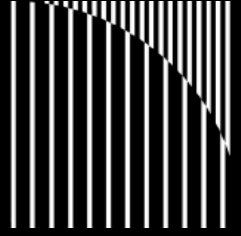


Available for Sale
1986* New York Avenue



Huntington Station, NY 11746

* Numerical address for geographical reference only. No postal address has been allocated to the property.

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1986* New York Avenue



Sale: \$375,000 | Double Lot

Front parcel

Section: 199 | Block: 0001 | Lot: 163

Zoning: C6 General Business District - TOH

Frontage: 75 ft

Depth: 70 ft

Lot Size: 5,250 sqft

Enhancements: None

Taxes: 2024 - \$3,269.36

Traffic: 18,205 VPD

Rear parcel

Section: 199 | Block: 0001 | Lot: 52

Zoning: C6 General Business District - TOH

Frontage: 75 ft

Depth: 30 ft

Lot Size: 2,250 sqft

Enhancements: None

Taxes: 2024 - \$1,819.35

Traffic: 18,205 VPD

Combined Data

Frontage: 75 ft

Depth: 100 ft

Lot Size: 7,500 Sqft

Taxes: 2024 - \$5,088.71

Demographics:

	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population 2023:	47,520	171,593	756,445
Households 2023:	15,169	58,128	244,244
Household INC AVG:	\$141,266	\$167,588	\$152,944

Chris K. Pappas

VP of Commercial Services

Lic. Assoc. R.E. Broker

M: 516.659.6508

O: 516.427.2000

chris.pappas@compass.com

www.sixpointsadvisory.com

Nick Dionisiou

Lic. R.E. Salesperson

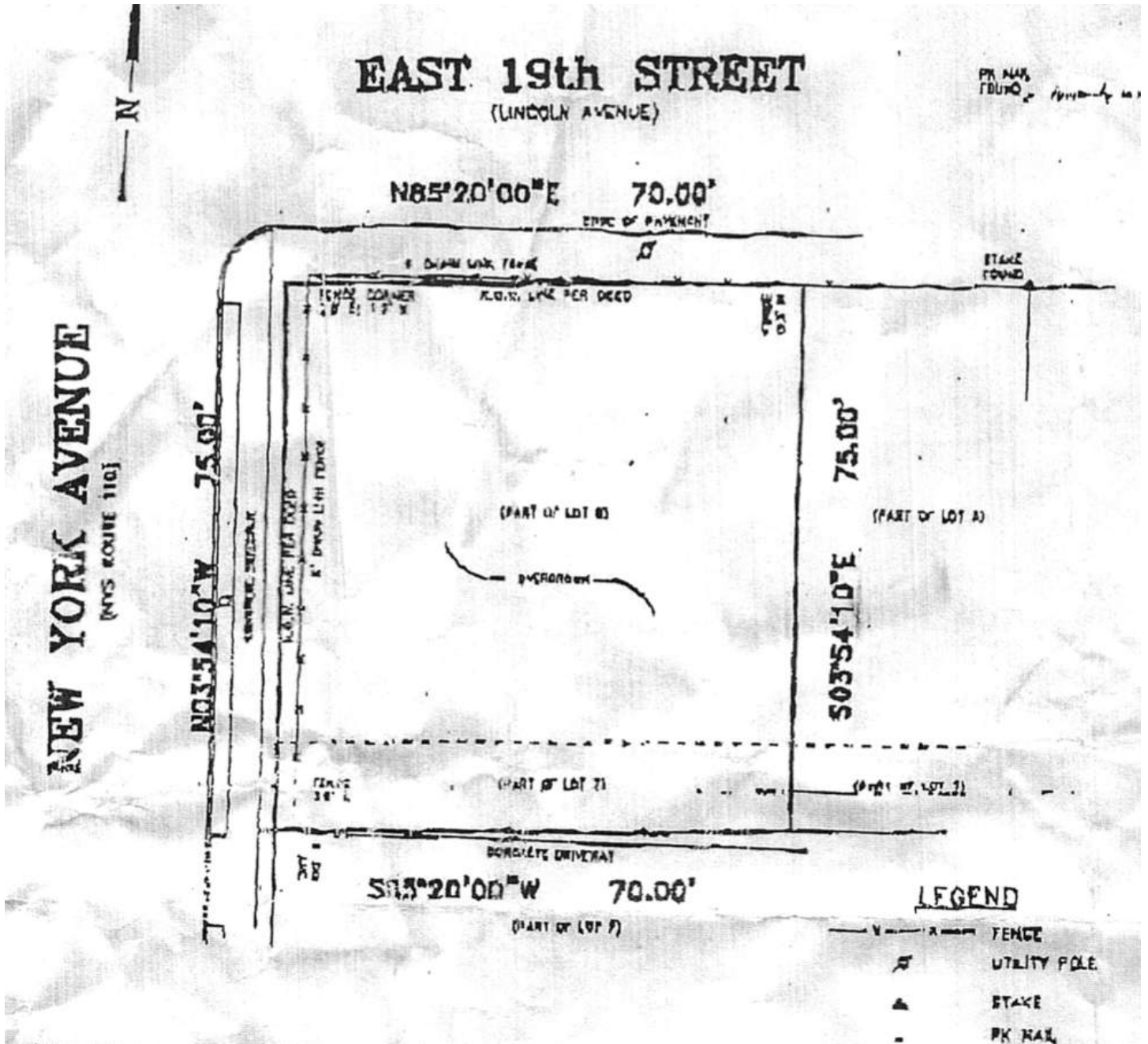
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O: 516.427.2000

