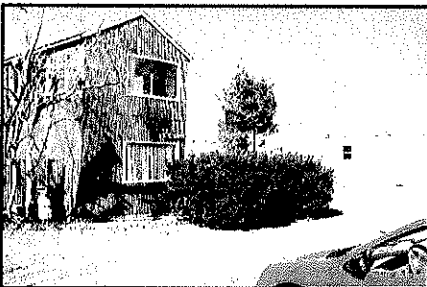
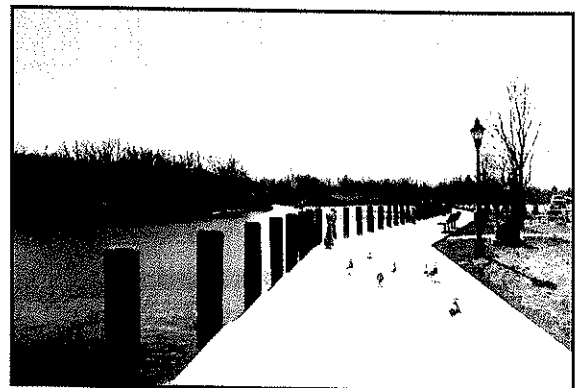
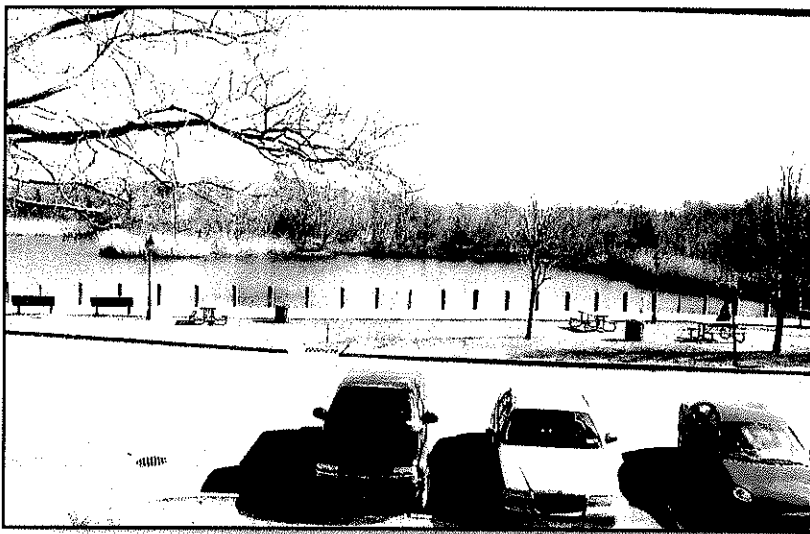


Location, Location, Location 315 EAST MAIN STREET, RIVERHEAD, NY 11901**Contact:** Vince or Phil**Contact Info:** Office 631 734-8511

Fax 631 734-8272

Cell: 516 650-1076

Riverfront Property Commercial/Residential



Located along the Peconic River in downtown Riverhead this is one of the few commercial/residential properties that fronts close to the river and has plenty of parking. Less than 800 feet from the Atlantis Aquarium and just a short walk from the soon to be restored Suffolk Performing

Arts Theatre, Culinary Arts Institute, the soon to be built Atlantis Hotel, and a host of other commercial development projects. This is an opportunity to be in the center of Riverhead's downtown redevelopment plan. Build up to a 10,000. square foot building with unobstructed views of the Picnic River. Investors, move quickly; this will not last.

Watch This Property Double In Two or Three Years

Offered at \$ 358,000.

**315 EAST MAIN STREET
RIVERHEAD, NY 11901**

MAILING ADDRESS: 315 East Main Street, Riverhead, NY 11901

Property Characteristics

- **Zoning (DC-1 & DC-2 District)**
- **Build 80/100% of property**
- **Build five full stories**
- **Within Target Downtown Revitalization**
- **Within Economic Development Zone**
- **Located within the parking district**
- **Within Business Improvement District**
- **Fantastic river views**
- **Taxes \$ 3,900. (39x75)**
- **Lot Size 2,614.**
- **Public Water and Sewer**

315 East Main Street Riverhead NY

Acres: 0.06

Lot Sq ft: 2,614 sq ft (39 x 75)

Taxes \$3,471 (Assd 2005)

Water: Public

Waste: Sewer

Utilities: Electric and Gas

Included in Riverhead Economic Development Zone

Empire Zone

In 1997 an application was prepared and submitted by the CDA for designation of the Calverton site as a NYS Empire Zone. This designation was authorized in 1998 and has provided important NYS tax credits to businesses locating at this facility. Specific benefits include:

Sales Tax Exemptions: Eligible projects are granted a 10-year exemption from state sales tax on purchase of goods and services (including utilities) used predominantly in such zones.

