

**TOWN OF RIVERHEAD
TOWN BOARD**



**FINAL SCOPING OUTLINE OF ISSUES TO BE ADDRESSED IN A DRAFT GENERIC ENVIRONMENTAL
IMPACT STATEMENT (DGEIS) FOR:**

ADOPTION OF TOWN OF RIVERHEAD 2024 COMPREHENSIVE PLAN UPDATE

ADOPTED JANUARY 17, 2024

Location: Town of Riverhead, Suffolk County, New York (see attached location map)

Classification of Action: Type 1 Action

Lead Agency: Town of Riverhead Town Board
Town of Riverhead
4 West 2nd Street
Riverhead, NY 11901

Written Scoping Comments: Written comments were accepted by the Lead Agency until December 8, 2023

Submit written comments to:
Townclerk@townofriverheadny.gov

Purpose of Scoping: see NYCRR 617.8 (a): “The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. Scoping is required for all EISs (except for supplemental EISs) and may be initiated by the lead agency or the project sponsor.”

A. INTRODUCTION

The Town of Riverhead is proposing to adopt the 2024 Comprehensive Plan Update ("Comprehensive Plan" and/or the "Proposed Action") and has determined that a Draft Generic Environmental Impact Statement (DGEIS) will be prepared to assess the potential for significant adverse impacts associated with adoption. This Scope of Work document, has been prepared pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, to outline the environmental topics to be assessed and methodologies that will be utilized to prepare the DGEIS.

A Comprehensive Plan is a document that has as its purpose: "the control of land uses for the benefit of the whole community" (NY Town Law §272-a). The Town's last Comprehensive Plan was adopted in 2003. The 2024 Comprehensive Plan is intended to provide a framework to guide land use and policy decisions in the Town. As the gateway to the East End of Long Island, Riverhead is known for its scenic beauty, historic character, agricultural activity, and diverse range of businesses, cultural activities, and outdoor recreation opportunities. The policies that comprise the Comprehensive Plan are anticipated to guide the development of the Town for the next 10-20 years. These policies and their implementation (proposed Zoning Text and Map Amendments), where applicable, will be the subject of the DGEIS.

Generic Environmental Impact Statement (GEIS)

As stated in the SEQRA regulations, 6 NYCRR Section 617.10(a), a Generic EIS may be used to assess the environmental impacts of "an entire program or plan having area wide application..." As such, this Generic EIS will present a broader and more general set of analyses than a site or project-specific EIS. The Generic EIS will describe the Proposed Action and will include assessments of specific anticipated impacts if such details are available. In some cases, the analyses will be based on conceptual information due to the comprehensive and prospective nature of the Comprehensive Plan and zoning code and map amendments and its component parts. A GEIS of this nature is prepared when a proposed action represents a comprehensive program having wide application and defining a range of future projects in the affected area.

The steps in preparing the GEIS include:

- Scoping – a process to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. Scoping requires that the that involved and interested agencies and the public have the opportunity to provide comments on the content and scope of the GEIS;
- Draft GEIS (DGEIS) – a document published by the Town Board for public and agency review and comment;
- Public review – of at least 30 days, during which any individual, group, or agency may comment on the DGEIS;

- Final GEIS (FGEIS) – a document that responds to relevant comments made during public review of the DGEIS; an
- Findings Statement – a document prepared after the Final GEIS has been filed, that considers the relevant environmental impacts presented in the GEIS, weighs and balances them with social, economic and other essential considerations, provides a rationale for the Town Board’s decision and certifies that the SEQR requirements have been met.

This Scoping Document is intended to inform involved and interested agencies and the public of the range of topics the lead agency intends to address in the DGEIS.

B. PURPOSE AND NEED

As the gateway to the East End of Long Island, Riverhead is known for its scenic beauty, historic character, agricultural activity, and diverse range of businesses, cultural activities, and outdoor recreation opportunities. While the Town’s location presents many opportunities, it also has its challenges such as increased development pressures, traffic, and other environmental impacts. One of the long-term challenges for the community will be to manage growth effectively and balance the needs of residents, businesses, and the environment. The purpose of the Comprehensive Plan and related Zoning Text and Map Amendments is to provide a roadmap for future growth and development in the Town for the next 10-20 years.

C. VISION AND GOALS

The Vision Statement in the 2024 Comprehensive Plan is as follows:

“Our vision for the Town of Riverhead is a vibrant and sustainable community that balances economic growth, environmental stewardship, and quality of life for all residents. We envision a future where our downtown area is thriving with local businesses, cultural attractions, public art and recreational opportunities that cater to residents and visitors of all incomes, ages and abilities. We will continue to support farming and the agricultural sector, which provide economic opportunities and is central to the region’s economy, natural beauty, and rural charm. We will strive to improve economic opportunities for our residents, but plan for the impacts of expanding tourism and economic development to ensure that adverse impacts are minimized, and that the community remains enjoyable for both residents and visitors.

We are a welcoming and inclusive town and will work to enhance those attributes so that all residents can continue to thrive and enjoy a high quality of life. We will continue to work collaboratively with our community partners to provide housing opportunities that are attainable for a range of income levels, quality education, and essential services, while preserving our rural character and promoting smart growth.

We must also build a sustainable future which supports the long-term wellbeing of our environment and our residents. We strive to become a model for sustainable development by incorporating innovative technologies, green infrastructure, and community-driven initiatives that address our environmental, social, and economic needs.”