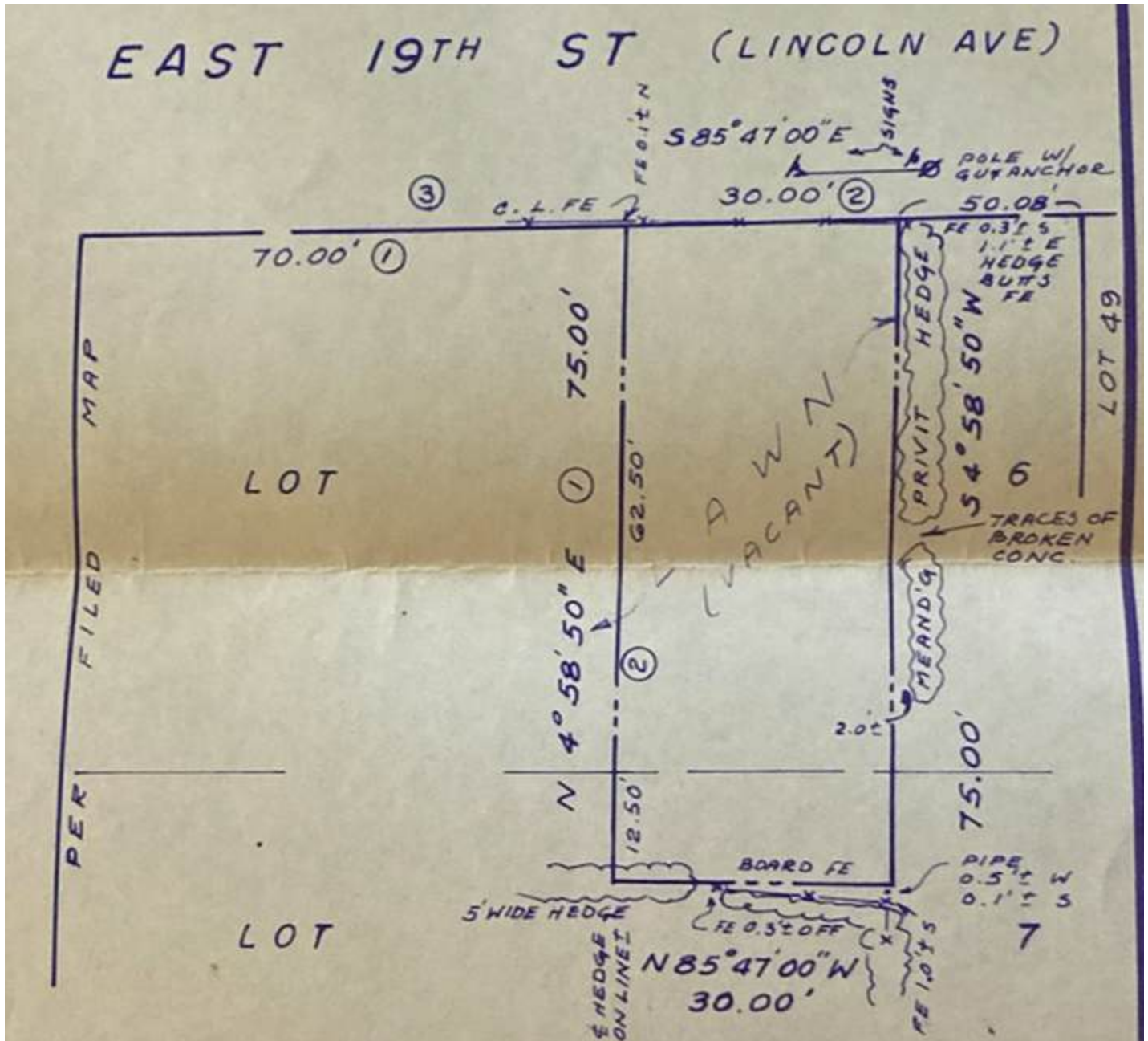
nick.dionisiou@compass.com

Disclaimer: Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including with-out limitation: condition, either latent or patent, income, expenses, size or manner of construction of the property, compliance with local law and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing without prior notice.
THE PROSPECTIVE BUYER OR TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN

Front Parcel



Rear Parcel



General Business District - C6

- § 198-27 C-6 General Business District.
- A. Use regulations. In the C-6 General Business District, a building or premises shall be used only for the following purposes:
- (1) Churches, temples or other religious or philanthropic uses.
 - (2) Hospitals, hospices or sanatoriums.
[Amended 7-2-2002 by L.L. No. 24-2002]
 - (3) Fire and police stations, post offices, municipal uses.
 - (4) Public utility buildings, substations, business offices or other structures, including telephone exchanges and railway or bus passenger stations.
 - (5) Municipal or nonprofit cultural and recreational facilities, including libraries, museums, art galleries, parks, playgrounds, community buildings.
 - (6) Clubs, fraternity houses or lodges.
 - (7) Professional and medical offices, business offices and office buildings, banks, financial institutions.
 - (8) Personal service establishments, including but not limited to barber- and beauty shops, shoe repairs, self-service laundry and dry cleaning, tailor, dressmaker, photographer.
 - (9) Schools for instruction in art, music, dancing and clerical or vocational training.
