

# FOR SALE

**581 MERRICK RD  
LYNBROOK, NY**

**ABOUT THE SUBJECT PROPERTY**

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## OFFERING SUMMARY

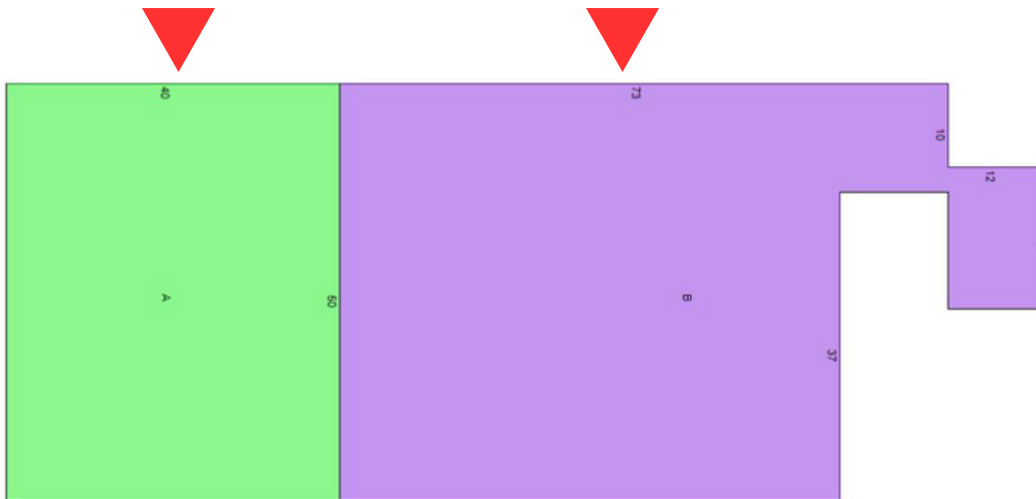
<b>Building Size:</b>	+/-5,373 SF
<b>Lot Size:</b>	+/- .16 Acres
<b>Year Built:</b>	1929
<b>Stories:</b>	1
<b>Drive-In</b>	1
<b>Ceiling Height:</b>	13'
<b>Zoning:</b>	Commercial
<b>List Price:</b>	\$1,555,000

## HIGHLIGHTS

- Located in Western Nassau with easy access to Queens
- New Housing Development being built .5 miles away
- High Traffic Volume - Over 20,000 Cars a Day
- On-Site Parking + Street Parking
- Corner Property
- Close proximity to the Lynbrook Train Station
- Retail/ Warehouse
- Great for an Owner User or an Investor

Retail

Warehouse



# Permitted Uses

## □ § 252-29 Permitted uses.

[Amended 11-20-1967 by Ord. No. 67-8; 1-22-1979 by L.L. No. 1-1979; 4-7-1980 by L.L. No. 3-1980]

A. In a Commercial District, no building or premises shall be used, and no building shall be erected or altered, which is arranged, intended or designed to be used for other than one or more of the following uses:

- (1) All uses allowed in Dwelling A, B and C Districts.
- (2) Any retail or wholesale business or wholesale sample room, except that which is expressly prohibited by this chapter.
- (3) Banks, offices or studios.
- (4) Bake shops or bakeries where bread, bread rolls or cake, or both products, are baked or sold at retail on premises only.
- (5) Bowling alleys, billiard parlors or recreational uses not otherwise prohibited by this chapter, subject to approval of the Board of Trustees pursuant to Article **XV** of this chapter, after notice and public hearing.  
[Amended 4-18-1994 by L.L. No. 4-1994]
- (6) Dry cleaning, limited to taking orders, pickup and delivery, cleaning process excluded.
- (7) Laundrettes, to be permitted only as and when the Village has sewers.
- (8) Mortuaries, undertaking or embalment parlors.
- (9) Restaurants, tearooms or lunch counters.
- (10) Showrooms for the display or sale of motor vehicles, with the right to have as an accessory use thereof a repair shop with or without gasoline service for the servicing of cars, provided that the gasoline is in tanks underground, and provided further that all the aforesaid are housed in a permanent structure complying with the Building Code<sup>(1)</sup> requirements of the Village, and provided further that the portion of the premises used for the repair shop is limited to 75% of the area of the ground floor showroom. Not more than two pumps for the service of gasoline may be installed or used and they must be contained inside the building.  
[<sup>1</sup>] Editor's Note: See Ch. **81**, Building Construction.
- (11) Tailor repairs with hand spot-cleaning accessory thereto, wholesale cleaning process excluded.
- (12) (Reserved)<sup>(2)</sup>  
[<sup>2</sup>] Editor's Note: Former Subsection A(12), which listed recreational uses not otherwise prohibited by this chapter as permitted uses, was repealed 4-18-1994 by L.L. No. 4-1994.
- (13) A warehouse of fireproof construction, as provided in Article **XVI** of Chapter **81** of the Code of the Village of Lynbrook, to be not over two stories high, for the storage of furniture and household effects.
- (14) Multiple dwellings, subject to approval of the Board of Trustees, after public hearing and notices.
- (15) Retail and wholesale fish markets or retail fish departments in supermarkets, subject to the approval of the Board of Trustees after a public hearing, pursuant to notice.
- (16) Notwithstanding any other provision of this chapter, a hotel will be permitted on a parcel of land situated on and abutting

