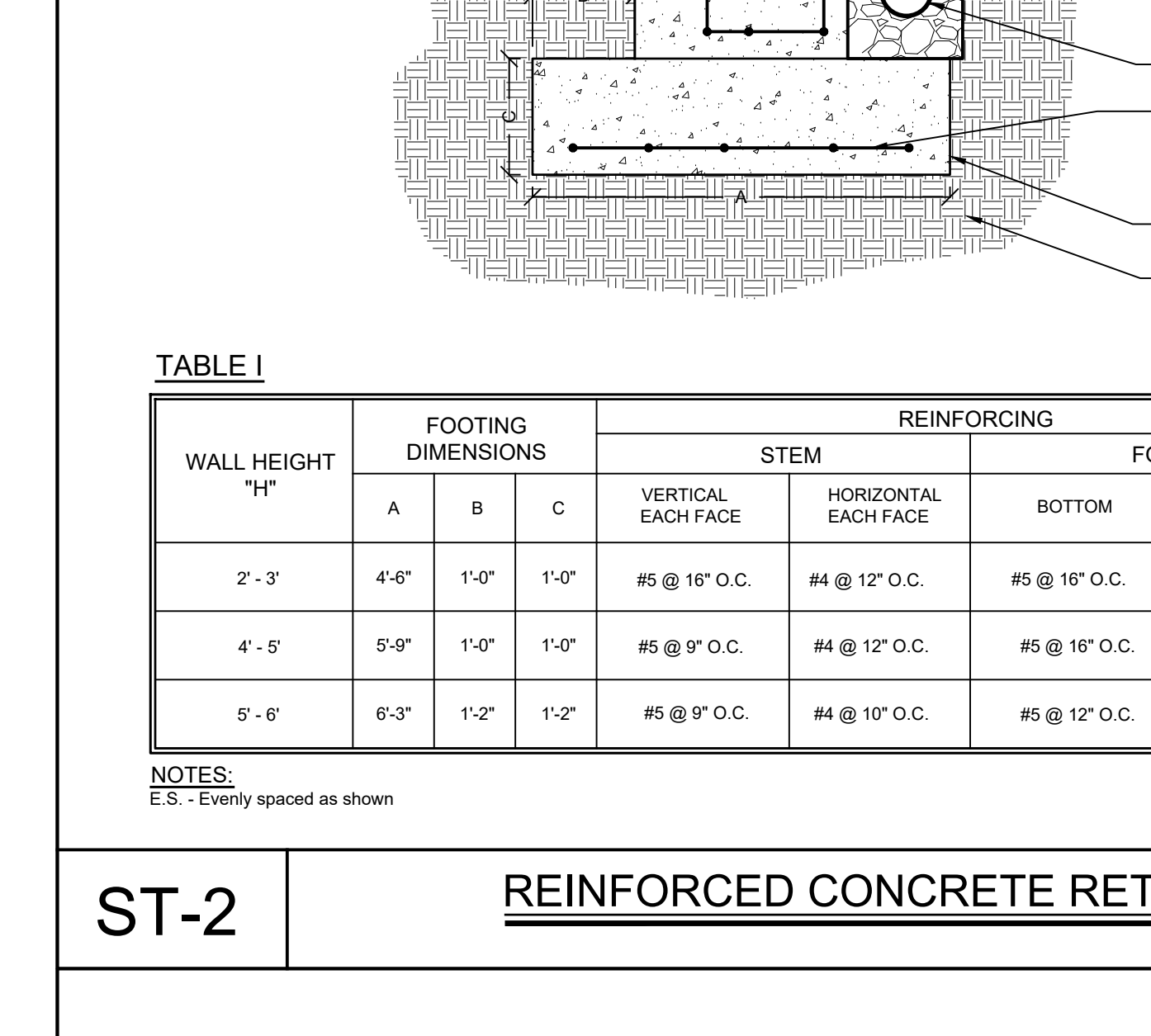
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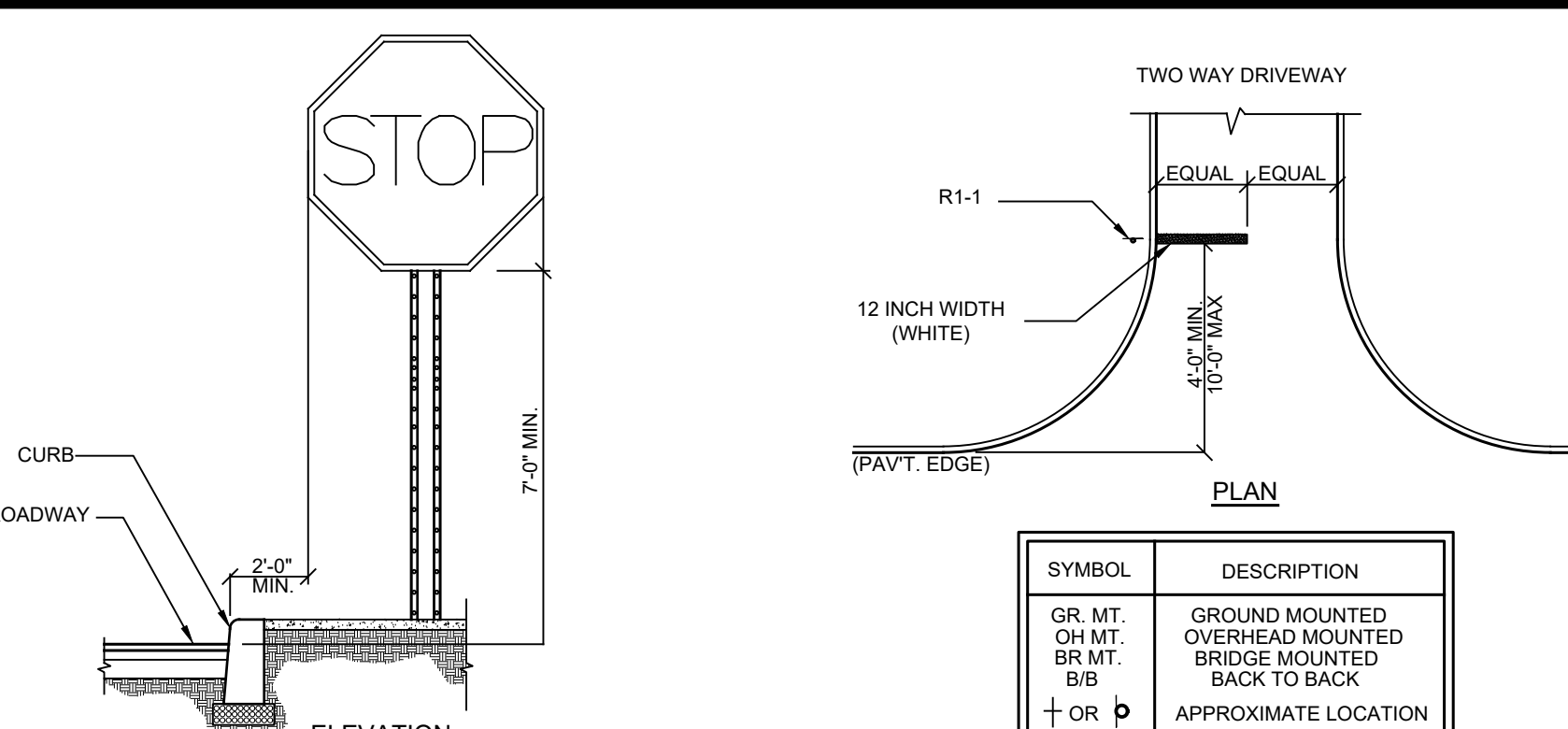
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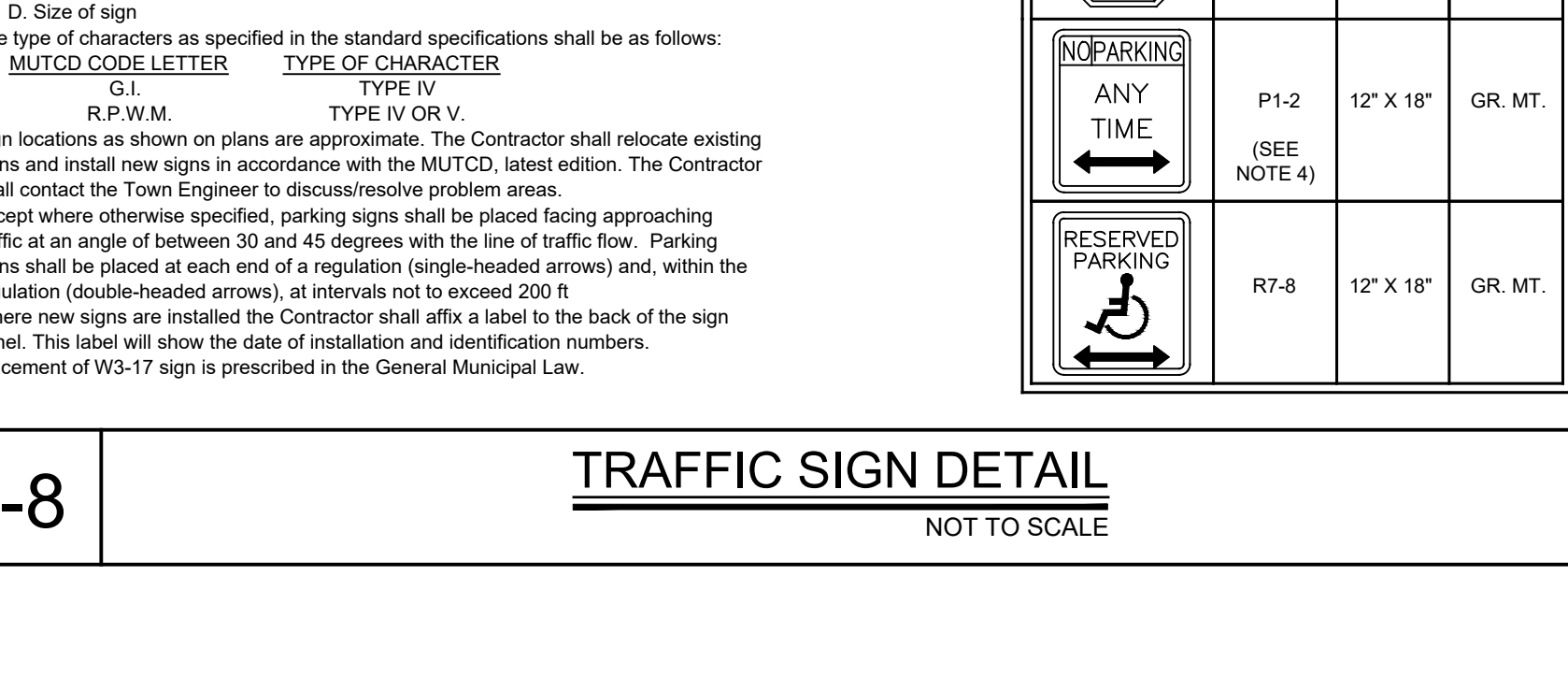
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R-7 SIDEWALK CURB-RAMP DETAIL
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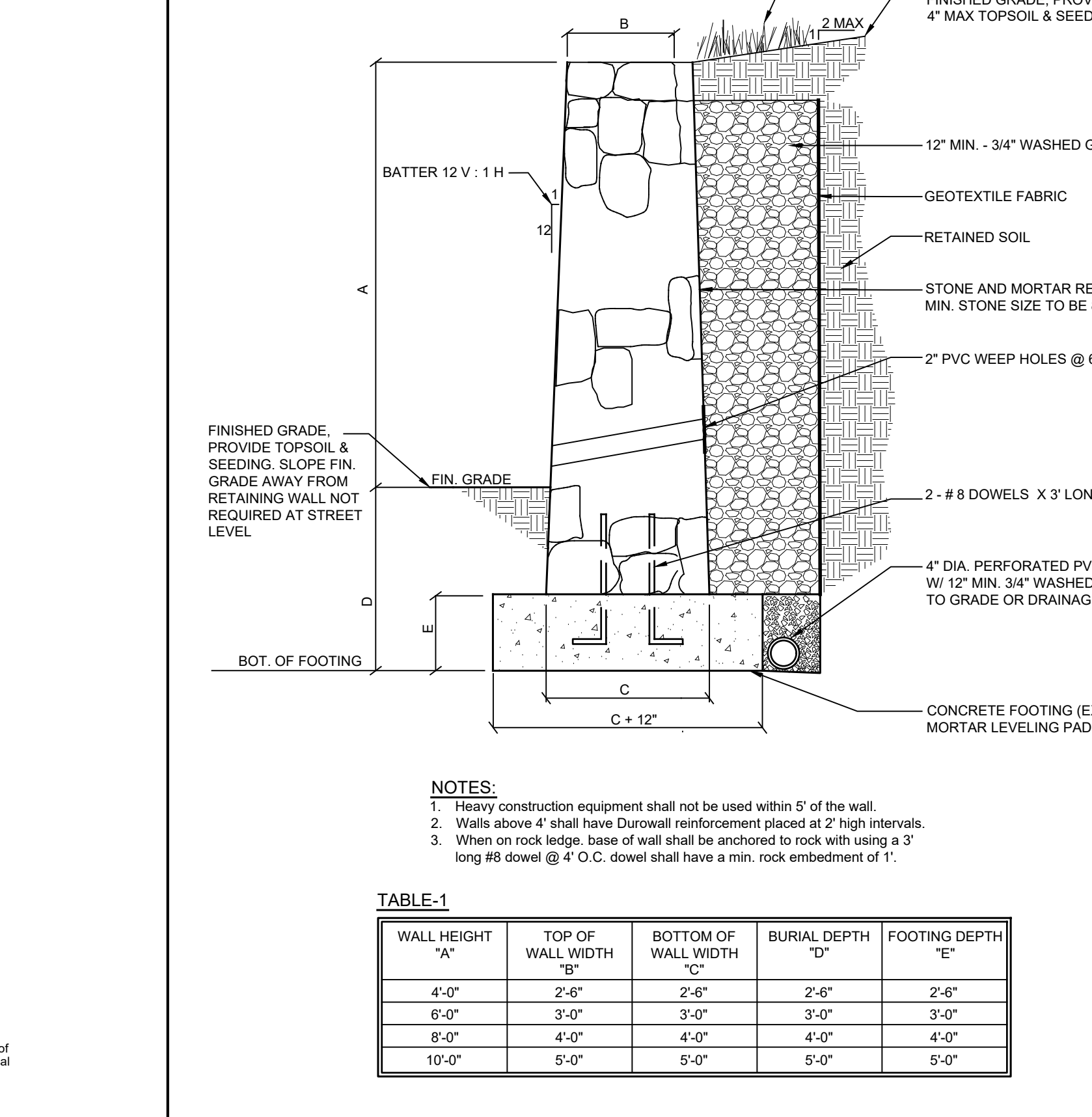