 - (10) Any retail sales establishment when conducted entirely within a building.
 - (11) Restaurant, bistro, food shop, tavern/bar, bakery, candy, confectionery or ice-cream shop, but not a drive-in restaurant except where authorized as a special exception by the Zoning Board on findings pursuant to § 198-66.
[Amended 12-15-1992 by Ord. No. 92-ZC-291; 1-12-2016 by L.L. No. 4-2016; 5-9-2017 by L.L. No. 19-2017]
 - (12) Retail or wholesale florist shop, nursery sales, including accessory greenhouses.
 - (13) Radio or television broadcasting studio or office, but not including transmission towers.
 - (14) Establishments for the service and repair of household appliances and business machines.
 - (15) Newspaper establishment, job printing, bookbinding, blueprinting.
 - (16) Automobile parking lots as a principal use or to provide accessory parking for a permitted use, except as limited in § 198-27(A)(22) and § 198-27(A)(23), but not to include a yard for the display or storage of motor vehicles as chattel, which is specifically prohibited.
[Amended 9-10-2002 by L.L. No. 38-2002; 7-21-2020 by L.L. No. 23-2020]
 - (17) (Reserved)⁹⁹
 - [1] *Editor's Note: Former Subsection A(17), regarding new automobile sales, repair and service, was repealed 9-10-2002 by L.L. No. 38-2002. See now Subsection C(2).*
 - (18) Undertaking establishment or funeral home.
 - (19) Carpentry, cabinetmaking, custom furniture or upholstery shop.
 - (20) Research and development activity, including the manufacture or assembly of prototype equipment related thereto, but not including general manufacture or assembly.

