

SUFFOLK COUNTY LANDBANK CORPORATION
DETAILED PROPERTY DESCRIPTION – SITE 0053 – 415 Munsell Rd, East Patchogue, NY

SITE0053
415 Munsell Rd, East Patchogue, NY



ID	Street Address	Hamlet	Town	Acres	Gross Bldg Sq. Ft.	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
0053	415 Munsell Rd.	East Patchogue	Brookhaven	3.57	5,990	Residential/ Industrial/ Agricultural	Residence A1	\$17,611	~\$82,000

This is a 3.57 acre oversized multiple residence property. It is improved with two separate occupied single family dwellings, a 4,290sf 1 story frame ranch style home on slab and a 1,700sf 1 ¾ story frame cape style home on slab. The land once included a greenhouse that has since been removed. The remainder of the site is cleared and includes 2 separate yards for the residence and the remainder is general yard and material storage.

Both houses on this property are occupied. Access to this site is prohibited unless prior permission is given by the owner. Unauthorized access may be considered a criminal offense.

The property is situated at east side of Munsell Road, 1000 +/- feet south of the LIRR tracks. It is located in the East Patchogue hamlet within the Town of Brookhaven. It is bound to the north south east and west by residential homes and properties. Major highways in the area include Montauk Highway (0.3 Miles),

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Sunrise Highway (2.2 Miles), and Long Island Expressway (7.4 Miles). The location is approximately 1 mile from Bellport LIRR station and 3.6 miles from Patchogue train station. The location is served by bus routes S66 and S68 which in turn connect to Patchogue LIRR station, Bellport LIRR station, the Bellport Outlet Center and Brookhaven Hospital.

The property is currently legally owned by James Otto and has been tax delinquent since 2005. The 2016/2017 tax bill was \$17,611.

A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in 2014, followed by a Phase II ESA in 2015. The environmental assessments recommended additional soil sampling and shallow soil remediation. Estimated costs are included in the link “Phase II Supplemental - Cost Estimates”.

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

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 Planning Department. The site is zoned Residence A-1 Single Family Residence as per Brookhaven Town Planning Department.

For a map showing area zoning, please refer to the end of this document.

The site is included in the Town of Brookhaven’s Bellport Brownfield Opportunity Area as “BOA Parcel 10”.

Certificates of Occupancy: The site has C of C’s for the demolition of greenhouse structures previously existing and C of O’s for the barn structures that remained. There is no C of O for the existing residential structure(s).

The Town of Brookhaven has adopted a Bellport Land Use Plan, which includes this site.

The Land Use Plan recommends this property for Medium Density Residential. The non-residential uses on the site are not in compliance with the Land Use Plan.

For a list of permitted uses under “Residence A” zoning, please visit Brookhaven Town Code at: <http://ecode360.com/8597514>

Surrounding Land Use

The land use surrounding the site is primarily residential. A map of the area land use with 2012 data is included in at the end of this document.

Local Area Description – North Bellport CDP

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

	Suffolk County	Town of Brookhaven	North Bellport CDP
Population	1,501,373	488,930	11,623
Pop. Density (Persons Per Sq. Mi.)			
Median Age	40.6	39.1	30.8
Number of Companies	153,688	35,319	n/a
% High School Graduate or higher	89.9%	91.5%	79.4%

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 residential structures 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 in the houses are unknown.

Sewage/Sanitary

The site is not currently located within a Sewer district.