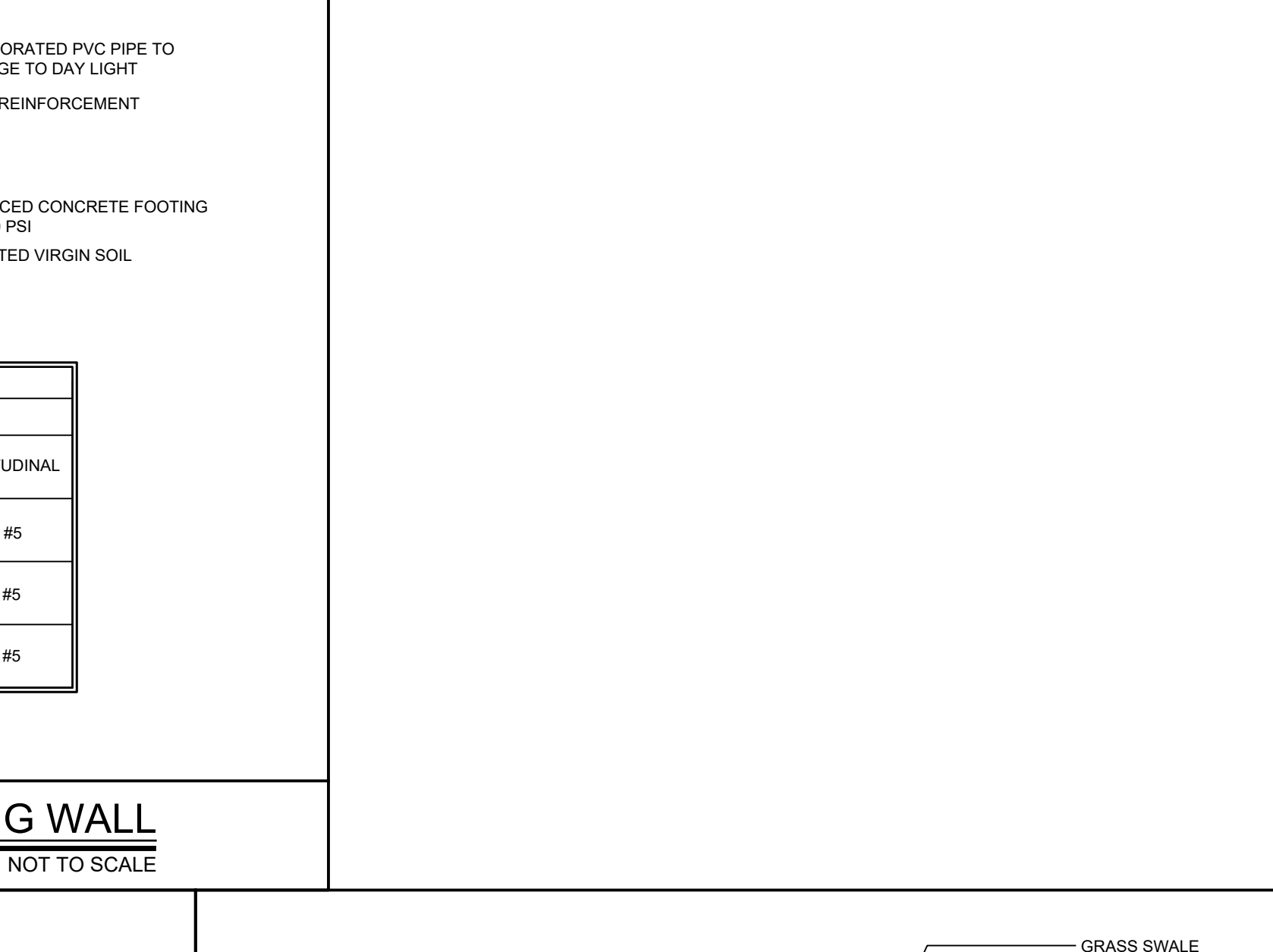
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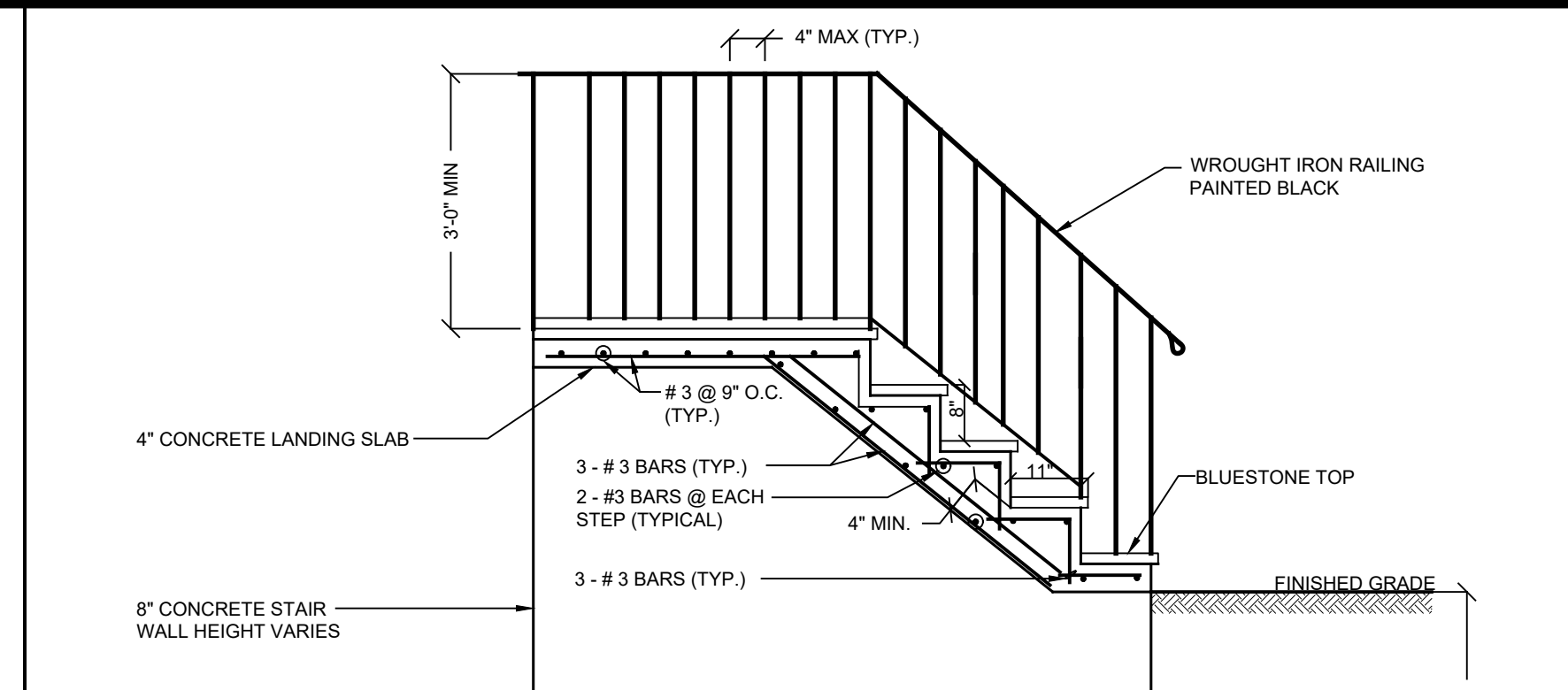
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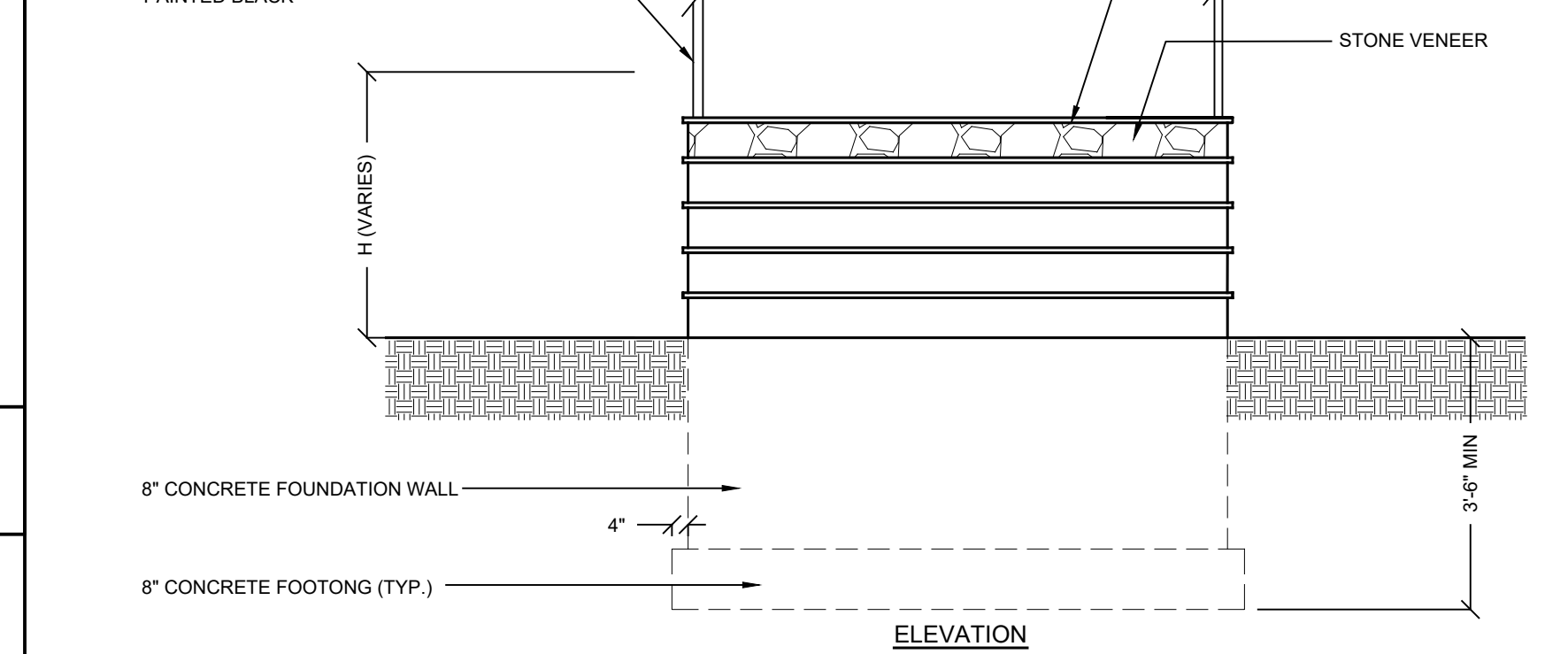
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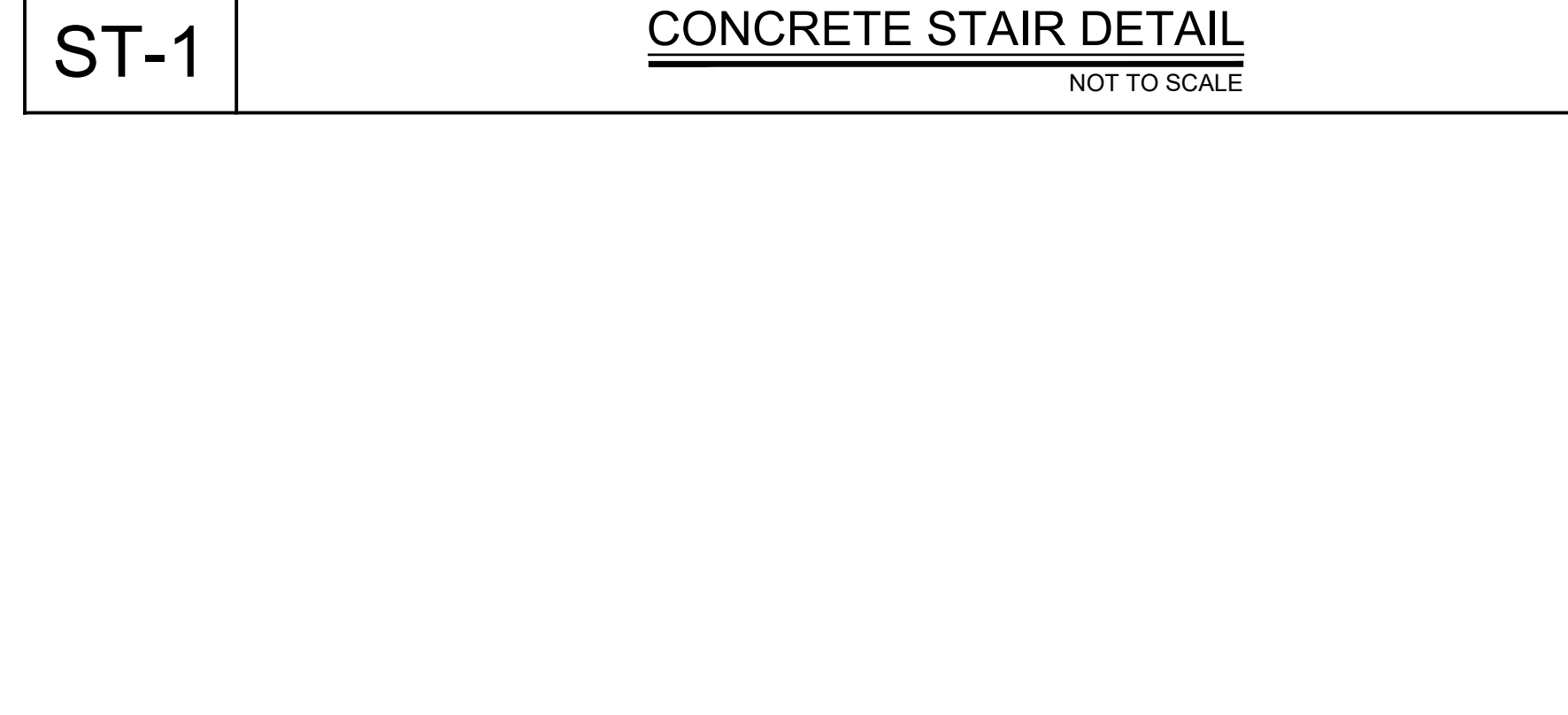
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ST-1 CONCRETE STAIR DETAIL
NOT TO SCALE



