



57 Sandy Hill Road (Wrexleigh Estate)

Cold Spring Harbor Laboratory (CSHL) purchased 57 Sandy Hill Road because we saw it as a win-win opportunity to meet the needs of our scientific mission while also restoring an amazing historical home in Oyster Bay Cove. This property was already owned and zoned for use by an educational institution, making it an ideal residence for our early-career scientists.

CSHL will preserve the historic mansion, grounds, and ancillary Carriage House on the estate, thus preventing the subdivision and development of the property.

CSHL will also make payments in lieu of taxes (PILOT) annually to the Village, compensating for providing municipal services.

**Board of Zoning
Appeals Meeting**

Tuesday, Feb. 25

6:30 pm

**East Woods School
31 Yellow Cote Rd,
Oyster Bay, NY 11771**

57 Sandy Hill Road Restoration Facts

- 1.** Main House Restoration: Interior renovations to the main house will restore its former grandeur while maintaining its historical significance. It currently has 16 bedrooms and 9 full baths. After renovation, each of the 16 bedrooms will have an en suite bathroom. Common areas, including the large kitchen, living room, and library, will be restored.
- 2.** Carriage House Restoration: In response to neighbor concerns, CSHL modified its plans for the Carriage House so the current roofline will be maintained and no dormers will be added, thereby reducing the maximum number of occupants that can be accommodated. Initially, renovation of the interior will provide accommodations for up to 6 occupants, with a future possibility of accommodating an additional 6 people.



Wrexleigh Estate

- Built in 1910
- 11.75 acres

Restoration Needed

- 3-story, 14,000 square foot Main House
- Carriage House
- Greenhouse



Scan for a video of the
Renovation Project

3.

Additional Features:

- Parking: CSHL will position a parking area for 16 cars (14 standard and 2 ADA accessible) near the side entrance of the main house. Unimproved land for an additional 13 spots is designated behind the greenhouse for future use.
- Landscape and Light: Buffer landscaping to be added along the parking area and near the Carriage House. All exterior lighting will be night sky-compliant.
- Traffic Flow: As per restrictions currently in place, vehicular access will be through the North entrance. Southern entrance reserved for commercial and emergency vehicles.
- Shuttle Service: CSHL intends to make a shuttle van to its main campus available on-demand Monday thru Friday from 9am to 6pm. We anticipate an average of three trips per day. There will be no shuttle service from the site on weekends.
- Children: No children will live on the site.

CSHL Background

CSHL is a preeminent international research institution achieving breakthroughs in molecular biology and genetics and enhancing scientific knowledge worldwide. For more than a century, Cold Spring Harbor Laboratory has seeded, developed, convened and shared world-changing scientific ideas.

A sense of place has great significance to human connection and feeds the creativity necessary for groundbreaking innovation. CSHL's historic location on the Gold Coast of Long Island helps to attract great minds.

It is critical for CSHL to provide a unique educational environment and an economical and supportive living environment for our early-career scientists to focus on advancing their research for the benefit of us all. CSHL residences reflect the distinct nature of the communities in which they are located.