



### **8-FORMER STECK PHILBIN LANDFILL – Old Northport Rd, Kings Park, NY 11754**

This is an approximately 24.90 acre site, which consists of two contiguous parcels. The site is undeveloped, and was the location of a sand mining operation, which was subsequently used for disposing construction and demolition (C&D) waste, which was an unpermitted use. A preliminary site assessment performed by the NYSDEC in 1994 did not document the disposal of hazardous waste at the site. The site is classified as a NYSDEC Solid Waste site in need of Part 360 closure.

This property is located in the hamlet of Kings Park, in the Town of Smithtown. The area is known locally as the Old Northport Rd. Industrial area. In 2015, the Town of Smithtown proposed its first Comprehensive Plan update in almost 40 years, which is pending adoption as of November 2015. The proposed plan proposes the following uses for the area:

- Encourage limited outdoor industry and commercial recreation near Indian Head Road
- Establish a densely vegetated buffer zone around the perimeter of the industrial area<sup>1</sup>

Directly adjacent, to the east of the Steck Philbin site is the future location of a \$33 million and 44 acre multisport complex, rehabilitation and training center being developed by Prospect Sports Partners, LLC. The project received site plan approval in July of 2015.

Major highways in the area include the Sunken Meadow State Parkway (2 miles), which is accessible by passenger vehicle only, as well as the Long Island Expressway (6 miles) which also allows commercial

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<sup>1</sup> <http://www.smithtownny.gov/index.aspx?NID=365>

traffic. Long Island Rail Road's Kings Park train station, as well as downtown Kings Park is located 1.7 miles away.

The two parcels are currently owned by Richard and Roslyn Steck.

The property has been tax delinquent since and Suffolk County currently owns tax liens on it totaling \$1,430,806 including penalties and interest. The 2015 tax bill was \$87,568.

For additional information regarding the investigation and required closure, please contact NYSDEC's regional office at:

NYSDEC  
SUNY at Stony Brook  
50 Circle Road  
Stony Brook, New York 11790  
631-444-0350  
[wjparish@gw.dec.state.ny.us](mailto:wjparish@gw.dec.state.ny.us)

The DEC's Environmental Remediation Site Database search can be found here:  
<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Additionally, the following documents are available directly from NYSDEC:

- 1996 Preliminary Site Assessment Report
- 2008 Site Investigation Report

When discussing/searching for site information, reference Site# 152096

### **Zoning and Reuse Opportunities**

Zoning at the site is controlled by the Town of Smithtown and is defined by Smithtown Town Code as amended. As of November 2015, the site is split zoned as HI – Heavy Industrial and LI – Light Industrial. Approximately 14 acres is zoned HI and approximately 11 acres is zoned LI.

For a map showing area zoning, please refer to Appendix C.

Heavy Industrial provides for a wide range of uses. For details regarding HI and LI zoning codes, please visit Smithtown Town Code at: <https://www.ecode360.com/15103487>

The permitted Floor Area Ratio ("FAR") for HI-Heavy Industry is 0.50. Maximum FAR in the LI zone is 0.42. While it is anticipated that many of the uses identified as appropriate for this site will be accommodated under the current zoning, proposals that require special permits or zoning changes will also be considered. Proposers should clearly demonstrate an understanding of the public approvals necessary for their proposals (including familiarity with Smithtown Town Code), their technical capacity to obtain those approvals, and the process by which they will go about obtaining them. The SCLBC makes no representations or warranties concerning current or future zoning or the ability of the selected proposer to obtain variances or change of zone.

### **Surrounding Land Use**

The land use surrounding the site is mostly outdoor industrial along Old Northport Rd, with an approved sporting complex being developed adjacent to the site. Low and medium density residential use is

prevalent in the area north and south of the Old Northport Rd corridor. A map of the area land use with 2012 data is included in Appendix C.

Town of Smithtown’s Municipal Services Facility is just west of the site on the south side of Old Northport Road.

**Local Area Description – Kings Park CDP**

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

	Suffolk County	Town of Smithtown	Kings Park CDP
Population (2013 est.)	1,495,803	118,057	17,657
Pop. Density (Persons Per Sq. Mi.)	1,640	2,199	2,848
Median Age	40.1	42.9	43.7
Number of Companies	159,640	14,073	n/a
% High School Graduate or higher	89.9%	95.3%	94.3%

**Utilities and Access**

*Electric*

Electric connection is available at this site and is provided by PSEG-LI.

*Heating*

Natural gas service is available in the general area and is provided by National Grid. Developers interested in gas service should contact National Grid to determine costs associated with connecting to gas service.

*Water*

Public water in the area is provided by the Suffolk County Water Authority.

*Sewage/Sanitary*

The site is not located within the boundaries of a municipal sewer district.