R-5 PAINTED CROSS WALK
NOT TO SCALE



R-6 CONCRETE CURB & SIDEWALK DETAIL
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R-7 SIDEWALK CURB-RAMP DETAIL
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Professional Engineer
Joseph C. Kim, P.E.
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State of New York

Revisions:	No.	Date	Comments:
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SITE PLAN
PREPARED FOR

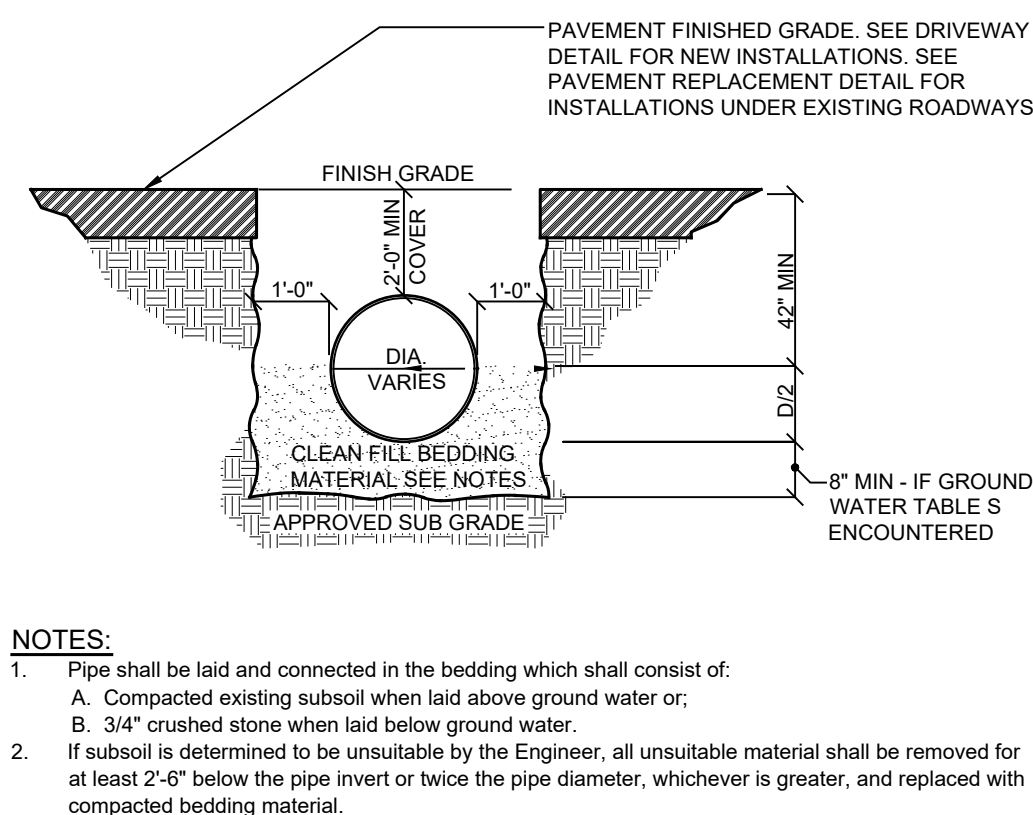
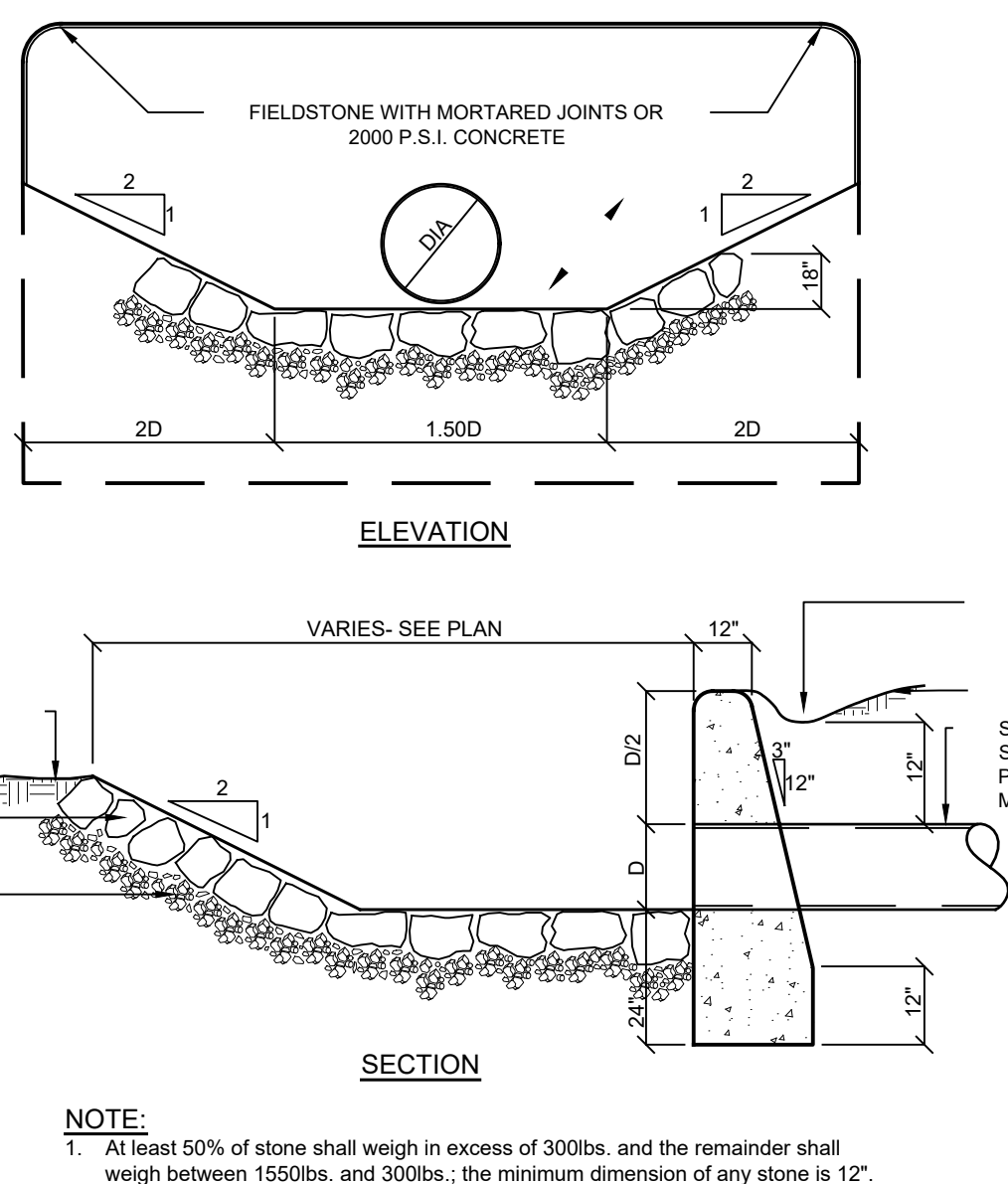
AMS YORKTOWN ACTIVE ADULT
COMMUNITY

800 EAST MAIN STREET
Westchester County, NY

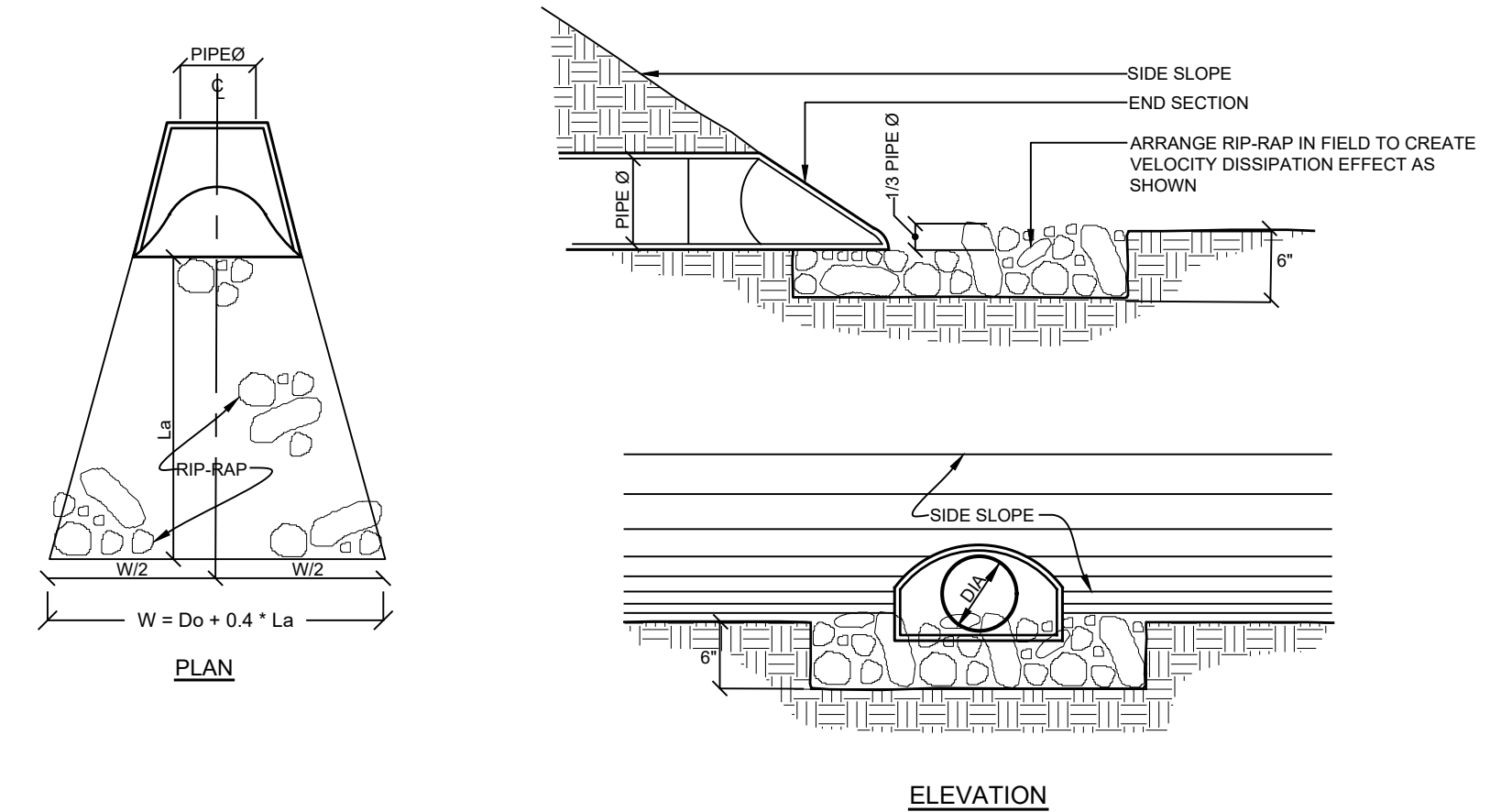
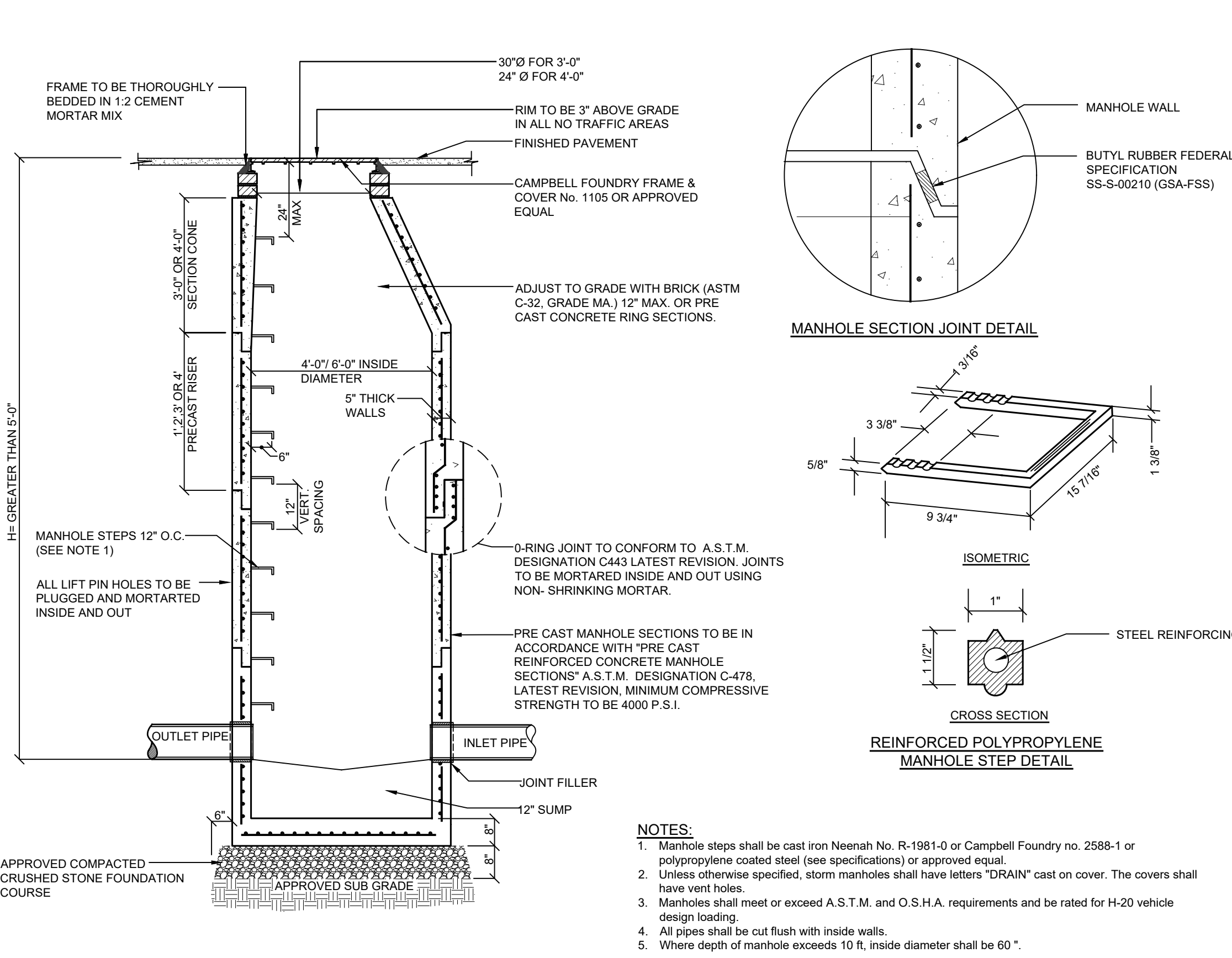
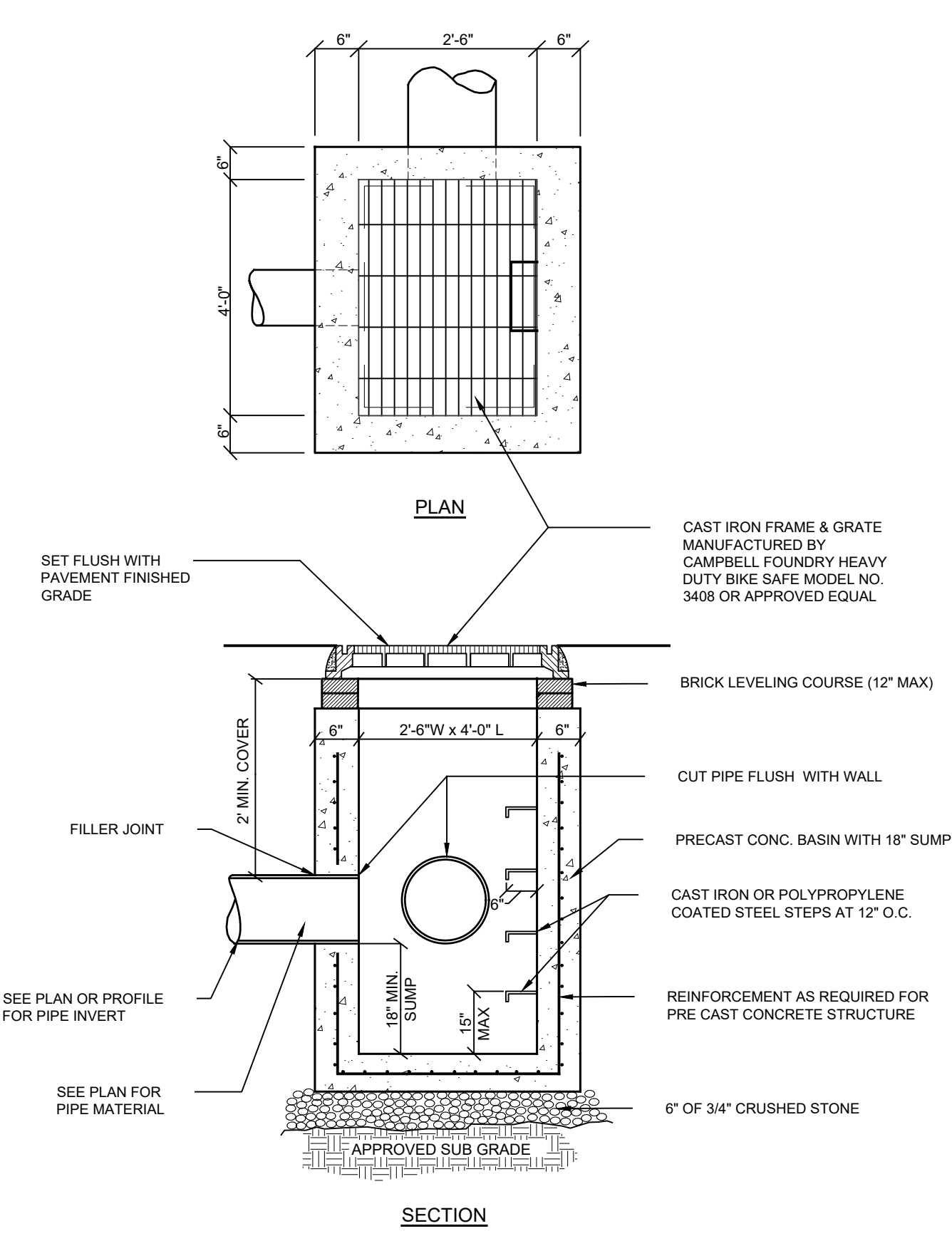
Town of Yorktown