In addition, each individual Plan Chapter contains its own vision and goals, as follows:

Chapter 3: Housing

“The vision for housing in Riverhead one that that supports a vibrant and diverse community where residents of all income levels can thrive and enjoy a high quality of life. As development pressures continue to increase, the Town should promote the preservation and development of housing young adults, first-time homebuyers, seasonal workers, senior citizens, and special needs populations. Any new workforce housing should be distributed throughout the Town, should be in locations accessible via transit, and should have a design and be of a quality and character that are indistinguishable from that of market-rate housing.”

Chapter 4: Economic Development

“The Town is home to a diverse and dynamic economy, and it will continue to be a center for tourism, agriculture, business, shopping, recreation, and living on the East End. Riverhead should continue to pursue a diverse economic base by promoting office and industrial development, agriculture, retail development, and entrepreneurial and small-business activity in appropriate locations. As the Town continues to grow, we must address and carefully balance priorities such as expanding Riverhead’s economic base, promoting livable communities, preserving farmland and agricultural activity, and protecting natural, historic, and scenic resources. Development controls should be put in place to ensure any development is attractive and minimizes impacts on surrounding lands. ”

Downtown Area:

“Downtown Riverhead is the commercial and cultural hub of the Town. In recent years, the area has undergone a revitalization effort; several public and private projects on the horizon will help to transform the area by creating a welcoming and vibrant downtown that is connected to the waterfront and serves as a model for the region. Downtown Riverhead will be a place where people want to live, work, and play, and a source of pride for the entire community.”

Route 58:

“Route 58 is a major commercial corridor with a variety of regional and destination commercial establishments, largely found in shopping centers and strip style developments. While the corridor is an important economic driver for the Town, recent growth has led to concerns about traffic congestion, environmental impacts, aesthetics, and overall community character. There is a need to balance development with preservation and sustainability to ensure the area's long-term success. This includes promoting better planning and site design standards and encouraging infill

development as opposed to sprawled growth on undeveloped lands. We will also promote alternative transportation options, such as walking, biking, and public transit, to reduce traffic congestion and improve safety.”

Industrial Areas:

“Industrial areas play an important role in the town's economy, providing space for businesses to grow and create jobs. The majority of industrial land is located in areas in and around the Enterprise Park at Calverton (EPCAL). The vision for these areas is to support a sustainable and vibrant economic hub that supports the needs of local businesses while preserving the town's natural resources and community character. It is critically important to balance the economic benefits of new industrial development with the potential impacts on traffic and the surrounding community. To address these concerns, The Town must carefully consider the location and scale of new industrial developments, proactively address necessary infrastructure improvements, and develop elevated planning and site design standards to ensure any new projects are compatible with the surrounding community and natural environment.”

Hamlet Centers:

“Riverhead has several smaller hamlet centers, each with its own distinct character, identity, and history. The vision for these centers is one that supports vibrant, livable communities where residents can access essential goods and services, socialize, and enjoy a high quality of life. Through careful planning and collaboration with property owners and community stakeholders, we can create hamlet centers that incorporate mixed-use buildings that are dynamic and open spaces that are walkable and welcoming. Planning should be done on a hamlet-specific basis, recognizing that each center is unique. “

Tourism:

“Riverhead is often referred to as the gateway to the East End of Long Island, a region known for its scenic beauty, agricultural heritage, and world-renowned wineries. Strengthening Riverhead’s tourism industry will help to create new jobs and revenue streams, while also showcasing the best of what the region has to offer. The Town should continue to develop and market attractions to capture more of the people that travel to and through Riverhead.”

Chapter 5: Transportation and Mobility

“Riverhead should prioritize safe, efficient, and sustainable transportation options that connect residents and visitors to key destinations throughout the town. To achieve this vision, the town should improve roadways to both reduce congestion and improve safety for all users, including pedestrians, bicyclists, motorists, and people of all ages and abilities. Road improvements should be undertaken in a manner that is sensitive to the Town's residential neighborhoods and its historic, scenic, and natural resources.

The Town should promote the use of alternative modes of transportation, such as walking, biking, and public transit. Downtown and other hamlet centers should be accessible via bus, bike and on foot. This could include the development new bike and pedestrian paths and promoting the use of public transit options. Promoting cleaner transportation options will also help to make Riverhead more sustainable by reducing the environmental impact of automobiles such as greenhouse gas emissions.”

Chapter 6: Community Facilities, Parks, and Recreation

Community Facilities:

“Because community facilities protect public safety and enhance the quality of life in Riverhead, they should be improved and/or expanded to meet growing needs. At the same time, the Town should seek opportunities for the efficient and multiple use of facilities, in order to limit increases in costs. New facilities should be conveniently sited in or near residential neighborhoods and hamlet centers, where they can be easily accessed by residents and contribute to the sense of community.”

Parks and Recreation:

“Parks and recreational facilities provide Riverhead residents and outdoor enthusiasts regionwide with opportunities to exercise, engage in team sports, and to access and experience the natural environment. Parks also provide balance to the built-up areas of the Town, adding to the visual character and quality of life in the community and enhancing property values. The Town should expand and improve parks in all parts of Riverhead and should establish a greenway system that links these parks together. This includes improved access to waterfront areas for recreational purposes, including the Peconic River, Flanders Bay, the Great Peconic Bay, and Long Island Sound.”

