

# *The Ronkonkoma HUB Study Area*

Hamlet of Ronkonkoma  
Town of Brookhaven  
New York

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Prepared for **Town of Brookhaven Town Board**  
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## Table of Contents

I.	Introduction .....	1
II.	Existing Conditions.....	7
III.	Blight and Blighting Factors .....	16
IV.	Conclusions.....	27

## List of Figures

Figure 1 - Ronkonkoma Hub Study Area .....	2
Figure 2 - Study Area Tax Parcel Map.....	10
Figure 3 - Ronkonkoma Hub Land Use Map .....	12
Figure 4 - Existing Zoning in the Study Area .....	14
Figure 5 - Floor-to-Area Ratio Underutilization within the Study Area, by Tax Parcel.....	20

## List of Tables

Table 1 – SCTM Parcels and Property Ownership in the Study Area.....	8
Table 2 – Observed Land Uses in the Study Area.....	11
Table 3 – Existing Zoning in the Study Area .....	13
Table 4 – Current Zoning and Summary of Permitted Uses within the TOD District Area.....	13
Table 5 – Lot and Bulk Regulations for Study Area Zoning Districts .....	15
Table 6 – Estimated Development Potential in terms of GFA within the Study Area, by Zoning District.....	17
Table 7 – Maximum Development Potential and Current Gross Floor Area Utilization within Study Area, by Tax Parcel (Excludes MTA-Owned Parcels) .....	19

## Appendices

Appendix A - Section 85-495 of the Town of Brookhaven Town Code

Appendix B - Blight Study Field Observations

## I. INTRODUCTION

This report presents an analysis of existing conditions within an area referred to as the “Ronkonkoma Hub,” in the hamlet of Ronkonkoma, Town of Brookhaven, Suffolk County, New York) for the purpose of determining whether this area contains blighted conditions, as set forth in Article 15 of New York State General Municipal Law. The Ronkonkoma Hub includes approximately 54± acres, and its boundaries are defined by Union Avenue and Union Street to the north, Village Plaza Drive to the east, the LIRR Ronkonkoma Branch rail line to the south, and Garrity Avenue and Hawkins Avenue to the west (hereinafter the “Study Area,” see (Figure 1).

The Study Area conditions were analyzed in accordance with the provisions of Article 15 of New York State General Municipal Law, which grants municipalities the power to redevelop areas in their jurisdiction that contain blighting conditions. The legislative findings state, in pertinent part:

*“It is hereby found and declared that there exist in many municipalities within this state areas that are residential or predominantly residential, non-residential or predominantly non-residential, commercial or predominantly commercial, industrial or predominantly industrial, vacant or predominantly vacant and which are characterized by insanitary and substandard conditions, or which are deteriorated or deteriorating, owing to obsolete and dilapidated buildings and structures...physical deterioration...excessive land coverage...inadequate maintenance, buildings abandoned or not utilized in whole or substantial part...poorly or improperly designed street patterns and intersections, inadequate access to area, blocks and lots of irregular form, shape or insufficient size, width or depth...which hamper or impede proper and economic development of such areas and which impair or arrest the sound growth and development of the area, community or municipality...”*

Article 15 further defines “Substandard or insanitary areas,” in part, as follows:

*“The term ‘substandard or insanitary area’ shall mean and be interchangeable with a slum, blighted, deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial, industrial (or) vacant...”*



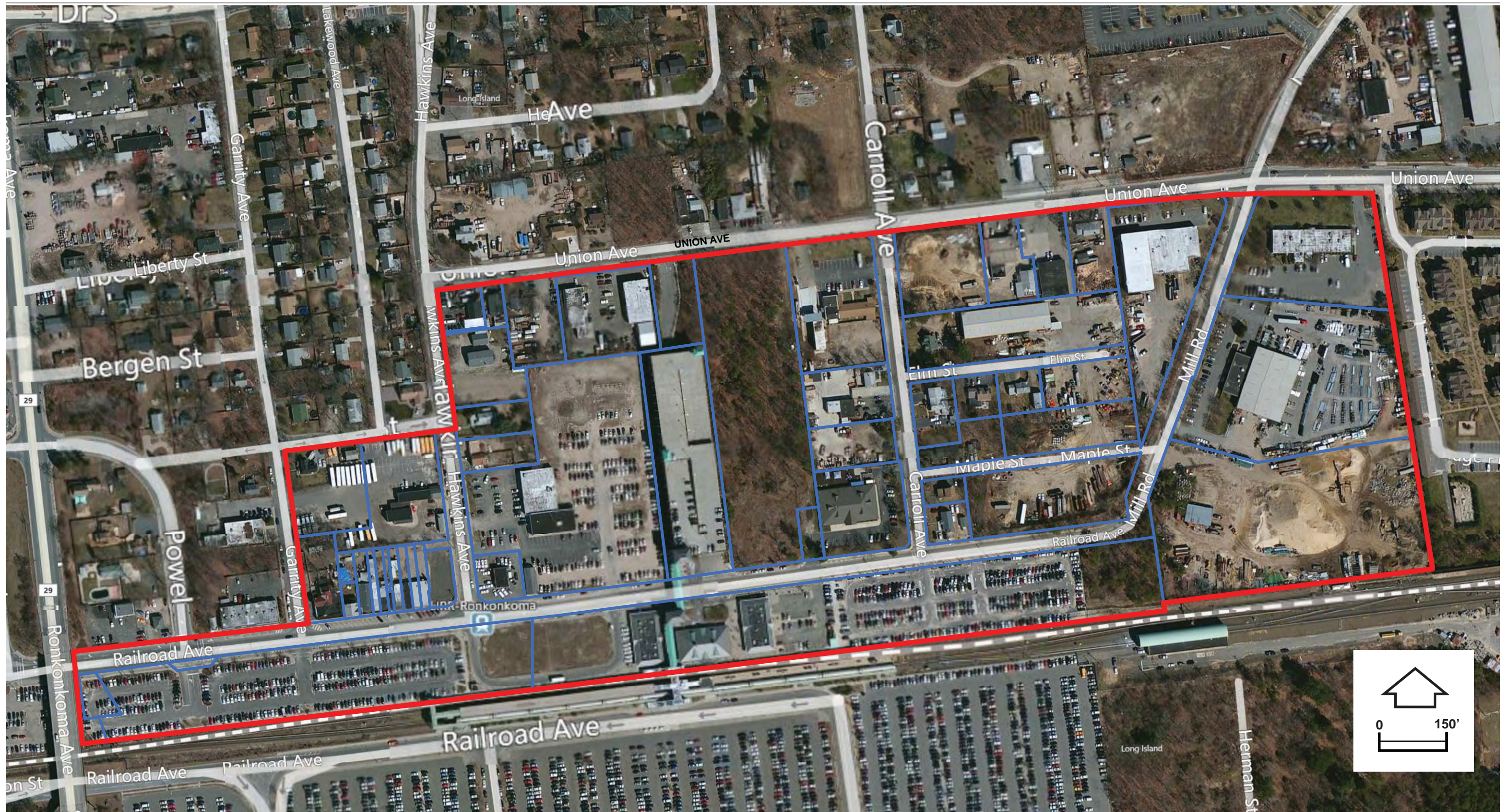


FIGURE  
1

## Ronkonkoma Hub Study Area

Ronkonkoma HUB Blight Study | Town of Brookhaven, New York

- Study Area
- Town of Brookhaven Tax Parcel

August 2012 | source: Town of Brookhaven Provided Geographic Information Systems Data



The Ronkonkoma Hub was identified within the Town of Brookhaven's *Draft Blight to Light Study* (September 2010), a study undertaken to identify blighted properties and areas within the Town and facilitate their redevelopment through the institution of zoning, permitting and financial incentives.

Within the *Draft Blight to Light Study*, it was noted that the Ronkonkoma LIRR Station itself had limited retail and commercial space, and the surrounding area was characterized by buildings that were deteriorating and/or vacant. In addition, there was a notable lack of economic activity befitting an area with such high passenger volumes. Other constraints identified in the area included "chaotic zoning patterns" and a "lack of investment" (pp. 56-7). The vision for the area articulated within the *Draft Blight to Light Study* was as a "major destination for living, working, shopping, and dining..." (pg. 56). This Blight Study supplements the Town's *Draft Blight to Light Study* by further evaluating the conditions of individual parcels within the Ronkonkoma Hub.