Street C-202

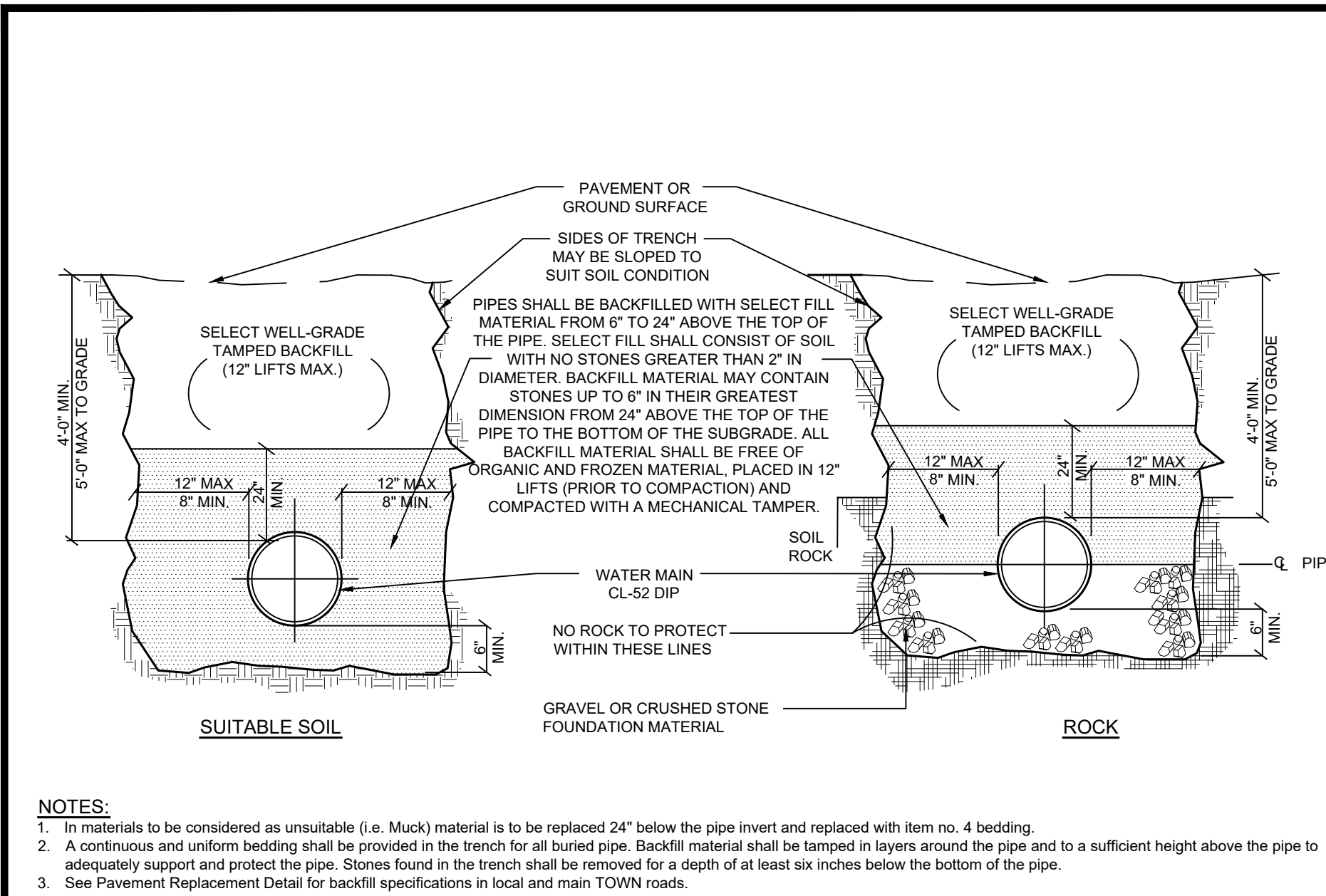
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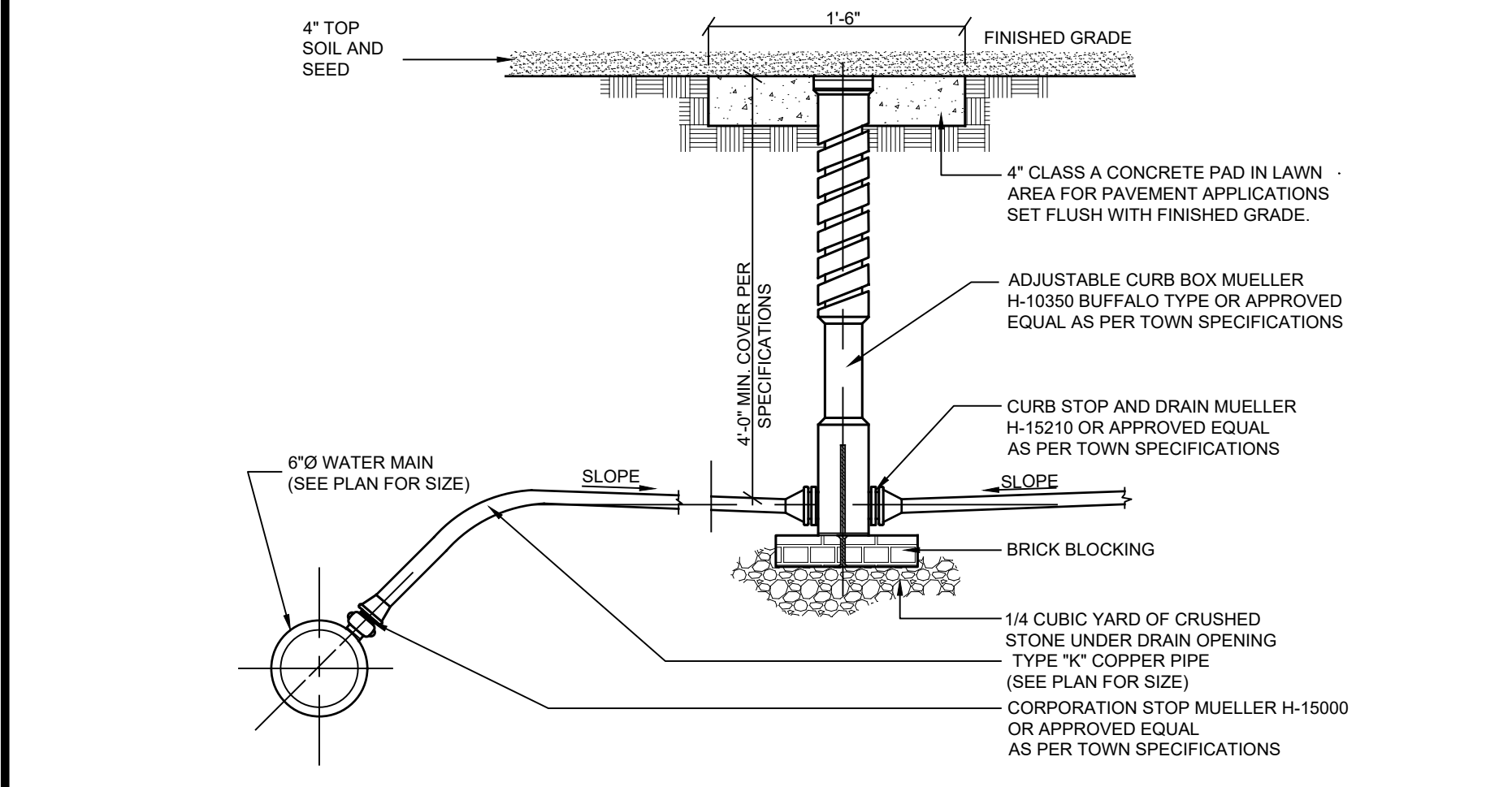
D-4 STORM PIPE BEDDING DETAIL



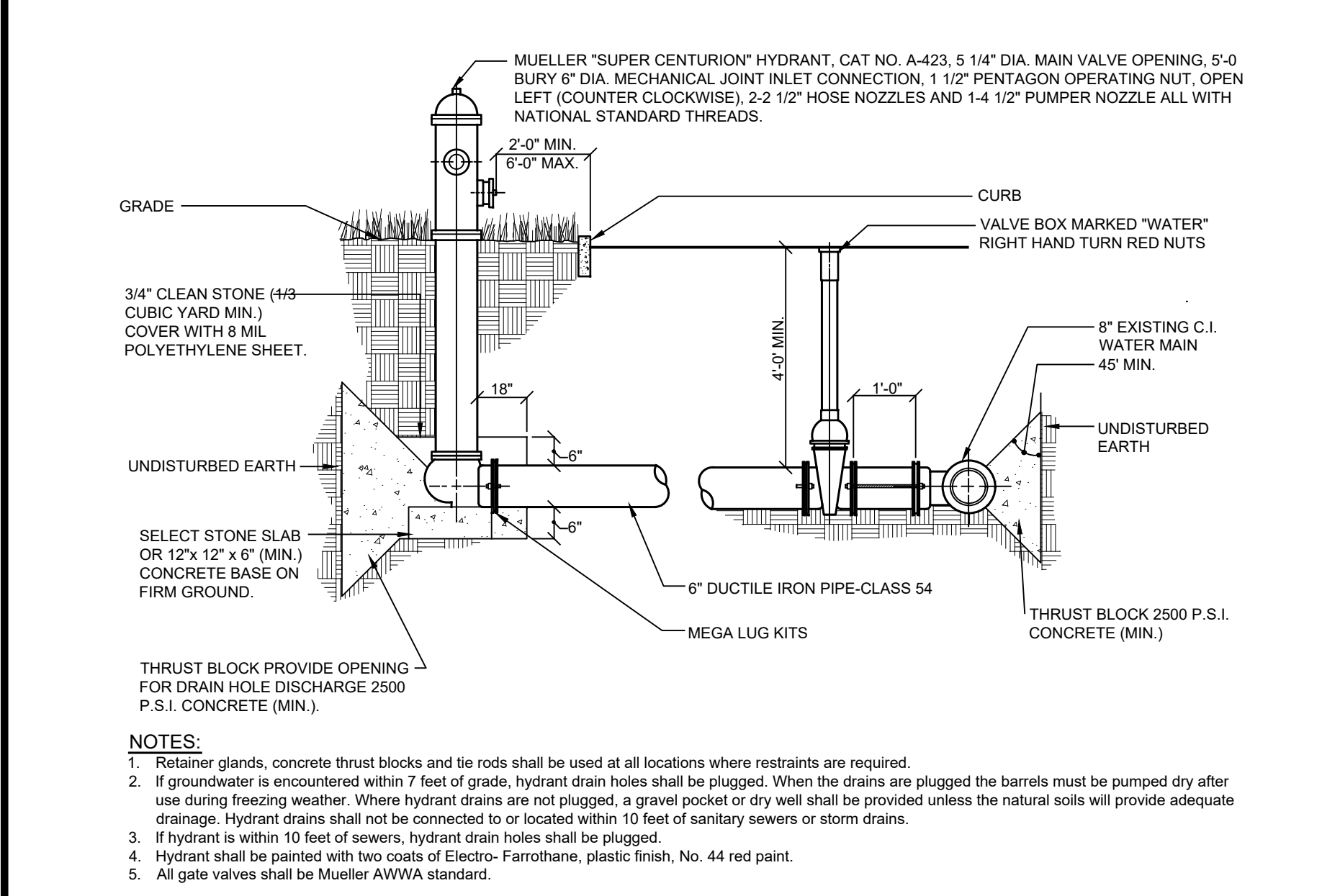
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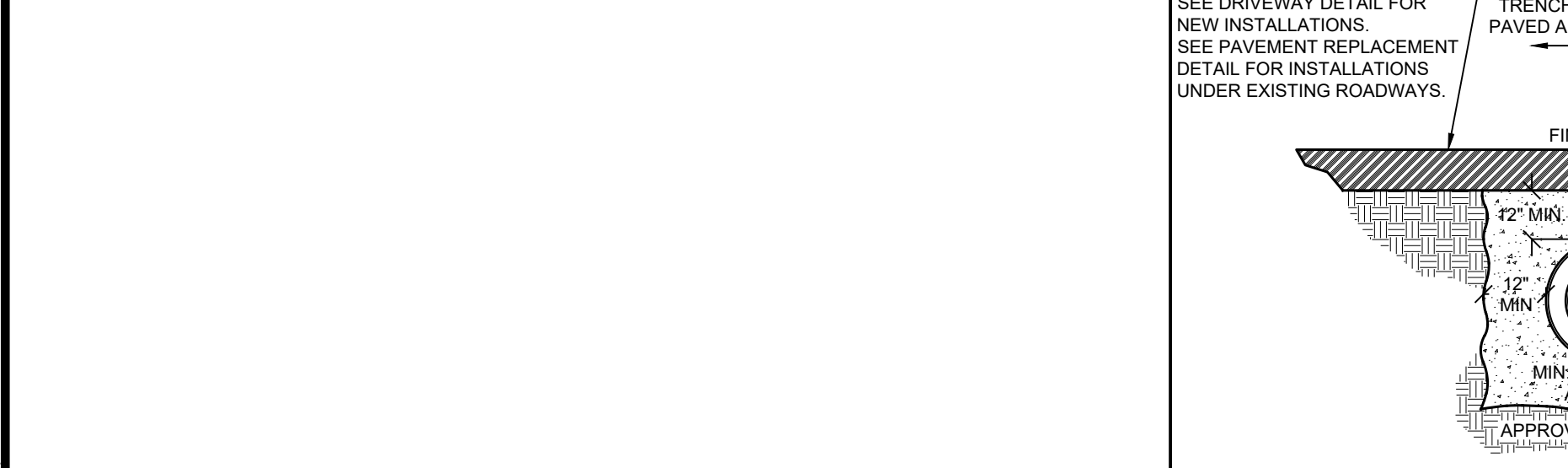
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W-2 WATER SERVICE CONNECTION DETAIL
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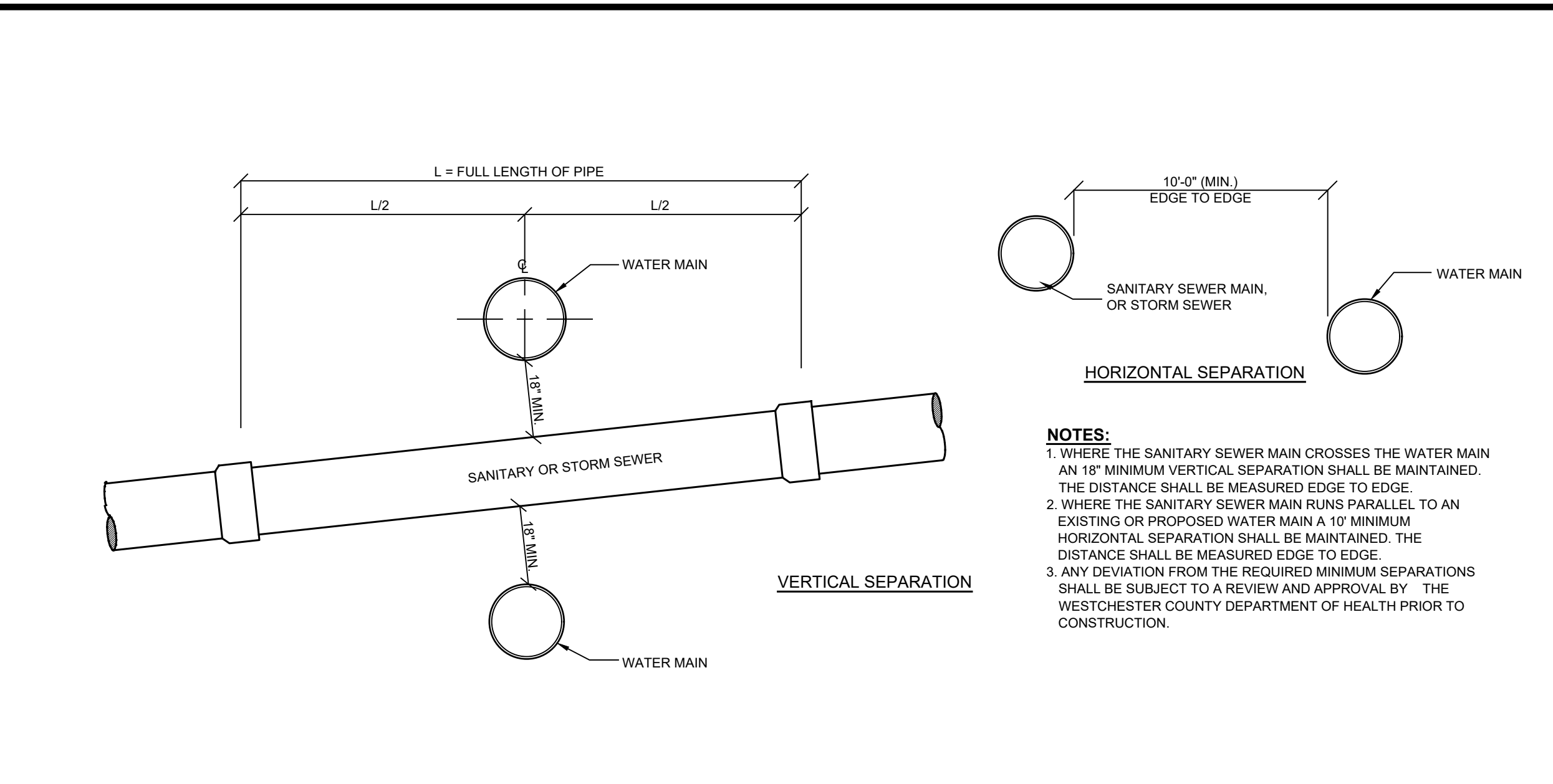
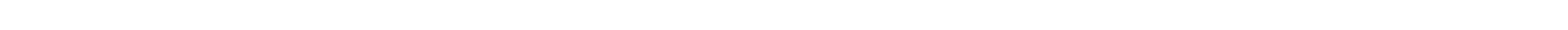
W-3 FIRE HYDRANT DETAIL
NOT TO SCALE