- (a) Permitted uses. Hotel and accessory uses customarily incidental thereto, including, but not limited to, restaurants, cocktail lounges, bars, banquet halls, retail sales, meeting rooms and recreational facilities may be permitted pursuant to special use permit under § **252-116**.
- (b) Sleeping accommodations shall be designed for transient guests without cooking facilities.
- (c) Areas used for restaurant use, the sale of beverages for consumption on the premises, bars, meeting rooms, retail sales, banquet facilities, and recreational facilities shall be limited in such number and capacity so as to ensure their adequate functioning as subordinate and accessory uses to the hotel use. Each such nonsleeping area will require a separate certificate of occupancy.
- (d) There shall be no basement or cellar occupancy for living or sleeping quarters.
- (e) There shall be provision of twenty-four-hour front desk service for every day the hotel conducts its business.
- (f) Exterior signs will be permitted only pursuant to permit issued by the Building Department after review by the Architectural Review Board.
- (g) Structure height.
  - [1] Building height measured from curb level to the top of the parapet wall, or other point of maximum height of an exterior wall, shall not exceed 40 feet.
  - [2] Any elevator room, mechanical room or other such penthouse or bulkhead exceeding said maximum height of the exterior wall shall be permitted, provided the height of such structure does not exceed 10 feet and the area does not exceed 150 square feet.
- (h) Front, side and rear setbacks. No part of the building wall shall be constructed within 25 feet of any property Line of the subject parcel, except for permissible encroachments such as door or window canopies, marquees, or decorative features.
- (i) Parking. There shall be, on site, one parking space per guest room, plus one space per employee, plus additional spaces as required by § **252-54** of this chapter for any accessory restaurant, conference, or meeting room, public assembly, retail or office uses, where said accessory uses are intended for nonstaying guests. Notwithstanding the above, where the hotel operates in a manner where at least 35% of its guests arrive and depart by mass or group transportation, the Village Board, in acting on the special permit, may reduce the entire parking requirement for the hotel to no less than 0.8 parking space per guest room.
- (j) As part of the special use permit application process, an applicant will submit a site plan and landscape plan which must demonstrate adequate parking to comply with the requirements of Subsection **A(16)(i)** and **(n)** of this section and adequate landscaping to provide reasonable aesthetic screening of the parking areas commensurate with the conditions existing at and around the subject parcel. In its discretion, the Village Board may refer the landscaping site plan to the Architectural Review Board for an advisory opinion concerning the adequacy of the landscaping for purposes of screening as aforesaid. All areas of landscaping shall be provided with adequate irrigation by sprinkler systems and shall be maintained in a healthy condition so as to constitute continual adequate screening and an adequate aesthetic appearance.
- (k) No heating or air conditioning equipment or units shall extend through any exterior wall of the building other than vents which will be permitted, provided that such vents are near to flush to the exterior wall.
- (l) Dumpsters, as are required for the hotel, must:
  - [1] Be adequately screened so as to present a reasonably aesthetic appearance;
  - [2] Be situated on a raised platform consisting of an eight-inch concrete deck; and
  - [3] Be enclosed by a suitable fence which shall include gates for use by the trash removal truck and a separate gate for use by hotel personnel for depositing trash.
- (m) All exterior lighting shall be confined to the subject parcel and shall not unreasonably radiate into any adjoining parcel.
- (n) Before a special use permit is issued:
  - [1] The construction plans and site plans must be submitted to the Lynbrook Fire Department for evaluation. The Fire Department will submit a report to the Board of Trustees commenting on compliance with Code and accessibility for firematic purposes; and
  - [2] A parking plan must be submitted to the Building Department for approval. Said plan shall:
    - [a] Comply with accepted standards for the proposed use; and
    - [b] Display an acceptable scheme to limit parking use to hotel guests and/or livery vehicles.