Additionally, pursuant to Article XLI of Chapter 85 of the Town of Brookhaven Town Code ("Town Code"), the Town of Brookhaven found that:

*"...blighted properties have prevented and arrested the sound growth and development of the local community. These blighted properties are predominantly commercial or industrial in nature and are characterized by deteriorating and/or abandoned buildings, in whole or substantial part thereof, and are typically inadequately maintained with debris, litter and/or trash accumulation and are lacking in basic public amenities. It is the purpose of this initiative to implement and achieve the objectives of the Town Board by providing clear guidelines to accomplish the following goals:*

- A. Eliminate blighted properties throughout the Town.*
- B. Stimulate the revitalization of abandoned, vacant or underutilized blighted properties.*
- C. Where appropriate, encourage the demolition of existing abandoned, vacant or underutilized structures.*
- D. Where appropriate, encourage adaptive reuse of abandoned, vacant or underutilized business or manufacturing buildings or structures.*

- E. Promote development or redevelopment of multiple structures in a coordinated fashion.*
- F. Encourage flexibility in site and architectural design.*
- G. Maintain a consistently high level of design quality.*
- H. Establish redevelopment procedures that define and maintain a clear and predictable site plan review process. Administrative policies should support this objective, sending a positive message to landowners and developers.*
- I. Encourage applications to the Town of Brookhaven Industrial Development Agency for possible tax abatement of qualifying projects.*
- J. Encourage applications to the County of Suffolk and other municipalities to further enhance the redevelopment of these properties."*

To this end, the Town of Brookhaven has developed criteria to assess the extent to which blight has impacted an individual property. These criteria include assessment of vacancies, vandalism, building deterioration, and obstacles to adaptive reuse among other categories. For a complete description of the blight rating criteria, see Section 85-495 of the Town Code, a copy of which is included in Appendix A of this Blight Study.

This analysis of the Study Area has been undertaken to determine if there is sufficient evidence to declare the area blighted under the requirements of Article 15 of New York State General Municipal Law. Field inspections of the Study Area, conducted in July and August, 2012, evaluated building and site conditions, land uses, including under-utilization of land, and conformity of existing buildings to land use regulations. The survey was supplemented with reviews of aerial photographs and Geographic Information Systems (GIS)-based tax parcel and building data maintained by the Town of Brookhaven. Also considered were data pertaining to building code violations, crime statistics, fire violations, and constituent complaints, for properties within the Study Area.

As explained in greater detail in later sections of this study, the results of this survey found evidence

of significant blight, as the Study Area is characterized by:

- Vacant properties and buildings
- Underutilized properties and buildings
- Deteriorated buildings
- Inadequate sidewalks and curbs
- Inadequate drainage and sewerage infrastructure
- Incompatible uses
- Aesthetic and visual detriments.

If blighting conditions within the Study Area are determined to be of a significant enough nature, such as contributing to a blighting influence on the Study Area and the surrounding area and deterring economic activity (i.e., job creation and property tax revenue), the Town can designate the area as appropriate for urban renewal and prepare an urban renewal plan to remedy those conditions. Pursuant to Section 502 of Article 15 of New York State General Municipal Law, “Urban renewal” is defined, in part, as follows:

*“A program established, conducted and planned by a municipality for the redevelopment, though clearance, replanning, reconstruction, rehabilitation, and concentrated code enforcement, or a combination of these and other methods, of substandard and insanitary areas of such municipalities...”*

An “Urban renewal plan” is defined in Section 502 as follows:

*“A plan for an urban renewal project, which shall conform to the comprehensive community plan for the development of the municipality as a whole and which shall be consistent with local objectives. Such urban renewal plan shall include but shall not be limited to: a statement of proposed land uses; proposed land acquisition, demolition and removal of structures; proposed acquisition of air rights*

*and concomitant easements or other rights of user necessary for the use and development of such air rights; proposed methods or techniques of urban renewal; proposed public, semi-public, private or community facilities or utilities; a statement as to proposed new codes and ordinances and amendments to existing codes and ordinances as are required or necessary to effectuate the plan; proposed program of code enforcement; a proposed time schedule for the effectuation of such plan, and such additional statements or documentation as the agency may deem appropriate."*

Designation of an area as appropriate for urban renewal and adoption of an urban renewal plan by a municipality allows the municipality flexibility in implementing a redevelopment plan through a variety of actions. These could include actions such as: applying for federal or state funding assistance; demolition, clearance, rehabilitation and/or improvement of properties; implementation of land use and design controls; acquisition of properties, which may include the use of eminent domain and disposition of properties.



## II. EXISTING CONDITIONS

This section defines the extent of the Study Area and describes the existing conditions within the Study Area, including existing zoning and land uses, based on field observations and data provided by the Town of Brookhaven and other municipal agencies.

### A. Definition of the Study Area

The Study Area was initially defined and then evolved through a series of planning studies sponsored by the Town of Brookhaven. The purpose of these studies was to develop a vision that includes compact, mixed-use redevelopment of underutilized land that supports and expands on the high ridership of and recent improvements made to the Ronkonkoma LIRR Station. The desired outcome of these planning studies was a long-term development strategy that established clear and predictable guidance for the revitalization of the blighted, vacant and/or underutilized parcels.

This series of studies began with the *Ronkonkoma Hub Planning Study – Phase 1* (hereinafter the *Phase 1 Study*), developed in April 2008. The *Phase 1 Study* evaluated 181± acres surrounding the Ronkonkoma LIRR Station, including analysis of existing zoning, multi-family housing demand, parking, building space, and transportation infrastructure as well as the creation of goals and objectives and preliminary analysis of the development potential for priority development sites. The *Ronkonkoma Hub Planning Study – Phase 2* (hereinafter the *Phase 2 Study*), which followed in March 2009, generated a long-term vision and implementation strategy aimed at providing guidance to all interested parties on potential future development around the Ronkonkoma LIRR Station.

Based on these two planning studies, the *Ronkonkoma Hub Planning Study – Phase 3* (hereinafter the *Phase 3 Study*) was undertaken in August 2010. The *Phase 3 Study* established a vision for redevelopment of 54± acres that were chosen mostly because they are located on key “gateway” roadways serving the Ronkonkoma LIRR Station (Railroad Avenue, Hawkins Avenue, and Mill Road), where more viable land uses and higher density development would be most appropriate and complementary to existing uses. The *Phase 3 Study* established the Study Area, which consists of 54 tax parcels (see Table 1 and Figure 2). As previously discussed, the boundaries of the Study Area are Union Avenue and Union Street to the north, Village Plaza Drive to the east, the LIRR Ronkonkoma

Branch rail line to the south, and Garrity Avenue and Hawkins Avenue to the west. The total approximate gross floor area (gfa) of buildings within the Study Area is 232,979± square feet, based on GIS data maintained by the Town of Brookhaven.<sup>1</sup>

**Table 1 - SCTM Parcels and Property Ownership in the Study Area**

No.	Suffolk County Tax Map Number (SCTM)	Name of Owner
1	200 – 799 – 3 – 32	14 Hawkins Avenue, LLC
2	200 – 799 – 3 – 33.1	14 Hawkins Avenue, LLC
3	200 – 799 – 3 – 33.2	55 Property Corp.
4	200 – 799 – 3 – 34	Gregory J. Mensch
5	200 – 799 – 3 – 35	Band Construction, Inc.
6	200 – 799 – 3 – 36	Antonio Melo
7	200 – 799 – 3 – 37	Micah Disipio
8	200 – 799 – 3 – 38	65 Railroad Avenue, LLC
9	200 – 799 – 3 – 39	63 Railroad Avenue, LLC
10	200 – 799 – 3 – 40.1	61 Property Corp.
11	200 – 799 – 3 – 40.2	61 Properties Corp.
12	200 – 799 – 3 – 41	John & Lily Bedell
13	200 – 799 – 3 – 42	55 Property Corp.
14	200 – 799 – 3 – 43	51 Property Corp.
15	200 – 799 – 3 – 44	Bernett & Gordon Realty Co.
16	200 – 799 – 3 – 45.1	M.T.A (LIRR)
17	200 – 799 – 3 – 49	M.T.A (LIRR)
18	200 – 799 – 3 – 50	M.T.A (LIRR)
19	200 – 799 – 4 – 44	NHP Realty, LLC
20	200 – 799 – 4 – 47.1	On-Track Realty, LLC
21	200 – 799 – 4 – 48	Margaret Higgins & Jerome Gaynor
22	200 – 799 – 4 – 49	Community Housing Innovations, Inc.
23	200 – 799 – 4 – 51.1	Marco Giangrasso
24	200 – 799 – 4 – 52	Hawkins & Union Avenue Realty, LLC
25	200 – 799 – 4 – 53	Carmine E. Dorsi
26	200 – 799 – 4 – 54	Anthony & Blase Davi
27	200 – 800 – 1 – 27.1	Anthony & Blase Davi
28	200 – 800 – 1 – 28	M.T.A. & R. Bergen David S. Symons
29	200 – 800 – 1 – 31.1	Island Wide, LLC
30	200 – 800 – 1 – 33.1	Carroll Properties, Inc.
31	200 – 800 – 1 – 34	Nelson Fernandes & Magalhaes Americo
32	200 – 800 – 1 – 35.7	Tudor Station Plaza, LLC c/o Island Estates
33	200 – 800 – 1 – 35.8	Ronkonkoma Railroad Properties, LLC

