

The AKRF-LKMA team interviewed 12 Town Departments and 10 other stakeholders to understand the issues and opportunities facing the Town over the next 10-20 years, to help with formulating the recommendations of the Comprehensive Plan Update. Following is a list of the key takeaways:

ZONING

- The Town may be in need of a small lot ordinance.
- A form-based code is needed to stimulate mixed-use development.
- The apartment cap should be eliminated so as to help create a customer base and activate Downtown.
- More flexibility in zoning within the district is needed in terms of types of allowable uses.

AGRICULTURAL PRESERVATION

- The current Transfer of Development Rights (TDR) program is not effective; changes are needed to incentivize developers to utilize the program and to encourage farmers to keep farming.
- The TDR program has been in effect since 2003, and has preserved approximately 400 acres, which is insufficient. The TDR program is costly for developers and the Town sometimes prioritizes development. The TDR program requires changes: in order to sell the development rights the farmer needs to get a certificate, which requires the farmer to preserve the land forever. If the TDR program dissolves, the farmers are stuck because of the deed, which is a major problem for farmers. Currently, farmers with certificates have been unsuccessful in selling certificates because there is no market for the TDR program.
- The Master Plan Update should address the current prioritization of Pine Barrens preservation over the TDR program.
- The TDR/Farmland Preservation breakout committee should include the original TDR Committee, the Farmland Preservation Committee, the Agricultural Advisory Committee, and the Planning Board.
- Other tools for farmland preservation include “formalized cluster subdivisions;” Planned Development District; voluntary preservation; and TDR bank to purchase rights from farmers.

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AGRICULTURAL OPERATIONS/BUSINESS

- Town can encourage farming and support farming operations by allowing equipment/farm building and minimizing restrictions on retail stands or products. Encourage tourism when farming operations are not active and more so during the off-season.
- The Town should discuss with private solar companies a plan to return the land back to a farmer after the solar company leaves. The Farmland Agricultural Advisory Committee advocates for solar on non-industrial land; the TOR Code only allows for solar panels on industrial land.
- In 2003, as a result of growing population, the Town upzoned farmland from 1-acre to 2-acre zoning (per residence), and created the “Ag Protection Zone,” which runs from Sound Ave. to Route 25. This caused the farmers to lose equity in their land.

ECONOMIC DEVELOPMENT

- Small business vitality in the Town is a concern due to the pandemic.
- Maximizing the river with attractive access, retail and recreational opportunities and events is critical for an effective economic development strategy.
- The Town should market the waterfront area; host more events.
- The Town should support development at Calverton; high-tech businesses and high-paying jobs are needed.
- Riverhead cannot compete with the other eastern towns; the Town should attract unique retail/arts to create a unique destination and a lively downtown.
- A bike path is needed Downtown to stimulate economic development and enhance quality of life for residents.

PARKS AND RECREATION

- The Department inspects each of its Town parks/recreational facilities at least once per year to determine any immediate needs. Each year, the Department also reviews and updates the Town’s Parks and Recreation Department capital plan document, which identifies 5-year goals/plans for the Town.
- The population for the Town of Riverhead has continued to grow increasing the need for recreational facilities.

WATER RESOURCES/PROTECTION

- Main Street storm drains and Cesspools are a problem for protecting the river.

HOUSING AND COMMUNITY FACILITIES

- Market-rate housing is needed to support Downtown businesses.

- Over the past 10 years the Town has seen population growth, which has put a capacity strain on the school district. Space is a major concern now and into the future.
- Explore areas for TOD Downtown around transit/train stations to support mass transit and provide affordable and workforce housing.

TRANSPORTATION & INFRASTRUCTURE

- Creek Road in Wading River is a continual problem with road flooding due to its low elevation particularly during high tide events combined with heavy rains. Last eight years Division has been applying for grants, but not successful in securing funds.
- The LIRR has completed a study to relocate the Yaphank train station to the east. Two sites were identified: the first west of William Floyd Parkway and the second in the vicinity of Brookhaven National Laboratory. The study is on hold. Access to the latter site could add traffic to Town roads. Although electrification from Ronkonkoma east to Yaphank is being considered, there is no funding currently available for that, nor for parking at a relocated station.
- There may be possible expansion of Microtransit bus service in less densely populated areas of the Town in place of fixed route bus service.
- DPW/Transportation will address requests for increased bus service as projects develop and demand arises.

