

**SITE DATA:**

**OWNER / DEVELOPER:** JOHN AND ELAINE KINCART  
 1643 MAXWELL DRIVE  
 YORKTOWN, NY 10598

**PROJECT LOCATION:** 1643 MAXWELL DRIVE  
 YORKTOWN, NY 10598

**EXISTING TOWN ZONING:** R1-20, SINGLE FAMILY RESIDENTIAL

**PROPOSED USE:** FLEXIBILITY STANDARDS SECTION 15.20, BLOCK 3, LOT 6

**TOWN TAX MAP DATA:** SITE AREA: 24.3 ACRES (1,068,508 SF)

**SEWAGE FACILITIES:** PUBLIC SEWER

**WATER FACILITIES:** PUBLIC WATER FACILITIES

**LOCATION MAP**  
NOT TO SCALE

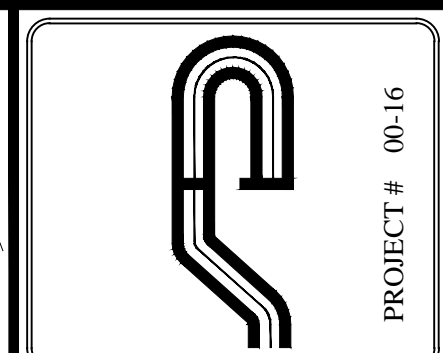
**ZONING SCHEDULE:**

ZONING DISTRICT: R1-20, ONE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>			
MINIMUM LOT AREA :	20,000 S.F.	> 20,000 S.F.	NONE
MINIMUM LOT WIDTH:	100 FT.	> 100 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	> 100 FT.	NONE
MINIMUM ROAD FRONTAGE:	100 FT.	> 100 FT.	NONE
MINIMUM USABLE FLOOR AREA:	800 S.F.	> 800 S.F.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	40 FT.	> 40 FT.	NONE
SIDE YARD SETBACK:	15 FT.	> 15 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	> 40 FT.	NONE
REAR YARD SETBACK:	40 FT.	> 40 FT.	NONE
<b>SUPPLEMENTARY YARD DIMENSIONS:</b>			
ACCESSORY BUILDING:			
FRONT YARD SETBACK:	40 FT.	> 40 FT.	NONE
SIDE YARD SETBACK:	15 FT.	> 15 FT.	NONE
COMBINED SIDE YARD SETBACK:	10 FT.	> 10 FT.	NONE
REAR YARD SETBACK:	10 FT.	> 10 FT.	NONE
<b>MAXIMUM HEIGHT:</b>			
PRINCIPAL BUILDING - FEET:	35 FEET	> 35 FEET	NONE
ACCESSORY BUILDING - FEET:	15 FEET	--	NONE
<b>MAXIMUM LOT AREA TO BE OCCUPIED:</b>			
BUILDING COVERAGE:	25%	< 25%	NONE
<b>SUPPLEMENTARY REGULATIONS</b>			
MINIMUM OFF-STREET PARKING:	1 SPACE	≥ 1 SPACE	NONE

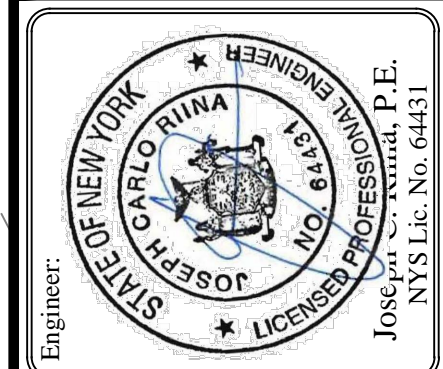


**NOTE:**  
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DONALD J. DONNELLY LAND SURVEYOR, P.C., DATED 6/18/1992, LAST REVISED 5/3/2007. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



**Site Design Consultants**  
 Civil Engineers • Land Planners  
 251-F Underhill Avenue, Yorktown Heights, NY 10598  
 (914) 962-4488 - Fax: (914) 962-7386  
 www.sitedesignconsultants.com



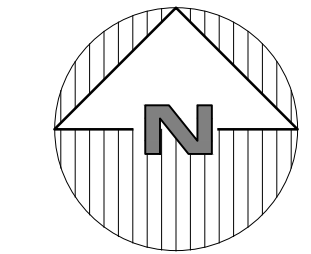
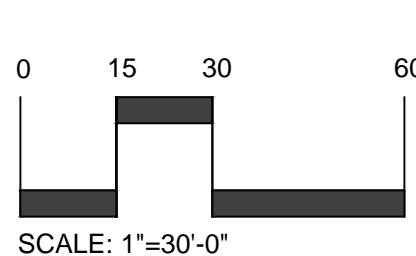
Revisions:	No.	Date	Comments
1.	9/29/22		PB Accept Layout

SCALE:	1" = 30'
DRAWN BY:	CS
DATE:	7/6/22

**SITE PLAN**

PRELIMINARY SUBDIVISION PLAN  
 PREPARED FOR  
**DORCHESTER GLEN**  
 1643 MAXWELL DRIVE  
 Town of Yorktown  
 Westchester County

Sheet 1 of 1



PROJECT # 00-16

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