▼  
<sup>1</sup> Excluding MTA-Owned Parcels

No.	Suffolk County Tax Map Number (SCTM)	Name of Owner
34	200 – 800 – 1 – 35.9	Tudor Station Plaza, LLC
35	200 – 800 – 1 – 36	M.T.A (LIRR)
36	200 – 800 – 1 – 38	M.T.A (LIRR)
37	200 – 800 – 2 – 9	Holbrook Truck & Equipment Leasing, Inc.
38	200 – 800 – 2 – 10	William & Mildred Mallins
39	200 – 800 – 2 – 11	William & Mildred Mallins
40	200 – 800 – 2 – 12	William & Mildred Mallins
41	200 – 800 – 2 – 13	Subsurface Maintenance Corp.
42	200 – 800 – 2 – 14	Subsurface Maintenance Corp.
43	200 – 800 – 2 – 15	James Zambik
44	200 – 800 – 2 – 16	Wiencyzyslaw & Gabriela Odynocki
45	200 – 800 – 2 – 17	Joseph Urban
46	200 – 800 – 2 – 18	Calvin C. Lorenz
47	200 – 800 – 2 – 19	William A. Mallins
48	200 – 800 – 2 – 20	Yashvinder & Jaspir Mahajan
49	200 – 800 – 2 – 21	Anthony Mingoia
50	200 – 800 – 2 – 22	William A. Mallins
51	200 – 800 – 2 – 23	John Lock & George McDowell
52	200 – 800 – 2 – 28.1	Lock & McDowell, Inc.
53	200 – 800 – 2 – 28.3	Unified Credit Trust & G&D Oakland & C. Hill Trustee
54	200 – 800 – 2 – 28.4	Unified Credit Trust & G&D Oakland & C. Hill Trustee

**Source:** Town of Brookhaven Assessor's Office



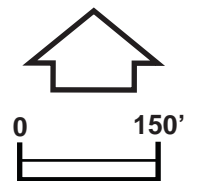




FIGURE  
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Study Area Tax Parcels

Ronkonkoma HUB Blight Study | Town of Brookhaven, New York

-  Study Area
-  Tax Parcel

## B. Existing Land Use

The Study Area comprises a total of 54 tax parcels, containing residential, commercial, industrial, and public land uses (see Figure 3). Seven tax parcels (i.e., SCTM Nos. 799-3-35, 40.2, 42, 43 and 44; 799-4-48; and 800-2-15) were observed to contain a vacant or partially-vacant building (totaling approximately 12,793±-square feet of building area [gfa], or approximately 5.5 percent of the total building area [gfa] within the Study Area). Three tax parcels (i.e., SCTM Nos. 799-3-32 and 40.1; and 800-1-35.8) were found to be vacant (i.e., lacked development or any activity, such as commercial storage or staging uses) (totaling 3.52±-acres or 6.5± percent of the 54±-acre Study Area). SCTM No. 800-1-35.8, located immediately east of the LIRR Parking Structure along Railroad Avenue, constitutes 3.4± acres itself, creating a large, inactive void within the Study Area. Several tax parcels were observed to be active, but not developed with any structures (i.e., surface parking lots for the riders of the Ronkonkoma LIRR, commercial storage and/or staging, and industrial activities).

A majority of the tax parcels were observed to contain commercial uses, especially automobile-related businesses, including repair shops. Other commercial uses in the Study Area include lawn mower repair, general retail, offices, open-air storage and staging lots, a warehouse, gym, and private parking facility. There were also several single-family residential uses scattered throughout the Study Area. Several tax parcels are associated with the Metropolitan Transportation Authority (MTA), including the LIRR Ronkonkoma terminal station and associated parking lots and parking structure located along Railroad Avenue. Additionally, several lots were observed to be mixed-use, developed with both commercial and residential uses. Table 2 below includes a summary of land uses in the Study Area.

**Table 2 – Observed Land Uses in the Study Area**

Land Use	Number of SCTM Parcels
Commercial	29
Residential	6
Industrial	1
Land Uses Associated with the MTA	6
Mixed-Use (Commercial and Residential)	2 <sup>1</sup>
Parcels with Vacant or Partially Vacant Buildings	7
Undeveloped	3
<b>Total:</b>	<b>54</b>

**Sources:** VHB Field Surveys, July and August, 2012; Town of Brookhaven GIS data

<sup>1</sup>This count does not include parcels where a vacant commercial use and active residential use were observed.

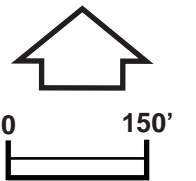
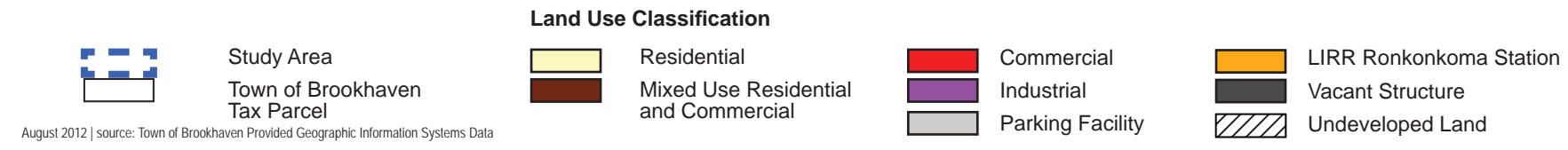


FIGURE  
3

Existing Land Use

Ronkonkoma HUB Blight Study | Town of Brookhaven, New York



August 2012 | source: Town of Brookhaven Provided Geographic Information Systems Data



### C. Existing Zoning

According to GIS-based SCTM parcel data provided by the Town of Brookhaven, parcels within the Study Area are situated within four zoning districts, including: L1 (Light Industry); J-6 (Main Street Business District); J-2 (General Business); and J-4 (Professional and Business Offices)(see Figure 4 and Table 3 below).

**Table 3 – Existing Zoning in the Study Area**

Zoning District	Number of Lots
L1: Light Industry	32
J-6: Main Street Business District	19
J-2: General Business	2
J-4: Business – Office Building	1
Total:	54

Source: Town of Brookhaven GIS data

The permitted uses within each of these zoning districts are summarized in Table 4 below.

**Table 4 – Current Zoning and Summary of Permitted Uses within the TOD District Area**

Zoning District	Summary of Permitted Uses
L1: Light Industry	Agriculture; banks; churches; commercial laundry; day-care facility; health club; manufacturing; office; printing plants; research and development; veterinarian; and warehouse
J-6: Main Street Business District	Retail and personal service stores; restaurants and bars; offices; banks; museums; theaters; studios; indoor recreation; private instruction schools; institutions; and second story residential or office use
J-2: General Business	Banks (without drive-through facility); bowling alleys; places of worship; commercial centers; day care facilities; delicatessens; dry cleaners; health clubs; Laundromats; non-degree granting schools; offices; personal service shops; pharmacies (without drive-through facility); retail stores; shops for custom work; take-out restaurants; undertaking establishments; veterinarians
J-4: Business –Office Building	Offices; art galleries; banks; day care facilities; exhibit halls; undertaking establishments