The following table summarizes the roles and responsibilities of the Town Departments and other stakeholders (e.g., regional transportation and planning agencies, community development organizations, school district, etc.) that the AKRF Team interviewed for the Riverhead Comprehensive Plan Update, as well the main points (i.e., issues and opportunities).

Department/ Stakeholder	Interview Date	Role	Summary of Issues and Opportunities
Riverhead Accounting Department	12/9/20	The Accounting Department’s primary functions are Budget preparation, recording revenues and paying bills and employee, managing cash and debt, information technology, and financial reporting.	<ul style="list-style-type: none"> • Accounting Department’s primary role is managing the collection and distribution of Town funds in accordance with the budget. • During COVID the Department was “remote ready;” staff have the ability to work from home with little to no interruption(s). • The Town typically pays for all essentials/services/goods through its standard fiscal revenue/expenditure stream. Only larger capital improvements such as sewers and water district improvements (and

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			<p>the proposed re-location of the Police Department and Justice Court) are proposed to be paid by bond.</p> <ul style="list-style-type: none"> • There is growth (in population) seen throughout the Town, but it is not substantive enough to cause major issues. • Small business vitality in the Town is a concern due to the pandemic. • Funding allocated from New York State for fiscal year 2022 is expected to be down 20 percent and from the County by 50 percent.
Riverhead Town Attorney	2/10/21	Prepares all ordinances, and local laws prosecutes violations of town code and defends litigation brought against the town for civil damages. Prepares and oversees all contracts entered into by the town. Gives legal advice to the Town Board and other Town Departments on a daily basis. Acts as legal counsel to the Zoning Board of Appeals. Commences litigation on behalf of the Town. Approves Insurance Certificates, Boards, and Letters of credit as to form.	<ul style="list-style-type: none"> • There has been little demand for affordable housing density bonuses under the Long Island Workforce Housing Act; the Town may be interested in setting up a fund for affordable housing development. • There is concern that developers may propose larger solar energy projects to circumvent the Town permitting/SEQRA process and go through the streamlined 94-c process. • There is limited capacity at Edwards Ave. substation that will limit the amount of solar array projects that may be developed in Calverton. • There is a known groundwater pollution plume at EPCAL; development is also being held up by water capacity/control issues • Overcrowded housing is an issue Downtown where it is sewerred. Town is stepping up enforcement, but has to deal with county health department regulations. • Development in the Southampton, which contributes students to the Riverhead Central School District • Airbnbs and other short-term rentals less than 30 days are not permitted in the Town. 30-day or more rentals require a rental

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			<p>permit. The Town is considering allowing less than 30-day rentals in certain areas or developing a special permit process for these uses.</p> <ul style="list-style-type: none"> • One lesson learned from the 2003 Comp. Plan is the need to plan so as not to create nonconforming uses. The Town is in need of a small lot ordinance. • TDR program is not effective; changes are needed to incentivize developers to utilize the program and to encourage farmers to keep farming. • Solar has come at a cost to agriculture.
Riverhead Community Development Department	12/9/20	<p>The Department has two technical roles: 1) Community Development Department and 2) Community Development Agency, which is an urban renewal agency, created pursuant to Article 15 of the NYS Urban Renewal Law. The Department is responsible for preparing and writing grants, administering projects, and identifying different planning studies, which also includes implementation. The CDA is the owner of the Calverton property (aka EPCAL) which is a 2,600-acre former Naval Weapons Reserve Plant (with two long runways and 1 million sf of</p>	<ul style="list-style-type: none"> • There are three major development projects on the Town/Department’s radar: <ol style="list-style-type: none"> 1. Calverton Enterprise Park (EPCAL) 2. East Main Street Downtown Urban Renewal Project 3. Railroad Avenue Urban Renewal Project. • The Town would like to add additional denser development in the Downtown area. • We need to take advantage of our very large Federal Opportunity Zone, which covers the entirety of Downtown, most of Route 58 and all of EPCAL to draw private investment into these areas. • Main Street businesses have been impacted by COVID, which has impacted business activity, income, employment, and economic activity overall. • There is a need for increased/improved public parking. • The Town is working with the USACE on a Floodplain Control Management Study along the Peconic River. Controlling flood events is critical to the Town and its economic center.

