



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

BUILDING FOR SALE

\$998,000



LOCATION

**280 MAIN STREET
HUNTINGTON
NY, 11743**

**DISTRICT 400
SECTION 072.00
BLOCK 04.00
LOT 005.000**

ZONING

**C6-GENERAL
BUSINESS DISTRICT
LOT SIZE .06 ACRES
REAL ESTATE TAXES \$14,400**

- **HIGHLY VISIBLE ON MAIN STREET IN THE DOWNTOWN HUNTINGTON AREA**
- **1607 SF BUILDING**
- **TRAFFIC COUNT 14,720**
- **MUNICIPAL AND STREET PARKING**

CALL :
FOR APPOINTMENT 516-248-6905

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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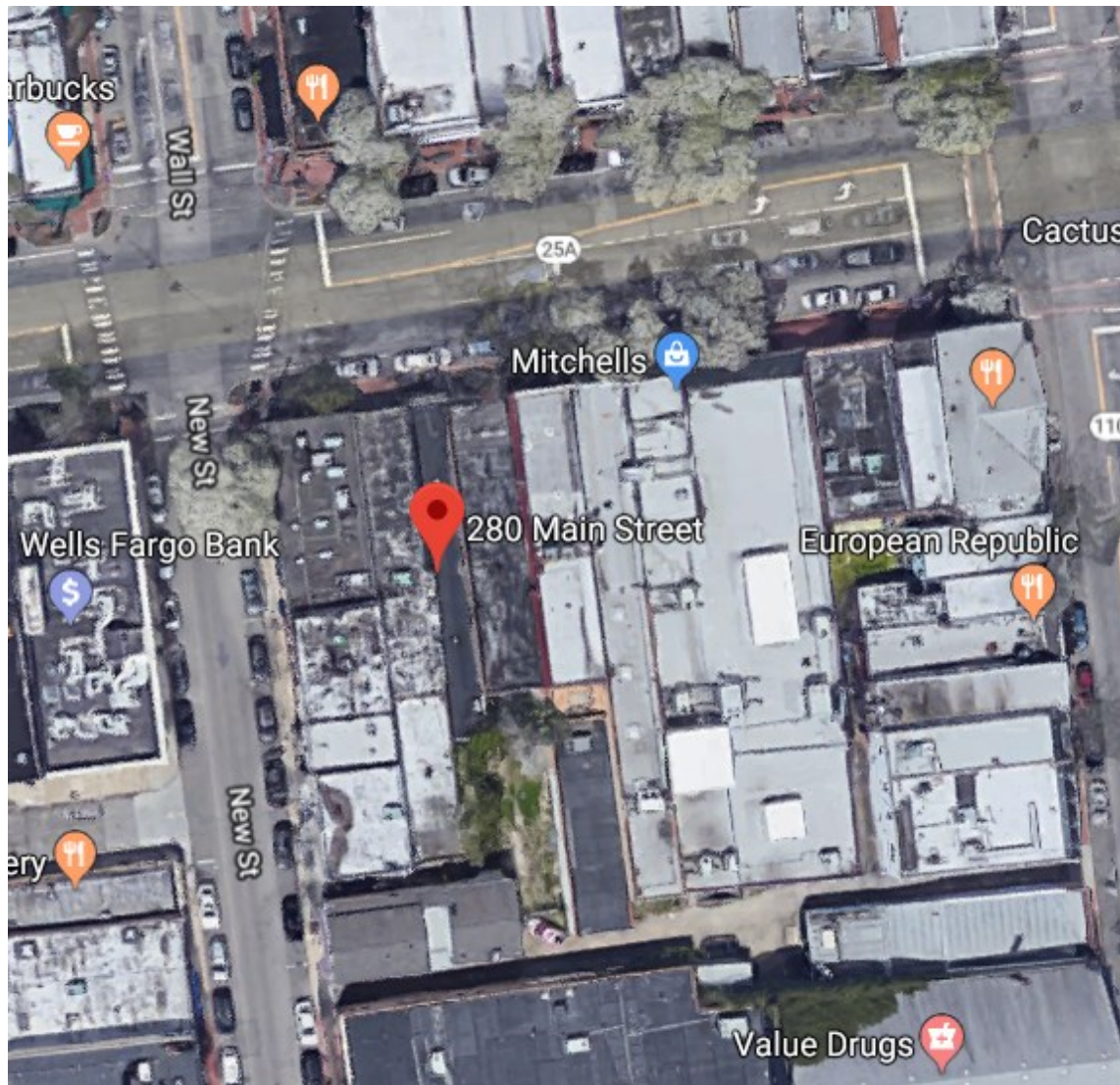
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AERIAL VIEW