(21) Game rooms, only where said use is supplementary and subordinate to a permitted principal use of the premises, as enumerated herein.
[Added 9-28-1982 by Ord. No. 82-ZC-119]

(22) Mixed use buildings can be established where a permitted commercial use occupies the ground floor and a residential use occupies space on upper floors in existing buildings, and/or construction of new gross floor area within the pre-existing footprint of the subject building. All mixed-use buildings will be subject to site plan review and must meet the following criteria and standards:

[Added 1-22-1991 by L.L. No. 1-1991;⁹⁷ amended 10-5-1992 by Ord. No. 92-ZC-19289; 8-30-1994 by L.L. No. 6-1994^(B); 5-10-2005 by L.L. No. 17-2005; 4-25-2006 by L.L. No. 14-2006; 5-9-2017 by L.L. No. 19-2017; 7-21-2020 by L.L. No. 23-2020; 11-4-2020 by L.L. No. 44-2020]

- (a) No upper floor exceeds the footprint of the ground floor.
- (b) The buildings meet all of the height, area and bulk requirements of the zoning district.
- (c) Storage and/or community space shall be limited to no more than fifteen (15%) percent of the ground floor.
- (d) Additional required parking resulting from the establishment of a mixed use building shall conform to § 198-43(A) and § 198-43(C). Parking shall not be located in the front of the building.

Notwithstanding any other section of this chapter to the contrary, parking for residences above commercial uses shall be calculated at the rate of one and a half (1.5) spaces per studio or one-bedroom dwelling unit, and half a space (0.5) for each additional bedroom. In the Huntington Station Overlay District, parking shall be calculated at the rate of one (1) space per dwelling unit. Parking lots and residential apartments shall not be considered permitted uses on the ground floor of the building.

[2] *Editor's Note: Section 5 of this local law provided that "The Town Board shall appoint, prior to January 30, 1994, a Citizens' Advisory Committee, which Committee shall be charged with the duty of evaluating and making recommendations and findings of fact as to the implementation of this local law and which Committee shall further be charged to report to the Town Board no later than May 1, 1994."*

[3] *Editor's Note: This local law also included a purpose, findings and short title section. See the note in Art. XX.*

(23) Mixed-use buildings with new construction that modifies or exceeds the footprint of the existing building on site. All mixed-use buildings will be subject to site plan review by the Planning Board and must meet the following criteria and standards:

[Added 7-21-2020 by L.L. No. 23-2020⁽⁹⁾; amended 11-4-2020 by L.L. No. 44-2020]

- (a) No upper floor exceeds the footprint of the ground floor.
- (b) The buildings meet all of the height, area and bulk requirements of the zoning district.
- (c) Storage and/or community space shall be limited to no more than 15% of the ground floor.
- (d) Parking shall conform to § 198-43(A) and § 198-43(C).
- (e) The combined square feet of the upper stories of a building shall not exceed 150% of the square feet of the first floor of the building, except in the Huntington Station Overlay District.



COMPASS
COMMERCIAL

General Business District - C6

Notwithstanding any other section of this chapter to the contrary, parking for residences above commercial uses shall be calculated at the rate of one and a half (1.5) spaces per studio or one bedroom dwelling unit, and half a space (0.5) for each additional bedroom. In the Huntington Station Overlay District, parking shall be calculated at the rate of one (1) space per dwelling unit. Parking lots and residential apartments shall not be considered permitted uses on the ground floor of the building.