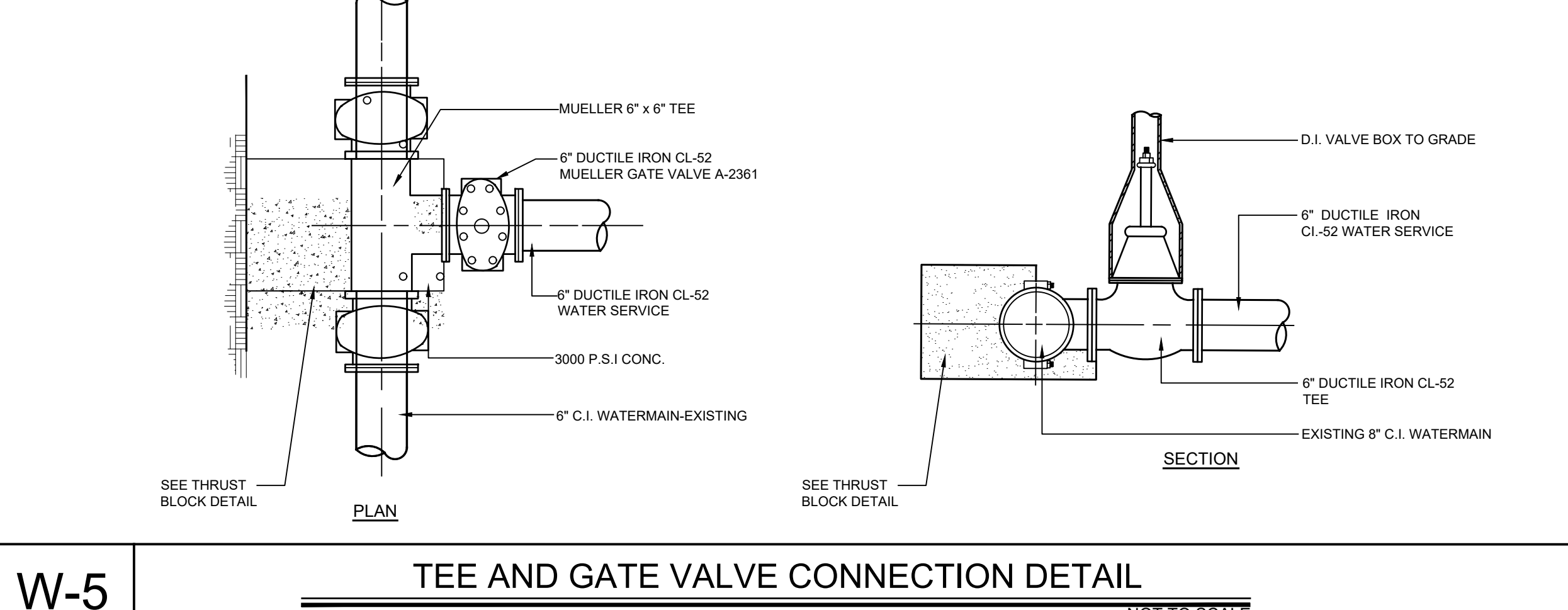
W-4 SEPARATION OF WATER MAINS, SANITARY SEWERS OR STORM SEWERS
NOT TO SCALE



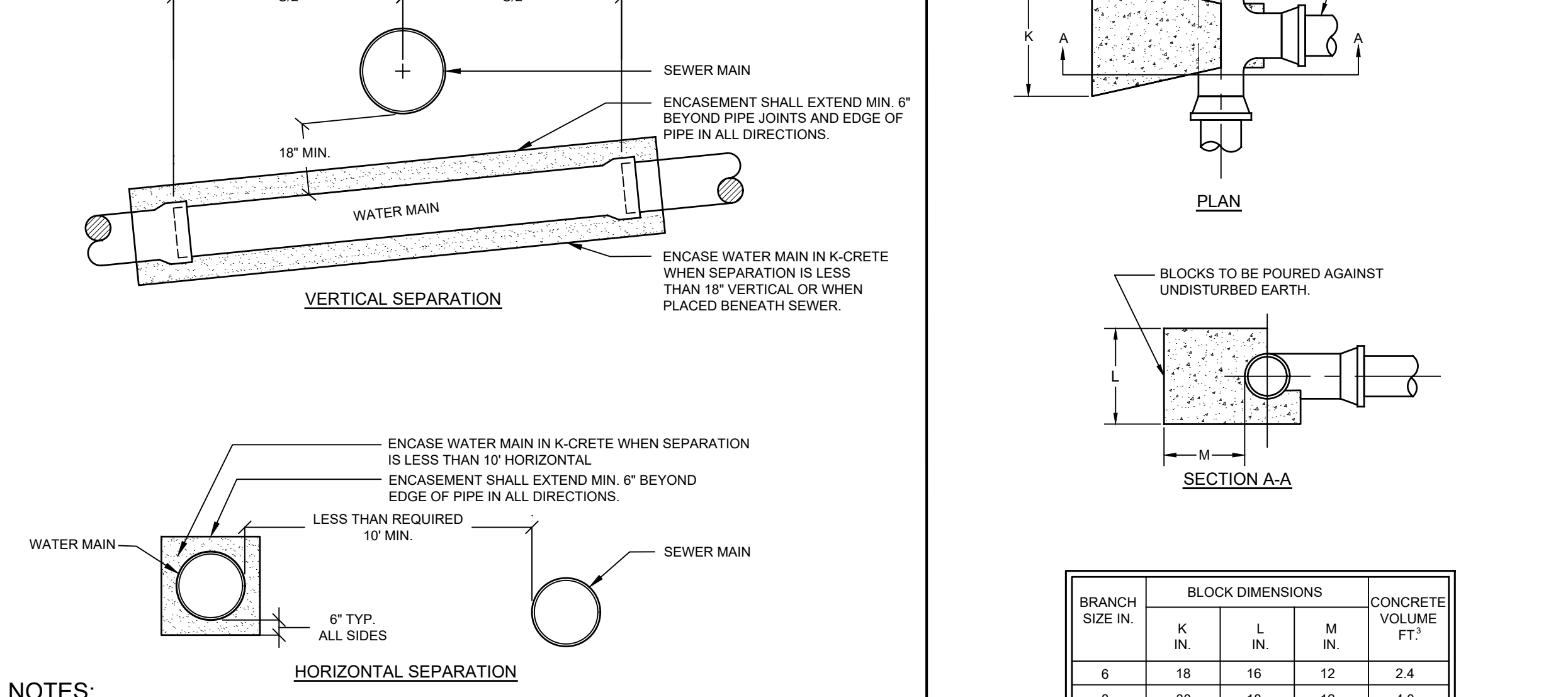
W-5 TEE AND GATE VALVE CONNECTION DETAIL
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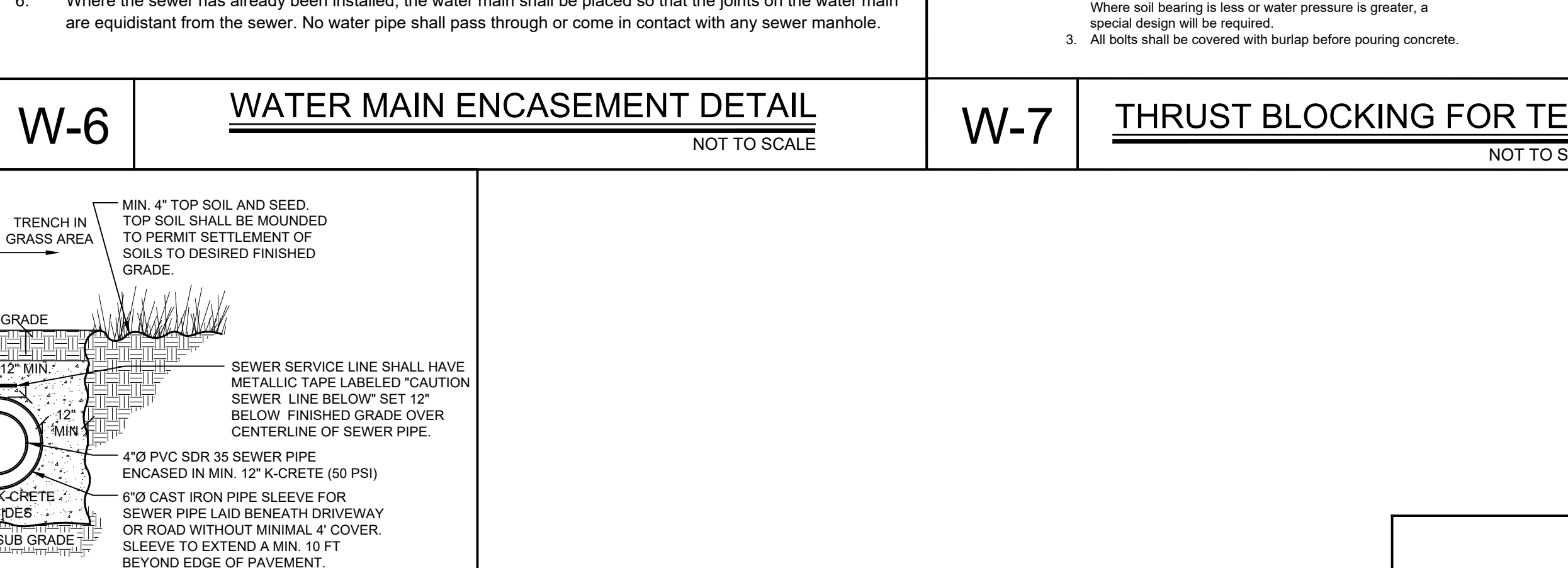
W-5 TEE AND GATE VALVE CONNECTION DETAIL
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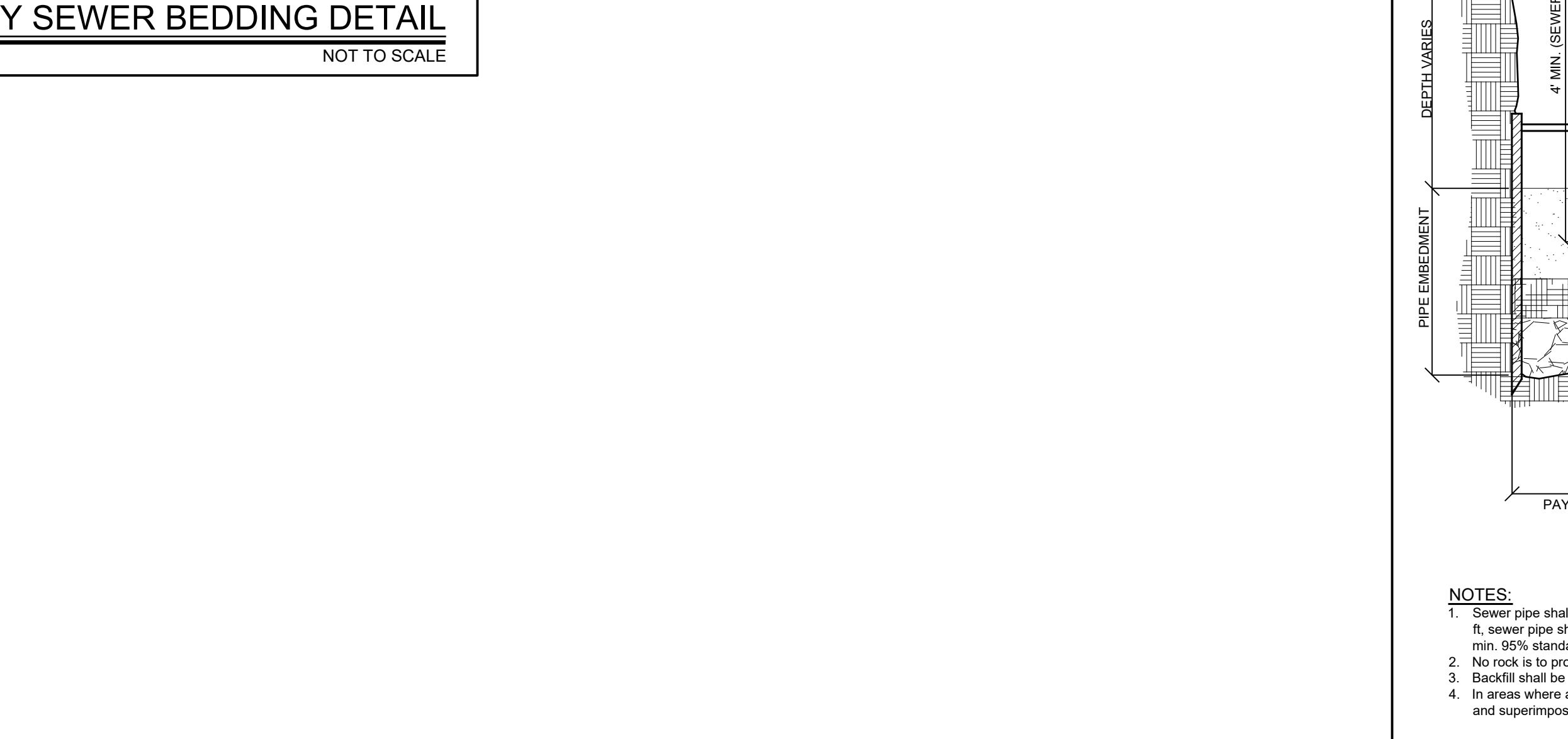
W-6 WATER MAIN ENCASEMENT DETAIL
NOT TO SCALE



