

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 Per Town of Brook Haven Department of Zoning there is an Open Code Violation case on this property.

1. Case #: 190402311

Case Type: Pending Litigation

Collector: Town of Brook Haven

Address: 1 Independence Hill Farmingville, NY 11738

Business# 631-451-6333

PERMITS Per Town of Brook Haven Department of Building there is an expired Permit on this property.

1. Permit #: 257118

Permit Type: Provisional Accessory Apartment License

Collector: Town of Brook Haven

Address: 1 Independence Hill Farmingville, NY 11738

Business# 631-451-6333

SPECIAL ASSESSMENTS Per Town of Brookhaven Tax Collector there are no Special Assessments/liens on the property.

Collector: Town of Brookhaven Treasurer Department Payable:1 Independence Hill, Farmingville, NY 11738

Business# (631) 451-8696

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

DEMOLITION NO

UTILITIES 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

SEWER:

The house is on a community sewer. All houses go to the shared septic system.

Garbage

Garbage bills are included in the Real Estate Property taxes.



Tax Map #

Account Balance

Town	
MEDFORD	~
Street Name	
HANDY LN	~
Street Number	
12	v
Search	
Clear	
Enter Tax Map #: (19 Digits)	
Search	
Clear	

Town

Zip

Balance

Account

Number

Account

Name

Street

3000785590	KINCEL AMIL F.	12 HANDY LN	MEDFORD	11763- 4316	394.05	0200871000100
------------	-------------------	-------------------	---------	----------------	--------	---------------

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
01/23/2025	\$75.54
10/22/2024	\$90.41
07/22/2024	\$232.78
04/19/2024	\$86.74

Result as of: 3/25/2025

<u>Click here for the SCWA Escrow Payment form</u>. 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 <u>click link</u> for the method that most effectively meets your needs.

^{*}Balance may not reflect most recent activity.



4060 Sunrise Highway | Oakdale, NY 11769

Customer Service: <u>(631)</u> 698-9500







Contact SCWA

<u>Privacy Policy</u>

<u>Site Map</u>

© 2019 Suffolk County Water Authority. All rights reserved

Terms of Use

Town of Brookhaven Complaint and Violation Summary

KINCEL EMIL F

 Item Number:
 3650032
 SCTM:
 0200-871.00-01.00-028.000
 Status:
 ACTIVE

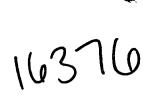
House: 00012 Street: HANDY LN City: MEDFORD Zip: 11763 - 0000

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



TOWN OF BROOKI BUILDING DIVISIÖN 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

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 accomodations, because of race creed, color or national origin.

Lot 32

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