Chapter 7: Natural Resources and Agricultural Lands

Natural Resources

“The natural resources present in Riverhead today — including stream corridors and wetlands, bluffs, beaches, the Central Pine Barrens region, habitat for flora and fauna, and the aquifer that provides high quality water to the Town — are integral to Riverhead’s long-term health, safety, and well-being, as well as its identity and economic vitality. As such, the ecological integrity of Riverhead’s natural resources must be maintained and protected.”

Agricultural Lands

“Riverhead's agricultural industry will continue to play a leading role in the Town's economy and shape the Town's character and way of life. The Town will work with farmers and landowners to support farm business and promote farmland preservation, and the Town will strive do so in a manner that respects private property rights, protects landowner equity, and ensures flexibility and choice in the use of farm property.”

Chapter 8: Infrastructure and Utilities

“Utility infrastructure is critical to the health, safety, and welfare of the community. Water, sewer, electric, natural gas, and telecommunications facilities are relied upon by residents and businesses for day-to-date activity and contribute to the Town's economic wellbeing. Utilities should continue to be expanded to meet Riverhead's growing needs. At the same time, the Town should strive to limit any potential negative impacts from new infrastructure on the natural environment or Riverhead's historic or scenic resources.”

Chapter 9: Scenic and Historic Resources

“Riverhead has a distinctive scenic and historic character, comprised of farmland, open space, historic hamlet centers including downtown Riverhead, historic structures and sites, and unique natural resource areas such as the Pine Barrens. These resources play an important role in defining the town's identity and attracting visitors to the area. By preserving these resources, Riverhead can ensure that future generations can enjoy the same cultural heritage and natural beauty that makes the town unique.”

Chapter 10: Sustainability and Resilience

“The Town of Riverhead is committed to building a sustainable future that protects the environment, supports economic prosperity, and enhances the quality of life for all residents. By embracing innovative solutions and community collaboration, we will create a community that is resilient, vibrant, and environmentally responsible. Some of the key priorities to address include:

- *Environmental stewardship: The town prioritizes protecting the environment by promoting energy efficiency, reducing greenhouse gas emissions, and preserving natural resources and wildlife habitats.*
- *Sustainable transportation: The town promotes sustainable transportation options, including public transportation, biking, and walking, to reduce traffic congestion and air pollution.*
- *Economic sustainability: The town supports economic sustainability by promoting local businesses, creating green jobs, and investing in renewable energy and sustainable development.*
- *Community education and engagement: The town educates and engages the community on sustainable practices and encourages residents to participate in local sustainability initiatives.*
- *Waste reduction: The town prioritizes reducing waste by promoting recycling, composting, and reducing the use of single-use plastics.*

By prioritizing these key areas, the Town of Riverhead can build a sustainable community that balances economic growth with environmental protection and social well-being, creating a better future for all residents.”

D. DESCRIPTION OF THE PROPOSED ACTION

In the development of the Comprehensive Plan, the Town has embraced the vision and goals set forth in Section C above, and the Plan thus contains a series of recommendations at the end of each section that the Town intends to pursue in order to achieve these goals. As part of these recommendations, the Town has also devoted considerable attention to how specific policies of the Plan might be implemented through zoning changes. These zoning changes are expected to be adopted in phases after the adoption of the Comprehensive Plan. Developments inspired by these zoning changes are expected to shape new development in the Town over the next 10-20 years into the future.

In order to analyze how these development related changes may impact the Town's environment, the DGEIS will include identification of a conceptual "Build Out Scenario" which will be the basis for analysis of potential zoning text and map amendments throughout the DGEIS – See Build Out Methodology in Section H below. The Build Out Scenario will present a conceptual estimate of the potential mix of residential units and commercial/ industrial gross floor area expected to be developed in the Future with the Proposed Action within the next 10 years. While this view of the future will be only a projection of what could occur, these estimates will facilitate reasonably conservative and meaningful analyses of how changes in cumulative development could impact the Town's environment and appropriate measures to mitigate any related impacts. An overview of areas where the Comprehensive Plan polices are likely to result in zoning changes is provided below.

In accordance with the State Environmental Quality Review Act (SEQR) and its implementing regulations (6 NYCRR Part 617) the Town Board of the Town of Riverhead (Town Board), acting as lead agency, is preparing a Generic Environmental Impact Statement (GEIS) to evaluate the areas of potential impact of the preparation and implementation of the Comprehensive Plan Update and associated Zoning Text and Map Amendments (collectively, the "Proposed Action") that implement certain of the land use and zoning recommendations contained in the Comprehensive Plan Update.

It is important to note that the Land Use and Zoning recommendations presented below, are based on the draft goals and recommendations presented to the Steering Committee and at the Public Workshop on December 13th, 2023 and as refined by Town staff and consultants. The Comprehensive Plan is still in the process of being prepared and reviewed by the Plan Steering Committee, Town Board and public. Proposed recommendations presented herein are subject to change as recommendations are refined based on Town and public input. The DGEIS will analyze the proposed Comprehensive Plan recommendations as developed and refined through the public process.

Land Use and Zoning Approach

Transfer of Development Right (TDR) Recommendations:

Transfer of Development Rights (TDR) is a valuable tool used to manage land use and promote sustainable development in both urban and rural areas. In a rural town like Riverhead, TDR can be particularly useful for preserving farmland, natural resources, and open spaces while allowing for controlled growth in designated areas. While use of this tool has widespread support within the community, the market dynamics are not in place to support a successful program. Recommendations below seek to make this program more successful by improving the value of TDR credits through revisions of the transfer formula and by opening new receiving areas where some increased development can be accommodated.

