

RIVERHEAD Comprehensive Plan Update



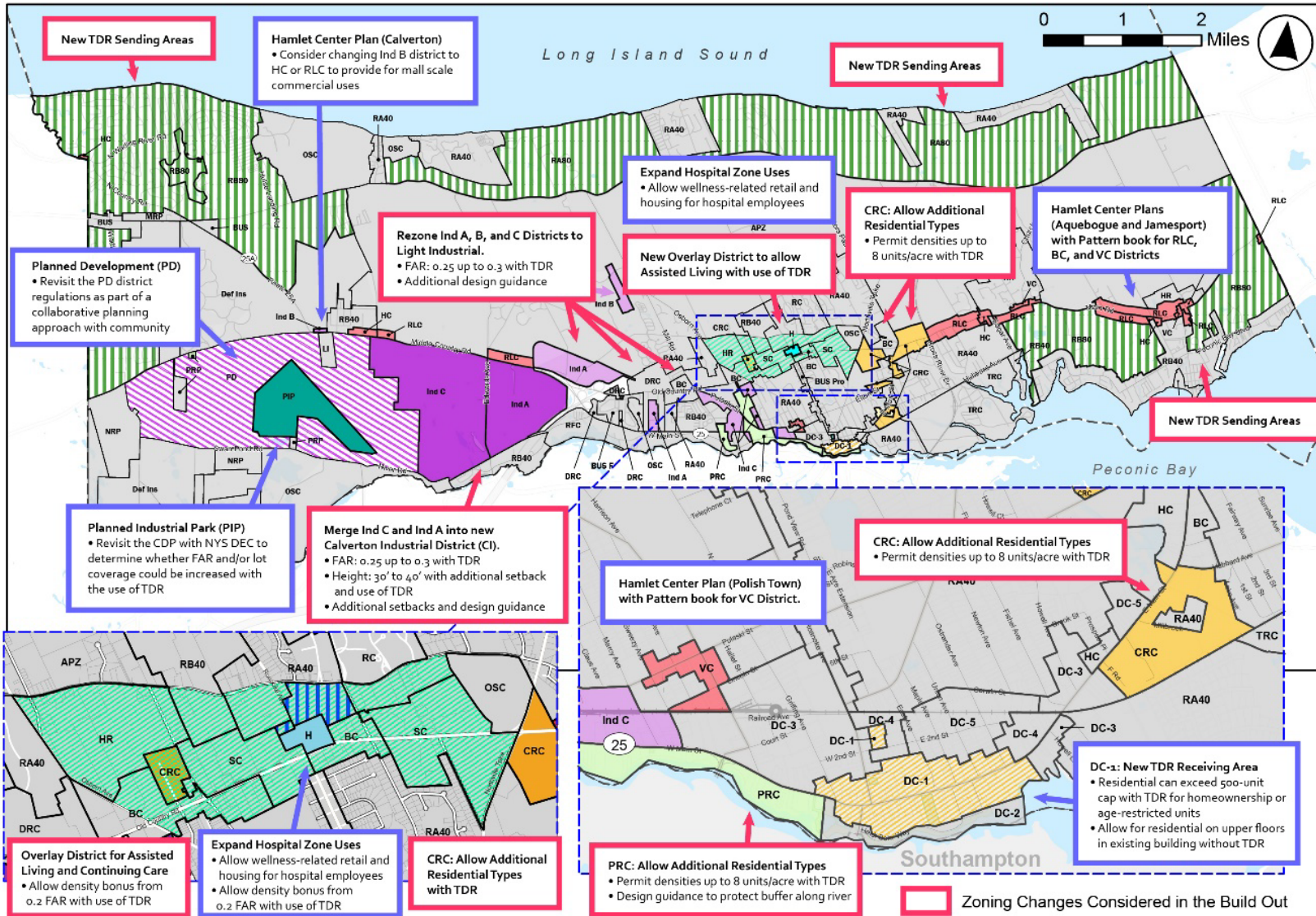
*Steering Committee Meeting #11
April 1, 2024*



