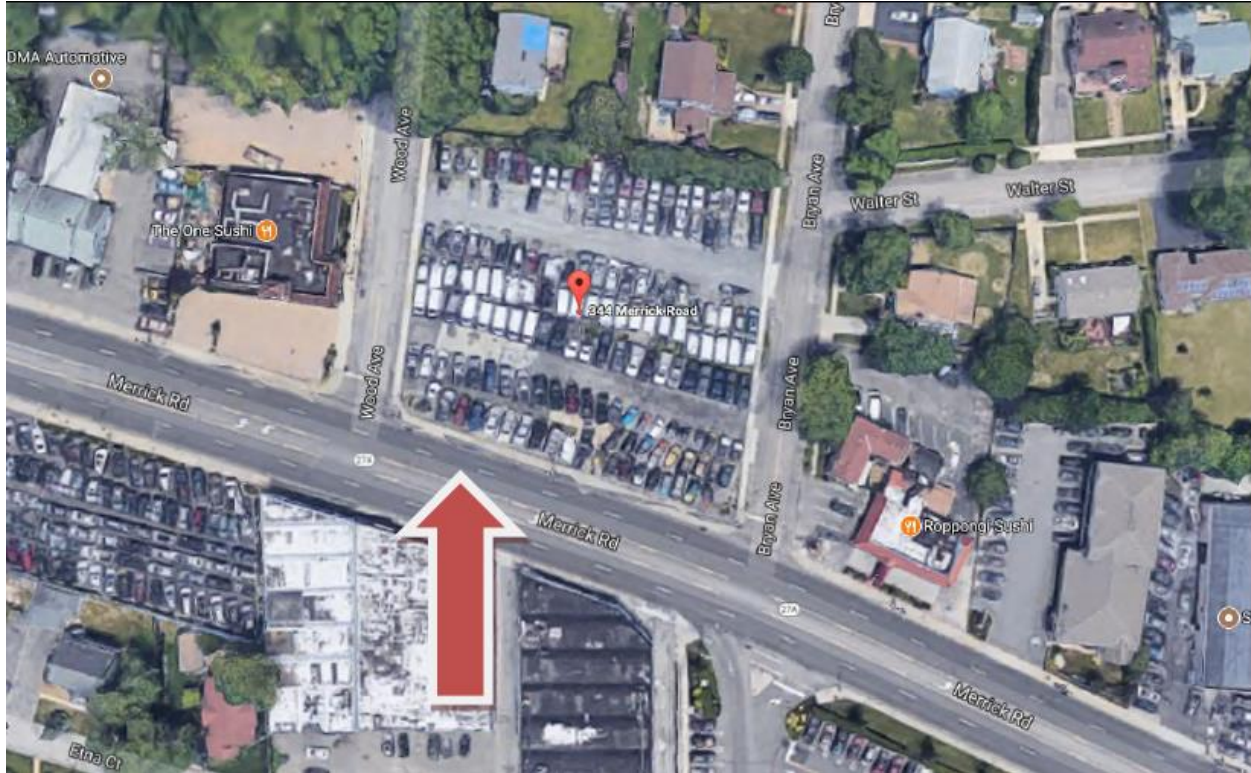


SITE 0028
344 Merrick Rd. Amityville, NY



ID	Street Address	Hamlet	Town	Acres	Gross Sq. Ft.	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
0028	344 Merrick Rd.	Amityville	Babylon	0.52	22,540	Commercial	Business – 2	\$28,165.91	\$150,000

This is an approximately 0.52 acre site that consists of an irregular shaped vacant lot which is currently being used as a vehicle storage area by Security Dodge and was previously used as a gas and service station.

The site is located within the town of Amityville and is zoned as Business – 2 under Amityville town code. The immediate surrounding area is a vibrant commercial district with a wide variety of shops, restaurants, offices and automotive and marine related businesses. The subject property is located on the North side of Merrick Rd with 196 feet of street frontage; Merrick Rd. is major commercial roadway which allows for high visibility. There is an excellent network of roadways in the area such as, Route 110 (0.5 miles) which is accessible by passenger and commercial traffic, Sunrise Highway (1.8 miles) which is accessible by passenger vehicle only, Southern State Parkway (3.5 miles) which is accessible by passenger vehicle only and the Long Island Expressway (8.6 miles) which is accessible by passenger and commercial traffic. The site is 1.5 miles from the Amityville Long Island Rail Road Station which offers

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DETAILED PROPERTY DESCRIPTION – SITE – 344 Merrick Rd.

commuter service to New York City and towns throughout Long Island. Bus transportation is provided by the MTSBA with routes connecting throughout Suffolk and Nassau counties.

The property is currently legally owned by COM-RAI Realty Co. and has been tax delinquent for multiple years; the total 2016/17 tax bill was \$28,165.91

A Limited Phase I Environmental Site Assessment (ESA) was performed on behalf of the SCLBC and the County in August 2014, followed by a limited Phase II ESA in June 2017. The assessments found multiple recognized environmental conditions and recommends that action be taken to remediate the impacted areas. Links to the downloadable reports can be found below.

- [Phase I Environmental Site Assessment](#)
- [Phase II Environmental Site 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 Incorporated Village of Amityville and is designated as Business–2. Business–2 allows for residential single-family dwellings and commercial office and retail development. Structures may be no more than 3 stories or 35 feet and shall not exceed 60% of the total lot area. For a comprehensive list of permitted uses, please visit Village of Amityville Code at: <https://ecode360.com/6941586>

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 surrounding the site is primarily commercial, consisting of low rise commercial buildings used for retail, office and local neighborhood commercial uses. Automotive related uses such as new and used car sales, auto body shops, gas stations with convenience stores and uses related to the marine and boat sale industry are also prevalent along Merrick Rd.

Local Area Description – Amityville Village CDP

The site is located in the Town of Babylon and within the Incorporated Village of Amityville Census Designated Place. Relevant demographic information can be found below:

	Suffolk County	Town of Babylon	Amityville Village CDP
Population	1,495,803	213,805	9,523
Pop. Density (Persons Per Sq. Mi.)	1,640	4,087	4,506
Median Age	40.1	39.4	45
Number of Companies	159,640	16,663	1,734
% High School Graduate or higher	89.9%	87.5%	94.3%

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Utilities and Access

Electric

Electric Connection is available at this site and is provided by PSEG-LI. The condition of the electrical system on the site is unknown.

Heating

Unknown

Water

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

Sewage/Sanitary

The site is currently not within a municipal sewer district. Condition of the septic system is unknown.



View of subject property from Merrick Rd.

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View of subject property from Wood Ave.