[4] *Editor's Note: This local law also renumbered former Subsection A(23) through (25) as Subsection A(24) through (26) respectively.*

(24) Day-care centers, provided that all state and county regulations are complied with; and
[Added 4-18-2000 by L.L. No. 8-2000]

(a) An outdoor exercise area is to be fenced and shall not be any closer than five (5) feet to a property line nor ten (10) feet to any parking area; and

(b) An adequate (at the discretion of the Planning Board, during site plan review) dropoff/pickup area shall be provided.

(25) Convenience Markets in shopping centers with at least ten thousand (10,000) square feet or more of retail or restaurant gross floor area, and in hamlet centers where no parking is provided on site.
[Added 6-6-2011 by L.L. No. 20-2011; amended 8-13-2013 by L.L. No. 21-2013]

(26) Hookah Lounges and Vape Stores/Lounges subject to the restrictions set forth in § 198-71(F).
[Added 9-27-2016 by L.L. No. 41-2016; amended 7-21-2020 by L.L. No. 23-2020]

(27) Pet Day Care Center.
[Added 7-13-2021 by L.L. No. 34-2021]

(a) The gross floor area of the building space does not exceed 5,000 square feet; and

(b) The facility does not care for more than one (1) animal per fifty (50) square feet of gross floor area of the building; and

(c) Any outdoor area shall be fenced with a six (6)-foot high solid fence. Fencing shall not be located within five (5) feet of any parking lot area or property line, and fifty (50) feet of any residentially-used property. The outdoor area shall only be utilized between the hours of 9:00 a.m. and 6:00 p.m.; and

(d) Adequate drop-off and pick-up areas may be required by the Planning Board, and parking shall be required at the same rate as retail uses.

B. Additional uses. The following additional uses shall be permitted, provided that there shall be no outside storage or display of products, inventory or other material:

(1) Boat sales and display;

(2) Offices and shops of building contractors, including plumbing, heating, electrical, painting, roofing and decorating contractors;

(3) Distribution centers for consumer products such as food, milk or bakery goods, but not including packaging, bottling or general warehousing;

(4) (Reserved)(a)

[5] *Editor's Note: Former Subsection B(4), regarding sale, rental, storage and service of trucks, trailers, farm machinery and contractor's equipment, was repealed 9-10-2002 by L.L. No. 38-2002. See now Subsection C(2).*

(5) Monument sales, including stonemasonry, sandblasting and related activity accessory thereto.

Conditional uses. The following conditional uses shall be allowed, subject to the issuance of a special use permit by the Zoning Board pursuant to § 198-66:

(i) Outside storage or display of inventory, products or other material, where accessory to a permitted use.

(2) New automobile sales and the repair and service facilities accessory thereto, provided that no mechanical or body work shall be conducted outside a building, as well as used-car dealerships; the sale, repair, storage and service of trucks, trailers, farm machinery and contractors' equipment; motorcycle sales; or automobile or truck rental establishments; provided that:

[Amended 9-10-2002 by L.L. No. 38-2002]

(a) Outdoor areas for display and storage shall be clearly marked on the site plan and shall be paved. No such area shall be located on a required sidewalk or within a required buffer, curb cut, or aisle or driveway necessary for access to required parking. Storage, display or advertising within the right-of-way are similarly prohibited.

(b) Required parking spaces shall not be used for storage or display of stock.

(c) Perimeter buffers along all property lines must be landscaped, to include street trees along rights-of-way and evergreen screening along residence district boundaries and/or residential uses, and shall be curbed. Fencing or similar barriers (bollards, railings, etc.) shall be required in order to prevent vehicular encroachment into required buffers along any abutting streets and/or required setbacks.

(d) On lots one hundred and fifty (150) feet or less in depth, no parking, display or storage areas shall be within five (5) feet of a property line nor within ten (10) feet of a residence district boundary or residentially used land. On lots having one hundred and seventy-five (175) feet or more commercially usable depth via either a change of zone or any form of depth extension, there shall be no such areas within twenty-five (25) feet of a residence district boundary or residentially used land, except when adjoined by a permitted commercial or industrial use or a recharge basin, where no less than ten (10) feet shall be required.