Sales Tax Refund: Purchases of building materials to be used for improvements to or construction of commercial or industrial real property located in an Empire Zone are eligible for a refund of New York State sales tax.

Real Property Tax Credit: Eligible projects are allowed a refundable credit against business income taxes equal to a percentage of real property taxes paid in the zone.

Real Property Tax Abatement: For projects not qualifying for the real property tax credit, the Empire Zone may offer a tax abatement, based on improvements to real property, for up to 10 years.

Tax Reduction Credit: Eligible projects are allowed a credit against business income taxes equal to a percentage of taxes attributable to the zone enterprise.

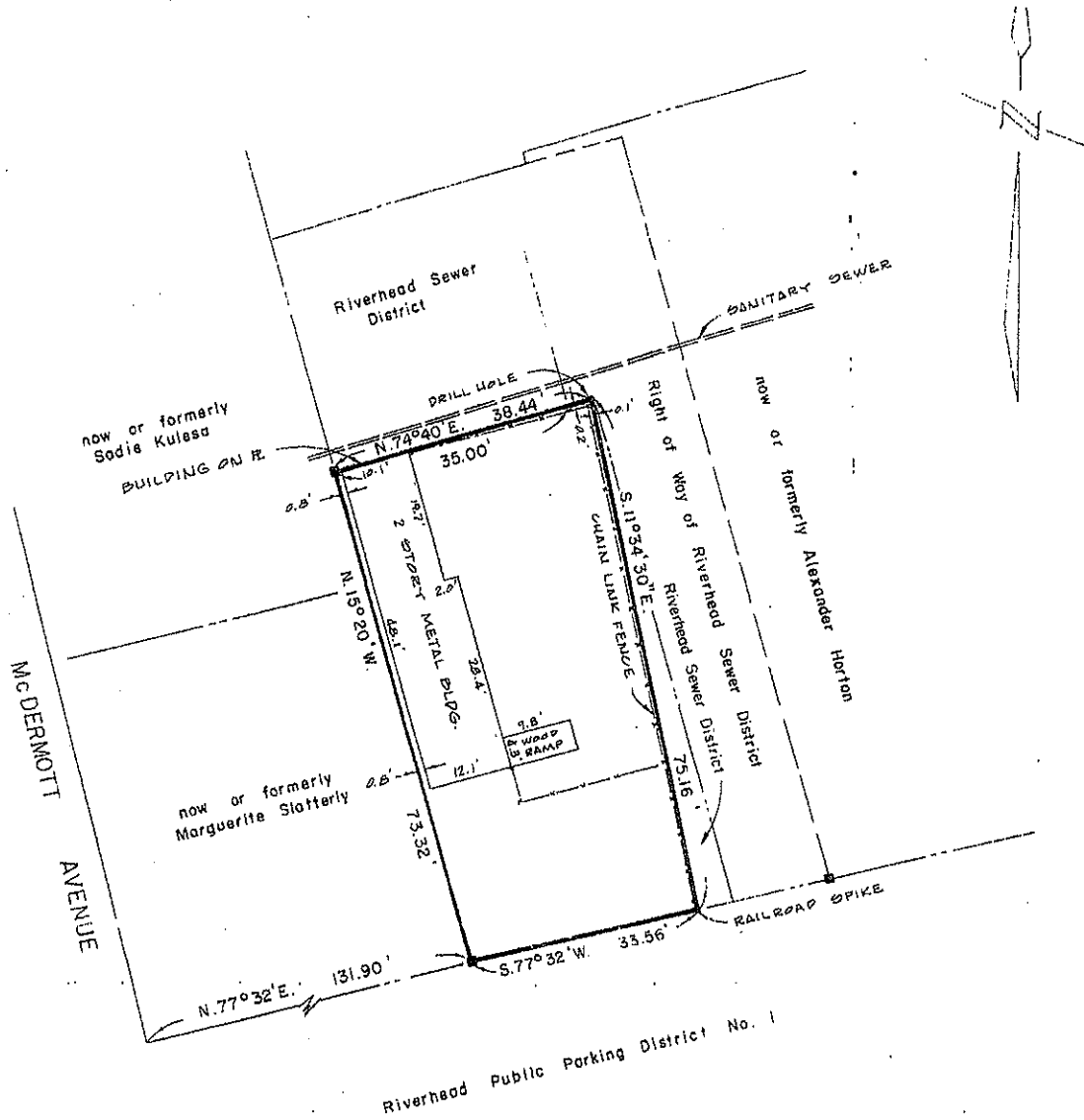
Wage Tax Credit: This credit is available for up to five consecutive years for companies hiring full-time employees in newly created jobs. The credit equals \$1,500 per year, or \$3,000 per targeted employee per year.