Agenda

- 1. Summary of Land Use Approach and Build-out Analysis for GEIS**
- 2. Discussion of Comments Received**
- 3. Next Steps**

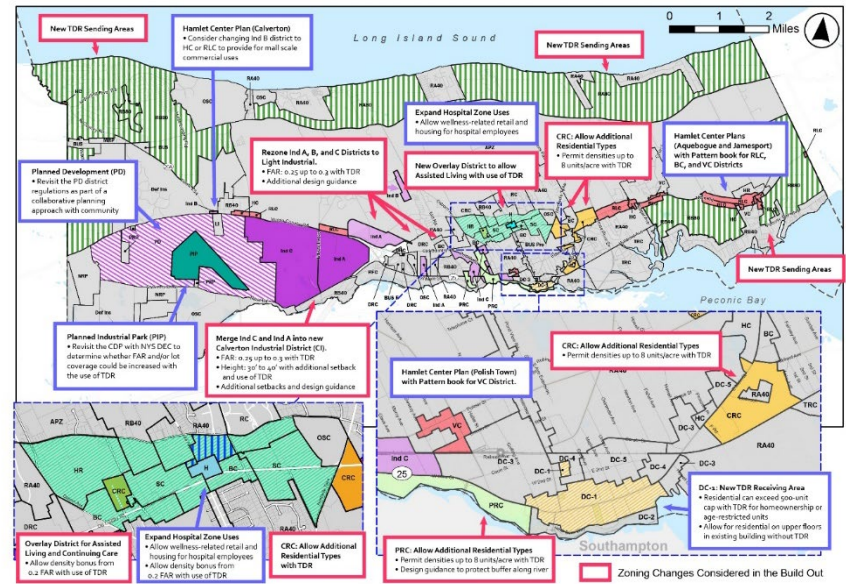
Land Use Approach



Generic Environmental Impact Statement Build-out Analysis - Methodology

Zoning Changes Considered in Build-out:

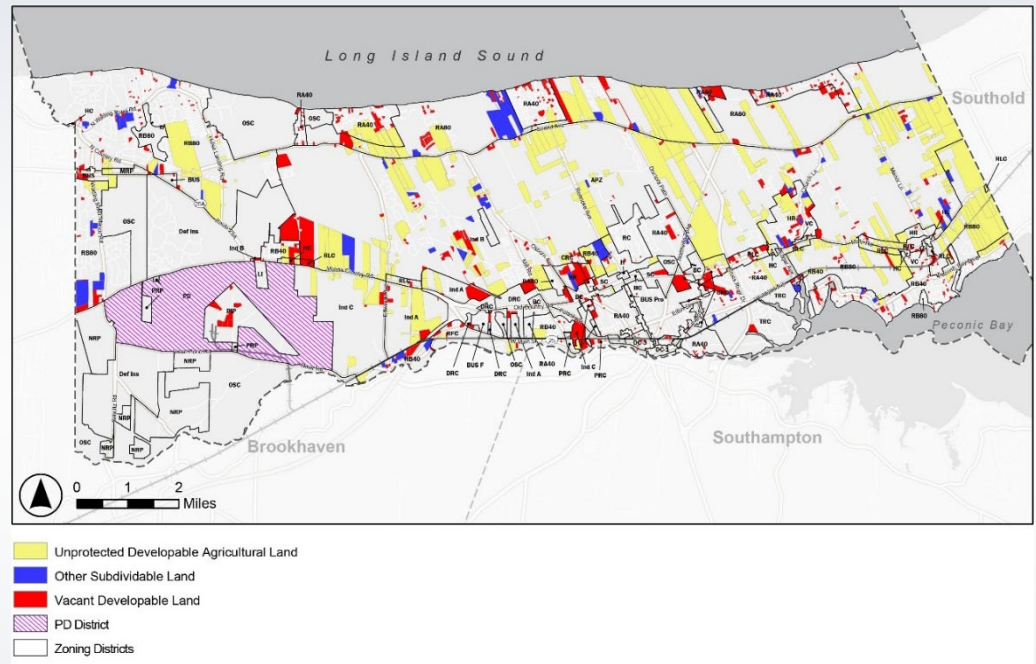
- New Calverton Industrial District (CI) for IND A and IND C areas in Calverton (reduction in FAR).
- Change scattered IND A, IND B, and IND C sites to LI (reduction in FAR).
- Assisted Living Overlay Zone (allow assisted living with TDR).
- CRC Zone (slight increase in residential density).
- PRC Zone (slight increase in residential density).
- RA-80 and RB-80 (Make TDR Sending Area)
- Railroad Avenue Urban Renewal Area Overlay District (incorporate TDR).
- Cluster Development Requirements