(e) On lots having one hundred and seventy five (175) feet or more commercially usable depth, landscaped buffers of no less than ten (10) feet in width, which shall include street trees, shall be provided along all street frontages.

(f) Unloading or loading of vehicles are prohibited from taking place within the public right-of-way, and adequate facilities for such purpose shall be provided on site and approved by the Planning Board during site plan review.

(6) Outdoor Lighting other than for a permitted sign shall be limited to the illumination of the building for security purposes and to the lighting of parking areas and required driveways and aisles. Storage and display areas separate from required driveways and aisles shall not be illuminated, except for security purposes triggered by motion sensors. All outdoor lighting shall comply with the provisions of Chapter 143.
[Amended 11-9-2005 by L.L. No. 40-2005]

(h) Racks or lifts for the storage or display of vehicles off the ground shall be subject to the following limitations:
[Added 10-15-2002 by L.L. No. 53-2002]

[1] Racks or lifts shall not be placed between the building and the street and in no case be placed within fifty (50) feet of a street, except where shown on an approved site plan. The criteria for the Planning Board to approve racks or lifts for display purposes shall be that no visual obstruction is created and the appearance shall not be located in an area that is reserved for landscaping, customer parking, a driveway, a required setback and/or a public right-of-way.



COMPASS
COMMERCIAL

General Business District - C6

COMPASS COMMERCIAL

- [2] Racks or lifts shall be no more than one (1) tier above grade.
- [3] Any lot employing the use of racks or lifts for the storage of vehicles shall have a minimum twenty-five-foot landscape buffer along all property lines.
- [4] In the case where the Zoning Board of Appeals has granted either a variance or a special use permit to use the residential portion of a property for business, racks or lifts for the storage of inventory or customers' vehicles are specifically prohibited from being located in the area of the lot that is the subject of such a grant.
- (3) Lumberyards or building material yards, including plumbing supplies, provided that any permitted outside storage area shall be screened by a solid fence or evergreen screen not less than eight (8) feet in height and no outside display of goods shall be permitted in a front yard in any case.
- (4) Auto laundry or car-washing establishment, provided that all activity shall be conducted within an enclosed building and not less than ten (10) off-street parking spaces shall be provided for each service line or washing machine.
- (5) Animal hospitals, clinics, professional offices of a veterinarian and the practice of veterinary medicine, but not including open kennels, fenced runs or similar outside enclosures.
[Amended 3-9-1971 by Ord. No. 71-ZC-11]
- (6) Theaters, bowling alleys, skating rinks, game centers and similar places of amusement.
[Amended 9-28-1982 by Ord. No. 82-ZC-119]
- (7) (Reserved)^(a)
[6] *Editor's Note: Former Subsection C(7), allowing commercial laundries, dyeing or dry-cleaning plants as a conditional use, was repealed 5-10-2005 by L.L. No. 17-2005.*
- (8) Metalworking, blacksmithing or tinsmithing shops.
- (9) Uses similar in character to those permitted unconditionally in the district.
- (10) Accessory uses, including off-street parking and loading areas, accessory storage, signs as regulated in Article XIV and accessory buildings not exceeding one (1) story in height for the storage of vehicles used in connection with a permitted use or for the storage of materials, excluding explosives or flammables.
- (11) Freestanding Convenience Markets and convenience markets in shopping centers with less than ten thousand (10,000) square feet of retail and restaurant space, provided that:
[Added 6-6-2011 by L.L. No. 20-2011; amended 8-13-2013 by L.L. No. 21-2013]
- (a) A Convenience Market use in a freestanding building or shopping center with less than ten thousand (10,000) square feet of retail and restaurant space shall have a minimum lot area of twenty-five thousand (25,000) square feet.
- (b) No portion of the commercial use, including the building, parking lot, utilities, and dumpsters shall be located within twenty-five (25) feet of adjacent residentially used or zoned parcels if the convenience market use is operating between the hours of 11:00 p.m. and 6:00 a.m. A landscape buffer with a minimum width of ten (10) feet and a double row of evergreen trees shall be planted in accordance with Town standards to reduce noise and visual impacts to adjacent residences, unless existing vegetation is determined to be more suitable for that purpose.
