

# 11 MAPLE AVENUE, ARMONK, NY



## AVAILABLE 2 STORY OFFICE AND RETAIL COTTAGE

- » Central Business - Armonk 2 Zone
- » 5 dedicated parking spaces

- » New central HVAC system, windows, and ADA compliant ramp.

**A TRUE EXCLUSIVE...**  
**CALL FOR THE  
DETAILS!**

**AGENTS:**  
**TYLER LYMAN**  
203.529.4639  
tl@truecre.com

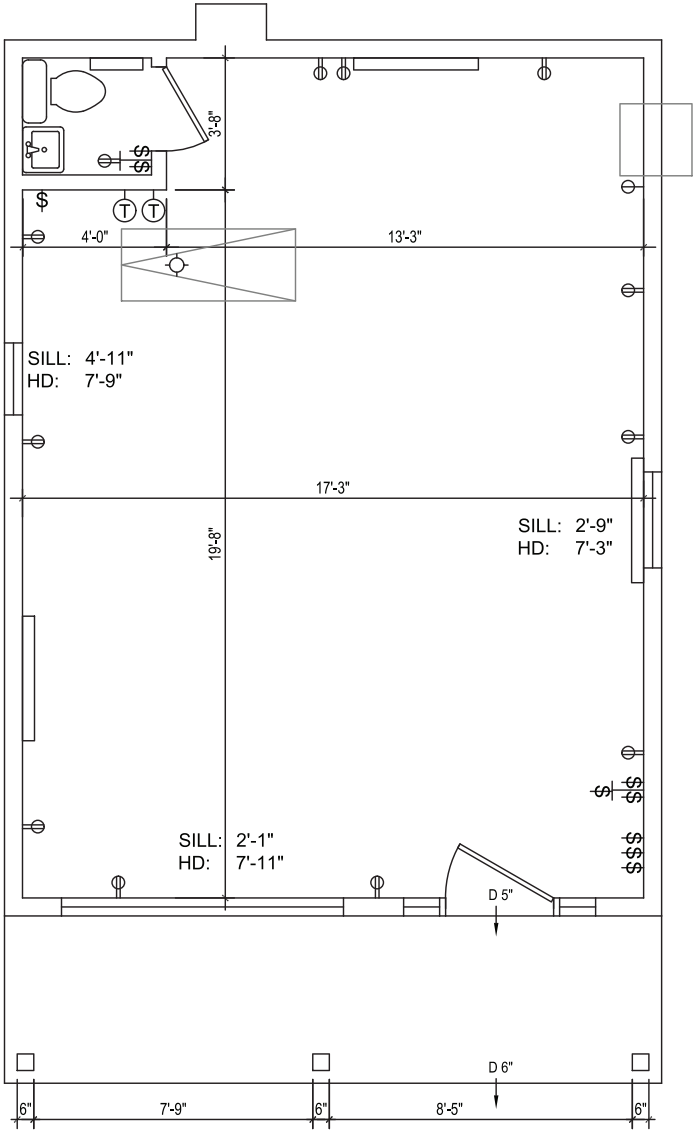
**WES CRAFT**  
203.522.7484  
wc@truecre.com

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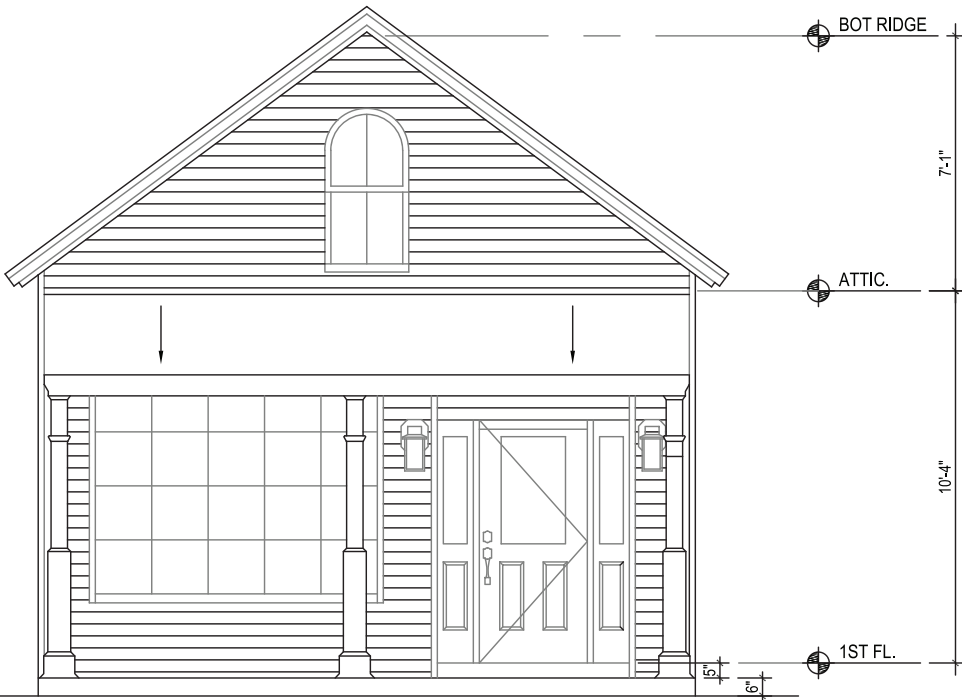






Cottage Fl. Plan

1/4" = 1'-0"



Cottage North Elev.