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		<p>industrial buildings). This property was given to the Town by the US Navy in 1996 for economic redevelopment and the Town thereafter designated it an Urban Renewal Area under NYS Law, which allows for public-private partnership in economic redevelopment through the CDA. The 500-acre core was sold in 2001 and the Town is in contract with a buyer for the 1,600-acre balance, which the developer intends to construct up to 10 million sf of new industrial space.</p>	<ul style="list-style-type: none"> • The Department would like to see less affordable housing, and more market-rate housing. • There is a major need for economic diversity in housing stock. We are currently lopsided with affordable housing. This must be addressed or the Town’s revitalization goals cannot be met. • The Town currently lacks sufficient quality jobs to keep younger population in the Town. • The Town encourages public participation in the planning process as well interdepartmental coordination. • Cap (if any) on apartments in DC-1 needs to be based on numbers and statistics. • The Downtown area welcomes higher density in designated areas, but needs better public transportation (all modes) to provide improved and more efficient services and a mix of rents and home ownership opportunities and/or rentals for the 80-130 percent AMI range as well as lower incomes.

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Riverhead Engineering Department	12/4/20	The Engineering Department performs administrative and professional engineering duties for the planning, design, construction, operation and maintenance of town buildings, facilities, utilities, roads, drainage systems, parks, beaches, marine facilities, and parking lots. Develops and manages operating and capital improvement budgets for all five divisions of the Engineering Department (Sanitation, G.I.S. mapping, Street Lighting/Traffic Signals, Buildings and Grounds, and Electrical Division).	<ul style="list-style-type: none"> • For capital planning the solid waste refuse truck used for collection from Town waste containers needs to be replaced as it is way past its useful life span. • Intermediate to long-term equipment needs also include a vac-haul (for Parking lot basin cleaning), street sweeper (for parking lot cleaning), and a small bulldozer. Also 5 replacement pickup trucks as these vehicles are way past their useful lifespan.
Riverhead Highway Department	12/2/20	The primary goal of the Highway Division is to maintain the approximately 250 miles (500 lane miles) of roadway in a good working safe condition. The maintenance of which includes: road surface, curbing, drainage, mowing, tree trimming, snow plowing and safety aspects and	<ul style="list-style-type: none"> • Three ongoing issues are as follows: <ol style="list-style-type: none"> 1. Creek Road in Wading River is a continual problem with road flooding due to its low elevation particularly during high tide events combined with heavy rains. Last eight years Division has been applying for grants, but not successful in securing funds. 2. Highway yard building in Wading River is very problematic. 3. Farm field runoff after heavy storm events causes heavy roadway flooding and cleanup. Highway crews must be dispatched to remove muddy runoff from the roadway surfaces, currently Farmland is exempt from the NYS stormwater laws and there is no methodology

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		highway appurtenances within the Town Right-of-Way.	<p>to stop this continual problem. This is common throughout the eastern towns in Suffolk County.</p> <ul style="list-style-type: none"> Utility companies are not maintaining roadways sufficiently when performing necessary utility main and infrastructure work. They are also not performing permanent roadway reconstruction in a timely manner. All complaints come back to Highways for corrective action and coordination with respective utility.
Riverhead Industrial Development Agency (IDA)	12/3/20	Promotes economic development in the Town. Offers incentives such as sales tax/real property tax abatement; MRT abatement; no interest financing. Mission is to advance job opportunities; protect health and general welfare of Riverhead residents; and attract new business.	<ul style="list-style-type: none"> Provide a range of housing types (e.g., tiny homes, homes for young professionals, senior housing, etc.) Assist Town in developing EPCAL as an economic engine for the entire Town and a source of white-collar jobs Better cooperation between Town Departments is needed to help realize potential development opportunities More infrastructure and traffic mitigation is needed to support industrial development Overcrowding in school district is an issue with the adjacent proposed development in Riverside, Town of Southampton Creative zoning/incentives are needed to foster a range of suitable developments/housing in the Town Town lacks higher education/high-tech jobs
Riverhead Parks and Recreation Department	12/29/20	The Parks and Recreation Department’s mission statement: The mission of the Town of Riverhead Parks & Recreation Department is to enrich the lives of residents through diverse, affordable	<ul style="list-style-type: none"> Both program revenue and program participation were affected by COVID and declined 75 and 70 percent, respectively. The Department inspects each of its Town parks/recreational facilities at least once per year to determine any immediate needs. Each year, the Department also reviews and updates the Town’s