Source: Chapter 85 of the Town of Brookhaven Town Code

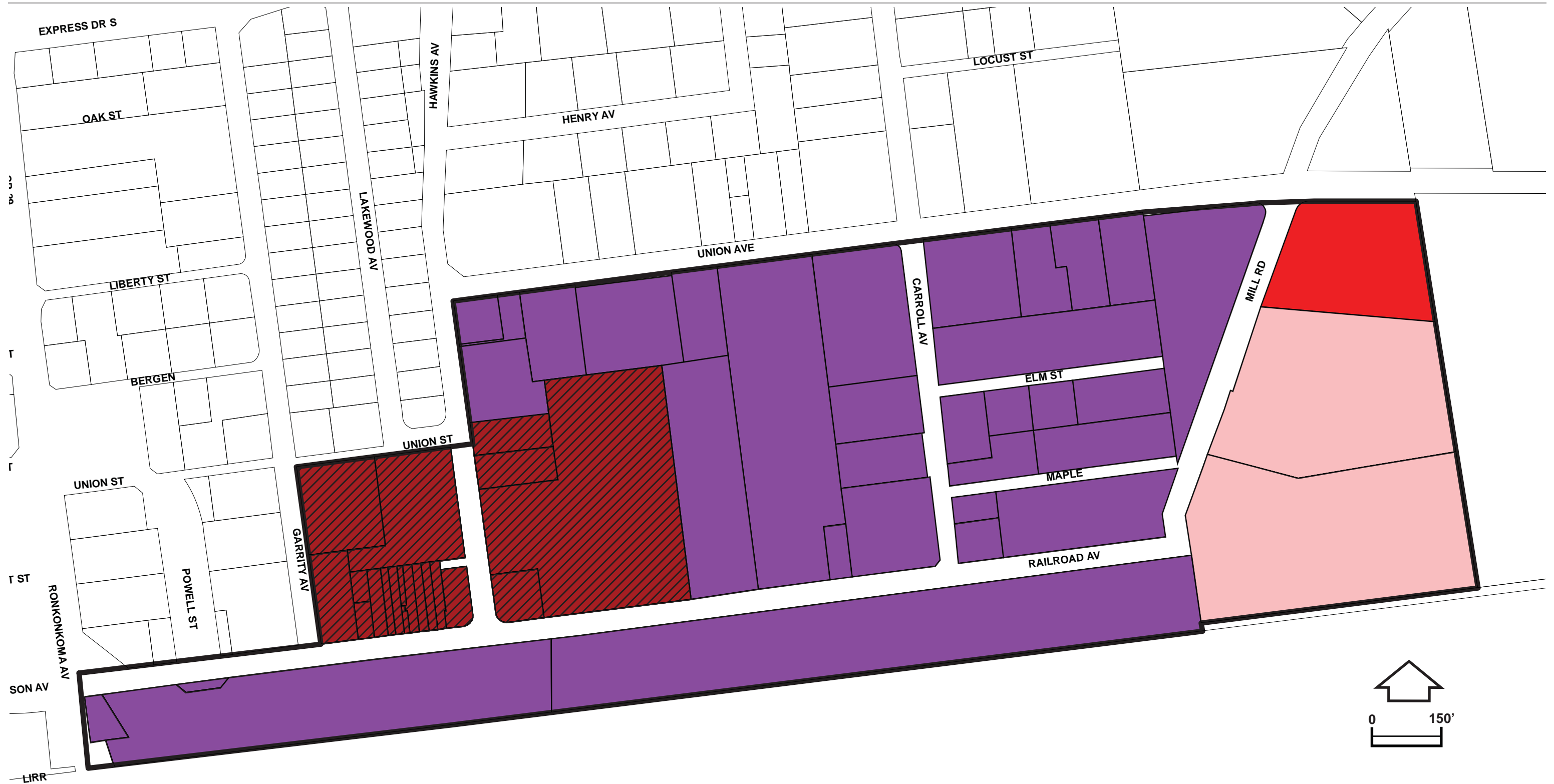


FIGURE  
4

## Existing Zoning

Ronkonkoma HUB Blight Study | Town of Brookhaven, New York



Study Area  
Town of Brookhaven  
Tax Parcel

### Zoning Classification



J2 Business  
J4 Business



J6 Business  
L1 Industrial

Table 5 below summarizes the lot and bulk regulations for each of the four zoning districts within the Study Area.

**Table 5 - Lot and Bulk Regulations for Study Area Zoning Districts**

	L1 District	J-2 District	J-6 District	J-4 District
Maximum Height (Feet/Stories)	50/3	35/2	30/2	35/2.5
Maximum Building Area (Percent)	60	50%	30%	30
Minimum Lot Area (Square Feet)	20,000	4,000	4,000 <sup>1</sup>	9,000
Minimum Road Frontage (Feet)	100	40	100	75
Minimum Front/Rear Yard Setbacks (Feet)	30/50	15/20	40/30	40/35
Side Yard Setback (Feet)	10 (Both)	10 <sup>2</sup>	12 (Both)	10 <sup>3</sup>
Maximum Floor-to-Area Ratio (FAR)	0.35 <sup>4</sup>	0.35 <sup>5</sup>	0.60 <sup>6</sup>	0.25

**Source:** Chapter 85 of the Town of Brookhaven Town Code

**Notes:**

- (1) The minimum required lot area for a hotel, place of assembly, private or public automobile parking field or garage shall be two acres
- (2) The minimum required side yard setback for a bank or pharmacy with a drive-through facility shall be 25 feet; The minimum required side yard setback for a commercial center or regional movie theater shall be 50 feet.
- (3) The minimum required side yard setback for a bank with an accessory drive-through facility or an office use with an accessory restaurant or take-out restaurant use shall be 25 feet
- (4) The maximum permitted FAR for a parcel within a designated hydrogeologic sensitive zone shall be 30 percent; the maximum permitted FAR for an electric generating facility shall be 25 percent.
- (5) The maximum permitted FAR for a commercial center or regional movie theater shall be 20 percent; the maximum permitted FAR for a commercial center with a large commercial retailer use shall be 16 percent.
- (6) Maximum building area shall be less than 60,000 square feet of gross floor area.



### III. BLIGHT AND BLIGHTING FACTORS

In order to assess the presence of blighting factors, field surveys of the Study Area were conducted with visual inspections of lots, buildings, and public improvements. GIS-based tax parcel and building footprint data for the Study Area provided by the Town of Brookhaven supplied ownership details, lot size, building coverage and other information. Additionally, the Town of Brookhaven provided data with regard to building code violations, inadequacies in the water and sewerage infrastructure and fire code violations, among other information.

#### A. Vacant Properties and Buildings

As previously discussed, a total of seven tax parcels were observed to contain vacant and partially vacant buildings (representing approximately 5.5 percent of the total building area [gfa] within the Study Area). Three tax parcels were identified as vacant, one via the field survey and two additional lots via aerial photography and GIS data, as these two parcels were not visible from publicly-accessible locations.<sup>2</sup> The photographs below illustrate examples of vacant buildings and properties within the Study Area (for additional photographs of vacant buildings and properties within the Study Area, refer to Appendix B). Figure 3 identifies the vacant buildings and properties observed in the Study Area.



**Photograph No. 1:** View of vacant building along Railroad Avenue



**Photograph No. 2:** View of vacant property along Railroad Avenue.

▼  
<sup>2</sup> SCTM Nos. 799-3-33.2 and 799-3-40.1

Vacant buildings and properties indicate economic stagnation, including lack of job creation and loss of property tax revenue, as well as contributing to an aesthetically and visually unattractive appearance.

## B. Underutilized Properties and Buildings

Underutilized properties are generally those properties that are not developed or utilized to their maximum potential, based upon prevailing zoning. Based upon prevailing zoning within the Study Area, it was determined that the maximum development potential of the total area of parcels not under MTA ownership (as these parcels are not subject to local zoning<sup>3</sup>) is approximately 601,725± square feet of total building area (gfa)<sup>4</sup> (see Table 6). It is important to note that the maximum calculated permitted gross floor area excludes MTA-owned parcels, as these parcels are not subject to local zoning.

**Table 6 – Estimated Development Potential in terms of GFA within the Study Area, by Zoning District**

Zoning District	Area Situated with Zoning District (Square Feet)	Maximum Permitted Floor Area Ratio	Maximum Calculated Permitted Gross Floor Area (Square Feet)
L-1 District	829,136±	0.35	290,198±
J-2 District	357,262±	0.35	125,042±
J-4 District	82,946±	0.25	20,737±
J-6 District	357,025±	0.60	165,750± <sup>1</sup>
<b>Total:</b>	<b>1,626,369±<sup>2</sup></b>	<b>-</b>	<b>601,725±</b>

**Source:** Town of Brookhaven provided GIS data.

**Notes:**

(1) Pursuant to Section 85-251 of the Town Code, the maximum gfa permitted on a lot within the J-6 Zoning District is 60,000 square-feet. Thus, the maximum calculated permitted gfa of SCTM No. 799-4-47.1, situated within the J-6 Zoning District and comprising approximately 180,774± square feet, is 60,000 square feet. The maximum calculated permitted gfa of all tax parcels within the Study Area situated within the J-6 Zoning District that do not exceed the 60,000-square-foot threshold is 105,750± square feet. Therefore, the maximum calculated permitted gfa for all tax parcels situated within the J-6 zoning district is 165,750± square feet.

