

Townhouse Development Site for Sale

Middle Island Rd.
Middle Island NY
Town of Brookhaven



14 acres (9 acres that can be developed)

Current taxes \$5,000.00 p.a.

Currently a single family home on premises being leased for \$1,500.00 per month.

Plans approved for 66 units or 96 units under the following conditions:

- 14 acres plot - 5 acres of which shall be dedicated back to the town (Salamander Cove)
- Bridge must be built to Salamander Cove (est. cost \$300,000)
- Units to be 1,200 – 1,300 psf

For 66 units:

- Chromoglass system is required

For 96 units:

- Sewer treatment plant (STP) is required at an estimated cost of \$5 mil, however a neighbor is developing an adjacent property with a STP. Current owner has negotiated to tie into that system at a cost of \$1.4 mil.
- Town development rights (TDR) is required for every 2 units above 66 units. Cost of a TDR has yet to be determined

For additional information contact:

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