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		<p>programs and special events, for people of all ages; as well as provide safe, friendly parks, beaches and community centers for everyone to enjoy.</p>	<p>Parks and Recreation Department capital plan document, which identifies 5-year goals/plans for the Town.</p> <ul style="list-style-type: none"> • The population for the Town of Riverhead has continued to grow increasing the need for recreational facilities. • The Department is proactive about staying ahead of trends by meeting with other towns, research, and feedback from the residents. • The Department’s biggest challenge in 2021 will be how effective the new vaccine will be and getting residents back to participating in programs/events. • Town beach sticker sales for 2020 were up roughly 8 percent compared to previous years. • The Department continues to look at ways technology can help move the Department forward and make it easier for Town residents to access permits, schedules, and sign up for activities. • Social media/technology is integral to the Department for reaching and notifying Town residents. • Due to the pandemic, outdoor activities have been a challenge. This past year (2020) has been a tremendous challenge, especially trying to get people outside and participating in the Department’s activities/events.

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Riverhead Planning Board	3/26/21	The Planning Board’s mission is to work with applications from developers and homeowners, and review site plans to ensure proposals to build or build changes align with the Town Code.	<ul style="list-style-type: none"> • The pandemic slowed down applications, but it was not a large impact. • Town Planning staff and Town Board could use more efficient software systems for tracking, record keeping, and storing electronic site plans. • There is a need to maintain the rural character of the Town. • The Town really needs to utilize conservation measures, as well as invest in public utilities to keep up with regulatory requirements and replace infrastructure. • The Town should be prepared to consider rezoning applications and development rights in the future as development pressure grows. • The Town needs to preserve its current characteristics of open space, rural environment, and concentration on farmland. • The Town’s infrastructure and need for maintenance and upkeep of water and sewer infrastructure or cesspools is a major issue.

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Riverhead Police Department	12/1/20	<p>The Department's primary role for the Township of Riverhead is public safety. The five eastern towns all have their own police departments (“pds”). The Department is the primary law enforcement department for Riverhead. Public service and crime prevention are also Department goals, as well as ensuring residents are safe and happy.</p>	<ul style="list-style-type: none"> • Police Department’s primary role is public safety; other responsibilities include public service, crime prevention, and ensuring residents are safe. • Crime and overall calls to the Police Department has decreased during the COVID-19 pandemic. • Facility space is of concern as the Police Department has outgrown their current facility. • Police training facilities are limited in the Town. • Governor’s Police Reform Executive Order (Executive Order 203 requiring each local government in NYS to adopt a policing reform plan that will maintain public safety while building mutual trust and respect between police and the communities they serve). The Final Riverhead Police Department Police Reform and Reinvention Collaborative Plan was completed in March 2021. • Increasing demand for services with Downtown apartment complexes and EPCAL • Keeping up with personal protective equipment (PPE) during the pandemic was a challenge. • Improved technology is needed to be able to do the job smarter • Additional police vehicles are needed • Traffic on Sound Avenue between, particularly between Labor Day and Halloween is a problem • The most prevalent crimes are minor offenses, such as larceny, petty larceny, and criminal mischief. Petty larceny is number one. The crime rate is low and has been improving over time.

