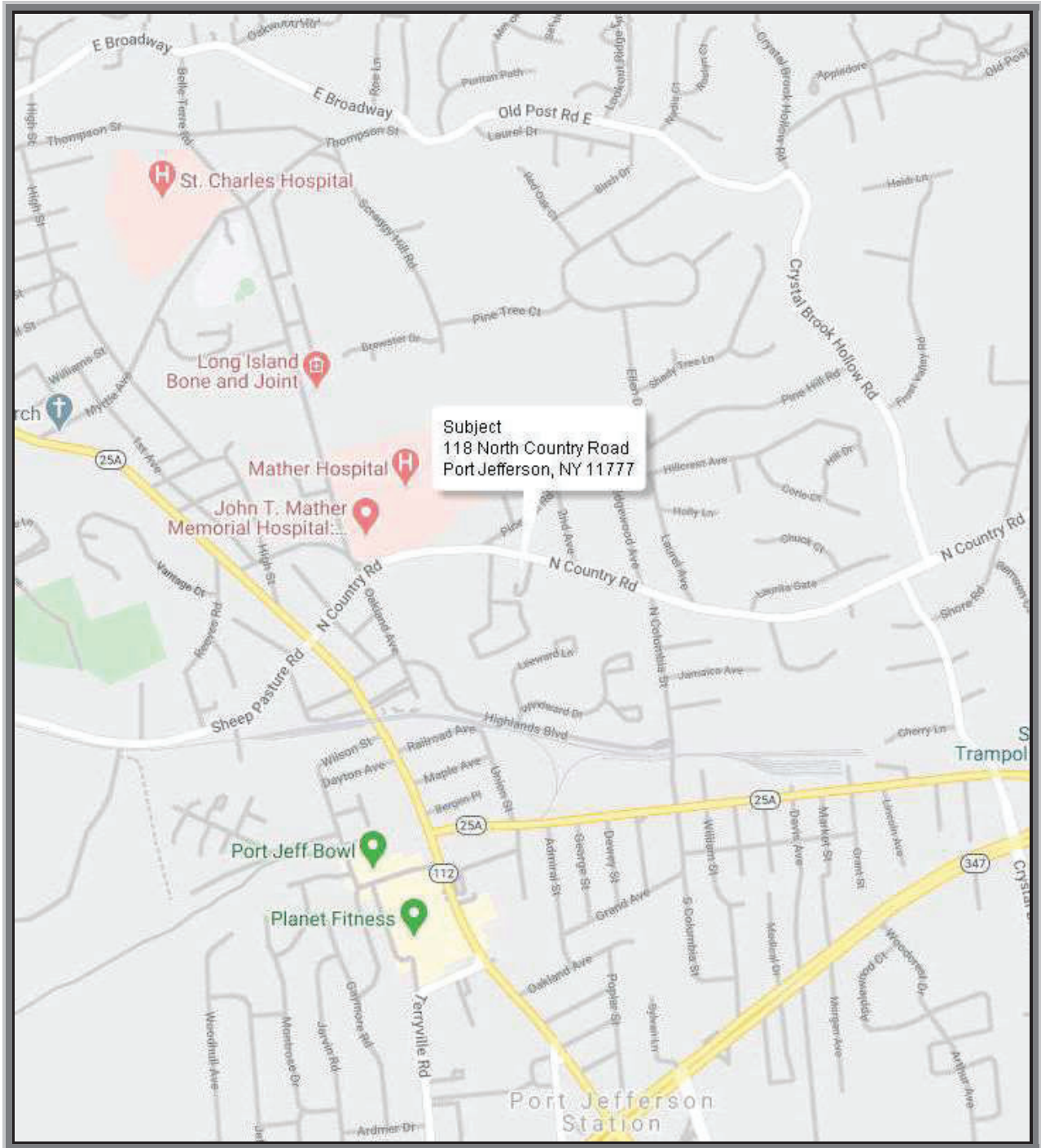


118 North Country Road Port Jefferson NY 11777



SUBJECT PROPERTY
Aerial View



PROPERTY INFORMATION

LOCATION – The subject is a rectangular, parcel situated on the south side of North Country Road in the Village of Port Jefferson, Town of Brookhaven, Suffolk County, New York.

SIZE AND DIMENSIONS – The subject site is a 53,580± square foot (1.23± acre). The site features 150± feet of frontage along North Country Road and an average depth of 354± feet. The land-to-building ratio is 5.26 to 1.00, which is considered to be typical for the area.

ACCESS – The site is accessed via one (1) concrete curb cut along the site's North Country Road frontage. The subject property features on-site parking for approximately 97± vehicles, or 1 space per 105± square feet of GBA.

UTILITIES – All utilities are available to the property, including public water, natural gas, electric and septic systems.

TOPOGRAPHY – The site slopes from the front to the rear of the property.

STREET IMPROVEMENTS – Public improvements include paved roadways, concrete curbs, storm sewers, utility poles and fire hydrants.

SITE IMPROVEMENTS – Site improvements include concrete curbs and curb cuts, retaining walls, paved asphalt parking (lined) lot. The subject’s parking area was observed to be in good condition.

FLOOD HAZARD INFORMATION - According to the National Flood Insurance program’s flood insurance rate maps, the subject property **IS NOT** located in a special flood hazard area.

