

SUFFOLK COUNTY LANDBANK CORPORATION
 DETAILED PROPERTY DESCRIPTION – SITE – 473 Ocean Ave. Central Islip

Site: 0070
473 Ocean Ave. Central Islip, NY



ID	Street Address	Hamlet	Town	Acres	Gross Bldg. Sq. Ft.	Current/Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
0070	473 Ocean Ave.	Central Islip	Islip	0.92	1,500	Residential	Residential AA	\$25,923	\$738,130

This is an approximately 0.92 acre, rectangular shaped parcel that was formerly utilized as an automotive storage yard and repair shop. Past structures on the property were an unoccupied 2 story, dilapidated residential structure over a basement and a single story former garage on a concrete slab. The subject property contains unpaved areas that include parking areas, grasses, shrubs, and trees.

The property site is located within a residential neighborhood in the hamlet of Central Islip. The property is at street grade and has 200 feet of street frontage on Ocean Avenue. The property is currently vacant and overgrown. Ocean Avenue connects directly to Route 111, providing access to the major roadways in the area, which are: The Long Island Expressway (1.4 miles) which also allows commercial traffic, Southern State Parkway (2.5 miles) which is accessible by passenger vehicle only, Sunrise Highway (3.5 miles) which also allows commercial traffic and the Northern State Parkway (4.5 miles) which is accessible by passenger vehicle only. The property site is 4.8 miles from the Deer Park Long Island Railroad Station which provides passenger rail service to New York City and stops throughout Long

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Island. Bus transportation in the area is provided by Suffolk County Transit and has routes that connect across long Island. McArthur Airport is located 10 miles from the property site and provides direct or connecting flights to most cities.

The property is currently legally owned by 473 Realty Corp. however, the taxes have been in arrears for multiple years and these liabilities have been transferred to the Suffolk County Comptroller’s office. The 2016/2017 tax bill was \$25,923.60

A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in September 2014, followed by a limited Phase II in August 2017. The assessments found multiple environmental conditions which will require remediation. Links to the downloadable reports can be found below.

- [Phase I Environmental Site Assessment](#)
- [Phase II Environmental Site Assessment](#)

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

The subject property is located in the Residential AA zoning district as regulated by the Town of Islip. The Residential AA zoning district allows for residential single-family dwellings. Based on current zoning, the subject property could potentially be subdivided for two residential single-family home plots. However, actual approval would be required.

For a list of permitted uses under Residential AA zoning, please visit Town of Islip Code at <https://ecode360.com/7703991>

Surrounding Land Use

The land use surrounding the site is primarily residential, consisting of single-family homes.

Local Area Description – Central Islip CDP

The site is located within the Town of Islip, which is the local zoning authority and it within the Central Islip Census Designated Place. Relevant demographic information can be found below.

	Suffolk County	Town of Islip	Central Islip CDP
Population	1,501,373	335,543	34,450
Pop. Density (Person Per Sq. Mi.)	1,637	3,215	4,398
Median Age	40.6	37.9	33.5
Number of Companies	153,688	28,753	
% High School Graduate or Higher	89.9%	85.4%	71.9%

Utilities and Access

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Electric

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

Heating

Natural gas service is available in proximity to this location and is provided by National Grid. Conditions of the onsite HVAC systems are unknown.

Water

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

Sewage/Sanitary

The site is not currently located within a sewer district



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