

SUFFOLK COUNTY LANDBANK CORPORATION

DETAILED PROPERTY DESCRIPTION – SITE 56,57,58,59 – Hedges Rd. (Bianchi Weiss site)

SITE 56-59 Hedges Rd. (Bianchi Weiss site)



ID	Street Address	Hamlet	Town	Acres	Gross Bldg. Sq. Ft.	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
56-59	Hedges Rd.	East Patchogue	Brookhaven	13.93	606,791	Agriculture	Residential- A1	\$22,297	\$

The subject properties consist of five contiguous irregular shaped parcels containing an aggregate 13.93 acres (606,791± square feet) of land. The site is currently vacant and mostly cleared; past use includes a nursery.

The subject property is located in a desirable community in south eastern Suffolk County on Long Island. Market data published in real estate industry reports confirms increased demand for single-family development. The subject property is surrounded on all sides primarily by detached single-family residences that range in age from approximately 20 to 60 years. The property is mostly level and at street grade and has good street frontage and access from Hedges Road, South Orchard Road and Old Orchard Road. Other major access roads are Montauk Highway (0.8 miles), Sunrise Highway (2.2 miles) and Route 112 (2.4 miles). Rail service is available via the Long Island Rail Road Patchogue Station (3.2 miles). The East Patchogue area is convenient to Fire Island, a major summer recreational area, via ferry service available from the Village of Patchogue. Long Island MacArthur Airport, located in nearby Ronkonkoma, offers scheduled commercial jet passenger service to major U.S. cities.

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The property is currently legally owned by Heron Development Corp. and has been tax delinquent for multiple years. The 2016/17 tax bill was \$22,297 for all 5 parcels combined.

A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in July 2016. The subject property is currently undergoing a remediation which involved the removal and disposal of the upper soils over the entire property. This work is being completed by EnviroScience under the supervision of the NYSDEC. This remediation included clearing the wooded northern portion of the property and removing the upper soils. The remediation work is being completed by grading the site and adding a layer of topsoil which will be seeded. Links to the downloadable reports can be found below.

- [Phase I Environmental Site Assessment](#)
- [NYDEC Division of Environmental Remediation Record of Decision](#)

Note: The SCLBC does not make any representation regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the site, environmental liability or any future development thereon.

Zoning and Reuse Opportunities

Zoning at the site is controlled by the Town of Brookhaven and is zoned as Residential A-1 which allows for residential development at a minimum of 40,000± square foot lots. For a list of permitted uses, please visit Brookhaven Town Code at: <https://ecode360.com/8596432>

Based on current zoning, and according to an approved subdivision plan, dated August 16, 2005, the site could potentially be subdivided into 11 single-family home parcels. The lots would range from 30,000± to 50,000± square feet and would be situated in a cluster format allowing for interior roads and assess and open space. However, the approved plan is over 10 years old and would likely require re-approval prior to development.

Surrounding Land Use

The land use surrounding the site is primarily residential; a map of the area land use is included in at the end of this document.

Local Area Description – Deer Park CDP

The Site is located in the Town of Brookhaven, which is the local zoning authority, and is within the East Patchogue Census Designated Place. Relevant demographic information can be found below:

	Suffolk County	Town of Brookhaven	East Patchogue CDP
Population	1,495,803	213,805	11,558
Pop. Density (Persons Per Sq. Mi.)	1,640	4,087	2,588
Median Age	40.1	39.4	32
Number of Companies	159,640	16,663	n/a
% High School Graduate or higher	89.9%	87.5%	77.2%

Utilities and Access

Electric

Electric connection is available at this site and is provided by PSEG-LI. The condition of the electrical system in the industrial building is unknown.

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Heating

Conditions of the onsite HVAC system are unknown.

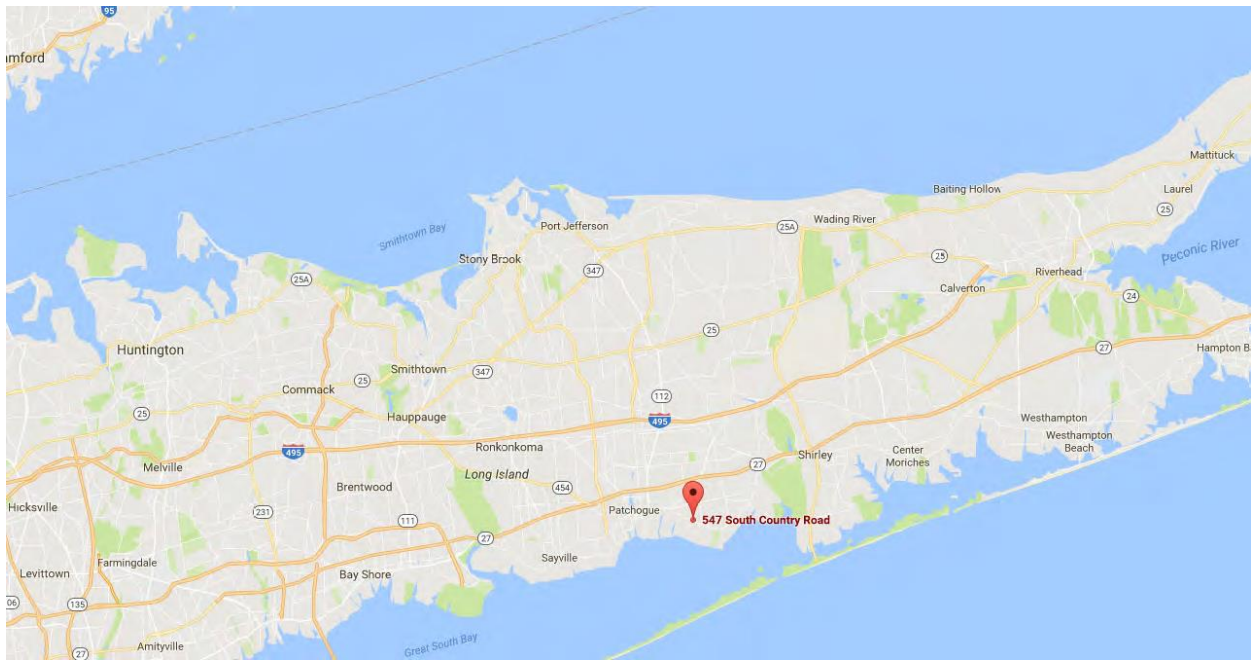
Water

Public water in the area is provided by the Suffolk County Water Authority. Conditions of the plumbing system in the building itself are unknown.

Sewage/Sanitary

The site is currently not within a municipal sewer district. Condition of the septic system is unknown.

Area Map



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ZONING MAP

