

SITE 0006
61 Cabot St. West Babylon, NY



ID	Street Address	Hamlet	Town	Acres	Gross Bldg Sq. Ft.	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
6	61 Cabot St.	West Babylon	Babylon	0.44	7,500	Commercial / Industrial	G – Industrial	\$37,195	

Note: Opportunity for this site to be bundled with neighboring property 60 Dale St.

This is an approximately 0.44 acre site located in West Babylon; the subject site is improved with a detached one story masonry industrial building built over a slab. The building has three overhead doors, around 7% office space, 14 foot ceilings and is considered to be in satisfactory condition. This property has been used for numerous commercial and industrial endeavors throughout the years and is currently vacant with the exception of a small office in the North West corner.

The site is a regularly shaped parcel located on the east side Cabot Street approximately 486+ feet north of Edison Avenue in the Community of West Babylon, Town of Babylon, Suffolk County, New York. The site has a frontage of 100+ linear feet along Cabot Street and contains a total area of approximately 19,166+ Sq. Ft. or .44+ Acres. The area immediately surrounding the subject property is a mix of commercial and industrial uses. Major roadways in the area include; Southern State Parkway (0.9

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Miles), which is accessible to passenger vehicles only, Route 110 (3 miles), which also allows commercial vehicles, the Long Island Expressway (5.3 miles), which also allows commercial vehicles, Sunrise Highway (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 Rail Road Farmingdale station (4.1 miles) provides commuter rail service to the area with connections throughout long Island and New York City. The site is also serviced by the Suffolk County Transit bus line which connects to bus lines across Suffolk and Nassau County.

The property is currently owned by Spectrum Funding Co. and has been in tax arrears for several years.

A Limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in July 2016, followed by a limited Phase II in January 2018. The assessments found recognized environmental conditions and recommended 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 G-Industrial.

For a list of permitted uses, please visit Babylon Town Code at <https://ecode360.com/6811220>

Note: 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.

Local Area Description – West Babylon, CDP

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

	Suffolk County	Town of Babylon	West Babylon
Population	1,495,803	213,805	43,213
Pop. Density (Persons Per Sq. Mi.)	1,640	4,087	5,540
Median Age	40.1	39.4	40.6
Number of Companies	159,640	16,663	
% High School Graduate or higher	89.9%	87.5%	88.8%

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

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 not connected to a municipal sewer system. Condition of the plumbing system within the building is unknown.

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