1/8" = 1'-0"

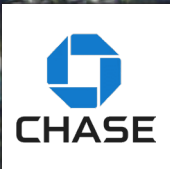
<p>A use marked with an asterisk (*) is subject to conformance to additional standards as set forth in Article VII.</p> <p>Non-residential and multifamily uses are subject to site plan approval and performance standards in accordance with Article., VIII and X. Standards shown are minimum requirements, unless otherwise noted. Any use not specifically listed shall be deemed to be prohibited. Dimensions are in feet, unless otherwise noted.</p>		
District	Permitted Principal Uses	Permitted Accessory Uses (only in conjunction with a permitted principal use)
1	2	3
<b>CB-A Central Business Armonk</b>	<p>1. Any non-residential uses permitted in an R-5 District, as permitted and regulated therein.</p> <p>2. Stores and shops for the conduct of retail business not exceeding 5,000 square feet of floor area.</p> <p>3. At least 20%, but not more than 40% of the total floor area physically located within CB-A District shall consist of multifamily dwellings located on the second story. At least 20% of dwellings physically located within the CB-A District shall be designated and set aside as AFFH pursuant to § 355-241 of the Town Code.</p> <p>4. Theaters and clubs, in completely enclosed buildings.</p> <p>5. Personal service establishments, except those offering dry-cleaning services that are not connected to a public sewer system.</p> <p>6. Banks and businesses.</p> <p>7. Professional officers.</p> <p>8. Studios.</p> <p>9. Restaurants, taverns, cafes, and bakeries not exceeding 5,000 square feet of floor area.</p> <p>*10. Public utility exchanges or substations.</p> <p>*11. Restaurants, taverns, cafes, and bakeries not exceeding 5,000 square feet of floor area.</p> <p>*12. Stores and shops for the conduct of retail business exceeding 5,000 square feet of floor area.</p> <p>*13. Multifamily dwellings located on the first floor only when the first floor of the building is actively used, on the street, with retail and/or other suitable uses as determined by the Town Board.</p> <p>14. Carry out restaurants.</p>	<p>1. Any accessory buildings or uses customarily incidental to a permitted use.</p> <p>2. The parking and locating of motor vehicles in accordance with Article IX.</p> <p>3. Signs in accordance with § 355-16.</p> <p>4. Necessary lighting of business and parking areas.</p> <p>*5. Outside display and sales, subject to the requirements of § 355-40F.</p> <p>6. Three or fewer coin-operated amusement devices.</p> <p>7. Solar energy collectors, subject to the requirements of Chapter 258.</p> <p>8. Dish antennas, subject to the requirements of § 355-15.</p> <p>9. Outdoor dining pursuant to Chapter 218.</p> <p>10. Electric vehicle charging stations.</p>
<b>CB-A2 Central Business Armonk 2</b>	1. Any uses permitted in a CB-A District, as permitted therein.	1. Accessory uses as permitted in a CB-B District.
<b>§ 355-57. Schedule of Off-Street Parking Requirements</b>	A. Off-street parking spaces shall be provided as follows, except that the Town Board or Planning Board may modify these provisions as a condition of the issuance of a special permit according to the provisions of §§ 355-33 through 355-40: [Amended 4-23-1993 by L.L. No. 2-1993 ; 9-23-1993 by L.L. No. 8-1993 ; 5-10-2006 by L.L. No. 9-2006 ; 7-26-2006 by L.L. No. 12-2006 ; 12-13-2006 by L.L. No. 26-2006 ; 12-5-2006 by L.L. No. 25-2006 ; 9-10-2007 by L.L. No. 18-2007 ; 5-28-2008 by L.L. No. 8-2008 ; 7-13-2011 by L.L. No. 6-2011 ; 8-28-2012 by L.L. No. 5-2012 ; 8-14-2013 by L.L. No. 6-2013 ; 5-14-2014 by L.L. No. 1-2014 ; 9-13-2017 by L.L. No. 5-2017 ; 4-12-2023 by L.L. No. 4-2023]	
	Use	Minimum Off-Street Parking (spaces)
	Accessory apartments	1 for each bedroom
	1- and 2-family dwellings	2 for each dwelling unit
	Middle-income dwelling units and AFFH units	1 for each dwelling unit, plus 1/2 for each bedroom
	Senior citizen dwelling units	1 for each dwelling unit, plus 1/2 for each bedroom, plus 10% visitor parking
	Other multifamily dwelling units	2 for each dwelling unit, plus 1/2 for each bedroom in excess of 2, plus 10% visitor parking
	Banks	1 for each 150 square feet of gross floor area