Generic Environmental Impact Statement Build-out Analysis - Methodology

Identification of potential development sites

- Identified all potential development sites in Town including:
- Vacant parcels
- Non-preserved agricultural lands
- Underbuilt properties that could be subdivided
- Other underutilized parcels where zoning changes are proposed
- Projects in the pipeline
- Considers environmental and other constraints



Generic Environmental Impact Statement

Build-out Analysis - Scenarios

1: No Build Scenario (Existing Conditions)

Baseline against which other scenarios are compared

2: Future Without Action

Projection of what could happen in the next ten years if no changes are made.

3: Future With Action

Projects the potential outcomes of the proposed zoning changes over the next 10-years.

Growth projected from NYMTC (2022-2035)

- Households: 12% growth
- Employment: 9% growth

Note: This is more conservative than estimates for Suffolk County

Generic Environmental Impact Statement

Build-out Analysis – Summary – TDR in Sending Areas

Total TDR Credits Available in RA-80 and RB-80

| | Total Acres | Potential Residential Units (Full Build-out) | Potential TDR Credits | Number of Parcels |
|---|-------------|--|-----------------------|-------------------|
| In Proposed TDR Sending Areas | | | | |
| RA-80 | 879 | 386 | 772 | 17 |
| RB-80 | 1,118 | 493 | 987 | 35 |
| Subtotal for RA-80 and RB-80 | 1,997 | 879 | 1,759 | 52 |
| In Existing TDR Sending Areas (Future No Action) | | | | |
| APZ | 2,586 | 1,129 | 2,170 | 72 |
| Total (RA-80, RB-80, & APZ) | 4,583 | 2,008 | 3,929 | 124 |

Generic Environmental Impact Statement Build-out Analysis - Summary

Anticipated Development (2024-2035)

| | Anticipated Development under Current Zoning | Anticipated Build-out under Proposed Land Use Plan | | | Change from Build-out under Current Zoning | |
|---|--|--|------------|----------------------|--|-------------|
| | | No TDR | Full TDR | Required TDR Credits | No TDR | Full TDR |
| Single Family Units | 94 DUs | 88 DUs | 38 DUs | - | -6 DUs | -56 DUs |
| Townhome/Garden Apartments | | 23 DUs | 29 DUs | 3 | +23 DUs | +29 DUs |
| Multi-family Units | 210 DUs | 210 DUs | 240 DUs | 10 | - | +30 DUs |
| Assisted Living | | 0 | 267 DUs | 123 | 0 | +267 |
| General Commercial | 8,471 SF | 8,471 SF | 0 | - | - | -8,471 SF |
| Industrial/Office | 667,873 SF | 417,420 SF | 500,905 SF | 17 | -250,452 SF | -166,968 SF |
| TDR Credits Sold (in new sending districts) | | | | 90 | | +90 |
| TDR Credits Purchased (in new receiving areas) | | | | 153 | | +153 |

Projected Growth from 2022-2035 (NYMTC)