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Riverhead Sewer District	12/3/20	Treats all of the wastewater within the Riverhead Sewer District boundaries. Thirteen pumping stations convey the wastewater to the treatment plant and scavenger waste plant which are located on the same site, and eventually discharges into the Peconic Estuary. Also oversees the Calverton Sewer District (located on the old Grumman property) which consist of a collection system and sewer plant. Meets all Environmental Protection Agency (EPA), New York State Department of Environmental Conservation (NYSDEC), and Suffolk County Department of Health Services (SCDHS) regulations and guidelines.	<ul style="list-style-type: none"> • Short-Term Project- Approximately 2/3 of the way through a \$10 million dollar upgrade at the Calverton plant. • Intermediate-Term Project- Currently progressing a “Sludge Conditioning” project to bring the bio-solids to a Class A standards, enabling the sludge to be disposed of as an unrestricted use such as compost, use on sod farms, pottery nurseries, or farming where the material will not come into direct contact with the agricultural product grown for consumption i.e., potatoes, carrots, etc., saving monies on refuge trucking fees. This project when completed is estimated to save \$260,000/year. • Long Range Project- \$8-9 million upgrade to the pump-station that serves the south west quadrant of the district. This pump station is next in line for upgrade, and follows suit for the normal upgrade schedule of all pump stations. Vacant property adjacent to the pump station has already been acquired to allow for the upgrade. • NYSDEC has increased the requirements for Wastewater Treatment Operators (WTOs). To run a certain grade plant, in this case Plant 4A, one must have an employee with a Grade 4A license. The processes and scientific improvements involved in today’s wastewater treatment are complex.
Riverhead Water District	12/2/20	The primary goal of the Riverhead water district is to protect the public health of its customers. The Water District encompasses approximately 44.3 square miles, with 234 miles of water main pulling supply from 17 active	<ul style="list-style-type: none"> • A water district such as Riverhead Water, unlike an Authority, i.e., SCWA, requires NYSDEC approval for expansion of its infrastructure showing supply calculations and needs. However, there has not been an approval for expansion from NYSDEC in over twenty years. This approval process is currently holding up the EPCAL redevelopment for the Town of Riverhead. • There needs to be a better way to foresee future development; the water supply needs to be able to support proposed development. The

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		groundwater wells at 10 separate well locations. There are 35,000 customers with 12,328 residential and commercial services.	<p>district is working on forming a policy to have large scale developers fund the additional infrastructure needed.</p> <ul style="list-style-type: none"> • TOR water district does not have an automated ‘SCADA’ system similar to SCWA. The SCADA system allows remote monitoring of conditions while the existing system (manual) requires more on hand employees. Therefore, if the COVID pandemic affects some district employees, monitoring and supply would be a large issue. • New York State has recently added oversight of water supply and has more stringent regulations than the EPA. This Agency is fairly new, so it is yet to be seen what extra or necessary upgrades would be required as the district moves forward. • Summer irrigation needs place a substantial load onto the water supply, controls or limits need to be in place to avoid overburdening the system. • There needs to be better coordination with NYSDOT roadway reconstruction projects that require water main and hydrant offset along with water main replacements. • Sanitary sewer billing for the Riverhead Sewer District is a function of the utilization. Sewer bills get paid directly to the tax receiver, when questions come into the water district office about sewer payments, District staff does not have access to what or who has paid.
Riverhead Zoning Board of Appeals	4/14/21	The ZBA acts by giving advice to property owners about the appeals process, and guiding them through the process. When an applicant comes to the ZBA, the ZBA tries to find a balance between	<ul style="list-style-type: none"> • The ZBA tries to find balance when reviewing applications, to be fair to both the Town and the property owner, as well as neighbors. • The Town was not built for the current and existing future population in terms of roadway, parking, and infrastructure capacity. • There is no need for additional apartments Downtown due to traffic congestion, lack of parking, as well as flooding problems.

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		<p>what someone may want to build on their property and what they can actually do with their property.</p>	<ul style="list-style-type: none"> • Most developers would rather build as-of-right than go through the lengthy variance process. • The ZBA reviews applications for small nonconforming lots on a case-by-case basis; this issue should continue to be addressed on a case-by-case basis. • There may be a need for more uniform buildings/design guidelines Downtown. • There are approximately 4-5 appeals per meeting where it was up to 8-10 apps years ago. There are not many new home applications but the ZBA is receiving applications for additions to existing structures.
Atlantis Holdings	3/24/21	<p>The Aquarium is focused on being an economic driver to bring traffic to a world-class resort town, and educating the public and protecting the river.</p>	<ul style="list-style-type: none"> • Maximizing the river with attractive access, retail and recreational opportunities and events is critical for an effective economic development strategy. • Main Street storm drains and Cesspools are a problem for protecting the river. • A form-based code is needed to stimulate mixed-use development. • The apartment cap should be eliminated to help create a customer base and activate Downtown. • Market-rate housing is needed to support Downtown businesses. • The Town should market the waterfront area; host more events. • The Town should support development at Calverton; high-tech businesses and high-paying jobs are needed. • Riverhead cannot compete with the other eastern towns; the Town should attract unique retail/arts to create a unique destination and a lively downtown.