(2) Excludes MTA-Owned parcels, which comprise approximately 11.8± acres and the area comprised of roadways (4.9± acres).

As previously mentioned the current total building area (gfa) within the Study Area is approximately 232,979± square feet,<sup>5</sup> which represents approximately 39± percent of the maximum potential building area in accordance with the prevailing zoning. As such, there is a potential gross floor area underutilization of approximately 368,746± square feet in gross floor area. It is recognized that it may



<sup>3</sup> SCTM Nos. 200-799-3-45.1, 49, and 50, and 800-1-28, 36, and 38.

<sup>4</sup> It is noted that while the Study Area comprises approximately 54± acres, approximately 4.9± acres of Study Area are comprised of roads and as such, the total area of all development parcels within the Study Area is approximately 49.1± acres.

<sup>5</sup> Excluding parking structure and LIRR Station buildings on the north and south sides of Railroad Avenue, respectively.

not be feasible to achieve the maximum permitted development on any individual lot due to particular site conditions such as lot configuration, frontage, parking requirements, etc. Nonetheless, this analysis provides an indication of the extent of unrealized development potential within the Study Area. Figure 5 and Table 7 below identify tax parcels within the Study Area that are underdeveloped when compared to estimated maximum calculated permitted gross floor area.

**Table 7 – Maximum Development Potential and Current Gross Floor Area Utilization within Study Area, by Tax Parcel (Excludes MTA-Owned Parcels)**

Tax Parcel	Zoning District	Lot Area (Square Feet)	Maximum FAR	Maximum Permissible GFA	Existing GFA	Utilization (Percent)
799-3-32	J6	34,777±	0.60	20,866	1,776±	9%
799-3-33.1	J6	47,455±	0.60	28,473	8,996±	32%
799-3-33.2	J6	2,636±	0.60	1,581	0	0%
799-3-34	J6	7,809±	0.60	4,685	0	0%
799-3-35	J6	3,335±	0.60	2,001	1,160±	58%
799-3-36	J6	3,009±	0.60	1,806	1,183±	66%
799-3-37	J6	3,245±	0.60	1,947	1,296±	67%
799-3-38	J6	3,270±	0.60	1,962	1,280±	65%
799-3-39	J6	703±	0.60	422	445±	106%
799-3-40.1	J6	1,135±	0.60	681	0	0%
799-3-40.2	J6	3,042±	0.60	1,825	1,174±	64%
799-3-41	J6	2,539±	0.60	1,524	1,164±	76%
799-3-42	J6	4,719±	0.60	2,831	2,185±	77%
799-3-43	J6	2,989±	0.60	1,793	2,897±	162%
799-3-44	J6	17,214±	0.60	10,328	5,345±	52%
799-4-44	J6	11,578±	0.60	6,947	1,336±	19%
799-4-47.1	J6	180,773±	0.60	60,000 <sup>1</sup>	14,550±	24%
799-4-48	J6	13,523±	0.60	8,114	2,199±	27%
799-4-49	J6	13,273±	0.60	7,964	2,957±	37%
799-4-51.1	L1	28,196±	0.35	9,868	3,349±	34%
799-4-52	L1	9,859±	0.35	3,451	2,187±	63%
799-4-53	L1	5,635±	0.35	1,972	1,892±	96%
799-4-54	L1	25,075±	0.35	8,776	734±	8%
800-1-27.1	L1	43,208±	0.35	15,123	18,310±	121%
800-1-31.1	L1	59,885±	0.35	20,960	8,751±	42%
800-1-33.1	L1	25,774±	0.35	9,021	3,237±	36%
800-1-34	L1	19,510±	0.35	6,828	0	0%
800-1-35.7	L1	39,916±	0.35	13,971	15,919±	114%
800-1-35.8	L1	149,591±	0.35	52,357	0	0%
800-1-35.9	L1	6,000±	0.35	2,100	0	0%
800-2-10	L1	20,042±	0.35	7,015	4,460±	64%
800-2-11	L1	19,312±	0.35	6,759	8,429±	125%
800-2-12	L1	20,051±	0.35	7,018	1,448±	21%
800-2-13	L1	64,393±	0.35	22,537	27,284±	121%
800-2-14	L1	20,794±	0.35	7,278	0	0%
800-2-15	L1	10,075±	0.35	3,526	1,893±	54%
800-2-16	L1	10,164±	0.35	3,557	2,822±	79%
800-2-17	L1	14,903±	0.35	5,216	3,286±	63%
800-2-18	L1	14,895±	0.35	5,213	1,417±	27%
800-2-19	L1	30,625±	0.35	10,719	0	0%
800-2-20	L1	5,878±	0.35	2,057	1,396±	68%
800-2-21	L1	9,013±	0.35	3,155	1,062±	34%
800-2-22	L1	56,490±	0.35	19,771	0	0%
800-2-23	L1	80,075±	0.35	28,026	28,355±	101%
800-2-28.1	J4	82,946±	0.25	20,737	10,555±	51%
800-2-28.3	J2	162,811±	0.35	56,984	36,249±	64%
800-2-28.4	J2	194,450±	0.35	68,058	0	0%
800-2-9	L1	39,778±	0.35	13,922	0	0%
<b>Total:</b>	-	<b>1,626,369±<sup>2</sup></b>	-	<b>601,725±</b>	<b>232,979±<sup>3</sup></b>	-

**Notes:**

(1)Pursuant to Section 85-251 of the Town Code, the maximum gfa permitted on a lot is 60,000 square-feet.

(2)Excludes MTA-Owned parcels; Variation in total lot area due to rounding errors

Vacant Tax Parcel
Underutilized Tax Parcel

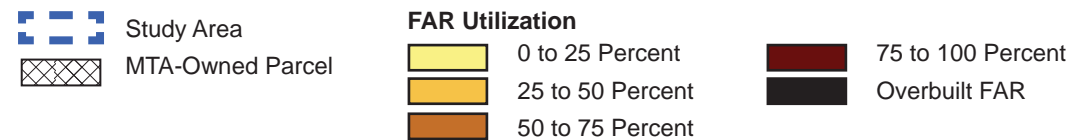
**Source:** Town of Brookhaven provided GIS-based parcel and building footprint data



FIGURE  
5

### Floor-to-Area Ratio Utilization in the Study Area, by Tax Parcel

Ronkonkoma HUB Blight Study | Town of Brookhaven, New York





As indicated in Table 7, various tax parcels are completely underutilized (i.e., they have no built space at all), while many other parcels feature some built space but could potentially allow for significant additional development potential per the Town of Brookhaven zoning code. Specifically, 11 tax parcels (which have the potential for approximately 187,981± square feet of gross floor area) are vacant while 30 tax parcels are partially developed, but have a development potential of an additional 193,775± square feet of gross floor area. This totals an estimated 381,755± square feet of actual gross floor area underutilization. As indicated in Figure 5, underutilized permissible FAR is prevalent throughout the Study Area, especially along the primary transportation corridors (i.e., Railroad and Union Avenues) and along secondary streets (i.e., Garrity, Hawkins, and Carroll Avenues and Mill Road). Such underutilization of allowable building development<sup>6</sup> indicates significant unrealized economic activity (i.e., job creation and property tax revenue) in the Study Area, given the presence of the Ronkonkoma LIRR Station.

### **C. Deteriorated Buildings**

The deterioration of buildings and other structures was observed during the field surveys. Observed deterioration include poor condition of roofs, windows, and siding; deterioration of façade and masonry features; fencing that was falling down and/or in disrepair; and lack of paved driveway areas. Photograph No. 3 provides an example of observed deterioration (for additional photographs of building deterioration in the Study Area, refer to Appendix B).



<sup>6</sup>As noted in this report, the potential that could actually be realized would be constrained by various factors including specific individual lot configuration, and specific parking and dimensional regulations of the zoning district.



**Photograph No. 3:** View of a deteriorated mixed-use commercial and residential structure along Garrity Avenue.

Deterioration poses the potential for unsafe conditions and creates a visually unappealing appearance. This can hinder economic growth by discouraging private investment and, thereby, limiting job and property tax revenue generation.

#### **D. Inadequate Sidewalks and Curbs**

In many locations within the Study Area, particularly along Railroad Avenue, sidewalk and curb areas were observed to be in disrepair and, in some cases, non-existent. Compounding this problem is overgrowth of vegetation; these issues are illustrated in the photograph below.