Empire Zone Investment Tax and Employment Incentives Credit (ITC-EIC): Businesses that create new jobs and make new investments in production, property and equipment may qualify for tax credits of up to 19% of the companies eligible investment.

New Business Refund: Businesses new to NYS are entitled to a 50% cash refund of unused Empire Zone Wage Tax Credits and Investment Tax Credits. Other businesses may carry forward unused credits indefinitely.

Zone Capital Credit: A 25% tax credit against personal or corporate income taxes is available for contributions to an approved community development project within the Empire Zone or for a direct equity investment in a certified Zone business.

Utility Rate Discount: Businesses that locate in an Empire Zone may be eligible for reduced electric and gas rates through the local utility provider.



NOTE:
 ■ = MONUMENT
 SUFF. CO. TAX MAP
 DIST. 0600 SECT. 129 BL. 04 LOT P/O 10.1
 AREA = 2670 S.F.

**SURVEY FOR
 OMNI-TELIC, INC.**

AT RIVERHEAD
 TOWN OF RIVERHEAD
 SUFFOLK COUNTY, NEW YORK

DATE: JUNE 25, 1986
 SCALE: 1" = 20'
 NO. 86-770

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW
 * COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY
 * GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 * DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR THE ERECTION OF FENCES

GUARANTEED TO:
 CHICAGO TITLE INSURANCE COMPANY
 SUFFOLK COUNTY NATIONAL BANK

Howard W. Young

44 YOUNG & YOUNG 400 OSTRANDER AVENUE
 RIVERHEAD, NEW YORK

ALDEN W. YOUNG, PROFESSIONAL ENGINEER
 AND LAND SURVEYOR N.Y.S. LICENSE NO. 12845
 HOWARD W. YOUNG, LAND SURVEYOR
 N.Y.S. LICENSE NO. 12845

ARTICLE LVI Downtown Center 1: Main Street (DC-1) Zoning Use District [Added 11-3-2004 by L.L. No. 45-2004]

§ 108-297. Purpose and intent.

The intent of the Downtown Center 1: Main Street (DC-1) Zoning Use District is to allow, maintain, and foster a traditional downtown character along Main Street, with a pedestrian-friendly streetscape, active ground-floor uses, a twenty-four-hour presence from upper-story residential, with a compact, walkable scale.

§ 108-298. Uses.

In the DC-1 Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for that following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses: [Amended 2-7-2006 by L.L. No. 8-2006]

- (1) Retail stores.
- (2) Banks.
- (3) Personal service businesses.
- (4) Indoor public markets.
- (5) Art galleries and studios.
- (6) Museums, libraries, aquariums and other cultural attractions.
- (7) Restaurants, cafes, bakeries with retail sale on premises, banquet facilities, specialty food stores, ice cream parlors.
- (8) Theaters and cinemas.
- (9) Professional offices (except for veterinary offices) on the ground floor.
- (10) Schools (including business and secretarial).
- (11) Places of worship.
- (12) Residential units on upper floors with a minimum unit size of 650 square feet.
- (13) Bed-and-breakfast establishments.
- (14) Townhouses upon lots with frontage along public highways other than New York State Route 25.

*Note: Subsequent to the date of enactment of this article, upon the issuance of certificates of occupancy for 500 residential units, such residential units as set forth in § 108-298(A)(13) shall be prohibited within the DC-1 Zoning Use District.

