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2525 Long Beach Road, Oceanside

Former LI laundry site to become self-storage facility

By: David Winzelberg November 22, 2016 0

The 1-acre site of a former commercial laundry plant in Oceanside is being transformed into a self-storage facility.

LSC Development is in the process of purchasing the property at 2525 Long Beach Road, which had been home to Oceanside Institutional Industries for the last 40 years until the business closed earlier this year.

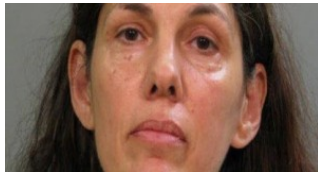
Terms of the acquisition were not disclosed. ^

The Town of Hempstead Board of Appeals granted a special use permit last month to allow the two-story building on the site to be renovated and converted into a 42,252-square-foot Life Storage facility with 716 storage units.

Christian Browne, a partner in the Sahn Ward Coschignano law firm, who represented LSC in securing the special use permit for the redevelopment, said neighbors who lived nearby had complained of truck traffic and the smell of the chemicals used in the laundering process. He said any environmental issues with the site will be remediated and added that the new self-storage facility will be a more harmonious use with fewer cars coming in and out of the property.

"This new project is a home run for the developers and the community," Browne said in a written statement. "It will reduce the amount of traffic in front of the facility along Long Beach Road and the impacts on the neighbors. The building will be repurposed, so it won't be torn down and it won't place any further encumbrances on the residents."

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