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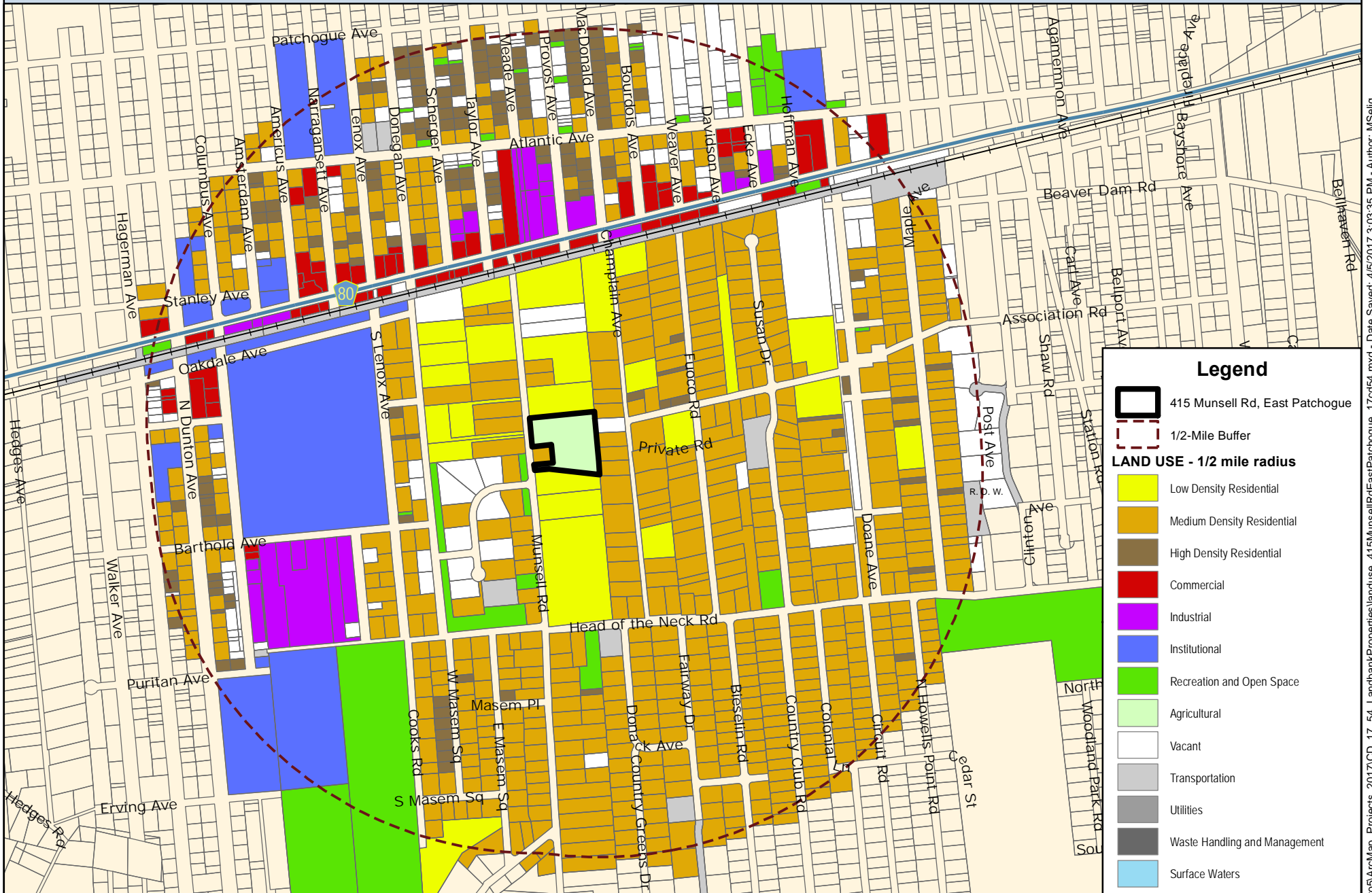
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Town of Brookhaven - Suffolk County, New York

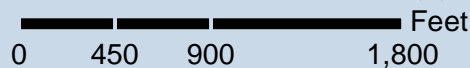


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 Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excepted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

