

**225 Pulaski St. Riverhead, NY**



Street Address	Hamlet	Town	Acres	Current/ Past Use	Zoning	Current Property Taxes	Estimated Cleanup Cost
225 Pulaski St.	Riverhead	Riverhead	0.47	Vacant Lot / Gas Station & Auto repair	RA-40	\$4,858	\$50,000 – \$150,000 (Please see Phase II Report Below)

The subject property is described as a slightly irregular shaped vacant land parcel containing 17,424± square feet of land. The subject is level and at street grade and has 143± feet of street frontage on Pulaski Street and 137± feet of street frontage on Griffing Avenue. The subject property is currently a vacant, partially paved lot used for parking and storage.

The major east/west thoroughfares in Riverhead are the Long Island Expressway and Old Country Road. The Long Island Expressway (LIE) stretches from Riverhead to Manhattan. The easternmost exit on the LIE provides access to Old Country Road (Route 58), which connects with other east/west and north/south thoroughfares through various secondary

outlets. The Long Island Rail Road provides freight and passenger service to Riverhead along the Greenport line. Five Suffolk transit bus routes provide service to most points east and west.

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 2019. Links to the downloadable reports are below.

[Phase I ESA](#)

[Phase II ESA](#)

**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**

The subject property is located in the Residential RA-40 zoning district, as regulated by the Town of Riverhead. The subject property is an under-sized lot, based on current zoning. Discussions with representatives at the Town zoning and building department indicate that the subject property could potentially be improved with one residential single-family home, subject to variance approval. In addition, although not permitted in the RA-40 zone as of right, representatives at the Town zoning and building department indicate that a mixed-use commercial office building, via a variance, could also possible be approved for development based on its location and current use classification as a commercial (parking) lot. However, a variance would be required for either residential or mixed-use use development, as the site does not conform to either zoning regulations. Therefore, approval for any development would be required. We recognize that issues involving compliance are complex and require the special ability, knowledge and training of professionals familiar with the appropriate regulations. Therefore, the determination of zoning compliance can be determined only by an engineer or architect

**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.**

### **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*

Sewer connection is available

SUFFOLK COUNTY LANDBANK CORPORATION  
DETAILED PROPERTY DESCRIPTION – 225 Pulaski St. Riverhead