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			<ul style="list-style-type: none"> • A bike path is needed Downtown to stimulate economic development and enhance quality of life for residents.
Riverhead Business Improvement District (BID)	12/8/20	The mission of the Riverhead Business Improvement District (BID) is to expand sustainable economic activity in historic downtown Riverhead, create and expand business, and develop jobs for community residents. The BID pursues grants and marketing initiatives and, to a lesser extent, organizes events.	<ul style="list-style-type: none"> • The BID District is a geographical area of Downtown Riverhead that spans from East Main Street (approx. Town Hall) to the Suffolk County Historical Society on West Main Street, the north side of the Peconic Riverfront to the Railroad tracks • More flexibility in zoning within the district is needed in terms of types of allowable uses • Success of the Downtown is reliant on safe streets • Need more experiential/outdoor spaces • Suggest a Downtown cultural opportunity that recognizes the Hispanic population • Need a balance of housing affordability • Need more lighting, street art • Marketing is important • Route 58 could be opportunity for entertainment/health and wellness
Riverhead Chamber of Commerce	12/7/20	The Riverhead Chamber of Commerce, Inc. is organized for the purpose of advancing the Commercial, Industrial, Agricultural, Civic, Tourism, Economic & Workforce Development and General Interests of the Township of Riverhead and outlying communities within the Central	<ul style="list-style-type: none"> • Need more efficiency in the new building permit process • More zoning flexibility is needed in terms of types of allowable uses in the Town • Solar projects should not be constructed on industrial land, which would be better suited for vertical farming and job creation. Solar should be placed on farmland or be agrivoltaics.

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		<p>School District No. 2 within Suffolk County.</p> <p>The primary objectives of the organization are to promote the patronage of Riverhead Businesses; promote the well being of the Riverhead area; promote positive public awareness of Riverhead; provide information about local businesses and services and to promote tourism with the Tourism Outreach Program and through collaborative efforts with local organizations.</p>	<ul style="list-style-type: none"> • Town needs to be more forward-thinking in terms of anticipating future development and its impact on infrastructure; need to engage with agencies whose approvals are required for implementation • HUD’s levels of affordability do not work in Riverhead or towns like ours for the purposes of providing affordable housing • The requirement to use prevailing wage/unions can be cost prohibitive to developing in Riverhead
Long Island Farm Bureau	2/4/21	<p>The main mission of the LIFB is to educate the public and help local farmers by advocating for legislation. LIFB identifies itself as a lobby group that assists with issues on county, state, and federal level.</p>	<ul style="list-style-type: none"> • The result of the pandemic has been positive for the majority of farmers in local retail. An increase of population from core urban areas has shifted the consumer trends from large indoor retail to local outdoor retail sales. • However, there is a noticeable decline in agricultural events impacting small local businesses specializing in events, indoor facilities, or partnerships with restaurant industries. • In general, farmers have always been supportive of the needy and of the community. • Short- and long-term opportunities for farmland preservation include preserving equity in farms, ensuring farmers are economically viable to be able to continue to operate, and preserving remaining farmland (approximately 5-6k acres). In the long-term, realize the benefits of farmers to the surrounding community and prioritize agricultural

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			<p>operations. Prevent restrictive legislation in favor of residential areas (e.g., noise restrictions).</p> <ul style="list-style-type: none"> • There is a need to prioritize the Town’s active farmland preservation program. • Town can encourage farming and support farming operations by allowing equipment/ farm building, and minimizing restrictions on retail stands or products. Encourage tourism when farming operations are not active and more so during the off-season. • Solar panels on farmland is a good preservation tool for future farm use as it has very little impact on the farmland, and this alternative operations project can preserve farmland so it can be handed off to future generations. The Town should encourage this alternative revenue avenues for farmers where appropriate. • The Town should discuss with private solar companies a plan to return the land back to a farmer after the solar company leaves. The Farmland Agricultural Advisory Committee advocates for solar on non-industrial land; the TOR Code only allows for solar panels on industrial land. • As the Town grows there is going to be increasing demand for agricultural retail. It is important to preserve and maintain agriculture for future use. • The current trend of people moving out of the City may bring a different set of living and social standards, such as a disregard for farming operations because the residents do not understand what it takes to farm. • There is pressure on government and farmers to prohibit farming operations in favor of maintaining open space. • In 2003, as a result of growing population, the Town upzoned farmland from 1-acre to 2-acre zoning (per residence), and created the “Ag Protection Zone,” which runs from Sound Ave to Route 25. This caused the farmers to lose equity in their land.