CD-17-54...4/5/17

1 inch = 900 feet



LAND USE, 2012

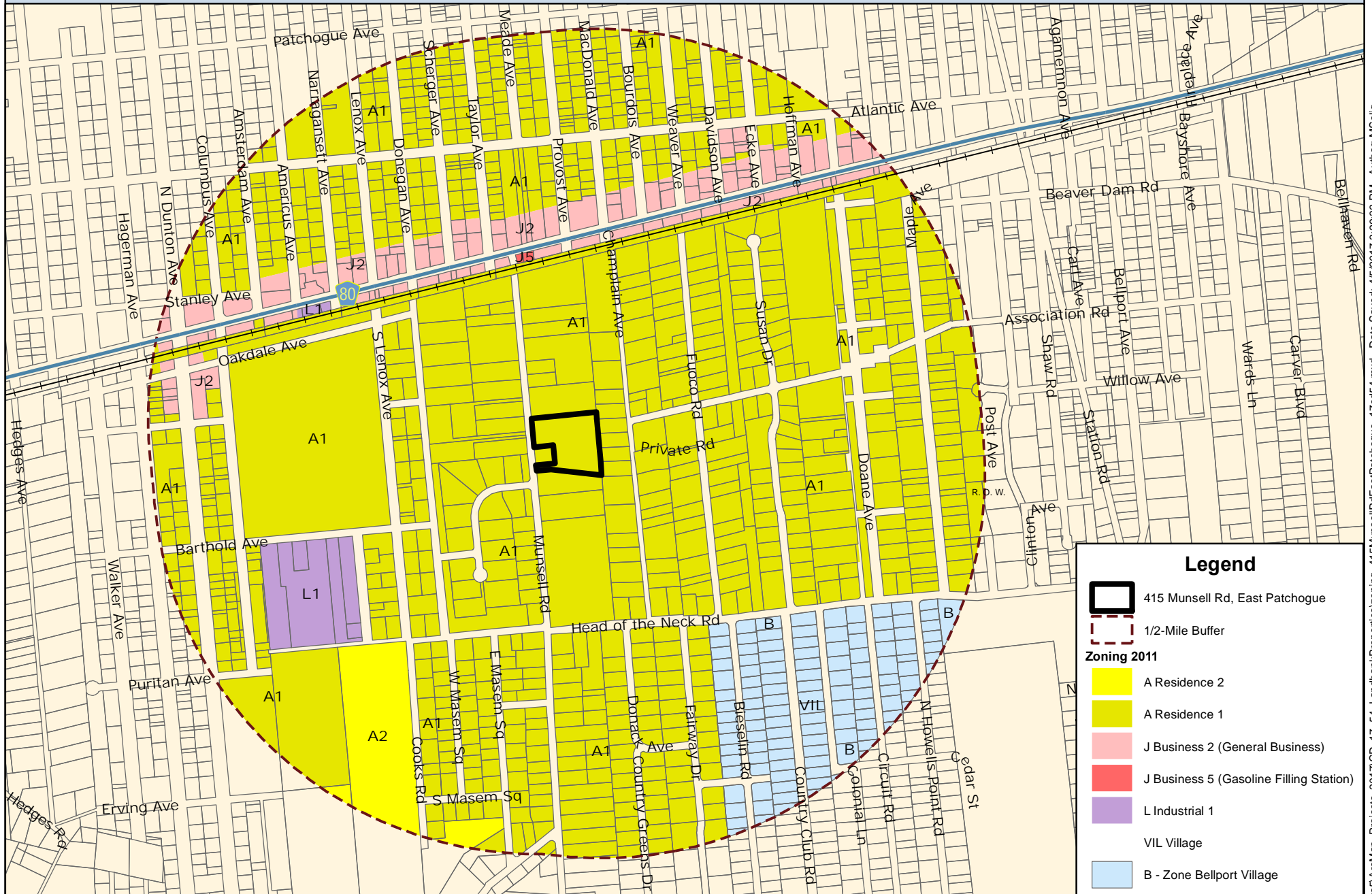
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SCTMB#: 0200 97800 0100 002005

Date: 4/18/17

415 Munsell Rd, East Patchogue

Town of Brookhaven - Suffolk County, New York



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1 inch = 900 feet

A horizontal number line representing distance in feet. It starts at 0 and ends at 1,800. There are major tick marks at 0, 450, 900, and 1,800. The line is divided into three equal segments by these tick marks.



ZONING, 2011

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