

SITE0107
Old Northport Rd. Kings Park, NY



ID	Street Address	Hamlet	Town	Acres	Gross Sq. Ft.	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
0107	Old Northport Rd	Kings Park	Smithtown	5	3,200	Industrial	Heavy Industrial District	\$28,165.91	\$150,000

This is an approximately 5.0 acre, rectangular shaped parcel of partially developed land, located on the north side of Old Northport Road. The subject property currently contains a one-story (1) building that appears to have been utilized as a repair shop in the past based on the four (4) large rollup garage doors. The building is located in the southeast portion of the property and has a small paved parking area located on the south side of the building.

The area surrounding the subject property is comprised of a mixture of industrial and residential land and buildings, single family homes, public/community uses (schools, churches, post office, parks) and commercial properties to the west in the Hamlet of Kings Park. The Kings Park Library and fire station are located on Route 25A just west of the subject property. More commercial development is located along Main Street (25A) within the heart of Kings Park. Other major roadways in the area are, Sunken Meadow Parkway (0.8 miles), which is accessible by passenger vehicle only, Route 25 Jericho Turnpike (2.2 miles) which also allows commercial vehicles, the Northern State Parkway (4.9 miles) which is accessible by passenger vehicle only, and the Long Island Expressway (6.5 miles) which also allows for commercial vehicles. Commuter rail service in the area is provided by the Long Island Rail Road, Kings Park Station (1.6 miles) and bus service is provided by the Suffolk County Transit S56 line.

The property is currently owned by Michael & Pasquale Izzo however, the site has been tax-delinquent for multiple years.

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DETAILED PROPERTY DESCRIPTION – SITE0107 Old Northport Rd. Kings Park

According to the New York State Department of Environmental Conservation (NYSDEC) the site was formerly utilized for the disposal of used tires. In 2014/2015, the NYSDEC oversaw the removal of approximately 2.5 million tires from the Site. A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in 2016, followed by a limited Phase II ESA in 2018. While the tires have been completely removed, the Phase II found other environmental concerns on the property and recommends remedial action. Links to the downloadable reports are 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

Zoning at the site is controlled by the Town of Smithtown and is designated as HI Heavy Industry District. HI Industry District provides for a wide range of uses, for a list of permitted uses, please visit Town of Smithtown Code at: <https://ecode360.com/15103487>

Note: 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.

Local Area Description – Kings Park CDP

	Suffolk County	Town of Smithtown	Kings Park CDP
Population	1,501,373	117,801	17,282
Pop. Density (Person Per Sq. Mi.)	1,637	2,187	2,600
Median Age	40.6	44.7	45.7
Number of Companies	153,688	12,592	
% High School Graduate or Higher	89.9%	95.4%	93.7%

Utilities and Access

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.

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Sewage/Sanitary

The site is not currently located within a sewer district; however, construction of a new sewer system in Kings Park is planned.



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