- Households: 12% growth
- Employment: 9% growth

Generic Environmental Impact Statement Build-out Analysis - Summary

Change from Build-out under Current Zoning

| | Projected Development No TDR | Projected Development Full TDR |
|----------------------------------|---------------------------------|---|
| RA-80 | - | -16 single family units |
| RB-80 | - | -25 single family units |
| Assisted Living Overlay District | - | -9 single family units, +267 assisted units, -8,471 SF Commercial |
| RRA-OD | 0 | +30 multi-family units |
| CRC | +14 units | +20 townhouse units |
| PRC | + 3 units | + 3 townhouse units |
| Industrial A, B, and C | -250,452 SF | -166,968 SF |

Draft Comprehensive Plan

Summary of Comments

- 42 comments received
- Steering Committee Members: Tim Hubbard, Bob Kern, Joann Waski, Sid Bail, Robert Carpenter, Mark Haubner, Amy Loeb
- Civic Groups: Greater Calverton Civic Association, Riverhead Neighborhood Preservation Coalition, EPCAL Watch, Greater Jamesport Civic Association, Heart of Riverhead Civic Association, Group for East End
- Town committees: Environmental Advisory Committee, Landmarks Preservation Commission
- Other: Town of Southold, Long Island Farm Bureau, Peconic Bay Medical Center, Riverhead Charter School Board of Trustees, Housing Help Inc.

Draft Comprehensive Plan

Summary of Comments

We identified potential revisions to the document based on comments received. Your feedback is needed to help us appropriately address concerns.

- We have outlined some of the major themes, many comments have been discussed previously.
- Some of the topics address neighborhood specific concerns. We understand that some local concerns may conflict with the broader vision and goals for the Town.
- Please refer to the raw comments to better understand specific notes and questions
- We will address editorial and factual comments with guidance from Town staff.

Summary of Comments

Calverton and EPCAL

- **Preservation of Rural Identity:** Reject labeling Calverton as urban and emphasize rural character preservation.
We can revise text that mischaracterizes Calverton area as urban
- **Industrial Development:** Limit industrial growth to designated areas (EPCAL).
We understand neighborhood concerns, this has been previously discussed. We are proposing to reduce allowable density in industrially zoned areas and increase setbacks in those areas to maintain rural look and feel.
- **Impacts from development:** Concerns about increased height limits, warehouse size, and potential adverse impacts on scenic vistas and water quality. Recommendations for thorough traffic and building height studies, increased buffers, and regulations to manage industrial development effectively.
Plan recommends increased setbacks to mitigate visual impacts. There will also be site specific review of projects when they are proposed.

Summary of Comments

Calverton and EPCAL

- **Infrastructure and Traffic Management:** Address concerns about infrastructure inadequacy and traffic impacts, emphasizing the need for direct access to major roadways for industrial developments.

This topic is addressed in transportation chapter. Text will be revised to be more explicit about permitted warehouse uses – i.e. distinguish storage facilities from fulfillment centers.

- **Community Involvement in Planning:** Support for collaborative planning process for EPCAL.

The plan recommends a subsequent planning process for EPCAL area

- **Environmental Protection:** Prioritize habitat protection, groundwater contamination prevention, and sustainable development practices in EPCAL and surrounding areas.

We understand this, there is already a non-disturbance buffer in EPCAL. We will look at ways to strengthen recommendations in consultation with Town staff.

Sound Avenue, Agritourism, Short-Term Rentals

- **Concerns about Traffic and Quality of Life:** Opposition to large traffic-generating uses on Sound Avenue due to adverse impacts on transportation systems and residents' quality of life.
- Concern about recommendation to allow agritourism resorts with use of TDR
- **Opposition to Increased Density and Short-Term Rentals:** Opposition to changing short-term rental codes and allowing Airbnb-type rentals near downtown areas and beaches.

Recommendation in Plan has changed to address that short term rentals is something the Town needs to study further.

- **Need for Regional Collaboration:** Recommendations for Riverhead and Southold Town Boards to collaborate on long-term regional planning, especially regarding short-term rentals and commercial agritourism resorts.

