

SITE: 10 Fairview Ave. Smithtown, NY



| Street Address | Hamlet | Town | Acres | Current/ Past Use | Zoning | Current Property Taxes | Estimated Cleanup Cost |
|------------------|-----------|-----------|-------|----------------------|--------|------------------------------|------------------------|
| 10 Fairview Ave. | Smithtown | Smithtown | 0.72 | Auto Repair | RM-7 | \$3,588.64 | \$30,000 +/- |

The Subject Property is an irregular shaped lot covering approximately 0.72 acres. The Subject Property is currently vacant, with concrete foundations of two former buildings and no permanent structures. The remainder of the Subject Property is paved with concrete. The Subject Property was first developed circa 1954, and it was used for commercial purposes such as auto repair shop and carting company from circa 1954 to 2017. It has been vacant from 2017 to the present. The Subject Property is bordered to the north by a residential dwelling; to the East by a bowling center; to the south by Smithtown train station and Long Island Railroad; and to the west by a parking lot.

The property is currently legally owned by Fairview Holding Corp. and has been tax delinquent since 2015, in an amount totaling over \$63,523. The 2020/21 tax bill was \$3,588.64

A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC in January 2019 and a limited Phase II ESA was performed November 2021. The assessment found multiple environmental conditions and recommended multiple remedial alternatives. Links to the downloadable reports can be found below.

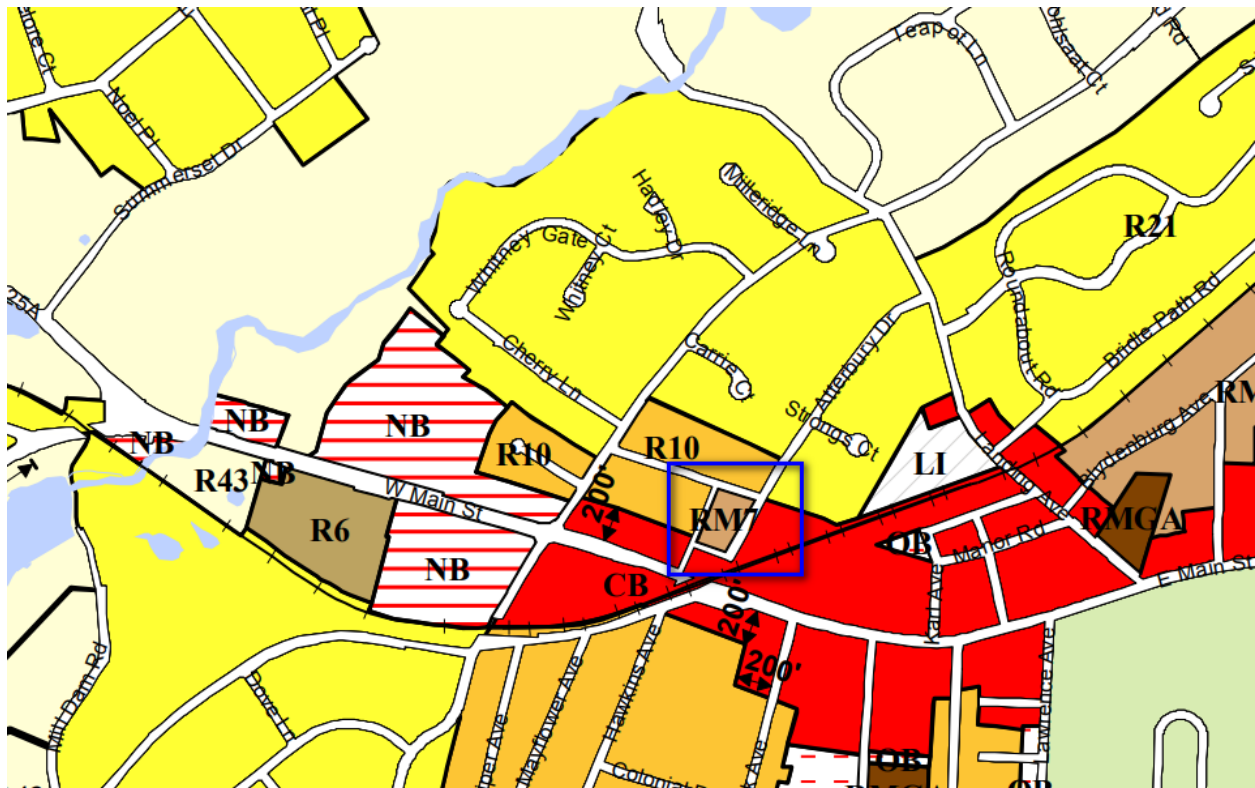
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DETAILED PROPERTY DESCRIPTION – SITE – 711 Harrison Ave. Riverhead

- [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 Smithtown and is zoned as RM-7. For a list of permitted uses, please visit Smithtown Town Code at <https://ecode360.com/15103487>



Surrounding Land Use

The surrounding land use is a mix of residential, commercial and municipal.

Utilities and Access

Electric

Electric Connection is available at this site and is provided by PSEG-LI. The condition of the electrical system on the site is unknown.

Heating

Natural Gas may available in the area and is provided by National Grid.

Water

Public water in the area is provided by the Suffolk County Water Authority. Conditions of the plumbing system on the site itself are unknown.

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Sewage/Sanitary

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

On-Site Photos



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