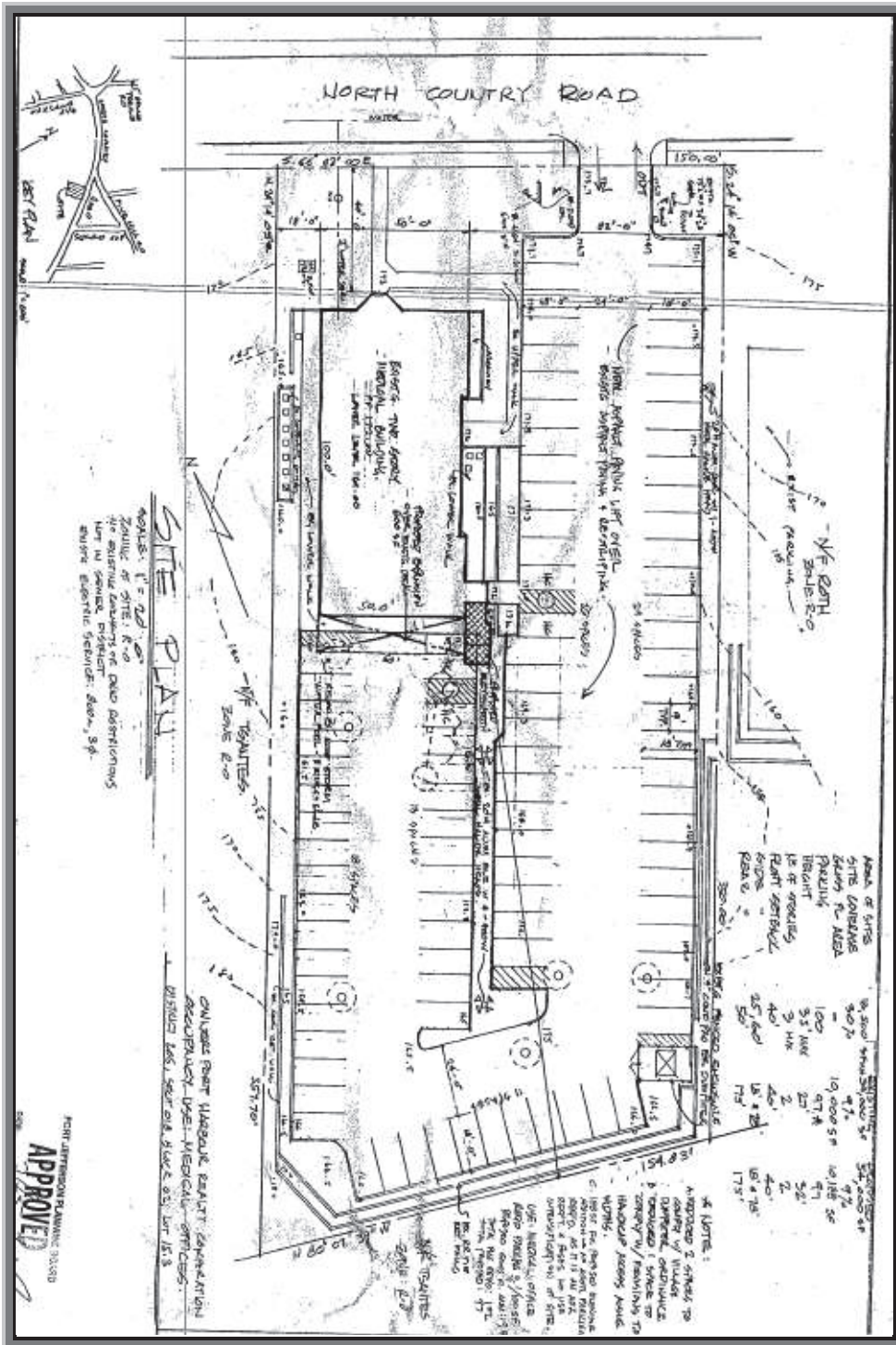
Community Panel No.
Map Last Revised
Zone

36103C0383H
09/25/2009
X - No special flood hazard

TAX MAP



SITE PLAN



BUILDING DESCRIPTION

The subject is a two-story medical office building on slab that was built in 1980 and contains a gross building area is 10,188± square feet. .

CONSTRUCTION CHARACTERISTICS

Foundation:	Concrete
Roof:	The building has a pitched, asphalt shingle roof.
Year Built/Age:	1980 Renovation 2023
Heating/Cooling:	Multiple package HVAC units located at the rear of the building.
Electricity & Gas:	Circuit breakers with multiple sub-panels; gas meter and electric meters on the ground floor.
Lighting:	A combination of decorative ceiling mounted and drop, high intensity fixtures, decorative lighting canopies, recessed fixtures and fluorescent lighting fixtures; adequate illumination throughout.
Plumbing:	The building is equipped with restrooms with ceramic finishes with modern fixtures.
Security Features:	Security features include deadbolt locks, video surveillance and smoke and fire alarm systems
Fire Protection:	Non-sprinklered.

ZONING

The subject is under the zoning jurisdiction of the Village of Port Jefferson and is zoned **R-O Residence or Office district**. The district allows for one and two-family homes, mixed-use properties, professional offices, art galleries. The permitted uses and major bulk regulations are summarized below:

ZONING TABLE			
Jurisdiction	Village of Port Jefferson		
District Name	R-O Residence or Office		
Permitted Uses:	Residential, Mixed-use buildings, professional office, art galleries, etc.		
Bulk Regulations	Required	Subject	Conforms
Minimum Lot Size	18,500 SF	53,580± SF	Yes
Minimum Lot Width	125 Feet	150 Feet	Yes
Minimum Lot Depth	125 Feet	>125 Feet	Yes
Setbacks Required			
Front	40 Feet	40 Feet	Yes
Rear	50 Feet	>50 Feet	Yes
Side	60 Feet aggregate	>60 Feet	Yes
Maximum Height	35 feet or 3 Stories	<35 Feet	Yes
Maximum Lot Coverage	30%	10%	Yes
On-Site Parking	1 space per 300 SF	1 space per 105 SF	Yes

ZONING MAP

