

1200 Montauk Hwy. Copiague, NY 11726

Tax Map Number 0100-192.00-02.00-016.000



This is an approximately 0.14 acre site, which consists of a 1,700 sq. ft. one story commercial building, currently operating as a pest control and tree service business.

The site is located in a mainly commercial area, and is bound to the east by a multi-tenant commercial building, and to the west by a physical therapy office. Residential homes border the site to the south. The site is located on Montauk Highway, which is a main commercial thoroughfare. Major highways in the area include the Southern State Parkway (4 miles), which is accessible by passenger vehicle only. The location is connected to transit via Suffolk County Transit's S20 and S31 bus lines, which, in turn, connect to the Long Island Railroad, 1.3 miles away.

The property has been tax delinquent since 2011; the 2016/2017 tax bill was \$13,220

A limited Phase I Environmental Site Assessment ("ESA") was performed on behalf of the SCLBC and the County in 2014, followed by a Phase II ESA in 2016. The assessments found multiple environmental conditions which will require remediation. Links to the downloadable reports can be found below. The estimated cleanup cost associated with this site is \$82,000

- [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 Town of Babylon and is defined by Babylon Town Code as amended. The site is zoned as E-Business.

E-Business provides for a wide range of commercial uses. Additional uses may be permitted via special exception by the Babylon Town Board, Planning Board, and/or Zoning Board of Appeals. For a list of permitted uses, please visit Babylon Town Code at: <http://ecode360.com/6811055>

The permitted Floor Area Ratio (“FAR”) for E-Business is 0.60. While it is anticipated that many of the uses identified as appropriate for this Site will be accommodated under E-Business zoning, proposals that require special permits, or zoning changes will also be considered. Proposers should clearly demonstrate an understanding of the public approvals necessary for their proposals (including familiarity with Babylon Town Code), their technical capacity to obtain those approvals, and the process by which they will go about obtaining them.

The SCLBC has communicated with The Town of Babylon’s Department of Planning and Development, whom have indicated that this site is an undersized commercially-zoned property with a 1949 permit for a “Storage and Supply Building,” which is no longer a permitted use under Town code.

Re-development options at this site are limited due to parking requirements.

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 mixed residential and commercial. A map of the area land use with 2012 data is included in at the end of this document.

Local Area Description – Deer Park CDP

The Site is located in the Town of Babylon, which is the local zoning authority, and is within the Copiague Census Designated Place. Relevant demographic information can be found below:

	Copiague CDP
Population	22,772
Pop. Density (Person Per Sq. Mi.)	7,116
Median Age.	40.9
Number of Companies	n/a
% High School Graduate or Higher	79.8%

Utilities and Access

Electric

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

Natural gas service is available in proximity to this location and is provided by National Grid. 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 located within the Southwest Sewer District. There is an onsite sanitary system requiring remediation and closure.