B. Special permit uses:

- (1) Hotels.
- (2) Marinas.
- (3) Taverns.
- (4) Indoor recreation facilities.
- (5) Day-care, nursery schools.
- (6) Dormitories, on upper floors.
- (7) Retail stores with greater than 10,000 square feet of gross leasable floor area.

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

- (1) Artists' studios, provided that they occupy 40% or less of a principal residence or are located in a detached accessory building on a residential parcel, and do not exceed 1,000 square feet of floor area.

D. Prohibited uses:

- (1) All ground-floor offices, with the exception of real estate and professional offices.
- (2) Office-only buildings.
- (3) Ground-floor residential units, with the exception of townhouse uses.
- (4) Flea markets, with the exception of farmers markets.
- (5) Gas stations, car washes, and other automobile-oriented uses.
- (6) Drive-through windows for restaurants and banks.
- (7) Antennas for wireless providers.

§ 108-299. Lot, yard, bulk, and height requirements.

No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule Editor's Note: The Zoning Schedule is included at the end of this chapter, incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.

§ 108-300. Supplementary requirements.

The following design and parking standards shall apply:

ARTICLE LVII Downtown Center 2: Waterfront (DC-2) Zoning Use District [Added 11-3-2004 by L.L. No. 46-2004]

§ 108-301. Purpose and intent.

The intent of the Downtown Center 2: Waterfront (DC-2) Zoning Use District is to create a downtown waterfront area that meets the combined goals of continuous pathways and public waterfront access, generous open space and landscaping, and watershed protection through limits on impervious surfaces.

§ 108-302. Uses.

In the DC-2 Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses:

- (1) Marina, resort.
- (2) Retail stores.

B. Special permit uses:

- (1) Hotels, inns, and bed-and-breakfast establishments.
- (2) Indoor recreation facilities.

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

- (1) Restaurants, cafes, cafeterias.
- (2) Outdoor storage of boats and other watercraft as an accessory use to a marina.

D. Prohibited uses:

- (1) Offices.
- (2) Gas stations, car washes, and other automobile-oriented uses.
- (3) Drive-through windows for restaurants and banks.

§ 108-303. Lot, yard, bulk, and height requirements.

A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule Editor's Note: The Zoning Schedule is included at the end of this chapter. Incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.

B. In order to foster environmental conservation as well as preservation of the Town's scenic and rural quality, properties shall provide a contiguous open space area equal to at least 30% of the lot area. Such open space areas shall use native plant species to enhance the appearance and function of the riverfront as ecological habitat. In order to protect the health of the river, the use of lawns and other plantings which rely on fertilizers and herbicides is strongly discouraged at the rear of lots facing the river.

§ 108-304. Supplementary requirements.

The following design and parking requirements shall apply.

A. Design standards.

- (1) All properties shall provide a pedestrian easement for a walking trail that connects to existing trails or provides the ability to connect to future trails on adjacent properties. Trails shall be at least four feet wide and constructed of a permeable surface.
- (2) New buildings and all other elements of the site plan, including access, parking areas and landscaped open space, shall be sited to preserve and enhance pedestrian pathways to, and view corridors of, the Peconic River.
- (3) All buildings in the DC-2 Zoning Use District shall provide entries to both a public street and the Peconic River walkway or trail.
- (4) For building facades facing West or East Main Street, at least 50% of the linear width of the facade shall be comprised of transparent windows. Where shade is desired, awnings are encouraged. Windows may not be obscured more than 10% by opaque banners, or either permanent or temporary advertisements or signs.
- (5) Signage in the DC-2 Zoning Use District shall be provided in accordance with § 108-56, Signs.
- (6) Buffering and transitions:
 - (a) Trash and/or dumpster areas shall be screened by wood fences or landscaping, or a combination thereof, pursuant to § 98-8.
 - (b) Buffer plantings or landscaping or opaque fences, preferably wood fences, shall be provided between commercial businesses and adjoining residential uses.