<b>§ 355-57. Schedule of Off-Street Parking Requirements</b>	Golf or country clubs	1 for each 3 members, plus 1 for each 3 seats in the meeting and/or dining rooms
	Barbershops and beauty shops	1 for each 100 square feet of gross floor area; 3 minimum
	Clubs, other than golf or country clubs	1 for each 5 members or each 200 square feet of gross floor area or for each 3 seats at maximum capacity, whichever unit of measure is most appropriate to the customary use thereof as determined by the Planning Board
	Grocery, convenience stores or supermarkets	1 for each 150 square feet of gross floor area
	Gasoline service stations	1 per employee on the largest work shift, plus 3 for each service bay
	Libraries or museums	1 for each 300 square feet of gross floor area, plus 1 per employee on the largest work shift
	Recreation facilities	1 for each 200 square feet of gross floor area of that part of the recreation facility other than that consisting of water surface area for a swimming pool or courts for racquet sports 1 additional for each 75 square feet of gross water surface area for a swimming facility 3 additional for each tennis, handball, racquetball or other type of court for a racquet sports facility 1 additional for each employee on the largest work shift
	Day spas	1 for each 200 square feet of gross floor area
	Professional offices or home occupations permitted in a residential district	2 in addition to spaces required for the residential use, except that there shall be 4 for each medical or dental practitioner in addition to spaces required for the residential use
	Motels	1 for each guest sleeping room and in addition 1 for each 600 square feet of nonrentable floor space exclusive of basements
	Places of worship, theaters, auditoriums, athletic fields or other places of public assembly	1 for each 3 seats or, in places without seats, 1 for each 100 square feet of floor space used for public assembly
	Bowling alleys	4 for each bowling lane
	Nursing homes	1 for each 3 patient beds and 1 for each employee, including medical, nursing and service staff
	Retail or service businesses	1 for each 200 square feet of gross floor area
	Nursery businesses	1 for each 150 square feet of gross floor area, plus 1 for each 1,500 square feet of outdoor sales or display area; for a nonretail nursery or greenhouse area, 1 per employee, plus 1 for each commercial vehicle garaged on the lot
	Restaurants and cafeterias	1 for each 3 seats or 1 for each 75 square feet of gross floor area, whichever is greater
	Cabarets, bars and fast-food restaurants	1 per employee on the largest work shift, plus 1 for each 50 square feet of gross floor area
	Accessory wine bars and cafes	1 for each 150 square feet of gross floor area
	Carry-out restaurants	1 for each 200 square feet of gross floor area
	Professional or business offices or studios (other than accessory to a residential use)	For uses with less than 75,000 square feet of gross floor area, 1 for each 250 square feet of floor area; for uses with 75,000 square feet or more of gross floor area, 1 for each 300 square feet of gross floor area, except in an OB District, where 0.9 per employee, but not less than 1 for each 350 square feet of gross floor area
	Funeral homes	1 per employee, plus 1 per 50 square feet of gross floor space in assembly rooms, plus 1 for each commercial vehicle garaged on the lot
	Medical, dental or veterinary offices	1 per employee, plus 4 for each practitioner maintaining an office
	Manufacturing or industrial uses	1 per employee on the largest work shift, but not fewer than 1 per 375 square feet of gross floor area, plus 1 for each commercial vehicle garaged on the lot

§ 355-57. Schedule of Off-Street Parking Requirements	Wholesale, utility or uses	1 per employee on the largest other similar commercial work shift, but not fewer than 1 per 750 square feet of gross floor area, plus 1 for each commercial vehicle garaged on the lot
	Warehouse or storage uses	1 per employee on the largest work shift, but not fewer than 1 per 1,200 square feet of gross floor area, plus 1 for each commercial vehicle garaged on the lot
	Day-care centers	1 for every 5 children, as determined by the maximum number of children that may attend the facility, and 1 for each staff member. For daycare centers which will have more than 125 students, the parking requirements may be reduced to 1 space per 8 children. For facilities where vans are used for staff transportation, applicants may apply at the time of their special use permit review for some reduction in staff parking.
	Family day-care centers and group family day-care centers	1 for every 6 children, as determined by the maximum number of children that may attend the facility, plus 1 for each staff member
	Taxi and limousine dispatch facilities	1 for each 250 square feet of gross floor area, plus 1 for each employee (including drivers) on the maximum shift
	Auto impound (tow storage)	1 for each 3,000 square feet of site area; all required offstreet parking shall be located outside of any secured vehicle storage area
	Assisted-living communities	Not less than 0.3 for each assisted-living unit therein, plus 1 for each employee on the maximum shift
	Fine arts instruction schools	1 for each 250 square feet of gross floor area
	Commercial dog care facility	1 for each 250 square feet of gross floor area
	Day camp	1 space per employee
B. Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed above shall be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use.		



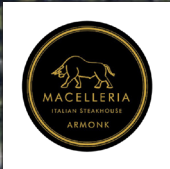
11 MAPLE AVENUE, ARMONK, NY



MAPLE AVE

ARMONK-BEDFORD ROAD

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ARMONK-BEDFORD ROAD

