



Property Information		Request Information		Update Information
File#:	BF-Y01867-3874587289	Requested Date:	03/14/2025	Update Requested:
Owner:	EMIL KINCEL III	Branch:		Requested By:
Address 1:	12 HANDY LN	Date Completed:	03/31/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	MEDFORD, NY	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of Brook Haven Department of Zoning there is an Open Code Violation case on this property.</p> <p>1. Case #: 190402311 Case Type: Pending Litigation</p> <p>Collector: Town of Brook Haven Address: 1 Independence Hill Farmingville, NY 11738 Business# 631-451-6333</p>
PERMITS	<p>Per Town of Brook Haven Department of Building there is an expired Permit on this property.</p> <p>1. Permit #: 257118 Permit Type : Provisional Accessory Apartment License</p> <p>Collector: Town of Brook Haven Address: 1 Independence Hill Farmingville, NY 11738 Business# 631-451-6333</p>
SPECIAL ASSESSMENTS	<p>Per Town of Brookhaven Tax Collector there are no Special Assessments/liens on the property.</p> <p>Collector: Town of Brookhaven Treasurer Department Payable: 1 Independence Hill, Farmingville, NY 11738 Business# (631) 451-8696</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.</p>
DEMOLITION	NO
UTILITIES	<p>Water Account #: 3000785590 Payment Status: DUE Status: Pvt & Lienable Amount: \$394.05 Good Thru: NA Account Active: Yes Collector : Suffolk county water authority Payable Address :2045 NY-112 Suite 5, Coram, NY 11727 Business#: (631) 698-9500</p> <p>SEWER: The house is on a community sewer. All houses go to the shared septic system.</p> <p>Garbage Garbage bills are included in the Real Estate Property taxes.</p>



Account Balance

Town

MEDFORD



Street Name

HANDY LN



Street Number

12



Search

Clear

Enter Tax Map #: (19 Digits)

Search

Clear

Account
Number

Account
Name

Street

Town

Zip

Balance

Tax Map #

3000785590	KINCEL AMIL F.	12 HANDY LN	MEDFORD	11763- 4316	394.05	0200871000100
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Public Authorities Law Section 1078-f provides that water charges of the Suffolk County Water Authority (SCWA) are a lien on the real property where the water services were provided. Any water charges in arrears for more than 90 days may appear on the next real property tax bill for the property. The above amount represents the unpaid water charges for the identified SCWA account number at the subject premises as of the date of your inquiry. This figure may not include the final bill for water charges for this account. It may take several weeks to generate a final bill when an account is finalized. Therefore, a purchaser of this property should have money held in escrow at closing until the seller provides evidence of a paid final water bill for this account. Following is the billing history over the last year for this account which may be useful in establishing an appropriate escrow amount at closing.

Billing Information:

Bill Date	Bill Amount
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01/23/2025	\$75.54
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10/22/2024	\$90.41
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07/22/2024	\$232.78
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04/19/2024	\$86.74
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Result as of: 3/25/2025

***Balance may not reflect most recent activity.**

[Click here for the SCWA Escrow Payment form.](#) This form is to be completed by the party making an escrow payment on the owner's property to Suffolk County Water Authority.

For your convenience SCWA offers several bill payment options. Please [click link](#) for the method that most effectively meets your needs.



4060 Sunrise Highway | Oakdale, NY 11769

Customer Service: [\(631\) 698-9500](tel:(631)698-9500)



[Contact SCWA](#)

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Town of Brookhaven

Complaint and Violation Summary

KINCEL EMIL F

Item Number: 3650032**SCTM:** 0200-871.00-01.00-028.000**Status:** ACTIVE**House:** 00012**Street:** HANDY LN**City:** MEDFORD**Zip:** 11763 - 0000

No Building Violations Filed Since March 5, 2001



An alert has been placed on this property by the Law Department. Please contact the Law Department prior to issuing any permits, certificates of occupancy, site plans, or any other approvals.

Complaint Number	Date	Description of Violation
190402311	05/01/2019	Pending Litigation - See P. Campbell Law Dept. 1-9291

16376

TOWN OF BROOKING
BUILDING DIVISION
ONE INDEPENDENCE HILL
FARMINGVILLE, NY 11738

Temporary
Provisional Accessory Apartment License

CO# **257118**

ACCESSORY APT NO. **11AA16376**

ISSUED: **04/13/2011**

EXPIRES: **03/14/2016**

OWNER: KINCEL EMIL F III &
DAWN M
12 HANDY LA
MEDFORD NY 11763

This certifies that the
RB#16376 of 4/7/11
1st sty 405 sf Accessory Apartment
Renewal of RB#12521

Located at No. 12 N/E/S/W S side HANDY LN
Distance 519.99 N/E/S/W SW of MEADOW AVENUE
Village/Hamlet Medford State of New York
Map WOODSIDE PINES Sect 1 Lot 32

conforms substantially with Zoning Ordinance, Building Code and other laws if any at date of permit
issuance and permission is hereby given for use or occupancy.

SCTM:0200-871.00-01.00-028.000

ITEM NO.3650032

Article 15 of the Executive Law of the State of New York, Section 296-5(A)(1) prohibits discrimination in the sale, rental, or lease of housing accommodations,
because of race creed, color or national origin.

BY

Arthur Gerbauer
BUILDING INSPECTOR

This certificate is null and void if building, structure or use is altered or used for any other purpose other than which it is
certified.

NOT VALID WITHOUT EMBOSSED SEAL

AA_CO Convenience Copy Do Not Rescan