Adjust transfer formula

The transfer formula quantifies how development units in the sending district are realized in the receiving district. The current transfer formula is a one-to-one basis, meaning that 1 TDR credit is equal to one residential unit in a receiving district regardless of unit size or type. The TDR Toolbox developed by NYSERDA recommends a more dynamic approach. If the transfer occurs from a low-density area to a higher-density area, there may be a need to establish a transfer formula that equates the development right from one single-family home to more than one multifamily unit because the proportional infrastructure cost impacts of a multifamily unit are lower than for a single-family dwelling in a low-density area.

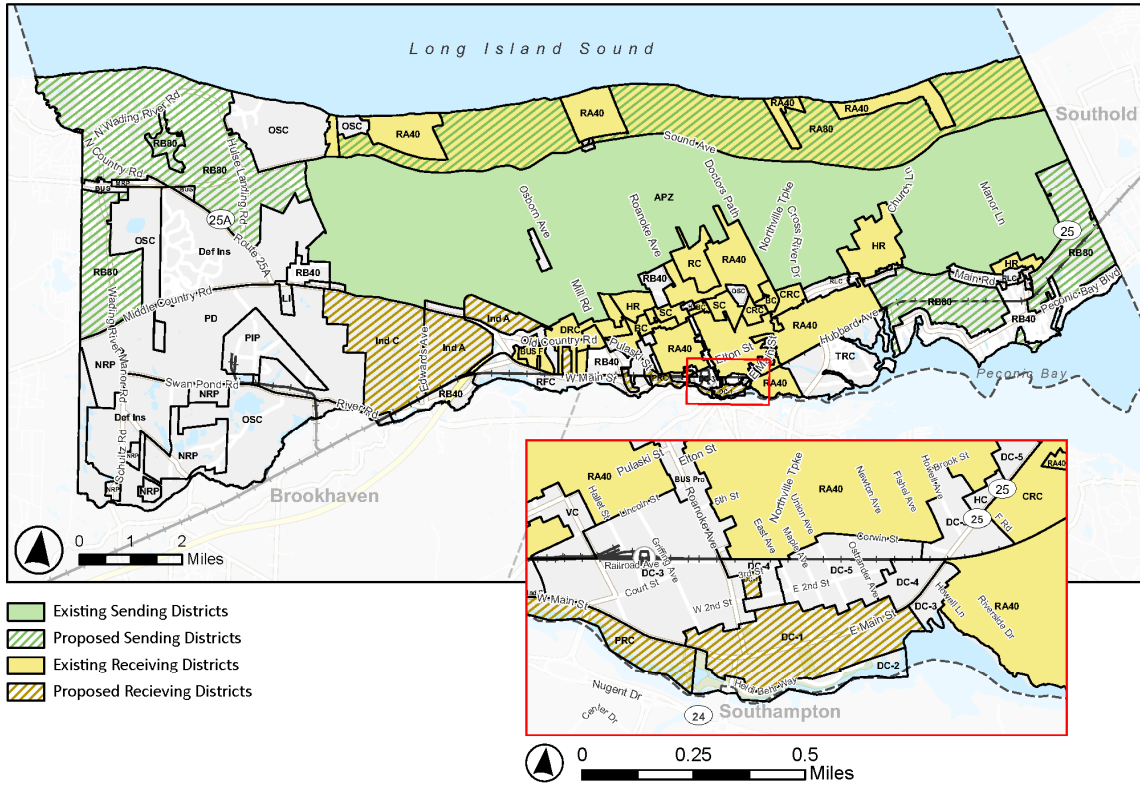
Market conditions play a significant role in the success of TDR programs. If there is not enough demand for TDR credits, the existing TDR ratio may need to be adjusted to maintain to make the TDR financially feasible and to adequately compensate the property owner in the sending district for selling their development rights. The TDR Toolbox suggests that the transfer formula could be based on the average sizes of single-family homes compared with the average sizes of apartment units or comparative traffic generation rates. Sanitary sewer demand is also another metric to consider.

The Comprehensive Plan has proposed a transfer formula that considers both wastewater flow and traffic generation. The formulas below are preliminary and are still under evaluation.

| | Existing | | | Proposed |
|--|--|-----------------------|---|--|
| Land Use | Max Density without TDR* | Max Density with TDR* | Existing Ratio (Preservation Credit/DU) | Potential Ratio (based on estimated wastewater flow and traffic generation) |
| Single Family | | | 1/1 | 1:1 Unit |
| Attached (< 600 GFA) | | | 1/1 | 1:2 Unit |
| Attached (600-1,200 GFA) | | | | 1:1.5 Units |
| DC-1 Multifamily | | | | 1:4 bedrooms |
| Age restricted Living (<600 GFA) | 2 DU/Acre | 4 DU/Acre | 1/1 | 1:4 Units |
| Age restricted Living (600-1,200 GFA) | 2 DU/Acre | 4 DU/Acre | 1/1 | 1:3 Units |
| Assisted Living, Nursing Home, and Continuing Care | TBD | TBD | 1/1 | 3,000 SF/ credit |
| Commercial | 1,500 SF/1 Credit not to exceed 0.3 FAR | | | Increase to: <ul style="list-style-type: none"> • Commercial – 3,000 SF/credit • Hotel – 3 keys/credit • Office – 4,000 SF/credit • Industrial – 5,000 SF/credit |
| Planned Recreational Park | 1,500 SF/1 Credit not to exceed 0.15 FAR | | | |

Proposed Sending and Receiving Districts

Meetings were held with the TDR Committee to identify changes to the TDR sending and receiving areas. The map below shows the proposed changes, which aim to direct growth away from areas with unique natural value to areas that can better manage urban growth and density. By designating specific zones for more intense development, Riverhead can ensure that growth occurs in a planned and controlled manner, preventing urban sprawl and preserving open space.



