Recommendations for EOSPA Consideration

336 Larkfield Road

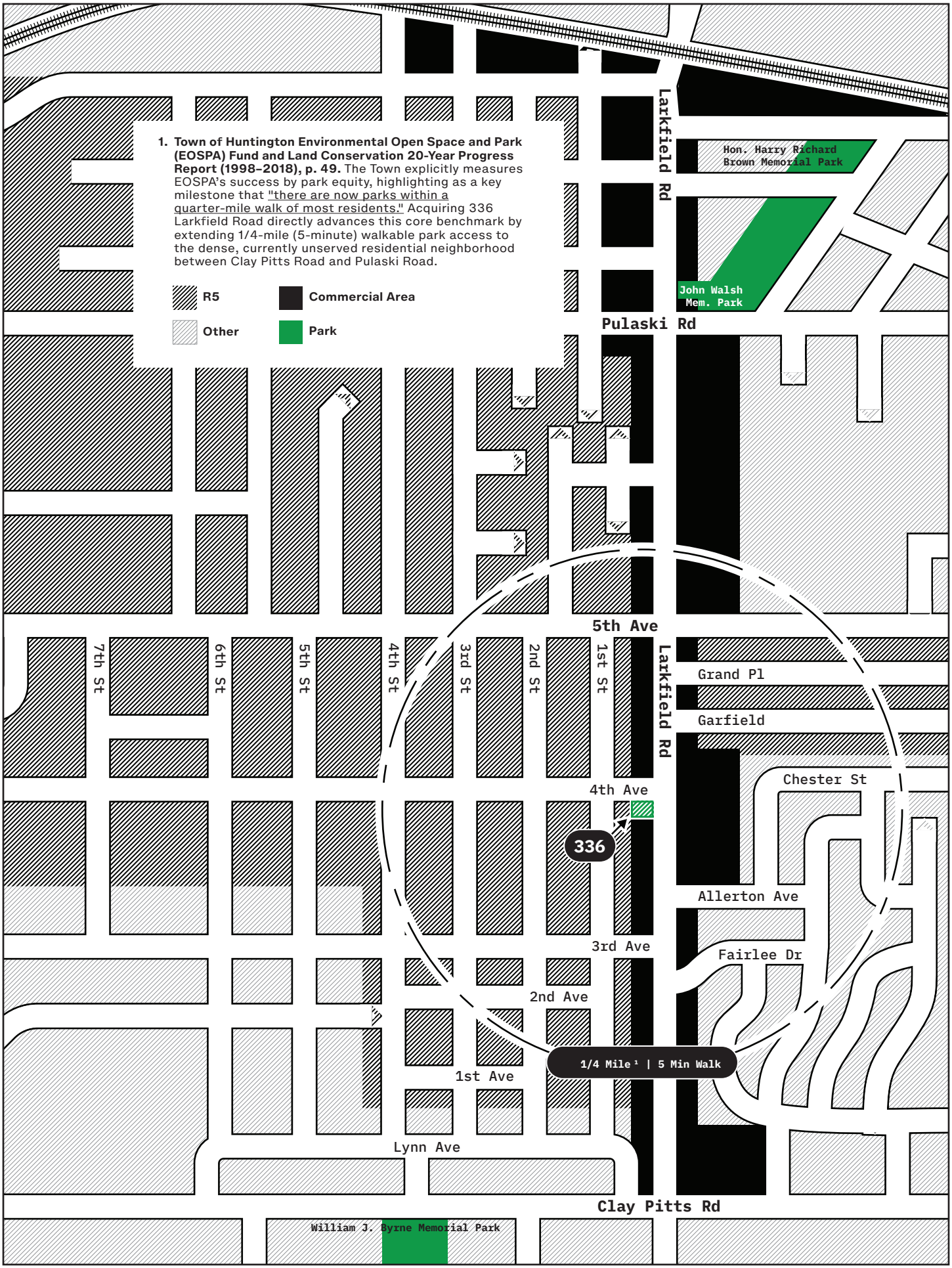
Transforming Neglect Into A Productive Community Asset

1. Open Space Acquisition Form
2. Neighborhood Enhancement Form



Submitted to the Environmental Open Space & Park Fund Advisory Committee (EOSPA)