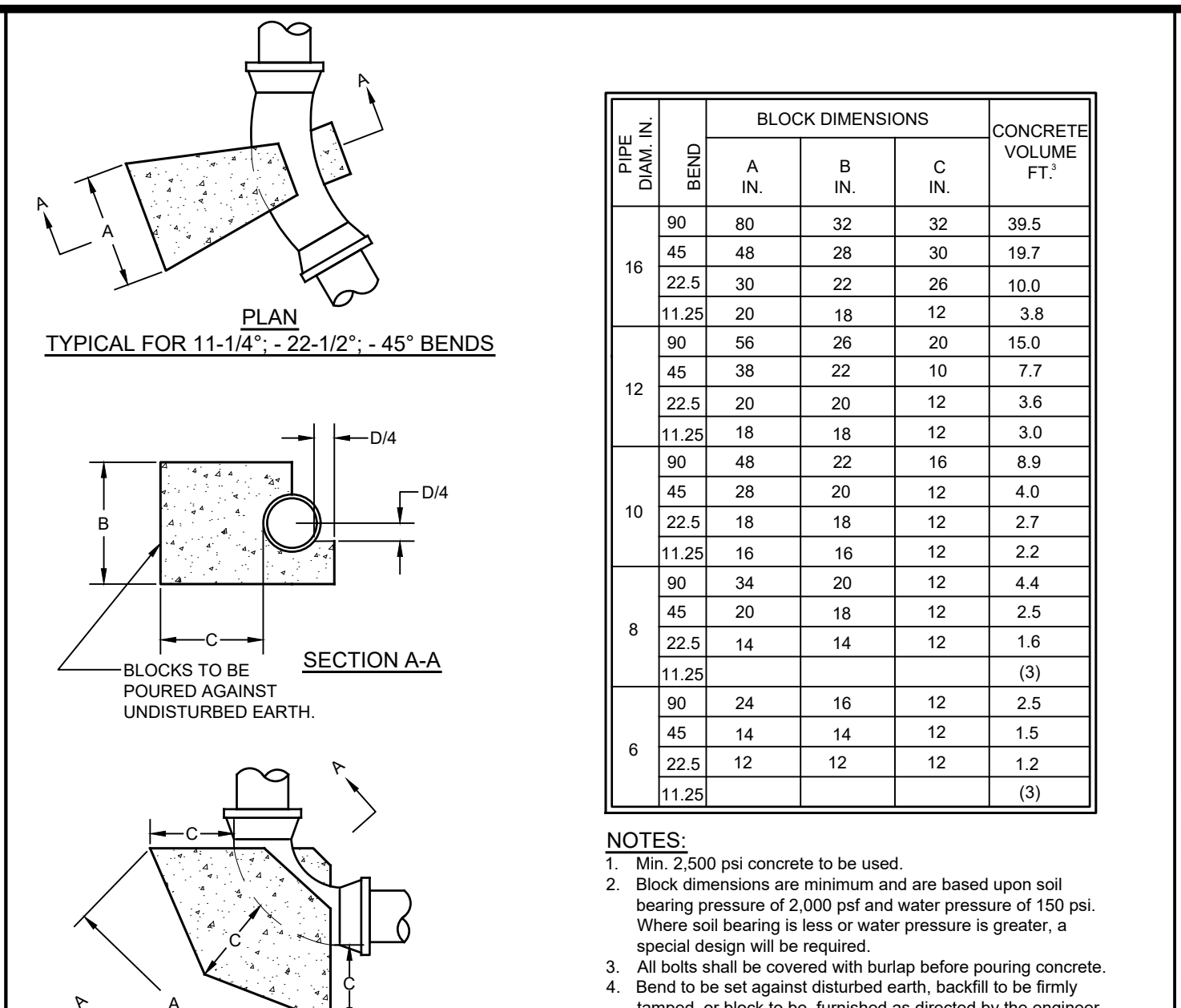
W-7 THRUST BLOCKING FOR TEES
NOT TO SCALE



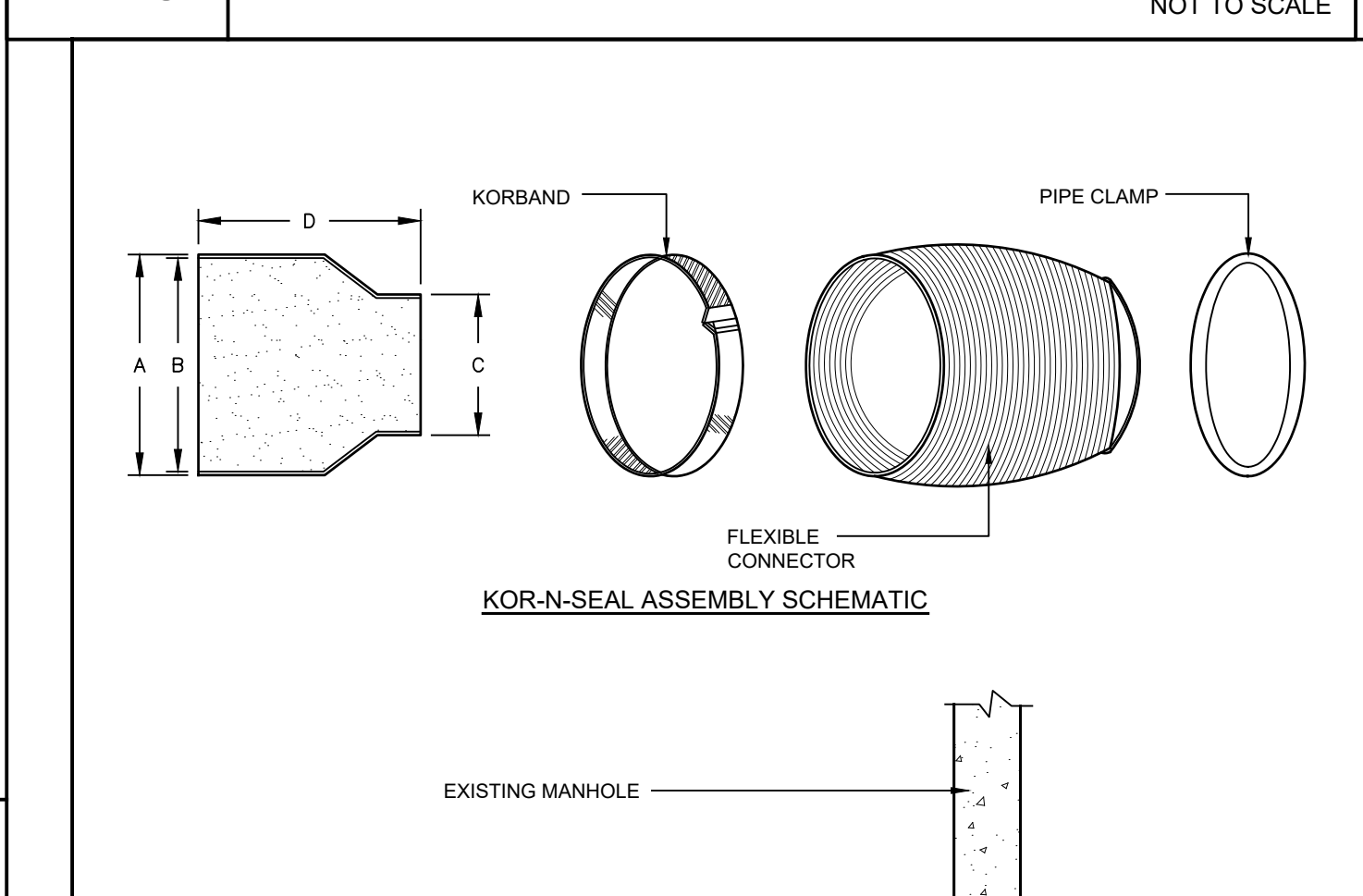
W-8 THRUST BLOCKING FOR HORIZONTAL BENDS
NOT TO SCALE



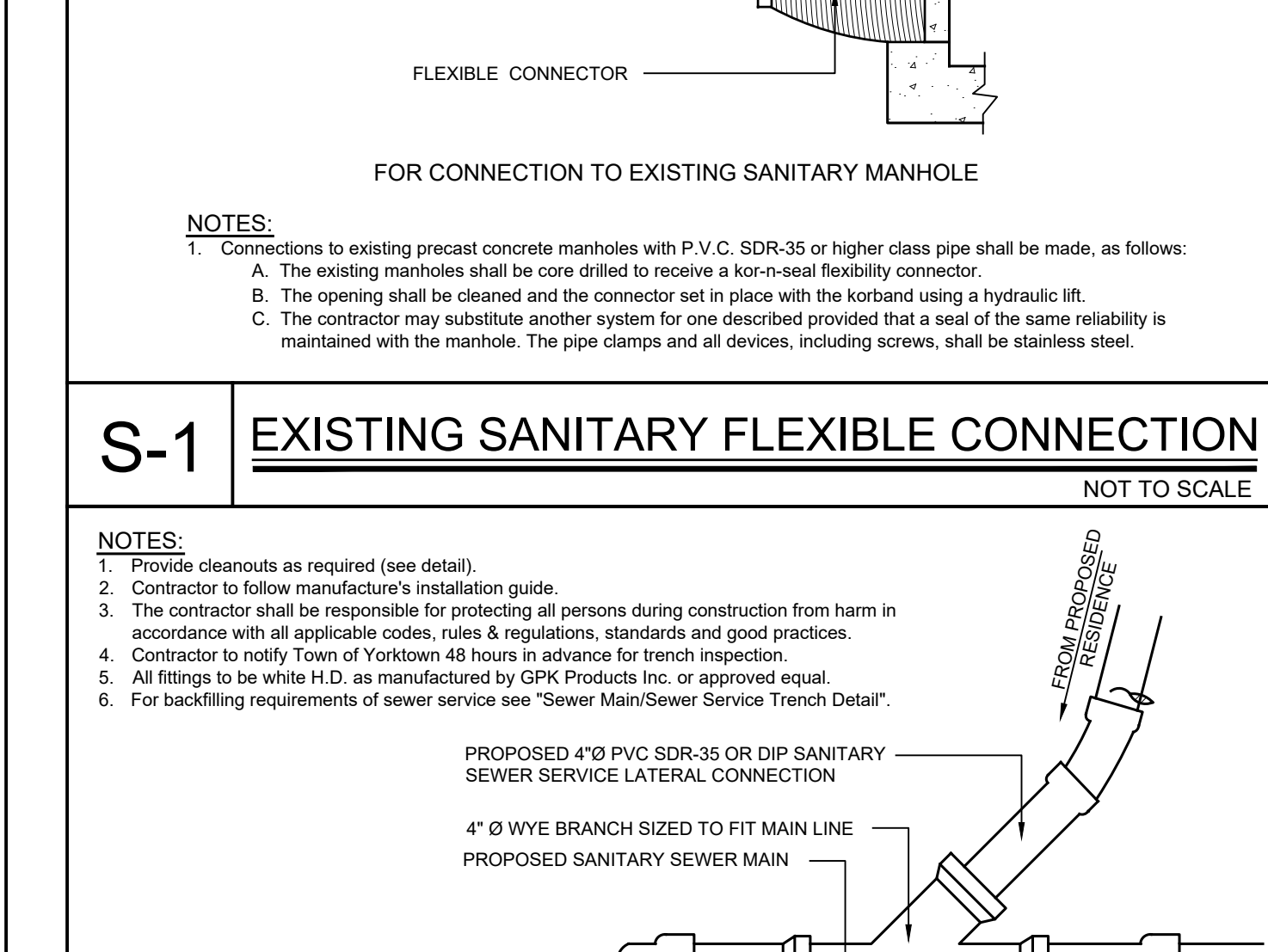
W-9 SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE



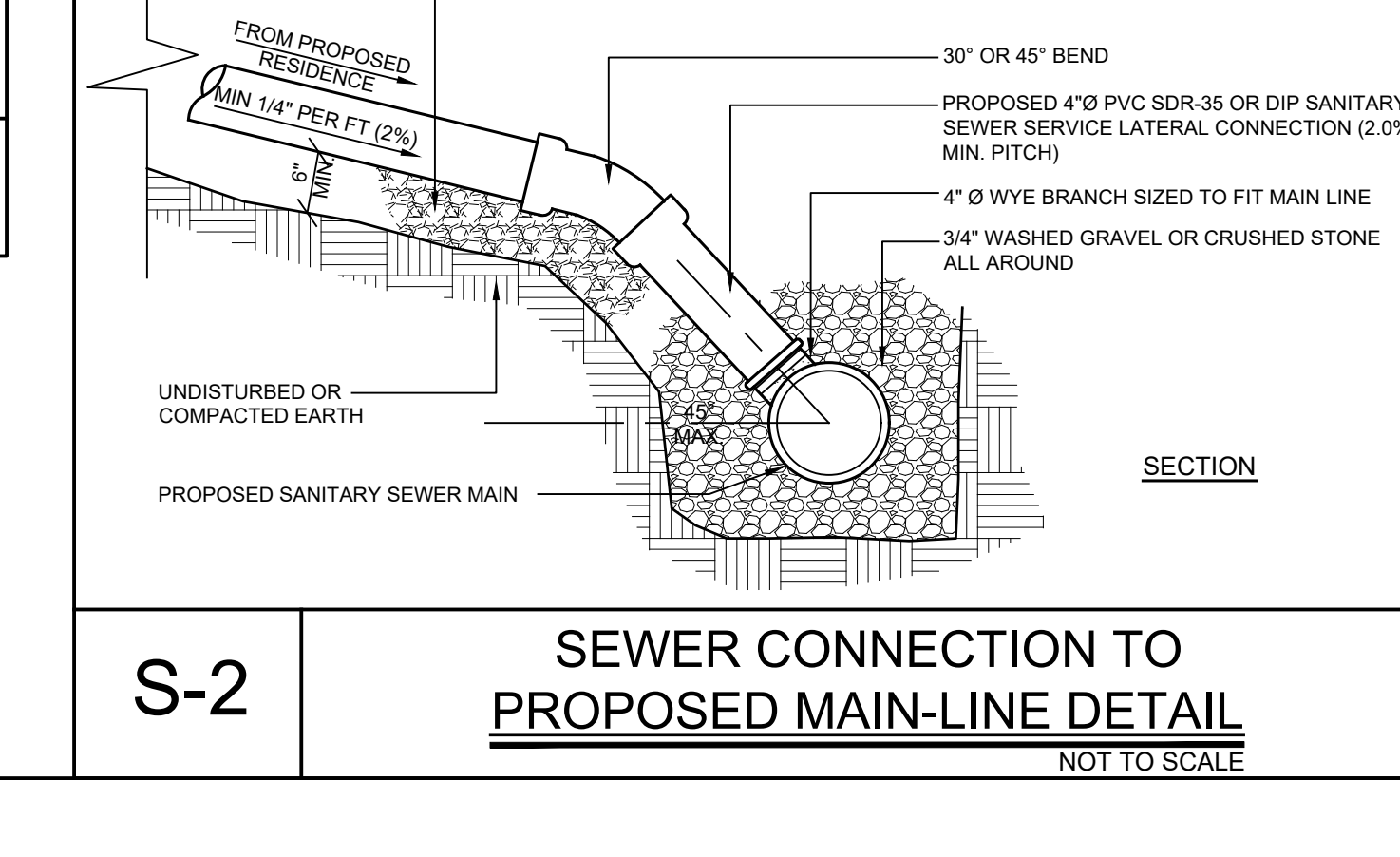
W-9 SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE



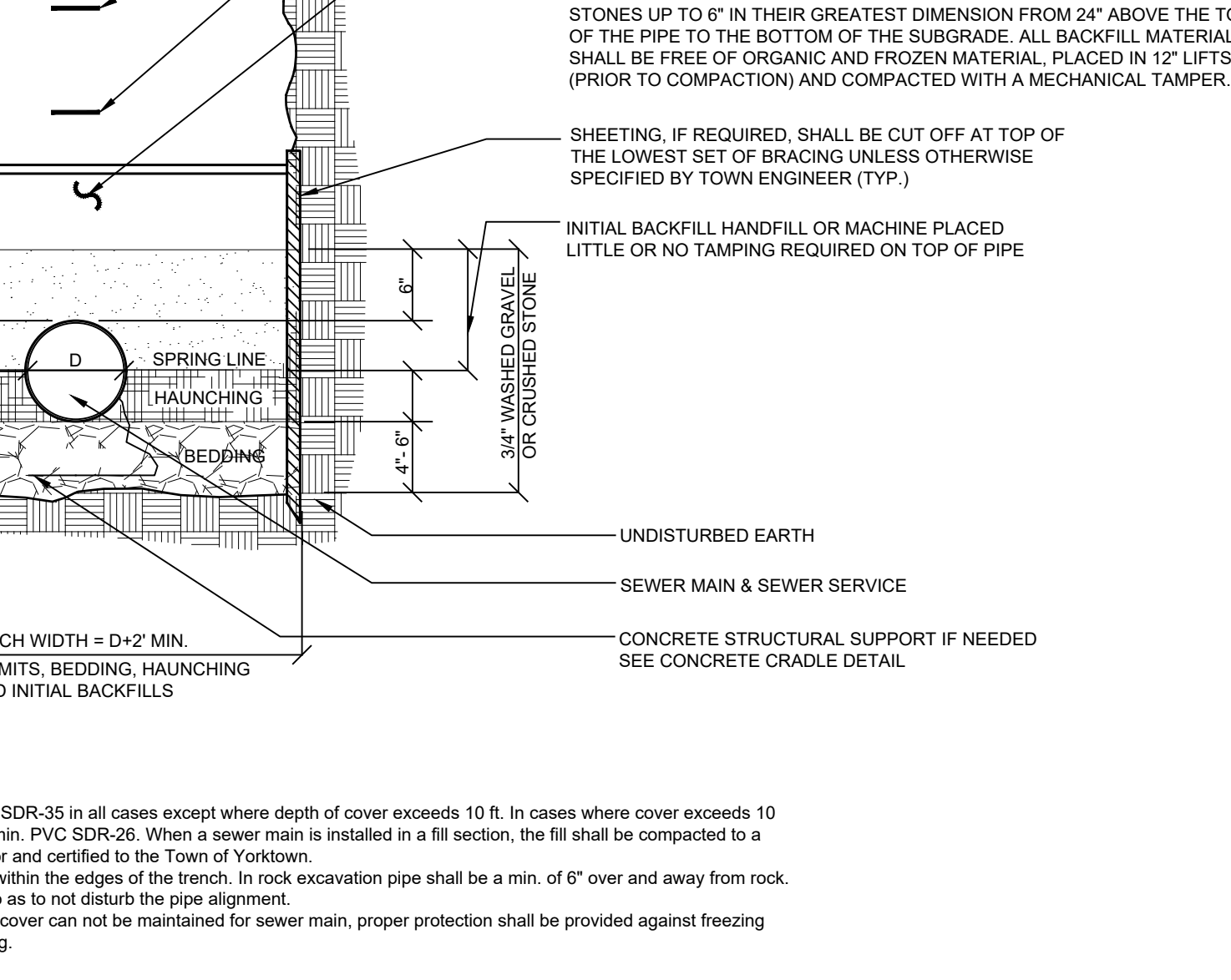
S-1 EXISTING SANITARY FLEXIBLE CONNECTION
NOT TO SCALE



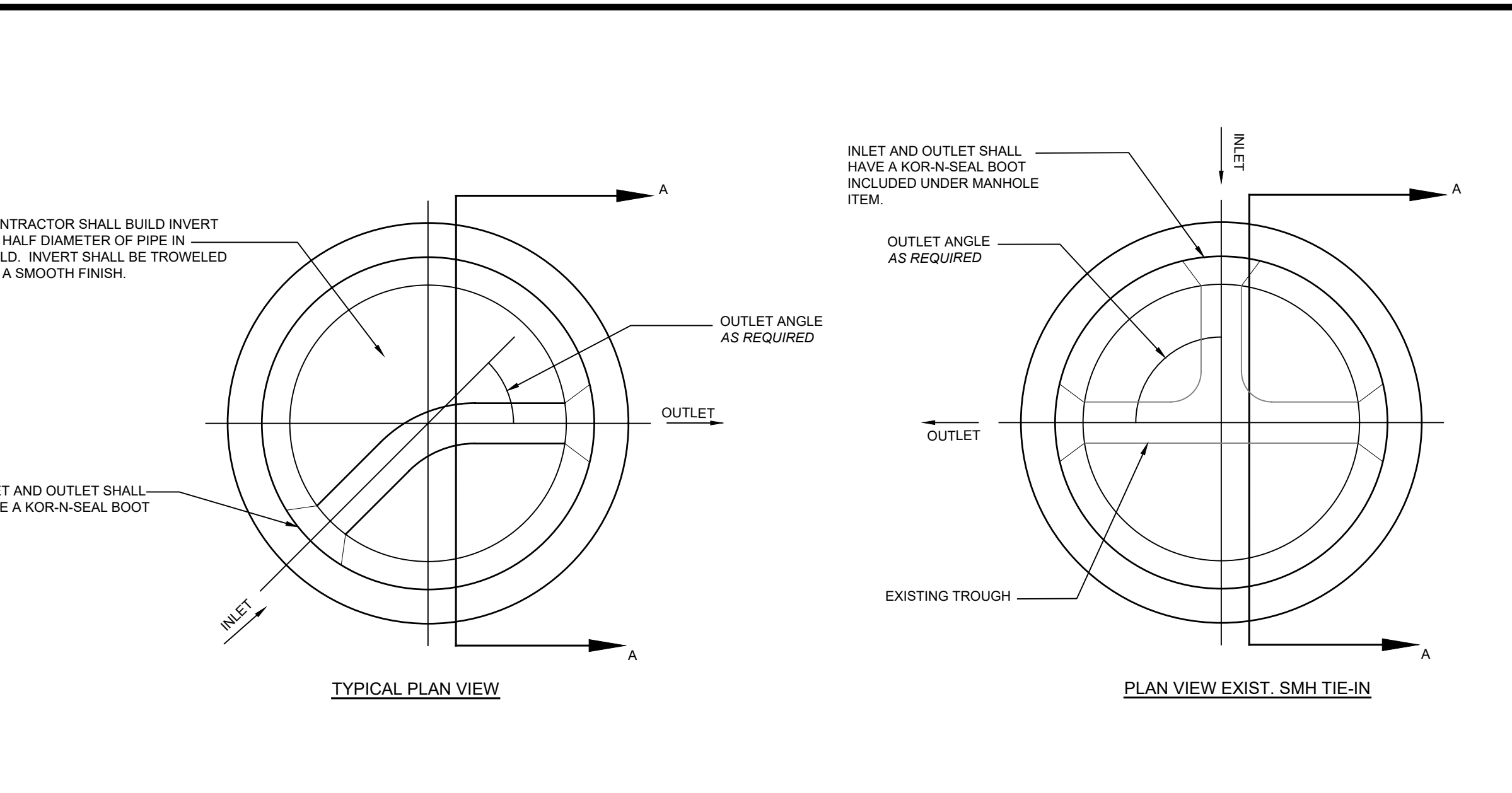
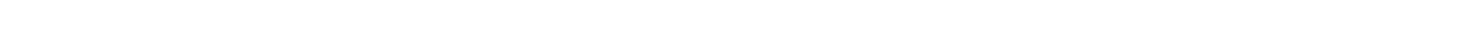
S-2 SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL
NOT TO SCALE