Proposed TDR Sending and Receiving Areas
Figure 6

RIVERHEAD COMPREHENSIVE MASTER PLAN UPDATE

Single Family Districts:

Consider sending areas in all RB-80 and RA-80 districts (includes Laurel and Jamesport south of Main Road, north of Sound Avenue, and in Wading River). Areas in RA-80 north of Sound Ave are currently a receiving district and is proposed to be both a sending and receiving districts. This would provide flexibility for property owners and developers. It means that a property owner in a sending district can sell their development rights to a developer in a receiving district or vice versa, depending on their needs and the market demand.

Industrial areas in Calverton (IND A, IND C)

This Plan contemplates a slight reduction in Floor Area Ratio (FAR_ for these areas with an allowance for a slight increase with TDR credits. While the precise FAR is still to be determined, it could potentially be a

reduction to 0.25 FAR as a base density with an increase to 0.3 with TDR. TDR credits would also be required to achieve a 2nd story of development and/or heights over 30 feet to a maximum of 40 feet. Buildings over 30 feet would need to be set back further from the property line.

Industrial areas in other parts of Riverhead

This Plan contemplates a slight reduction in allowable density. While the precise FAR is still to be determined, it could potentially be a reduction to 0.25 FAR as a base density with an increase to 0.3 with TDR. TDR credits would also be required to achieve a 2nd story of development and/or heights over 30 feet to a maximum of 40 feet.

Downtown Area

Consider allowing buildings to exceed the 500-unit cap only if TDR credits are provided for additional housing units. The housing units achieved with TDR must be for homeownership opportunities only or for age-restricted living.

Assisted Living Overlay Zone

Consider permitting assisted living in new overlay zone bounded by Route 25, Middle Road, Northville Turnpike, and Osborne Avenue. All assisted living units would require the use of TDR credits. Bulk regulations would be determined by FAR in underlying district. It may be reasonable to permit a slight increase in FAR for assisted living given that the BC and SC districts both have an FAR of 0.2, which may not be large enough to allow for a reasonably sized assisted living facility. The proposed area for this district also has sewer infrastructure which can support higher population density and building intensity. The allowable building coverage should not exceed 30% even with the use of TDR. This would help to encourage a compact development with a mix of 1-, 2-, and 3-story buildings, with more land utilized for setbacks and open space. These facilities also have a much lower parking demand per square foot compared to commercial, which helps to fostering a more sustainable and walkable urban environment.

Hospital District

This plan supports Peconic Bay Medical Center's long-term plans to expand its existing campus with wellness related retail and supportive housing on adjacent sites. The H District's 1.5 FAR would not be appropriate for these expanded areas. However, the expanded campus could provide for a slight increase in permitted density (FAR) from current zoning with the use of TDR. The allowable FAR increase could be similar to what would be permitted in the Assisted Living Overlay Zone. However, any potential zoning changes would need to consider specific plans by Peconic Bay Medical Center once they are developed. Potential impacts would therefore be determined at a later point when specific zoning changes are proposed.

CRC Zone

The CRC Zone is intended to allow for a variety of housing types; however, the existing zoning standards only permit one dwelling unit per acre (single-family). It would be reasonable to accommodate slightly higher densities in this area – given their proximity to the urban core. While the precise density is still to be determined, it is reasonable to allow for a maximum density of 4 units per acre with the use of TDR,

provided that infrastructure is in place. This would allow for the development of townhouses and garden apartments. The MFP district could be looked at as a comp for allowable development types and densities.

Peconic River Community (PRC) Districts:

The PRC Zone is intended to allow for “an array of residential, commercial and recreational uses.” However, no residential uses are specifically provided for in the zoning. This Plan recommends allowing for residential uses with the use of TDR, up to a maximum density of 4 units per acre provided that infrastructure is in place. This would allow for the development of “missing” middle-housing typologies such as townhouses and garden apartments. The MFP district could be looked at as a comp for allowable development types and densities. It is recommended that design guidance be put in place to push buildings away from the Peconic River and ensure that riparian areas are maintained. It is acknowledged that development in this district is further controlled by DEC.

Planned Industrial Park (PIP):

Many property owners in the PIP district have expressed interest in expanding their businesses within the existing district. As discussed later in the scope, the Town should revisit regulations within the comprehensive development plan (CDP) to determine whether PIP could become a receiving district. The Town would need to work with NYSDEC to determine whether the existing CDP can be changed to allow a small FAR increase with the use of TDR credits. Since this potential zoning change needs to be studied further, the GEIS will look at this change qualitatively instead of quantitatively.

ZONING RECOMMENDATIONS

The zoning approach map shown on the following page provides a high-level overview of the land use approach and potential zoning designations for different parts of the Town. Each of the identified areas is described in this section below.

Industrial Areas

Create a new Calverton Industrial District (CI) for IND A and IND C areas in Calverton.