August 3, 2026


1. Town of Huntington Environmental Open Space and Park (EOSPA) Fund and Land Conservation 20-Year Progress Report (1998–2018), p. 49. The Town explicitly measures EOSPA's success by park equity, highlighting as a key milestone that "there are now parks within a quarter-mile walk of most residents." Acquiring 336 Larkfield Road directly advances this core benchmark by extending 1/4-mile (5-minute) walkable park access to the dense, currently unserved residential neighborhood between Clay Pitts Road and Pulaski Road.
R5
Commercial Area
Other
Park
Larkfield Rd
Hon. Harry Richard Brown Memorial Park
John Walsh Mem. Park
Pulaski Rd
5th Ave
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St
Larkfield Rd
Grand Pl
Garfield
Chester St
4th Ave
336
Allerton Ave
3rd Ave
Fairlee Dr
2nd Ave
1/4 Mile¹ | 5 Min Walk
1st Ave
Lynn Ave
Clay Pitts Rd
William J. Byrne Memorial Park

August 3, 2026

EOSPA Review Committee
c/o Dept. of Planning & Environment

Town of Huntington

Town Hall, Room 212
100 Main Street
Huntington, NY 11743

Dear Members of the EOSPA Committee,

There is a 0.35-acre lot at the corner of Larkfield Road and 4th Avenue in East Northport quickly approaching its 20th anniversary of sitting completely abandoned, unused, and unmaintained.

I would like to recommend this parcel for both the **Open Space Acquisition** and **Neighborhood Enhancement** funds, as I believe they represent the two stages of a single solution: one to acquire the land and create the green space in order to enhance the neighborhood.

Background
This corner is situated just out of walking distance from existing parks, but right in the heart of a business district that could use some foot traffic. Our neighbors could use some green space, the Town could use a feature gateway to be proud of, and in general, Larkfield Road could use some love.

Three Overlapping Advantages
By transforming this long-term liability into a community pocket park with off-street parking, the Town can unlock:

- **Community, Health & Environmental Benefits**
  Introduces the neighborhood's only dedicated green space between Clay Pitts and Pulaski Road. Native landscaping offers environmental and health relief for a dense residential grid currently surrounded by asphalt.

- **Corridor Economic Benefits**
  Serves as the missing link between our homes and our stores. A place for neighbors to gather and sit with a coffee, and for passing drivers to park safely and stop in as customers.

- **Town-Wide Benefits**
  Permanently erases a long-time eyesore, eliminating a prominent safety hazard and a decades-long drain on municipal code enforcement resources, replacing it with a distinct gateway feature East Northport can be proud of.

Why now?
Because the private market has failed for almost two decades to develop a commercial solution for this restricted corner, and with the site heading toward the Town's Blight Registry, this time presents the perfect strategic window to pivot toward a public project.

The following booklet goes deeper into the vision for what this space can provide with the right Town support.

Thank you for your time, your dedication, and your continued commitment to preserving and enhancing Huntington's open spaces.

Environmental Open Space and Park Fund Review Advisory Committee
Town of Huntington

RECOMMENDATION FOR EOSPA CONSIDERATION OPEN SPACE ACQUISITION

I request that the property described below be evaluated by the EOSPA Committee for possible acquisition under the Environmental Open Space and Park Improvement Fund.

Suffolk County Tax Map No(s): 0400-118.00-01.00-006.000

Property Name: 336 Larkfield Road (Former Taco Bell)

Approximate No. of Acres: 0.35 Acres

Street Name for Principal Access: Larkfield Road

Names of Other Contiguous Streets: 4th Ave

Owner of Record: Discrepancy in Public Records (County vs Town)

Please note:

Proposed open space acquisition criteria include:

- Acquisition of new conservation or recreation land(s) and/or additions to existing parks and preserves
- Provision of connections, buffers, linear and/or trail corridors, to network existing protected open space
- Protection of important natural areas, agricultural, historic or existing recreational resources
- Furtherance of the goals contained in the State Open Space Conservation Plan, State Comprehensive Outdoor Recreation Plan, or other federal, state or county passive or active recreation plans/programs for which matching funding may be availed by the Town
- Adherance to the needs and goals identified by the Huntington Comprehensive Plan
- Consideration of prior acquisition preference, nominations, and consistency with other governmental plans, programs and analyses, especially Town Open Space Index, Draft Open Areas Information System (OASIS) Study; State Local Waterfront Revitilization Program or local programs subject to formal approval.

(Please see other side)

For Committee use only

3/14/99 Date Completed _____ Reference No. _____

In my opinion, the Town of Huntington should acquire this property for the following reason(s):
(Please include any information you may have regarding the availability of the property)

Phase 1: Land Acquisition & Green Space Creation
Funding request to acquire the parcel and secure the land for permanent public open space.

1. Securing Land & Removing Blacktop: Uses Open Space funds to acquire a long-abandoned 0.35-acre commercial lot, permanently halting 20 years of commercial blight and replacing hazardous building with natural ground. Over 70 years of ZBA records indicate that commercial development on this site is unviable.