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			<ul style="list-style-type: none"> • The TDR program has been in effect since 2003, and has preserved approximately 400 acres, which is insufficient. The TDR program is costly for developers and the Town sometimes prioritizes development. The TDR program requires changes: in order to sell the development rights the farmer needs to get a certificate, which requires the farmer to preserve the land forever. If the TDR program dissolves, the farmers are stuck because of the deed, which is a major problem for farmers. Currently, farmers with certificates have been unsuccessful in selling certificates because there is no market for the TDR program. • The Master Plan Update should address the current prioritization of Pine Barrens preservation over the TDR program. • The TDR/Farmland Preservation breakout committee should include the original TDR Committee, the Farmland Preservation Committee, the Agricultural Advisory Committee, and the Planning Board. • Other tools for farmland preservation include “formalized cluster subdivisions;” Planned Development District; voluntary preservation; and TDR bank to purchase rights from farmers.
Long Island Rail Road (LIRR)	1/13/21	To support the Region, and all Long Island municipalities, in getting the public to work as well as supporting tourism to New York City and Long Island’s East End via passenger rail. Maintaining and expanding LIRR system to serve future development on Long Island.	<ul style="list-style-type: none"> • The LIRR operates on a 5-year Capital Plan (2020 thru 2024). Planning for the next capital plan (2025 thru 2029) will begin in 2022; specific future improvement projects would be in that plan. • Currently no capital projects within the Town have been identified. • The LIRR has completed a study to relocate the Yaphank train station to the east. Two sites were identified: the first west of William Floyd Parkway and the second in the vicinity of Brookhaven National Laboratory. The study is on hold. Access to the latter site could add traffic to Town roads. Although electrification from Ronkonkoma east to Yaphank is being considered, there is no funding currently available for that, nor for parking at a relocated station.

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			<ul style="list-style-type: none"> • Providing enhanced LIRR service in Riverhead during summer and fall tourist seasons would be difficult due to a single track, and the first priority for available train equipment is to restore the South Fork Commuter Connection (additional trains for commuters to work). • Freight capacity can be increased by adding cars to the current freight trains (four per day). New York and Atlantic Railway provides freight service on LIRR tracks between New York City and Southold. There is a freight siding at Calverton, providing service to the Calverton Executive Airpark. About a half dozen other, minor sidings exist in the Town.
New York State Department of Transportation (NYDOT)	1/19/21	Deliver the Capital Program. Maintain and operate existing facilities. Deliver and administer local Federal aid projects.	<ul style="list-style-type: none"> • The Transportation Improvement Program (TIP) lists all significant capital projects on Long Island in the short term. NYMTC (the Regional Planning Organization for NY City, Long Island and the Lower Hudson Valley) prepares a Regional Transportation Plan in 5-year increments. Plan 2045 is currently in effect, the draft Plan 2050 Plan is being updated, and draft employment and population forecasts are being developed for Plan 2055. Improvements in the Town of Riverhead include: <ul style="list-style-type: none"> - Other than maintenance-type projects, no major highway capacity improvement projects are in current NYMTC plans for Riverhead. - Left turn lanes will be added on all approaches to the NY 25/Edwards Avenue intersection; the project is scheduled for construction in 2023.
Northwell Health Peconic Bay Medical Center	1/8/21	The hospital's primary goal/role is to address emergency and community health needs.	<ul style="list-style-type: none"> • Northwell Hospital is one of the largest employers on Long Island (especially due to its expansion), and its service area continues to expand.