**Photograph No. 4:** View of deteriorated sidewalk/curb area at Union Avenue and Mill Road.

Inadequate sidewalk and curb areas hinder pedestrian activity, create inefficiencies in pedestrian circulation (along with creating potentially dangerous conditions for pedestrians), contribute to the visual blight within the Study Area. Overall, the lack of pedestrian activity in and around the LIRR Ronkonkoma Station contributes to the economic stagnation within the Study Area.

**E. Inadequate Drainage and Sewerage Infrastructure**

Observations and recorded complaints of pooling water along roads within the Study Area indicate that drainage infrastructure is inadequate, as shown below in Photograph No. 5.



**Photograph No. 5:** View of pooling water along Railroad Avenue.

Lack of such infrastructure contributes to a poor visual and aesthetic appearance, can discourage private investment in the area, and can also contribute to public health threats (e.g., mosquito infestation).

As indicated above, properties within the Study Area rely upon individual on-site sanitary systems for sewage disposal. These sanitary systems, many of which are likely old, provide no actual physical treatment of sanitary waste (only the benefit of filtration through leaching pools). Moreover, in accordance with Article 6 of the Suffolk County Sanitary Code, for those parcels not under MTA ownership, the maximum potential sanitary discharge is 22,380 gallons per day (gpd).<sup>7</sup>

Based upon a commercial land use sanitary design flow factor of 0.06 gpd per square foot, as published by the Suffolk County Department of Health Services, the 37.3±-acre portion of the Study Area (with a maximum permitted sanitary density of 22,380 gpd) has a maximum yield of 373,000 square feet of commercial space. While this exceeds the current total building area (232,979± square feet), it is significantly less than the maximum development potential based upon prevailing zoning, which is estimated at 601,725± square feet. In fact, the lack of sewage treatment within the Study Area actually restricts development to only 62 percent of the total development potential and may be a contributing factor in the underutilization of properties described elsewhere in this report.

#### **F. Incompatible Uses**

The Study Area features a number of intensive commercial uses (including automobile repair and service businesses) interspersed with low-density (single-family) residential uses. Photograph No. 6 below demonstrates such land uses proximate to one another (for additional photographs depicting the general character of the Study Area, refer to the Photograph Log in the Appendix B).



<sup>7</sup>Pursuant to the *Long Island Comprehensive Waste Treatment Management Plan (208 Study)*, the site is located in Hydrogeologic Zone I and within such hydrogeologic zone, Article 6 of the Suffolk County Sanitary Code limits sewage discharge from on-site systems to 600 gallons per day per acre. Thus, the maximum potential sanitary discharge to on-site sanitary systems for the 37.3±-acre portion of the Study Area not under MTA ownership is approximately 22,380 gallons per day.



**Photograph No. 6:** View of adjoining automotive-related business and residential uses along Hawkins Avenue.

Such land uses do not complement one another, and produce a disjointed and inefficient land use pattern. This detracts from the quality of the residential environment as well as the economic vitality of the area, resulting in lost potential for job and property tax revenue generation.

**G. Aesthetic and Visual Characteristics**

The Study Area consists of numerous vacant/unoccupied parcels and/or structures, a number of which are in highly visible locations (i.e., Railroad Avenue), a rundown appearance of local businesses as well as large surface parking lots that are active with commuter vehicles during the day but are generally not used during nighttime hours. As discussed earlier, much of the Study Area lacks adequate pedestrian sidewalks or safe crossings, except in the immediate vicinity of the Ronkonkoma LIRR Station. Further, other tax parcels are utilized as staging and/or storage grounds for commercial uses and/or debris. These conditions create a blighted aesthetic and visual appearance with the Study Area (refer to the Photograph Nos. 7 through 10 below).





**Photograph 7:** View of abandoned residence along Elm Street.



**Photograph 8:** View of deteriorated sidewalk areas along Railroad Avenue.



**Photograph 9:** View of deteriorated fencing along Garrity Avenue.



**Photograph 10:** View of vacant commercial building along Railroad Avenue.

#### IV. CONCLUSIONS

The Ronkonkoma Hub was identified within the Town of Brookhaven's *Draft Blight to Light Study* (September 2010), a study undertaken to identify blighted properties and areas within the Town and facilitate their redevelopment through the institution of zoning, permitting and financial incentives. Based upon field observations and the data collected, it can be concluded that the Study Area is sufficiently blighted to warrant the preparation of an Urban Renewal Plan in accordance with Article 15 of the New York State General Municipal Law. Further, based upon the characteristics of blight, as defined by the Town of Brookhaven in Section 85-1 of the Town Code, it can be concluded that several of these characteristics are relevant (or partially relevant) to the Study Area, including:

- Deterioration of the site
- Dilapidated, deteriorated or defective structures
- Aesthetically poor conditions – signs, parking area, facades
- Vacant and underutilization of land, lots and buildings
- Weeds and poorly landscaped, debris and litter
- Poorly maintained, cracked sidewalks and curbing
- Damaged or missing fencing
- Outdated and inefficient buildings and uses

Evidence of blighted conditions, as detailed in this report and in the appendices, is summarized below:

- *Vacant and partially vacant properties and buildings* – Seven tax parcels were observed to contain vacant or partially vacant buildings, representing approximately 5.5± percent of the total gfa within the Study Area (12,793± square feet), and approximately 6.5± percent of the total area of the Study Area (3.52± acres) is undeveloped.
- *Significant underutilization of development potential* – The total developed gross floor area in the

Study Area (excluding the Ronkonkoma LIRR Station and parcel associated with the LIRR Parking Structure) is 232,978± square feet, representing only 39± percent of the total development potential permitted by zoning. This underutilization often results in a lower level of economic activity than would otherwise be expected in the Study Area and, therefore, lowers levels of employment and property tax revenues.

- *Deteriorated buildings* – Deterioration of building elements was identified in a number of locations within the Study Area, creating potentially unsafe conditions and detracting from the area’s desirability as a place for private investment.
- *Inadequate curb and sidewalk areas* – Deteriorated or missing curbs and sidewalks were identified in various Study Area locations, detracting from the overall character of the area. Also, the lack of sidewalks hinders pedestrian activity and creates inefficiencies in pedestrian circulation (along with creating potentially dangerous conditions for pedestrians).
- *Lack of appropriate drainage and sewerage infrastructure* – Drainage is inadequate in certain locations, creating undesirable conditions for nearby uses. The lack of sewage treatment in the Study Area (i.e., properties rely upon individual on-site sanitary systems rather a central collection and treatment system) limits the overall development density.
- *Incompatible land uses* – In several Study Area locations, residential uses adjoin or are located proximate to commercial uses that are not conducive to a desirable residential environment.
- *Aesthetic and visual character* – The combination of deteriorating buildings and infrastructure with the presence of substantial acreage devoted to the storage of vehicles, equipment, etc., creates an unattractive visual environment, which is not conducive to the attraction of private investment.

Each of these factors contributes to a “substandard or unsanitary area... which hamper or impede proper and economic development of such areas and which impair or arrest the sound growth and development of the area, community or municipality...,” as defined in Article 15 of New York State General Municipal Law. Therefore, there is sufficient evidence to declare the Study Area to be a substandard or unsanitary area in accordance with both New York State and Town of Brookhaven laws, and therefore, appropriate for urban renewal.



*Engineering, Surveying and Landscape Architecture, P.C.*



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# *Appendix A*

*Town of Brookhaven, NY  
Monday, September 10, 2012*

**§ 85-495. Severity of existing blight.**

- A. The severity of existing blight score shall be determined by the sum of the points for each of the following criteria, on a scale of 0 to 50 points with 50 points representing the maximum severity of blight:
- (1) Number of years vacant: 1 point for first year, 1.5 points per year thereafter to maximum of 14 points.
  - (2) Plus 5 points maximum for buildings that have been vandalized to a point that they have missing or boarded windows and doors or have a facade that is seriously damaged, missing or dilapidated.
  - (3) Plus 5 points maximum for buildings that have collapsed, or have missing or structurally faulty foundations, walls, floor or roofs as determined by the Chief Building Inspector.
  - (4) Plus 4 points maximum for buildings that have interior inflexibility prohibiting adaptive reuse and/or have unusual retrofit costs (asbestos, etc.) as determined by the Chief Building Inspector.
  - (5) Plus 5 points maximum if the building has become a fire hazard or has existing fire damage as determined by the Chief Fire Marshal.
  - (6) Plus 4 points maximum if the property has been cited for code violations as documented by Town enforcement officials; including graffiti, dumping, litter or abandoned motor vehicle history.
  - (7) Plus 5 points maximum if the property has become a place where vagrancy or criminal activity has been taking place as documented by the Town enforcement officials or by the Suffolk County Police Department.
  - (8) Plus 4 points maximum if the property is interfering with the reasonable, lawful and expected use of other properties within the community as documented by community complaints.
  - (9) Plus 4 points maximum if the property has missing, broken or in need of repair curbs, walks or pavement.