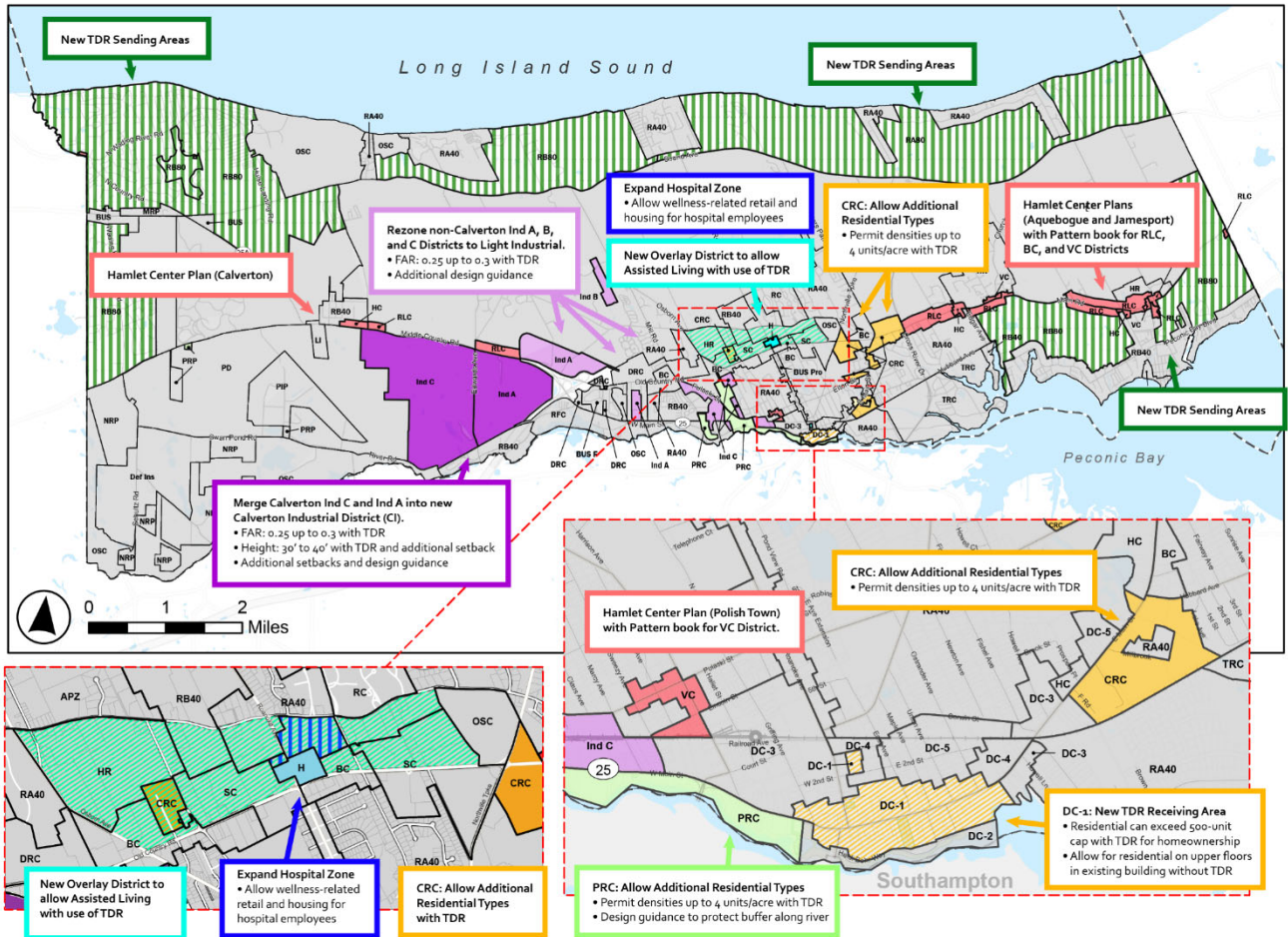
Many residents expressed concern about the impacts from industrial development in the Industrially zoned areas of Calverton (IND A and IND C). It is also important to recognize that Riverhead’s industrially zoned areas provide job opportunities and a source of tax revue which supports public services, infrastructure development, and quality-of-life amenities that benefit both industrial and residential residents.

The zoning approach for this area is to create a new zoning district which is essentially a combination of the IND A and IND C districts. The new district would allow uses in IND C but not heavy industrial uses allowed in IND A. It would keep the larger front yard setback of 100 feet to help protect the rural appearance and to minimize views of development from adjacent roads. Proposed dimensional regulations are provided in the table below:

Proposed Dimensional Regulations in CI

| | IND A | IND C | CI (Proposed) |
|-------------------------|-----------|----------|----------------------------|
| Min Lot Area (sf) | 80,000 | 80,000 | 80,000 |
| Min Lot Width | 200 | 300 | 300 |
| Max Building Coverage | 40% | 40% | 30% |
| Max FAR | 0.4 | 0.4 | 0.25 (0.3 with TDR)* |
| Impervious Coverage | 70% | 60% | 60% |
| Yards (Front/Side/Rear) | 100/50/75 | 30/30/50 | 100/30/50 |
| Max Height | 30 feet | 30 feet | 30 feet (40' with TDR*) |

* - Additional setbacks would apply



The new zoning district would have a reduced FAR from 0.4 which is currently permitted. FAR is anticipated to be reduced to 0.25 with the potential to increase to 0.3 with the use of TDR credits. Reducing the FAR would help to encourage more efficient and compact developments with more land utilized for setbacks and open space. It would also help to mitigate negative impacts such as traffic, noise, and pollution. TDR bonuses density should not be permitted if a user is not identified in the land use approval process (i.e. a spec building).