Riverhead Comprehensive Plan Update

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			<ul style="list-style-type: none"> • Significant capital improvements are ongoing including the Northwell Health Peconic Bay Medical Center Master Plan. • The population continues to age on the East End, which results in the need for the Medical Center to provide more services for the elderly. • The McGann-Mercy acquisition has provided additional (much needed) space for the hospital. • Trying to find and recruit young talent is an issue because of the rising cost of living in the Town (and across Long Island). • The biggest challenge that the Town will face in the next 15 years is affordable housing for healthcare workers (whether or not we will have a young workforce to draw from) and also where seniors will live due to lack of senior homes. • While the Northwell Hospital is always open, the types of services vary by time of year. For example, during the summer/tourism months, there are more significant levels of “treat and release/emergency room” services provided.
Riverhead School District	1/21/21	The mission of the Riverhead Central School District is to inspire and academically empower all students to become tomorrow’s leaders by: developing their unique gifts and potential; providing an environment that fosters integrity, creativity, and respect; and, ensuring that students become successful,	<ul style="list-style-type: none"> • For fiscal year 2020/2021 the pandemic has changed the way the school district has operated in the past in terms of administration and student instruction. • The priority since September (2020) has been to have face-to-face instruction as much as possible, whether remotely or in person. • Over the past 10 years the Town has seen population growth, which has put a capacity strain on the school district. Space is a major concern now and into the future. • The Town used to accommodate more of the School District workforce/blue-collar jobs (e.g., janitors, bus drivers, food service

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		contributing citizens in a global community.	<p>workers, etc.). Now fewer people can afford to live here. Largely, the Mastic Beach area is where the [school] workforce currently resides.</p> <ul style="list-style-type: none"> • The Town needs to work closely with the school district because any major residential development occurring in the Town will have a significant impact on school enrollment and capacity. • The pandemic has resulted in a temporary reduction in attendance within buildings due to social distancing protocols, which is positive in that students have more space. • The pandemic has made the entire school district much more technologically advanced. Now all classrooms are equipped with the necessary technology equipment to teach virtually. The school district is slowly equipping all students with one-to-one devices so the students can work remotely. • Although remote learning has been working, human interaction (in-person learning) is so important and for the success of students.
Suffolk County Department of Economic Development and Planning	1/28/21	The Department of Economic Development and Planning assists and promotes the development, growth, and retention of a broad mix of industry clusters that facilitate job opportunities and private capital investment. Through implementation of various technical and financing programs the department acts as a one-stop resource for all type of business sectors and their respective needs. The	<ul style="list-style-type: none"> • Farmland preservation is important and needs to be balanced with other Town priorities • Recommend addressing long-range planning and climate change plans • Explore areas for TOD Downtown around transit/train stations to support mass transit and provide affordable and workforce housing. • Suffolk County supports the Town’s newly adopted Downtown TOD Overlay District • Providing a range of housing types/housing for neurodiverse is important • The County is supportive of parking reduction strategies

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		<p>County supports workforce housing, tourism, and downtown revitalization, which support the quality of life residents have come to enjoy and expect.</p>	<ul style="list-style-type: none"> • Connect LI is an important Countywide transportation initiative; also biking (County has Hike-Bike Master Plan) • Riverhead is an important locational asset/hub of the two forks • There are opportunities to reuse big box (e.g., residential or micro apartments) • Improving water quality through minimizing nitrogen run-off is an important objective (e.g., innovative and alternative on-site wastewater treatment system [I/A OWTS]).
<p>Suffolk County Department of Public Works (SCDPW)</p>	<p>1/19/21</p>	<p>Roles include County Highway Maintenance, County Highway Improvements, and Dredging and Beach Nourishment. Goals are as follows: maintain, and when possible improve, Traffic Safety and Mobility for all roadway users; maintain waterway access through County channel templates; Provide public bus transportation service within the Town, including paratransit service for the disabled and elderly, serving major trip generators and population centers.</p>	<ul style="list-style-type: none"> • The County’s current Capital Program lists all highway projects. • The County feels that Downtown revitalization plans for the Riverhead business district are encouraging and well-suited. Growth in the downtown will help alleviate demand for growth in the periphery, making better use of existing infrastructure and supporting more investments in mass transit. • Maintaining transit access will be a priority for SCDPW. Town-wide, expanding bike facilities in accordance with Suffolk County’s Hike and Bike Master Plan will guide decision-making on County roadways. • There may be possible expansion of Microtransit bus service in less densely populated areas of the Town in place of fixed route bus service. • DPW/Transportation will address requests for increased bus service as projects develop and demand arises.