

Site: 620 and 628 Shore Road, Lindenhurst, NY



Street Address	Hamlet	Town	Acres	Gross Bldg. Sq. Ft.	Current /Past Use	Zoning	Current Property Taxes	Estimated Clean Up Cost
620 Shore Rd.	Lindenhurst	Babylon	.24	2,500	Auto repair/ Salvage	Commercial	\$16,617	\$20,000
628 Shore Rd.	Lindenhurst	Babylon	.26	-	Vehicle storage	Commercial	\$4,126	

The property at 620 Shore Rd. is a rectangular shaped lot covering approximately 0.24 acres, currently containing a one-story commercial building, a detached two-car garage, a rear and side yard. The Subject Property is currently in-use as an auto repair shop/vehicle dismantling facility. To the South of the property is a .26 acre unimproved lot, 628 Shore Rd., which is being used for vehicle storage.

The property was developed with the existing one-story commercial building in 1953. The Subject Property is bordered to the north by Lane Street, and beyond by a vacant commercial building; to the east by a residential dwelling; and to the west by Shore Road and beyond by Strongs Creek.

The property is currently legally owned by Francis and Mary Smith and has been tax delinquent since 2006. The 2017/2018 tax bill was \$16,617 for the property at 620 Shore Rd. and \$4,126 for the property located at 628 Shore Rd.

A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in 2017, followed by a limited Phase II ESA in 2018. The assessments found multiple environmental conditions and recommended multiple remedial alternatives. Links to the downloadable reports can be found below.

SUFFOLK COUNTY LANDBANK CORPORATION
DETAILED PROPERTY DESCRIPTION — 620 & 628 Shore Rd. Lindenhurst, NY

[Phase I Environmental Site Assessment 620 Shore Road](#)

[Phase II Environmental Site Assessment 620 Shore Road](#)

[Phase I Environmental Site Assessment 628 Shore Road](#)

[Phase II Environmental Site Assessment 628 Shore Road](#)

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 Commercial

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

Please visit Babylon Town Code at: <http://ecode360.com/6811055>

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 –

	Suffolk County	Town of Babylon	Lindenhurst
Population	1,495,803	213,805	27,234
Pop. Density (Persons Per Sq. Mi.)	1,640	4,087	7.568
Median Age	40.1	39.4	42.3
Number of Companies	159,640	16,663	n/a
% High School Graduate or Higher	89.9%	8.5%	89.4%

The Site is located in the Town of Babylon, which is the local zoning authority, and is within the Lindenhurst Census Designated Place.

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

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