Sound Avenue, Agritourism, Short-Term Rentals

- **Critique of Transfer of Development Rights (TDR) Program:** People seem to be more concerned with fact that areas north of Sound Ave are already a receiving area.

The plan is proposing this area become a sending area, which provides a tool for preservation. to incentivize preservation. We don't see an issue with area being both sending and receiving district.

- **Preservation of Farmland and Rural Character:** Emphasis on preserving farmland, protecting agricultural lands, and maintaining the rural historic corridor, particularly along Sound Avenue.

We are reviewing some changes to strengthen subdivision and cluster regulations to prioritize location of preserved lands along Sound Avenue.

Summary of Comments

Jamesport

- **Hamlet Center Standards:** Adopt standards into zoning code for hamlet centers. *Agreed*
- **Scenic Byway Designation:** Seek designation for Main Road as a historic and scenic byway.
This is something for the LPC to address. We have heard that historic and scenic byway program doesn't have teeth – issues would be better solved with zoning changes/design guidelines.
- **RTVAC Facilities Evaluation:** Assess RTVAC capabilities for new development response, including Jamesport station needs.
We will review text and revise as appropriate
- Modify recommendation to monitor battery storage safety
Following guidance from New York State, including updated fire response guidance.
- Opposition to several land use and zoning recommendations by GJCA
 - Oppose vertical farming in APZ
 - Oppose removing minimum Square footage for residences
 - Oppose assisted living facilities in HC and RLC
 - See raw comments for additional items

Summary of Comments

Agricultural Lands

- **Preservation and Collaboration:** Advocate for joint preservation efforts and collaboration with agricultural experts.
- **Regulatory Alignment:** Align permits with state agricultural laws and streamline zoning for agricultural production. Review agritourism definitions collaboratively and regulate events without burdensome paperwork.
- **Farmland Preservation:** Prioritize and balance farmland preservation efforts, including aquaculture and working waterfront preservation.
- Recommend best management practices and collaboration for stewardship of farmland.

We are reviewing recommendations with Town staff and will revise as appropriate

Summary of Comments

Agricultural Lands

- **Wildlife Management:** Consider opening town lands for wildlife management to address overpopulation issues.
- **Water Repurposing and Conservation:** Explore water repurposing cautiously and prioritize sustainable water use education.
- **Infrastructure and Utilities:** Collaborate for solid waste reduction, prioritize water conservation education, and implement conservation drainage practices for stormwater management.
- **Additional Comments:** Stress on the importance of prioritizing agricultural businesses, concerns about town jurisdiction over farming operations, and density limit increases without infrastructure studies.

We are reviewing recommendations with Town staff and will revise as appropriate

Summary of Comments

Parks and Open Space

- Implement an adopt a park program
- Suggestion boxes at town parks.
- Build a public Pool.
- Improve Creek Rd., Wading River, Boat access.
- Allow public access to some of our beaches.
- Clean and clear signage is needed
- Safety Cameras
- Bulkheading
- Wading River Creek needs dredging.
- Investigate the feasibility of a recreational trail along the south side of railroad tracks, from East Main Street to Edgar Avenue in Aquebogue

We are reviewing recommendations with Town staff and will revise as appropriate

Natural Resources, Sustainability, and Resilience

Natural Resources

- Advocate for DEC to update Coastal Erosion Hazard Area (CEHA) Maps and adopt a map and regulations for the Peconic Estuary coast.
- Partner with East End Towns to share Community Preservation Funds (CPF) to protect critical environments of the Peconic Estuary.

Recommendations seem reasonable and will be incorporated

Sustainability, and Resilience

- Comments from Mark Haubner.

Most comments seem reasonable and will be looked at one by one for incorporation with further guidance from Town staff.