A. Design standards.

- (1) The principal building entrance and front shall face the primary street frontage and sidewalk. Secondary building entrances on the south side of Main Street shall face the Peconic Riverfront.
- (2) At least 75% of linear width of the front facade shall be comprised of transparent windows. Where shade is desired, awnings are encouraged. Windows may not be obscured more than 10% by opaque banners, or either permanent or temporary advertisements or signs.
- (3) Building shape, massing, and siting should reflect the prevalent character of surrounding buildings on the block.
- (4) Facades of commercial buildings that face sidewalks or pedestrian walkways shall be required to have variations in facade plane, piers, or other architectural features.
- (5) Signage in the DC-1 Zoning Use District shall be provided in accordance with § 108-56, Signs.
- (6) Buffering and transitions:
 - (a) Trash and/or dumpster areas shall be screened by wood fences or landscaping, or a combination thereof pursuant to § 98-8.
 - (b) Buffer plantings or landscaping or opaque fences, preferably wood fences, shall be provided between commercial businesses and adjoining residential uses.
 - (c) Deliveries and loading activities shall, to the extent possible, be restricted to the hours between 8:00 a.m. and 5:00 p.m. on weekdays.

B. Parking standards.

- (1) The number of off-street parking spaces in the DC-1 Zoning Use District shall be provided in accordance with § 108-80, Off-street parking.
- (2) Where credible evidence is provided by traffic counts or data by a licensed traffic engineer, up to a twenty-percent reduction in off-street parking may be permitted for shared parking, where the peak parking of two or more uses occurs at different times.
- (3) The parking requirement may be reduced with payment of a fee in lieu of providing off-street parking as provided for in § 108-60.
- (4) Off-street parking shall not be permitted in the front yard. Parking shall be sited to the rear of buildings, away from street frontage(s) when possible, or to the side of buildings. In all cases, garages and parking areas shall be recessed at least five feet from the primary front facade plane of the main building, and at least 15 feet back from the front property line.
- (5) Parking may also be located fully below buildings, partially below grade in a building, or at-grade within a building, provided it is fully enclosed and no entry is provided facing a public street or front yard. Structured parking that is partially below grade shall be screened from the street by steps, trellises, or screens.
- (6) Curb cuts to parking lots and garages shall be minimized by sharing driveways for access to adjacent parking lots. However, curb cuts and driveways are prohibited along the front property line for properties less than 30 feet in width; in these situations, parking must be accessed from a rear alley, side street, or shared rear lot.
- (7) Curb cuts, driveways, and garages shall meet the following dimensional regulations:
 - (a) Curb cuts and driveways at the front property line leading to parking areas of 10 or fewer spaces shall not exceed 10 feet in width along any point.
 - (b) Curb cuts and driveways at the front property line leading to parking areas of 11 or more spaces shall not exceed 14 feet in width at any point.
 - (c) The maximum width of garage entryways facing a front street shall not exceed 18 feet.

- (c) Deliveries and loading activities shall, to the extent possible, be restricted to the hours between 8:00 a.m. and 5:00 p.m. on weekdays.

B. Parking standards.

- (1) The number of off-street parking spaces in the DC-2 Zoning Use District shall be provided in accordance with § 108-60, Off-street parking.
- (2) Where credible evidence is provided by traffic counts or data by a licensed traffic engineer, up to a twenty-percent reduction in off-street parking may be permitted for shared parking, where the peak parking of two or more uses occurs at different times.
- (3) The parking requirement may be reduced with payment of a fee in lieu of providing off-street parking as provided for in § 108-60.
- (4) Off-street parking shall not be permitted in the front yard. Parking shall be sited to the rear of buildings, away from street frontage(s) when possible, or to the side of buildings. In all cases, garages and parking areas shall be recessed at least five feet from the primary front facade plane of the main building, and at least 15 feet back from the front property line.
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 - (c) The maximum width of garage entryways facing a front street shall not exceed 18 feet.
- (8) In order to soften the appearance of parking lots, parking lots shall be landscaped with ground cover, grasses or low shrubs for at least 15% of their land area. This landscaping requirement is in addition to the thirty-percent parcelwide landscaping mentioned above.
- (9) In order to provide shade, parking lots with 21 or more spaces shall have "orchard" planting: one tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot and along the edges.
- (10) In order to provide recharge of the groundwater basin and minimize runoff into water bodies, at least one of the following stormwater management techniques shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
 - (a) Where sanding and salting are not used in the winter, low-traffic or seasonal parking-overflow areas of the parking lot shall be surfaced with porous pavement or gravel.
 - (b) Landscaped areas of the parking lot shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.