



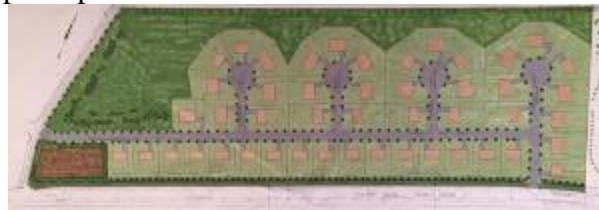
## Builder begins 47-home Greenlawn project

By: [David Winzelberg](#) January 27, 2016 0

Construction at a long-dormant residential development site in Greenlawn is finally underway. Ronkonkoma-based [Island Estates](#) began laying the groundwork for roads and utilities this month on a 39-acre parcel at the northeast corner of Pulaski Road and Lake Road, where it will build 47 single-family homes.

Island Estates bought the property from Evergreen Homes in November 2015. Terms of the deal were not disclosed. Evergreen first proposed the development 16 years ago and prompted the Town of Huntington to rezone the subdivision in 2001 from 1-acre residential to allow homes on half-acre lots.

The new community, dubbed Harborfields Estates, will feature five different home models ranging in size from 2,850 to 3,500 square feet. Each will have four bedrooms, 2.5 baths, two-car garages and full basements and will be priced between \$779,900 and \$849,900, according to Len Axinn, an Island Estates principal.



Two of the homes will be offered at a reduced price through the Huntington Community Development Agency to people whose income is between 80 percent and 120 percent of the area median income. Island Estates has also paid \$300,000 to the town's affordable housing trust fund. In addition, the developer has donated a 5.5-acre passive park to the town and has set aside another 4.5 acres of open space within the new community.

Homebuyers will have the opportunity to customize the homes to meet their needs, such as adding a bedroom, reconfiguring the layouts and choosing from a wide variety of finishes. Axinn

said the company will build two onsite models that should be completed within the next couple of months.

Axinn said Island Estates decided to move forward with the development because of the high demand for homes in the highly-rated Harborfields School District, especially from young families.

“Today many builders are building multifamily instead of single-family homes,” Axinn said. “But there is a market for those raised in single-family homes and now want to raise their families in the same type of environment.”

Axinn gave a presentation before the Greenlawn Civic Association this week to answer questions of neighboring homeowners and said he was well received. He added that prospective buyers have already reserved some of the lots in the new development.

Founded in 1962 by Irv Friedman, Island Estates has built more than 2,000 homes throughout Long Island in places like Mount Sinai, Miller Place and Setauket. But there are very few available parcels remaining in western Suffolk for a development of this size. The project is being financed by private investors.

Sales at Harborfields Estates will be handled by a team led by Roberta Feuerstein of the Dix Hills office of Douglas Elliman Real Estate, who will be manning an onsite sales office.

Axinn said homebuyers will likely be able to move into Harborfields Estates by the first quarter of 2017.

Read more: <http://libn.com/2016/01/27/builder-begins-47-home-greenlawn-project/#ixzz3yTtwJYTW>