*Engineering, Surveying and Landscape Architecture, P.C.*



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# *Appendix B*

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-32	14 Hawkins Avenue, LLC	Residential and Auto-Related Use	J6	0.80±	Some fencing in disrepair (associated with bus depot). Residence use observed to be in good condition.

Photograph No. 1		Photograph No. 2	
			
Bus parking component of tax parcel		View of single-family residential use from Garrity Avenue	

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-33.1	14 Hawkins Avenue, LLC	Auto-related use	J6	1.09±	Some deterioration of siding and roofs associated with buildings on-site.


Photograph No. 3	Photograph No. 4
	
View of buildings on-site, fronting Hawkins Avenue	View of buildings on-site, fronting Hawkins Avenue



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-34	Gregory J. Mensch	Commercial (Parking for Commercial Use)	J6	0.18±	Property utilized for parking, likely for employees of the bus depot.

**Photograph No. 5**



View of parcel from Railroad Avenue.

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-35	Band Construction, Inc.	Commercial (Vacant)	J6	0.08±	Vacant commercial building Slight deterioration of masonry / façade Rear of lot underutilized (vacant/ storage)

Photograph No. 6	Photograph No. 7
 <p>View of property frontage along Railroad Avenue</p>	 <p>View of rear of lots (multiple lots)</p>



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-36	Antonio Melo	Commercial	J6	0.07±	Minor façade Deterioration Rear of lot underutilized (vacant/storage)

Photograph No. 8	Photograph No. 9
 <p>View of property frontage from Railroad Avenue</p>	 <p>View of rear of lots (multiple lots)</p>

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-37	Micah Disipio	Commercial	J6	0.07±	Minor façade deterioration Rear of lot underutilized (vacant/storage)

Photograph No. 10	Photograph No. 11
 <p>View of property frontage from Railroad Avenue</p>	 <p>View of rear of lots (multiple lots)</p>



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-38	65 Railroad Avenue, LLC	Commercial	J6	0.07±	Minor façade deterioration Rear of lot underutilized (vacant/storage)

Photograph No. 12	Photograph No. 13
 <p>View of property frontage from Railroad Avenue.</p>	 <p>View of rear of lots (multiple lots)</p>

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-39	63 Railroad Avenue, LLC	Commercial	J6	0.08±	Commercial building observed to be in good condition.

Photograph No. 14



View of property frontage from Railroad Avenue



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-40.1	61 Property Corp	Commercial	J6	0.03±	Not visible from publicly-accessible location Identified as a vacant lot from GIS analysis

Aerial No. 1					
					
Approximate boundaries of subject parcel outlined in red.					

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-40.2	61 Property Corp	Commercial	J6	0.02±	Vacant commercial building, observed to be recently renovated

Photograph No. 15



View of site frontage from Railroad Avenue

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-41	John and Lilly Bedell	Commercial	J6	0.06±	Commercial building observed to be in good condition

Photograph No. 16



View of site frontage from Railroad Avenue



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-42	55 Property Corp	Commercial	J6	0.11±	Vacant commercial building, observed to be recently renovated

Photograph No. 17



View of frontage along Railroad Avenue

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size:	Comments:
799-3-33.2	55 Property Corp	Commercial (Vacant)	J6	0.06±	Not visible from publicly-accessible location Identified as a vacant lot from GIS analysis

Aerial No. 2



Approximate boundaries of subject parcel outlined in red.

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-43	51 Property Corp	Commercial (Vacant);	J6	0.07±	Vacant commercial building, observed to be recently renovated

Photograph No. 18



View of property frontage along Railroad Avenue



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-44	Bennett & Gordon Realty Co.	Commercial/ Residential	J6	0.40±	Vacant commercial buildings, observed to be recently renovated Residence in rear of lot, has visible building deterioration

Photograph No. 19	Photograph No. 20
 <p>View of property frontage from Railroad Avenue.</p>	 <p>View of residential component in rear of lot</p>

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-44	NHP Realty, LLC	Commercial	J6	0.27±	Taxi / Auto-repair use, with visible building deterioration

Photograph No. 21



View of building frontage along Hawkins Avenue.



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-47.1	On-Track Realty, LLC	Commercial	J6	4.15±	Gym building observed to be in good condition Parking facility lacks paving, striped stalls

Photograph No. 22	Photograph No. 23
 <p>View of gym building from Hawkins Avenue</p>	 <p>View of parking facilities</p>

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-48	Margaret Higgins & Jerome Gaynor	Commercial/ Residential	J6	0.31±	Auto-repair portion vacant and façade is in disrepair with deteriorating masonry, peeling paint, missing wood sections on garage doors. Continuous curb cut leading to unpaved driveway and parking area. Residence observed to be in good condition

Photograph No. 24

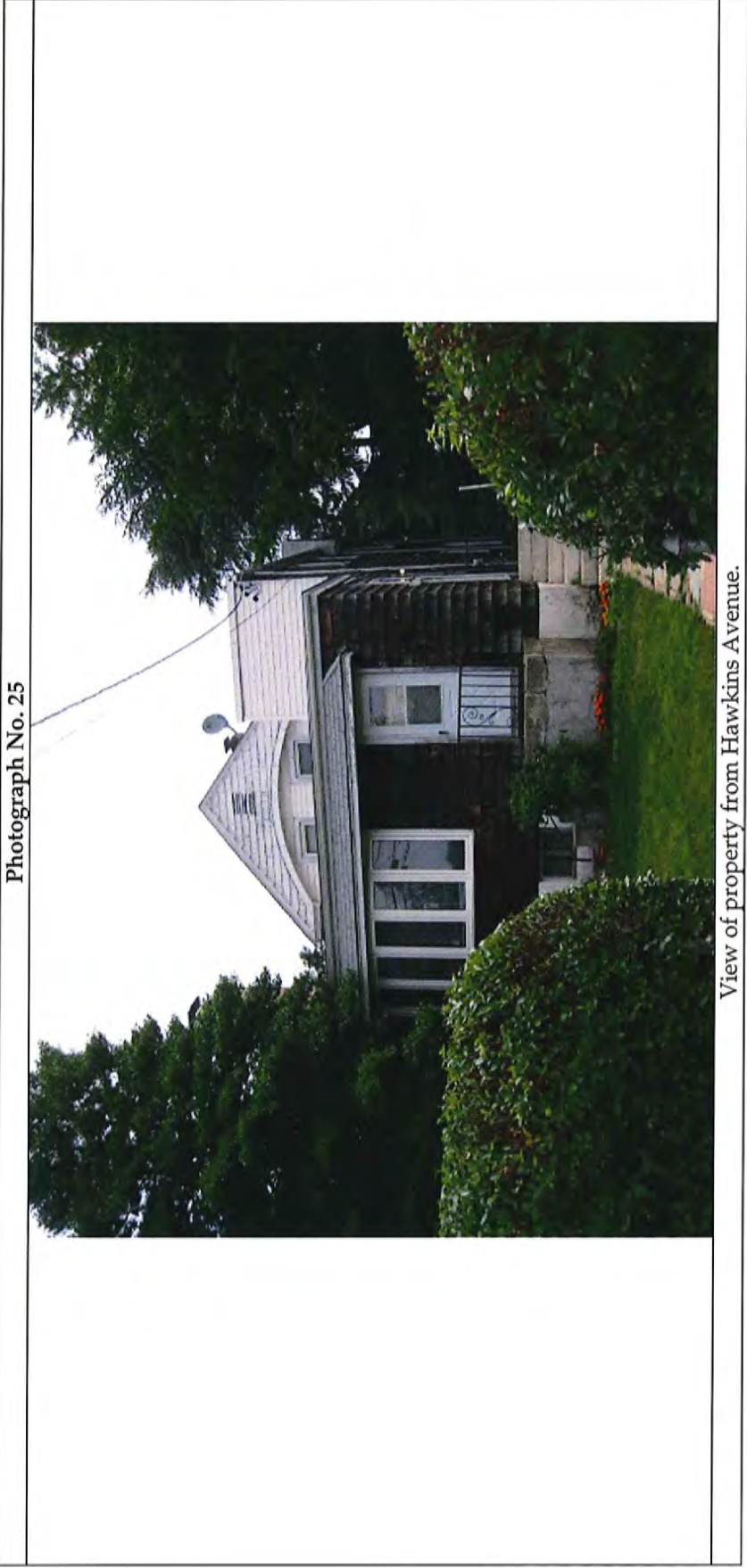


View of property from Hawkins Avenue.



Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-49	Community Housing Innovations, Inc.	Residential	J6	0.30±	Residence observed to be in good condition



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-51.1	Marco Giangrasso	Commercial	L1	0.65±	Observed commercial buildings Lot features large undeveloped areas

Photograph No. 26	Photograph No. 27
 <p>Undeveloped portion of property.</p>	 <p>View of commercial/residential buildings from Hawkins Avenue.</p>



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-52	Hawkins & Union Avenue Realty, LLC	Commercial	L1	0.23±	Large portion of property used for auto-storage, possible underutilization. Continuous curb cut. Deteriorated pavement. Open commercial garbage receptacle. Possible second-story residence, minor siding deterioration visible.

Photograph No. 28		Photograph No. 39	
			
View of auto-storage on subject property		View of possible associated residential use, minor siding deterioration.	

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-53	Carmine E. Dorsi	Commercial	L1	0.13±	Commercial building observed to be in good condition.

Photograph No. 30



View of property from Union Avenue.



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-4-54	Anthony and Blasé Davi	Residential	L1	0.58±	Residence observed to be in good condition. Large portion of property appears to be used for automobile storage. Slight roof deterioration is visible

Photograph No. 31		Photograph No. 32	
 <p>View of property from Union Avenue.</p>		 <p>View of roof deterioration.</p>	

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-27.1	Anthony and Blasé Davi	Commercial	L1	0.99±	Commercial buildings observed to be in generally good condition. Large portion of property used for auto-storage (underutilization).

Photograph No. 33	Photograph No. 34
	
View of property from Union Avenue	View of property from Union Avenue



Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-28	MTA & R. Bergen David S. Symons	LIRR Parking Deck Entrance	L1	0.47±	None





Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-35.8	Ronkonkoma Rail Road Properties, LLC.	Wooded/Vacant	L1	3.43±	Undeveloped/wooded parcel

Photograph No. 36



View of property from Railroad Avenue

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-31.1	Island Wide, LLC	Commercial	L1	1.37±	Commercial buildings observed to be in good conditions

<div> <div>Photograph No. 37</div>  </div>					
View of property from Union Avenue					



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-33.1	Carroll Properties, Inc.	Commercial/ Residential	L1	0.59±	Commercial building and residence observed to be in good condition. Large paved area in front of building appears to be underutilized.

Photograph No. 38		Photograph No. 39	
			
View of auto-repair component from Carroll Avenue		View of residential component from Carroll Avenue	

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-34	Nelson Fernandes & Magalhaes Americo	Commercial	L1	0.45±	Open lot for staging/ auto storage (underutilized).

Photograph No. 40



View of property from Carroll Avenue



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-35.7	Tudor Station Plaza, LLC c/o Island Estates	Commercial	L1	0.92±	Commercial building observed to be in good condition

Photograph No. 41



View of property from Railroad Avenue

## Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-35.9	Tudor Station Plaza, LLC c/o Island Estates	Undeveloped/ Wooded	L1	0.14±	Parcel utilized as entrance/exit to day care facility (underutilization)

Photograph No. 42



View of property from Railroad Avenue



**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-36	MTA LIRR	Parking Deck	L1	1.84±	Parking deck observed to be in good condition

Photograph No. 43



View of property from Railroad Avenue

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-21	Anthony Mingoia	Commercial	L1	0.21±	Commercial buildings observed to be in good condition Driveways unpaved

Photograph No. 44		Photograph No. 45	
 <p>View of property from Railroad Avenue</p>		 <p>View of unpaved driveway area</p>	



Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-19 800-2-22	William A. Mallins	Commercial	L1	0.70± 1.30± (2.0± Total)	Property used for commercial storage/staging (underutilization). Two lots that are used for same purpose. Views of property screened from Mill Road.

Photograph No. 46



View of property from Mill Road

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-23	John Lock & George McDowell	Commercial	J2	1.84±	Commercial building observed to be in generally good condition. Rear area used for commercial storage/staging (underutilized)

Photograph No. 47		Photograph No. 48	
			
View of rear commercial storage area associated with subject property		View of commercial building fronting Union Avenue.	



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-12	William and Mildred Mallins	Residential	L1	0.46±	Residence observed to be in good condition.

Photograph No. 49



View of property from Union Avenue.

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-11	William and Mildred Mallins	Commercial	L1	0.44±	Commercial building observed to be in good condition. Large paved area in front of building appears to be underutilized.

Photograph No. 50



View of property from Union Avenue.

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-10	William and Mildred Mallins	Commercial	L1	0.46±	Commercial building observed to be in good condition.

Photograph No. 51



View of property from Union Avenue.



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-9	Holbrook Truck and Equipment Leasing, Inc.	Commercial	L1	0.91±	Commercial storage/staging (underutilized)

Photograph No. 52



View of property from Carroll Avenue.



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-13	Subsurface Maintenance Corp.	Commercial	L1	1.48±	Building observed to be in fair condition. Rear of property used for commercial staging/storage (underutilized).

Photograph No. 53		Photograph No. 54	
 <p>View of structure fronting Carroll Avenue</p>		 <p>View of rear storage area from Elm Street</p>	

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-14	Subsurface Maintenance Corp.	Commercial	L1	0.48±	Property used for commercial staging/storage (underutilized).

<p style="text-align: center;">Photograph No. 55</p>  <p style="text-align: right;">View of property from Elm Street (beyond fence)</p>	
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Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-15	James Zambik	Residential (Vacant)	L1	0.23±	Residence appears to be vacant, abandoned vehicle on premises, unpaved driveway

Photograph No. 56		Photograph No. 57	
 <p>View of property from Elm Street</p>		 <p>View of unpaved driveway area and abandoned vehicle</p>	

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-16	Wiencyzyslaw and Gabriela Odynocki	Commercial	L1	0.23±	Commercial building observed to be in good condition

Photograph No. 58



View of property from Elm Street



Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-17	Joseph Urban	Residential	L1	0.34±	Residence observed to be in good condition

Photograph No. 59



View of property from Carroll Avenue

**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-18	Calvin C. Lorenz	Residential	L1	0.34±	Residence observed to be in good condition

Photograph No. 60



View of property from Maple Street



SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-20	Yashvinder and Jasper Mahajin	Residential	L1	0.06±	Residence observed to be in good condition

A photograph of a two-story yellow house with a grey roof. The house has several windows with black shutters and a white door. A silver car is parked on the driveway in front of the house. The house is surrounded by green trees and a lawn.

View of property from Carroll Avenue

Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-28.4	Unified Credit Trust & G&D Oakland & C. Hill Trustee	Industrial	J2	4.47±	Industrial storage/staging (underutilized)

Photograph No. 62



View of property from Mill Road



**Ronkonkoma Hub Blight Study**  
**Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-28.3	Unified Credit Trust & G&D Oakland & C. Hill Trustee	Commercial	J2	3.74±	Commercial building observed to be in good condition

Photograph No. 63



View of property from Mill Road

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-2-28.1	Lock & McDowell, Inc.	Commercial	J4	1.90±	Commercial building observed to be in good condition.

Photograph No. 64



View of property from Union Avenue



# Ronkonkoma Hub Blight Study Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
800-1-38	MTA LIRR	LIRR Facilities	L1	6.32±	Ronkonkoma LIRR Station facilities

Photograph No. 65		Photograph No. 66	
			
View of Ronkonkoma LIRR Terminal Station from Railroad Avenue		View of Parking Area	



Ronkonkoma Hub Blight Study  
Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-45.1	MTA LIRR	LIRR Facilities	L1	3.73±	Ronkonkoma LIRR Station facilities

Photograph No. 67		Photograph No. 68	
			
View of parking area		View of undeveloped land.	

**Ronkonkoma Hub Blight Study  
Field Observations**

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-50	MTA LIRR	LIRR Facilities	L1	0.05±	Ronkonkoma LIRR Station facilities

<b>Photograph No. 69</b>	
	<p style="text-align: right; padding-right: 10px;">View of parcel from Railroad Avenue</p>



# Ronkonkoma Hub Blight Study Field Observations

SCTM No.:	Owner:	Land Use:	Zoning:	Lot Size (acres):	Comments:
799-3-49	MTA LIRR	Parking	L1	0.15±	Ronkonkoma LIRR Station facilities

Photograph No. 70	
	
View of parcel from Railroad Avenue	