2. Solving a Critical Green Space Deficit: Creates the only dedicated public green space for the dense residential neighborhood along Larkfield Road between Clay Pitts Road and Pulaski Road.

3. Environmental & Community Health: Replaces this abandoned building with native trees and plants that absorb rainwater, improve air quality, and provide passive environmental relief in a heavily paved corridor.

4. Horizons 2020 Plan Alignment: Directly advances many key goals and recommendations across the Horizons 2020 Comprehensive Plan regarding open space acquisition and environmental protection.

Availability: The parcel has sat idle under private ownership for almost twenty years.

Please see the attached booklet for more information and conceptual rendering.

Attach a drawing or street map to indicate the location of the subject property.
(Add additional pages if necessary)

Date: _____

Name: _____

Address: _____

Phone No.: _____

Send or deliver to:

Mark McAteer, Chair

Planning@HuntingtonNY.gov

OR

Environmental Open Space & Park Fund Review Committee
c/o Department of Planning & Environment, Room 212
100 Main Street
Huntington, NY 11743

Environmental Open Space and Park Fund
Review Advisory Committee
Town of Huntington

RECOMMENDATION FOR EOSPA CONSIDERATION NEIGHBORHOOD ENHANCEMENT

I request that the property described below be evaluated by the EOSPA Committee for possible improvement under the Environmental Open Space and Park Improvement Fund.

Fill in all identifying information that is known to you.

Property Name: 336 Larkfield Road (Former Taco Bell)

Street Name for Principal Access: Larkfield Road & 4th Ave

Please note:

Proposed neighborhood enhancement criteria include:

- Improvement/Enhancement of new or existing town lands or facilities
- Furtherance of community revitalization goals contained in the State Quality Communities Intra-agency Task Force Document or other similar programs or for which matching funds may be availed
- Adherence to the needs and goals identified by the Huntington Comprehensive Plan
- Response to a proposal recommended by any Town Board-appointed advisory committee and/or community organization
- Improvement of existing facilities to meet public health and safety and accessibility (ADA) standards
- Beautification of any highly visible area that will enhance the street experience of pedestrians through landscaping or other appurtenances
- Compliance with all applicable standards and regulations including SEQRA

(Please see other side)

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1/2010 Date Completed _____ Reference No. _____

Phase 2: Park Construction & Corridor Enhancement
Funding request to build the park amenities, establish a hamlet gateway, and deliver immediate economic and aesthetic benefits to the neighborhood.

1. Building a Feature: Transforms a high-visibility eyesore into a welcoming entrance for East Northport, complete with custom architectural signage, native garden beds, and safety-first pedestrian lighting.

2. Supporting Local Businesses & Corridor Foot Traffic: Acts as a walkable, inviting link between surrounding homes and nearby storefronts. Safe off-street parking and shaded seating encourage passing drivers and neighbors to stop, gather, and patronize local shops.

3. Public Safety & Accessible Infrastructure: Eliminates a hazardous structure and sightline obstructions for cars turning onto Larkfield Road, while providing accessible pathways and seating for local families.

4. Horizons 2020 Plan Alignment: Directly advances many key goals and recommendations across the Horizons 2020 Comprehensive Plan regarding open space acquisition and environmental protection.

Availability: The parcel has sat idle under private ownership for almost twenty years.

Please see the attached booklet for more information and conceptual rendering.

Date: _____

Name: _____

Address: _____

Phone No.: _____

Send or deliver to:

Mark McAteer, Chair

Planning@HuntingtonNY.gov

OR

Environmental Open Space & Park Fund Review Committee
c/o Department of Planning & Environment, Room 212
100 Main Street
Huntington, NY 11743

EOSPA Preliminary Project Budget Estimate
(for Park Improvements, Neighborhood Enhancements or Green Projects)

Project Name: 336 Larkfield Road Community Enhancement

Nominator: _____

Date: _____

Other funding sources (& amount)

TBD

Budget by Category

Code	Category	Amount
2101	Buildings	TBD
2102	Building Improvements	TBD
2103	Land Improvements	TBD
2104	Parking Lots	TBD
2109	Purchase of Open Space Land	TBD
2600	Equipment & Machinery	TBD
2776	Roads & Drainage	TBD
2777	Signage	TBD
2783	Curbs & Sidewalks	TBD
2784	Trees & Shrubs	TBD
	Total	$0.00

***Attach additional details**

TBD

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Received _____ Recommended by EOSPA for Engineering Review _____

Estimate confirmation by Engineering Department _____