Building height

Many industrial uses require building heights that are larger than 30 feet, which is what is currently permitted. This height is less than the 35 feet that is permitted in residential areas. Many modern industries are evolving and require innovative spaces. Allowing for slightly taller buildings can attract a wider range of businesses, including those that require more vertical space for advanced manufacturing, research and development, or storage facilities. Permitting taller buildings also encourages a more efficient use of available space, accommodating a greater number of businesses and activities without expanding the footprint of the area. The Town may consider increasing building heights to 40 feet provided that TDRs are used to achieve the extra height and that buildings are set back further from the street in order to reduce visual impacts. A pyramid height law is proposed to limit the scale of a building as it approaches property lines. For example, with a pyramid slope of 0.3, a 40-foot-tall building would need to be set back 133 feet.

Regarding the utilization of Transfer of Development Rights (TDRs) to achieve additional height, a solution could involve establishing a uniform floor height for all structures within the receiving district. For instance, a standardized floor measurement of 30 feet could be applied, particularly for single-story buildings. Any floor area exceeding this 30-foot threshold would necessitate additional TDR credits. This approach ensures clarity, fairness, and a consistent method for computing and transferring development rights to the receiving district. Alternatively, the town could adopt a volumetric calculation to ascertain the TDR credits needed for space above 30 feet. For example, one metric might entail assigning one credit for every 100,000 cubic feet extending beyond 30 feet in height. However, implementing this metric poses challenges, particularly in accurately determining the cubic space of a building.

Non-disturbance buffer

It is recommended that this district include a non-disturbance buffer. This would be a 50-foot transition yard from the property line that is landscaped with the exception of signs, lighting, a driveway, and sidewalks. Parking areas should not be located within this transition yard.

Outdoor storage

Outdoor storage is not currently permitted in Industrial A or C areas. It would be reasonable to allow these uses in CI provided that proper screening is provided to mitigate visual impacts and ensure storage areas are visually appealing. The Town should develop clear and specific zoning regulations that outline the types of outdoor storage allowed, the materials that can be stored, and the requirements for screening.

Regulations can define the conditions under which outdoor storage is permitted to prevent misuse or excessive clutter.

Scattered IND A, IND B, and IND C sites not in Calverton

In response to the evolving urban landscape and the need to balance industrial activities with the character of urbanized areas, it is proposed to rezone industrial parcels in more urbanized areas as Light Industrial (LI). This existing district allows for indoor industrial or office operations and encourages harmonious building design within previously zoned industrial areas. LI Guidelines should be strengthened to provide design guidance on elements that harmonize with the urban environment, such as facades, materials, and landscaping to limit visual impact from roads.

The zoning change to LI would reduce the baseline zoning from 0.4 to 0.25 – the same reduction as what is proposed in the Calverton core area. With the use of TDR credits and a 30% building coverage maximum, a 1-story building could achieve 0.3 FAR or a 2-story building could achieve 0.6 FAR. A 2-story building would still be less bulky and would cover less land than what is currently permitted in IND A and IND C. Allowing for 2-story buildings with TDR promotes more efficient and compact developments with more land utilized for setbacks and open space. Proposed dimensional regulations are provided in the table below:

Dimensional Regulations in IND A, IND C, and LI (Proposed)

| | IND A | IND C | LI |
|--------------------------------|-----------|----------|------------------------|
| Min Lot Area (sf) | 80,000 | 80,000 | 80,000 |
| Min Lot Width | 200 | 300 | 100 |
| Max Building Coverage | 40% | 40% | 25% (30% with TDR) |
| Max FAR | 0.4 | 0.4 | 0.25 (0.6 with TDR) |
| Impervious Coverage | 70% | 60% | 60% |
| Yards (Front/Side/Rear) | 100/50/75 | 30/30/50 | 50/20/50 |
| Max Height | 30 feet | 30 feet | 35/2 stories |

Performance Standards in LI

Performance standards in LI could be strengthened to ensure that industrial activities are conducted in a manner that is safe, environmentally responsible, and compatible with surrounding land uses. This could provide specific guidance for topics such as noise control, buffers from sensitive areas, odors and emission

control, waste management, traffic management, site design, site maintenance, safety measures, energy efficiency, stormwater management.

There are other elements of the LI district that seem to apply to specific areas in Town. The LI district should be reviewed to ensure it isn't unnecessarily restrictive with regard to where LI can be placed.

Downtown: DC-1 District

Development Cap and TDR

The DC-1 district has a 500-unit development cap, which was implemented to maintain controlled growth. This zoning recommendation seeks to offer a mechanism for exceeding the cap through the responsible use of Transfer of Development Rights (TDR) while requiring that the additional units only be for homeownership or age-restricted opportunities. This recommendation addresses housing needs, encourages housing stability, and support controlled growth simultaneously.

It is also recommended that buildings be permitted to exceed the cap when redeveloping existing upper floors of historic buildings for housing. TDRs would not be required in this instance, to promote the preservation and rehabilitation of existing historic buildings.

