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Islip approves zoning change for \$300M Islip Pines

By: David Winzelberg March 28, 2014 1 Comment

The Islip Town Board voted 4-0 to approve a zoning change that will make way for Serota Properties to build a \$300 million mixed-use development on 130 vacant acres in Holbrook.

Formerly zoned as industrial, the site at the northeast side of where Veterans Memorial Highway merges with Sunrise Highway is slated to have 350 residences, 1 million square feet of industrial/office space, 340,000 square feet of retail space, a hotel, multiscreen movie theater, multiple athletic fields and tennis courts, community center, a 12.7-acre “great lawn” with an outdoor stage, and a 30,000-square-foot open-air marketplace to hold farmers markets and other events.

The developers of the new business/residential/recreational community called Islip Pines promise to bring 3,000 jobs and up to \$8.5 million a year in additional tax revenues to the town.

Revised from its original version, the Serota plan added larger buffers between single-family homes to the north and more recreational space, thanks to a parking structure that allowed the developers to greatly increase the amount of open space.

Islip Pines will take 10 years to be fully built, creating at least 1,600 construction jobs. Currently paying \$450,000 a year in property taxes, Islip Pines will generate up to \$8.5 million in property tax revenue, with about \$5.7 million of that headed to the cash-strapped Sachem School District. The next step in the process will be site plan approval.

Attorney Bram Weber of the Weber Law Group in Melville, who represented the developer, said that the company’s patriarch Nathan Serota bought the property 29 years ago and always wanted to do something productive with it.

“He wanted it to be his legacy,” Weber said. “The town board realized that it was time for this property to be developed and the old zoning was inappropriate and the developer proved to the town that a great plan could be created here.”

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ONE COMMENT



brian mccan

March 28, 2014 at 1:06 pm

think its a great idea for that area.. it will help islip with increased tax revenue and create jobs .. would also like to bid on the hvac work.

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