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TAX MAP



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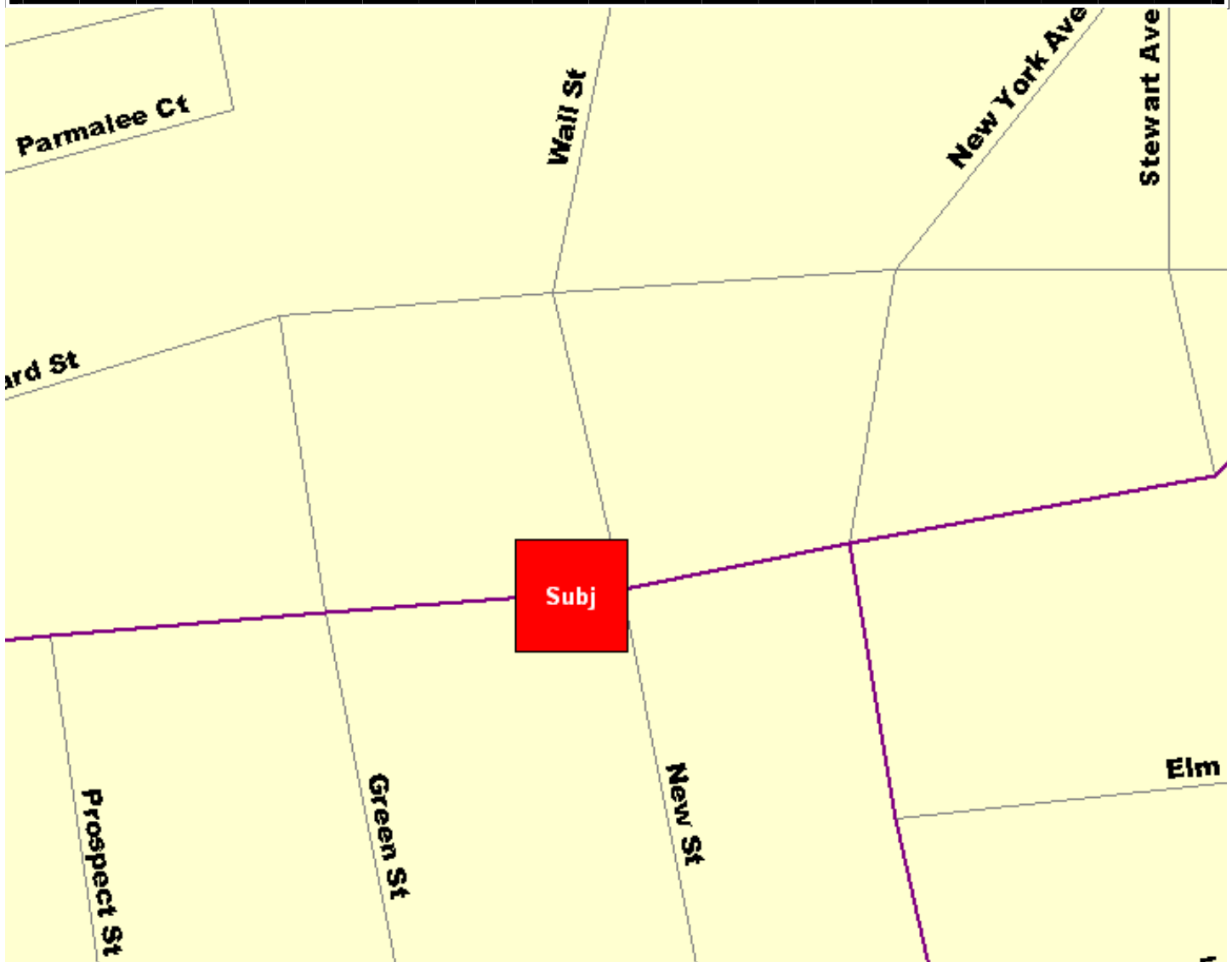
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STREET MAP



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§ 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](#).

****Webmasters Note:** The previous sections, 198-26.G through 198-27.A(10), have been amended as per a supplement dated 9-25-2002.

(11) [Restaurant](#), [food shop](#), 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]

(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.

(17) New automobile sales and repair and service facilities accessory thereto, provided that no mechanical or body work shall be conducted outside a [building](#).

(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 building](#)(s) where the principal [use](#) is one which is permitted and located on the ground [floor](#) and where one or more of the upper stories are residential in [use](#) and (a) do not exceed the footprint of the ground [floor](#), and (b) meet all of the height, area and bulk requirements of the district. No more than two (2) dwelling units per [building](#) shall be permitted and each unit shall not be more than 750 square feet in size. Notwithstanding any other section of this chapter to the contrary, parking for residence above commercial uses shall be calculated at the rate of one and one-half (1 1/2) spaces per [dwelling unit](#). [Added 1-22-1991 by L.L. No. 1-

1991; amended 10-5-1992 by Ord. No. 92-ZC-19289; 8-30-1994 by L.L. No. 6-1994; 5-10-2005 by L.L. No. 17-2005]

****Webmasters Note:** The previous subsection has been amended as per Local Law No. 17-

2005.

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

(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.

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) Sale, repair, rental, storage and service of trucks, trailers, [farm](#) machinery, contractors' equipment.

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

C. 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:

(1) Outside storage or display of inventory, products or other material, where accessory to a permitted [use](#).

(2) Used car lots.

(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.

****Webmasters Note:** The previous subsections, A(11) through C(3), have been amended as per a supplement dated 8-1-2000.

(4) Auto laundry or car-washing establishment, provided that all activity shall be conducted within an enclosed [building](#) and not less than ten (10) offstreet 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) Commercial laundry, dyeing or dry-cleaning plants.

(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.

D. 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]

****Webmasters Note:** The previous subsection has been amended as per Local Law No. 17-

2005.

(2) Any general manufacturing or assembly activity or general warehousing.

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 offstreet 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.

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.

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]

****Webmasters Note:** The previous subsection has been amended as per Local Law No. 17-



2005.

K. Security gates within the Huntington Village Business Improvement District.
[Added 7-11-1995 by Ord. No. 95-ZC-8]

(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](#).

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