- (c) One (1) off-street truck loading space with a minimum width of twelve (12) feet and a minimum length of forty (40) feet shall be required. Aisles and turning areas shall provide good internal traffic circulation.
- (d) Outdoor sales, storage and display of goods, including vending machines, shall be specifically prohibited.
- (e) A maximum of twenty-five (25) percent of the required parking may be modified pursuant to § 198-43. Prohibited uses. The following uses are specifically prohibited:
- (1) New dwellings, except as provided in (A)(22) of this section.
[Amended 5-10-2005 by L.L. No. 17-2005]
- (2) Any general manufacturing or assembly activity or general warehousing.
- (3) No retail sale of prepackaged food, soft drinks, newspapers, tobacco products, lottery tickets and other similar products, not related to the use and operation of the property as a nonconforming automotive service station or nonconforming automotive repair shop shall be permitted in the District.
[Added 4-24-2007 by L.L. No. 13-2007]
- E. Parking regulations. In the C-6 General Business District, off-street parking shall be provided as set forth in Article VII for any new building. In addition, the following will apply:
- (1) When an existing building is expanded or altered so as to increase the gross floor area, additional off-street parking shall be provided as specified in Article VII, to the extent required by the area of the expansion or alteration.
- (2) When the use of a building is changed to a more intensive use, additional off-street parking shall be provided as specified in Article VII, to the extent required by the change in intensity of use.
- F. Off-street loading regulations. There are no off-street loading requirements for the C-6 General Business District, except for shopping centers with at least ten thousand (10,000) square feet or more of retail or restaurant gross floor area that include a Convenience Market as a tenant.
[Amended 8-13-2013 by L.L. No. 21-2013]
- G. Height, area and bulk regulations. See Article IX. In addition, the following shall apply:
- (1) Accessory buildings shall not exceed one (1) story in height and shall not be located within two (2) feet of any side or rear lot line nor within sixty-five (65) feet of any front lot line.
- (2) No building or part thereof used as a dwelling shall be extended or structurally altered for such use except in conformance with the area and bulk requirements of the R-5 Residence District as set forth in Article IX.
- (3) All buildings with residential uses on the upper stories shall not exceed thirty-eight (38) feet in height, except in the Huntington Station Overlay District where it will remain forty-five (45) feet.
[Added 7-21-2020 by L.L. No. 23-2020]
- H. Supplementary use regulations and conditionally permitted uses. See Article XI.
- I. Supplementary height, area and bulk regulations. See Article IX.
- J. Site development plan. Any and all building and site development plans for a proposed use shall be submitted to the Planning Board before an application for a building permit is made. The Planning Board shall review such plans and act thereon as specified in the Huntington Town Code, and no building permit may be issued until the plans have been approved, except for those applications which have received final approvals by all required agencies and departments prior to the effective date of this enactment.
[Added 12-22-1987 by Ord. No. 87-ZC-185; amended 5-10-2005 by L.L. No. 17-2005]
- K. Security gates within the Huntington Village Business Improvement District.
[Added 7-11-1995 by Ord. No. 95-ZC-198]
- (1) The installation of exterior security gates on the front exterior of business storefronts, restaurants and offices, including both display windows and entrance doors, is prohibited in that area of the Town of Huntington within the Huntington Village Business Improvement District. Any exterior security gates legally installed prior to May 23, 1995, at any above-described premises must be removed immediately upon any change of ownership of said commercial premises or upon any change of tenancy at said commercial premises, whichever shall occur first.
- (2) Interior security gates and security gates on garage doors and building loading entrances shall not be prohibited.
- (3) Prohibited security gates may be appealed to the Zoning Board of Appeals but may only be granted on a finding by said Board of extreme financial and/or security hardship caused to the owner and/or tenant of the premises by the lack of said gates at said premises.

