

SITE0002
134 North 8th St. Lindenhurst, NY



ID	Street Address	Hamlet	Town	Acres	Gross Bldg Sq. Ft.	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
02	134 North 8 th St.	Lindenhurst	Babylon	0.33	4,400	Commercial	B- Residence	\$18,395	~\$250,000

This is an approximately 0.33 acre site, which consists of a one story building with a second story attic or vaulted ceiling. The site currently being utilized by Aldo's Auto and Marine, a service station.

The site is located within a mixed-use residential/commercial area and is bound by two vacant lots on either side, used for salvage and storage of boats. The surrounding properties are primarily low-rise commercial buildings, single family homes and vacant parcels. Major roadways in the area are, Sunrise Highway (1 mile) which is accessible to commercial and passenger vehicles, Montauk Highway (1 mile) which also allows commercial vehicles, Route 110 (2.3 miles) which also allows commercial vehicles, Southern State Parkway (6.1 miles) which is accessible by passenger vehicle only, and the Long Island Expressway (8.3 miles) which also allows commercial vehicles. Republic Airport is in the immediate area and provides corporate and charter air service to various destinations throughout the country. The Long Island Railroad Lindenhurst Station is 0.8 miles from the site and provides commuter service to New York City and to towns throughout Long Island. The site is also serviced by the Suffolk County Transit's S20 Bus line which connects to bus lines across Suffolk and Nassau County.

The property is currently legally owned by Aldo & Barbara Aleszyk and has been tax delinquent for multiple years but these liabilities have been transferred to the Suffolk County Comptroller's Office.

A Limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in February 2015, followed by a limited Phase II in October 2017. The assessments found multiple environmental conditions and recommended multiple remedial alternatives. Links to the downloadable reports can be found below.

- [Phase I Environmental Assessment](#)
- [Phase II Environmental Assessment](#)

Note: The SCLBC does not make any representation regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the site, environmental liability or any future development thereon.

Zoning and Reuse Opportunities

Zoning at the site is controlled by the Town of Babylon and is defined by Babylon Town Code as amended. The site is zoned as B-Residence

For a map showing area zoning, please refer to the end of this document.

B-Residence permits single-family residential use, however, the subject property is a pre-existing, non-conforming use, as a commercial auto/marine repair shop. For a list of permitted uses, please visit Babylon Town Code at <https://ecode360.com/6810798>

The SCLBC makes no representations or warranties concerning current or future zoning or the ability of the selected proposer to obtain variances or change of zone.

Surrounding Land Use

The Land use surrounding the site is primarily low-rise commercial buildings, single family homes and vacant land parcels. A map of the area land use is included at the end of this document.

Local Area Description – Lindenhurst CDP

The site is located in the Town of Babylon, which is the local zoning authority, and is within the Lindenhurst Census Designated Place. Relevant demographic Information can be found below.

	Suffolk County	Town of Babylon	Lindenhurst CDP
Population	1,495,803	213,805	27,074
Pop. Density (Persons Per Sq. Mi.)	1,640	4,087	7,248
Median Age	40.1	39.4	41.3
Number of Companies	159,640	16,663	2,323
% High School Graduate or higher	89.9%	87.5%	89.4%

Utilities and Access

Electric

SUFFOLK COUNTY LANDBANK CORPORATION
DETAILED PROPERTY DESCRIPTION – SITE 000 – 134 North 8th St. Lindenhurst

Electric connection is available at this site and is provided by PSEG-LI. The Condition of the electrical system in the industrial building is unknown.

Heating

Conditions of the onsite HVAC system are unknown.

Water

Public water in the area is provided by the Suffolk County Water Authority. Conditions of the plumbing system in the building itself are unknown.

Sewage/Sanitary

The site is connected to the municipal sewer system. Condition of the plumbing system within the building is unknown.

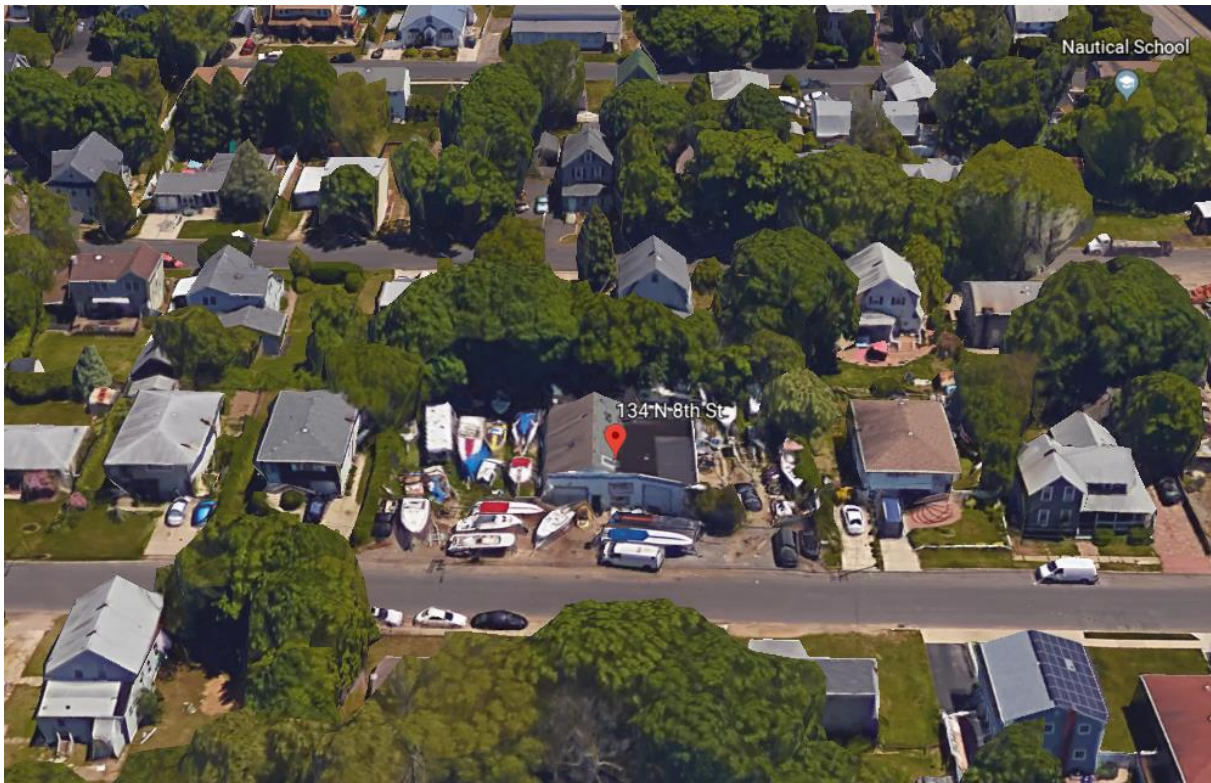


Street view along N. 8th St. (Subject on the Right)

SUFFOLK COUNTY LANDBANK CORPORATION
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Street view along N. 8th St. (Subject on the Left)



Overhead view