CRC Districts and Assisted Living

- Clarity in Code: Specify single dwelling vs multiple dwelling for clear interpretation.
- Address conflicts with bulk criteria like setback, impervious, and FAR, particularly regarding garden apartments.
- Density Adjustment: Increase density to remain competitive with adjacent municipalities and redistribute housing outside of downtown areas. Concern this does not encourage private investment in alternative housing types and severely limits the usefulness of CRC as a transitional zone.

While the precise density is yet to be determined, it seems reasonable to consider a range of densities, such as 4-12 units per acre, depending on whether infrastructure is in place and if TDR credits are used.

Consider allowing for assisted living in industrial zones by special permit provided infrastructure is in place.

Institutional Uses – Peconic Bay Medical Center

Peconic Bay Medical Center

- Opposition to placing PBMC properties into TDR receiving areas due to economic burden and impact on community healthcare programs.
- Desire for maintenance of current FAR regulations for hospital zones and consistent zoning regulations for the Mercy Lot.

Recognize concerns and plan can remove discussion of TDR. However, 1.5 FAR for surrounding properties may not provide an adequate transition between hospital core area and surrounding residential areas. PBMC should consider a transition in scale as they develop plans for the Town to review. Zoning changes would be developed at a later point.

Riverhead Charter School Board of Trustees

- Advocate for schools to be permitted in all zoning districts or, minimally, in specific zones like the new industrial zone and APZ.

Should plan recommend allowing private schools as a permitted use in Industrial zones? Vocational schools are already allowed in IND

Other Comments and Potential Revisions

TDR

- There is a 500-unit cap on use of TDR.

This cap is contradictory to the TDR program goals and the Town should consider reevaluating or eliminating it.

Accessory Dwelling Units

- Advocate for eliminating barriers to the creation of ADUs

Seems reasonable to:

- Revise or remove the three-year certificate of occupancy provision (owner-occupancy still required).
- Revise the restriction on the minimum floor area of the ADU and consider adjusting the maximum size.
- Reduce the off-street parking requirement (from 2 to 1)

Other Comments and Potential Revisions

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Accessory Dwelling Units

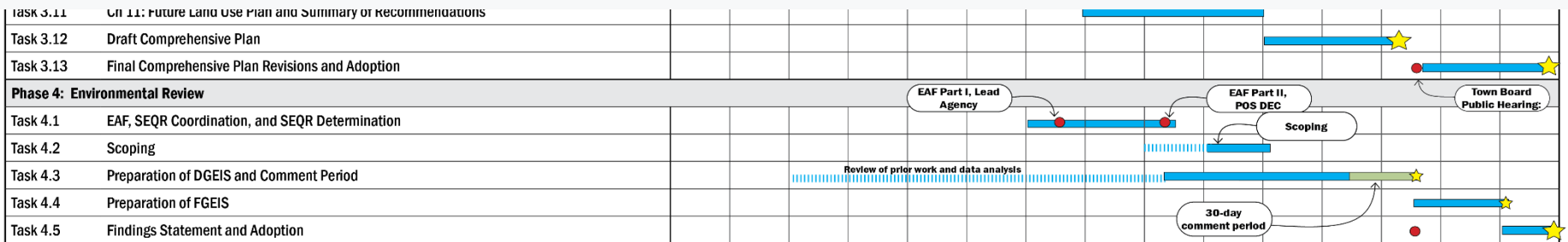
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Next Steps

- BFJ to incorporate revisions
- Red-line version of word document will be provided to Steering Committee
- BFJ to send Town Board Draft Comprehensive Plan and DGEIS
- 30-Day Comment Period
- Public Hearing
- FGEIS
- Findings & Adoption



| | | | |
|---------------|--|---|-------------|
| LEGEND | Major work on Task | Meetings with Town Board, Steering Committee, or Stakeholders | Deliverable |
| | Review of prior work and data analysis | | |

The timeline and scope of work include the preparation and adoption of a Comprehensive Plan. Implementation of other action items such as the adoption of an Official Map, a Capital Budget, or zoning changes would be covered under a separate scope, if desired.

Questions/Comments