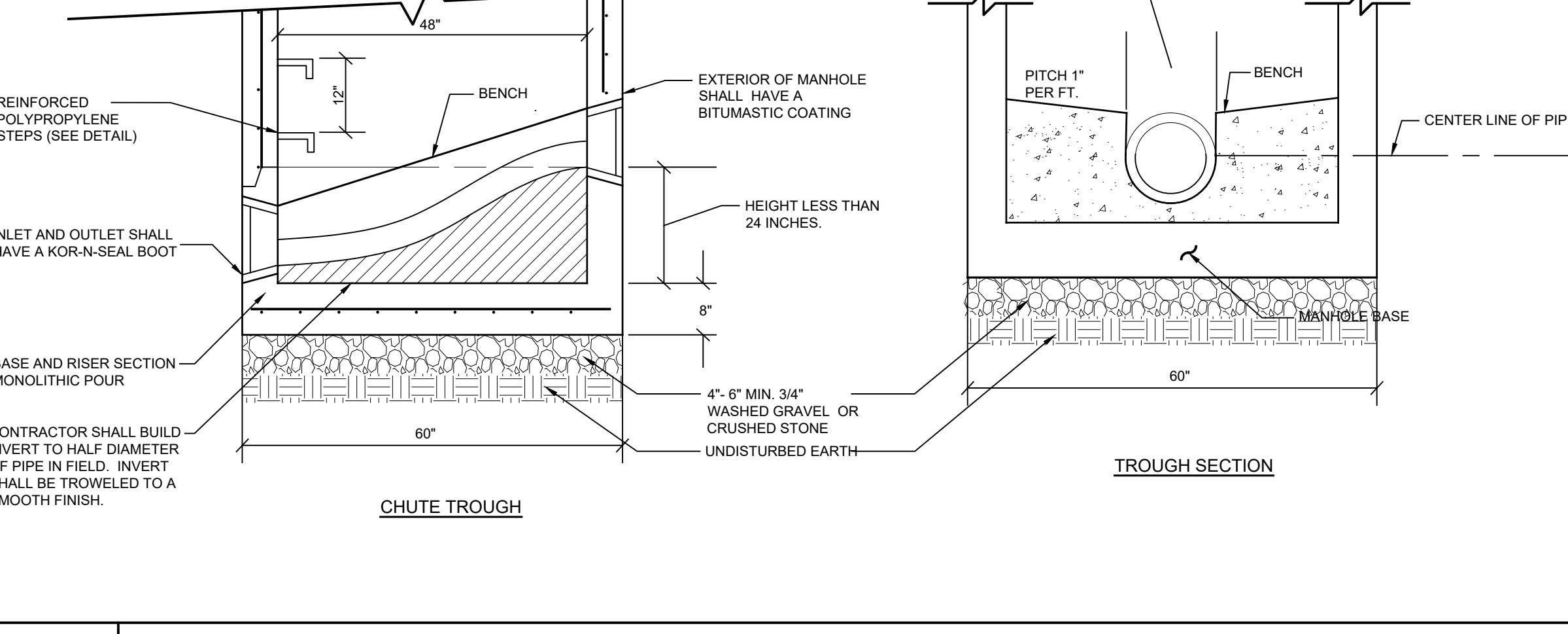
S-3 SANITARY SEWER BEDDING DETAIL
NOT TO SCALE



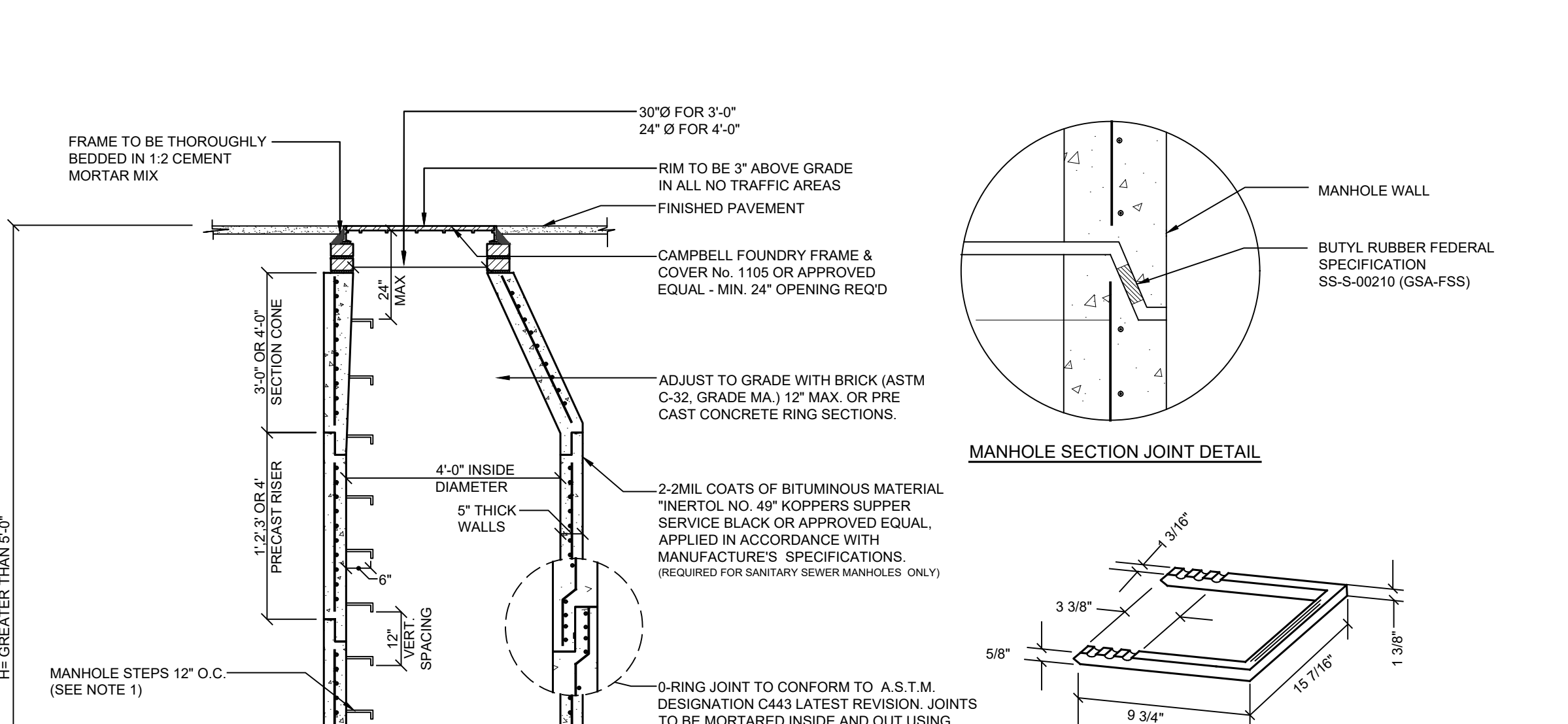
S-4 SEWER MAIN / SEWER SERVICE TRENCH DETAIL
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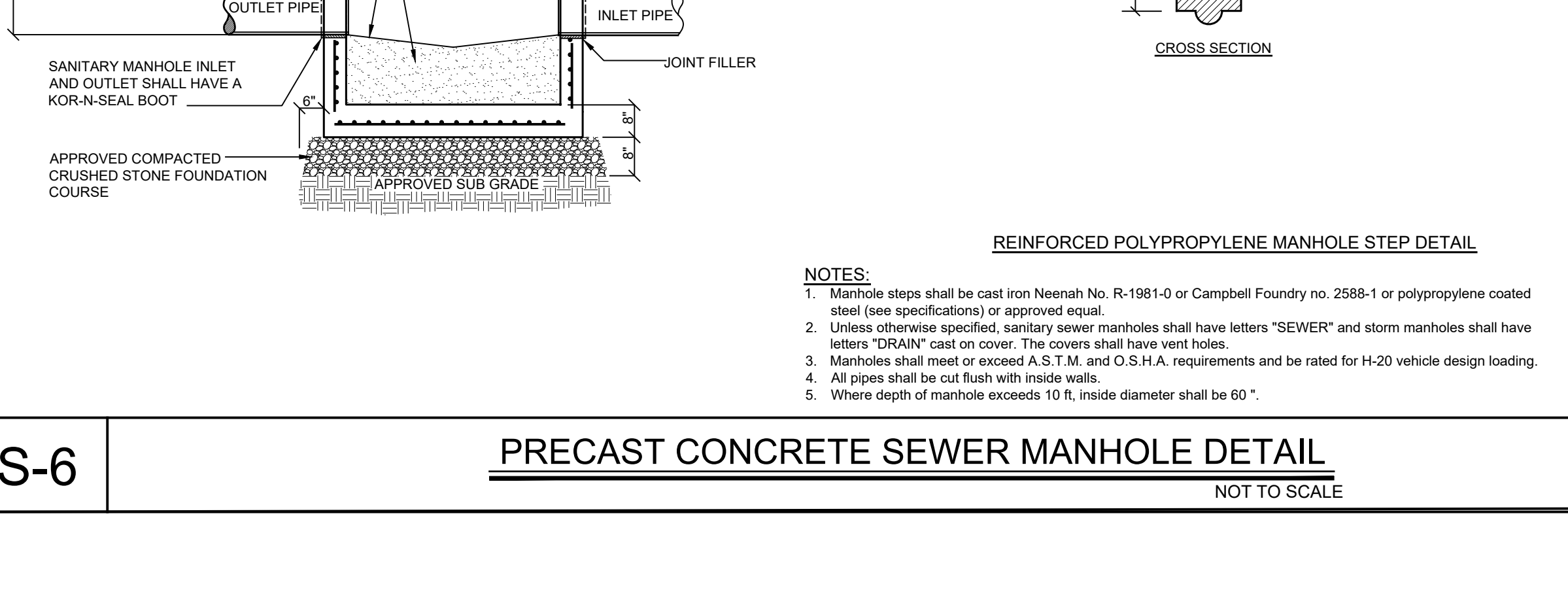
S-6 PRECAST CONCRETE SEWER MANHOLE DETAIL
NOT TO SCALE



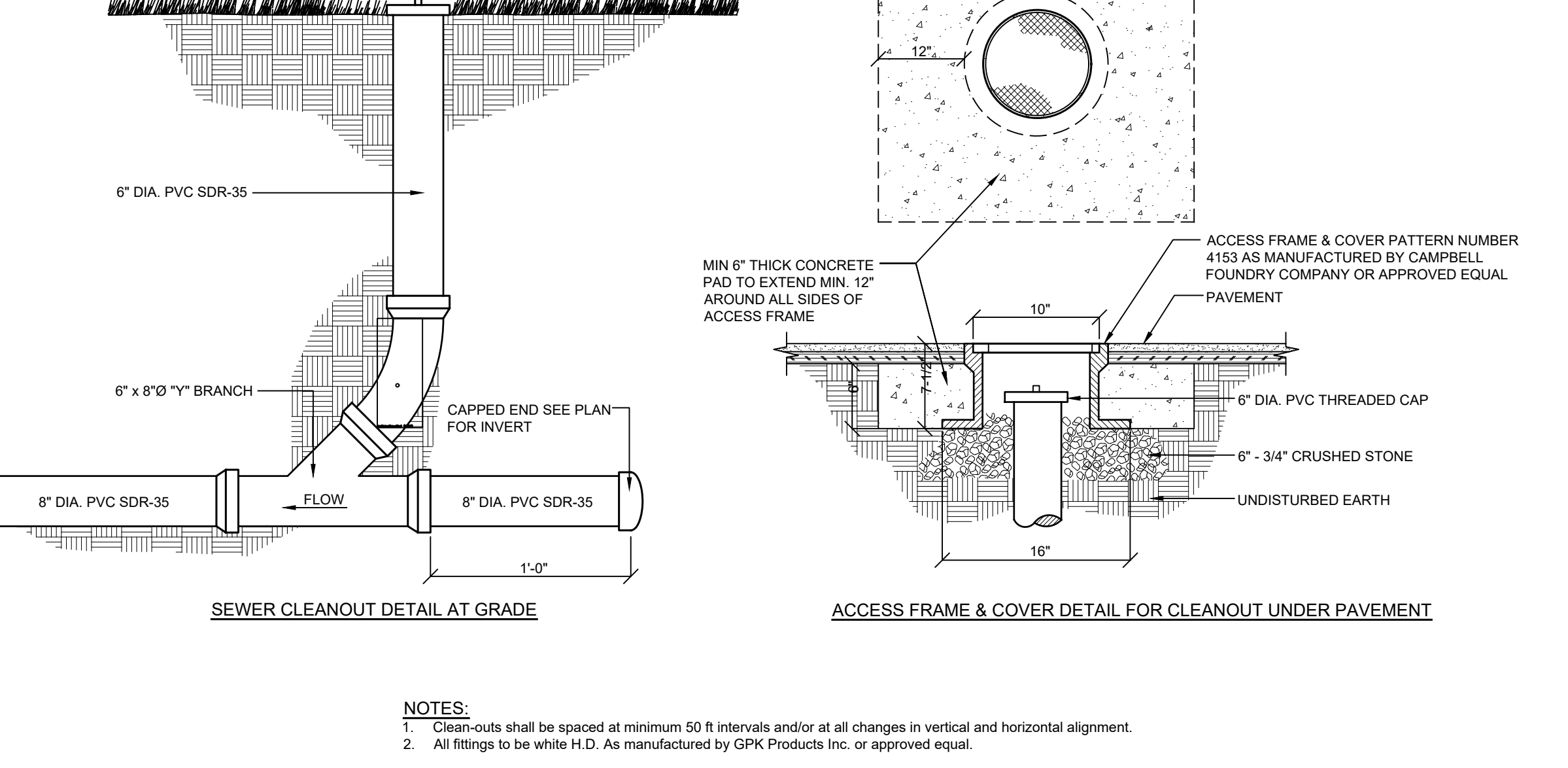
S-7 GRAVITY SEWER LATERAL CLEAN-OUT DETAIL
NOT TO SCALE



S-8 SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE



S-9 SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE

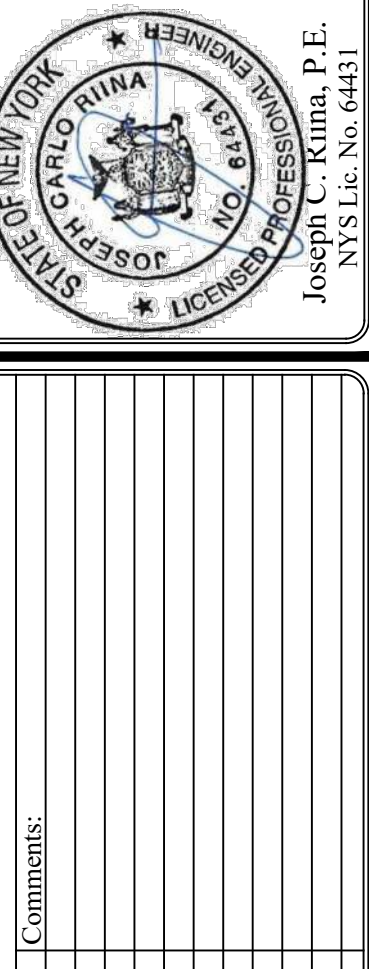


S-10 SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE

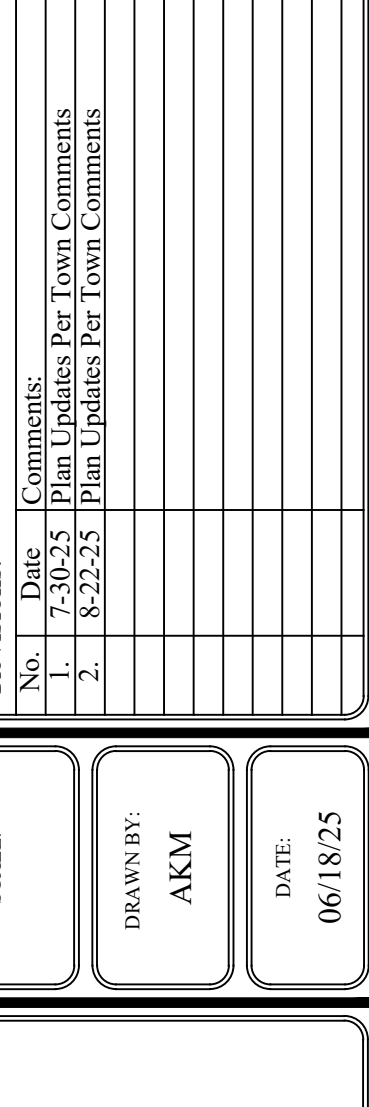


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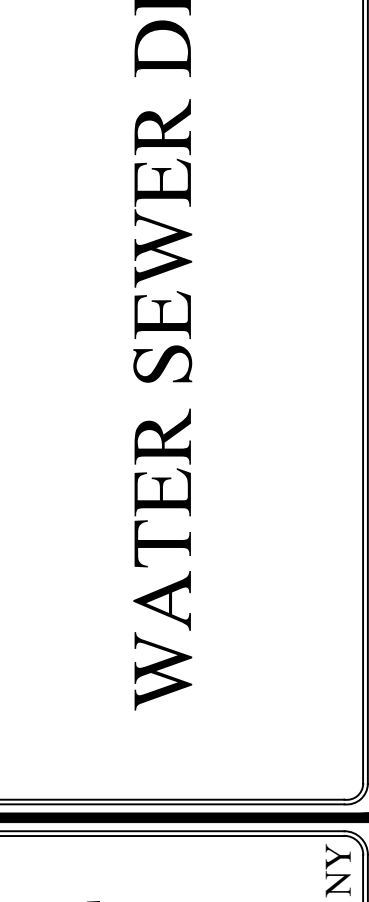
AMS YORKTOWN ACTIVE ADULT COMMUNITY



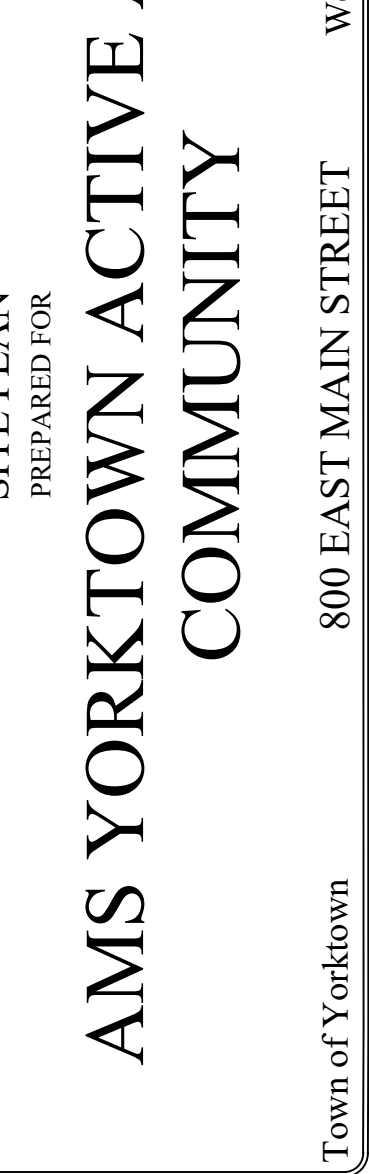
WATER SEWER DETAILS



SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE







SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE



SEWER MAIN / SEWER SERVICE TRENCH DETAIL
NOT TO SCALE



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