

SITE0131
97 Old Quogue Rd. Riverside, NY



ID	Street Address	Hamlet	Town	Acres	Gross Bldg. Sq. Ft.	Current/Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
0131	97 Old Quogue Rd.	Riverside	Southampton	.34	1,150	Junkyard	R15 Residence	\$9,651.24	

This is an approximately .34 acre, regularly shaped parcel located on the west side of Old Quogue Rd. The subject site is improved with a detached two story wood frame cape style dwelling built circa 1940 over a full unfinished basement. Tax records show the property is designated as a junkyard, as such there is a great deal of debris in the side and rear yard.

The site has a frontage of 100+ linear feet along Old Quogue Road and is situated just south of the intersection of Route 104 and Route 24, which is a connecting commercial neighborhood street for the area. Traffic flow in the immediate location is considered generally moderate. Adjacent the subject to the north and south are churches, low volume converted residences and single family dwellings. Other major roadways in the area are Sunrise Highway (3.5 miles) and the Long Island Expressway (5 miles), both of which allow commercial and passenger vehicles. The subject site is also 5 miles north of Francis S. Gabreski Airport which is utilized by private aviation, corporate businesses, and air taxi services.

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DETAILED PROPERTY DESCRIPTION – SITE0131 – 97 Old Quogue Rd. Riverside, NY

The property is currently owned by Alexander & Salome Fleming and the taxes have been in arrears for multiple years.

A limited Phase I Environmental Site Assessment (“ESA”) was performed on behalf of the SCLBC and the County in 2016, followed by a limited Phase II ESA in 2017. Links to the downloadable reports are below.

- [Phase I Environmental Site Assessment](#)
- [Phase II Environmental Site Assessment](#)

Note: The SCLBC does not make any representation regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the site, environmental liability or any future development thereon.

Zoning and Reuse Opportunities

Zoning at the site is controlled by the Town of Southampton and is designated as “R-15” Residence. The subject is also coded as a junkyard and seems to be utilized as such. However, this type of use is considered very narrow for the market and the property is considered a single family dwelling. For a more detailed description of the permitted uses please visit Town of Southampton Code at the following link. <https://ecode360.com/8700476>

Note: The SCLBC makes no representations or warranties concerning current or future zoning or the ability of the selected proposer to obtain variances or change of zone.

Local Area Description – Riverside CDP

	Suffolk County	Town of Southampton	Riverside CDP
Population	1,501,373	56,790	2,911
Pop. Density (Person Per Sq. Mi.)	1,637	417.54	1,000
Median Age	40.6	45.3	35
Number of Companies	153,688	9,330	
% High School Graduate or Higher	89.9%	89.7%	72.1%

Utilities and Access

Electric

Electric connection is available at the site and is provided by PSEG-LI. The condition of the electrical system on-site is unknown

Heating

Natural gas service is available in proximity to this location and is provided by National Grid. Conditions of the onsite HVAC systems are unknown.

Water

Public water in the area is provided by the Suffolk County Water Authority. Conditions of the plumbing system are unknown.

Sewage/Sanitary

The site is not currently located within a sewer district.

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