Pattern Book

The Town has developed a pattern book for the downtown area. This tool should be adopted into the zoning code to ensure that new developments adhere the guidelines.

Route 58:

Design guidelines

The Route 58 commercial corridor plays a crucial role in shaping Riverhead's image and serves as a gateway for residents and visitors alike. Design guidelines will provide a clear and cohesive vision for the corridor's development, promoting a harmonious and attractive streetscape that aligns with our community's character and values. The guidelines would promote the use of landscaping to soften the built environment, enhance walkability, and contribute to a more inviting atmosphere. They would also address parking lot design to minimize the visual impact of large parking areas.

Parking Requirements

Several areas within the Route 58 commercial corridor have a surplus of parking spaces compared to actual demand. This results in vast expanses of underutilized asphalt, which not only disrupts the visual appeal of the corridor but also poses environmental challenges. Parking requirements appear to be high and should be revisited using empirical data rather than assumptions. Town can also allow for more flexibility in meeting parking requirements, including the ability to share parking facilities among businesses. Business should also be permitted to reduce their required amount, provided a lesser need is demonstrated with a parking study which assesses the actual parking need for their proposed use.

Hamlet Centers

RLC Districts

It is recommended that these districts incorporate design guidelines to ensure that commercial uses are harmonious and contextual with the surrounding rural and single-family character. This would include guidelines that specify architectural styles, materials, and building heights that resonate with the rural setting. It may also include standards for signage, landscaping, and building/parking placement.

HC and VC Districts

The Comprehensive Plan recommends in HC and VC, the implementation of square footage limits for individual commercial uses as well as limits on the number of commercial uses that can be located on one lot. The purpose of these changes is to limit strip commercial uses and ensure that the scale of any new development is compatible with the surrounding rural context. Banquet facilities are another use that could be removed from these districts. Design guidance should also be provided to ensure that new development is compatible with the surrounding residential context. This could include vegetated buffers (at least 25 feet) where HC and VC districts abut residential districts.

Hamlet Studies

It is recommended that the Town work with residents in several hamlet areas such as Aquebogue, Jamesport, Calverton, and Polish Town, to develop a hamlet study with design guidelines or a pattern book for new development. These guidelines will serve as a valuable tool to guide and regulate development, ensuring that it aligns with our community's unique character, vision, and values. By providing clear and specific guidance for architectural design, landscaping, and urban planning, these resources will promote aesthetically pleasing, sustainable, and context-sensitive development that enhances the overall quality of life for our residents and visitors.

BUS F - Destination Retail

The BUS F district includes Tanger Outlets at Riverhead, and another adjacent property. Tanger Outlets is a popular shopping destination for the wider region and is an important economic driver for the Town. It is understood that the retail industry is subject to changing market trends, first and foremost being competition from online retail. Retailers often need to innovate and diversify their offerings to stay competitive. It is important to provide some flexibility in the zoning code to enable businesses to experiment with new concepts, such as pop-up shops, restaurants, experiential retail, or mixed-use developments that include office spaces. This flexibility should be extended to the vacant parcel between Tanger I and Tanger II campuses, so as to reduce barriers to the creation of a more unified shopping center with complementary adjacent uses. The Town may also consider rezoning the non Tanger-owned parcel as BC or DRC.

In providing zoning flexibility in BUS F, Riverhead should strike a balance between supporting adaptation and ensuring that any changes align with broader land use goals and do not compromise public health, safety, or welfare. This typically involves engaging with property owners, businesses, and the community

to create zoning regulations that encourage innovation and revitalization while maintaining a well-planned and cohesive urban environment.

Hospital District and Assisted Living:

Hospital District

It is recommended that the existing hospital zone be expanded to encompass adjacent properties owned by the Peconic Bay Medical Center. The Hospital District should also be amended to permit a wider variety of wellness related uses such as fitness centers, wellness related retail, health foods, physician offices, childcare, etc. The district should also provide for housing for hospital staff. The H District's 1.5 FAR would not be appropriate for these expanded areas. However, the expanded campus could provide for a slight increase in permitted density (FAR) from current zoning with the use of TDR. This could include a mix of 1-, 2-, and 3-story buildings in a campus like environment that are built close together, so they are easier to access for pedestrians. These recommendations align with Peconic Bay Medical Center's expressed long-term plans and the Town's desire to support this essential institution and promote accessibility to quality healthcare services. However, specific plans for Peconic Bay Medical Center have not been presented to the Town. It is anticipated that any zoning changes would be developed at a later point once plans are proposed for the Town to review. Since potential zoning changes are unknown, the GEIS will look at this change qualitatively instead of quantitatively.

Assisted Living and Continuing Care

Riverhead has an aging population and needs to address the evolving needs of seniors. Assisted living facilities and continuing care retirement communities (CCRCs) provide specialized care and support services for seniors, allowing them to age in place with dignity and comfort. As discussed in the TDR Recommendations, these uses are proposed to be allowed in parts of Route 58 near the Peconic Bay Medical Center. The existing FAR of 0.2 in this area is not sufficient to provide for this development type. A slight increase in FAR with use of TDR may be appropriate in areas that are sewerred, however building coverage should be capped at 30%. This zoning change would provide for a mix of 1-, 2-, and 3-story buildings in a compact campus like environment that are built close together, so they are easier to access for pedestrians. Residential density for these facilities should be capped at 15 beds per acre, provided sewer infrastructure is in place. There may be other locations in the Town where assisted living and CCRCs should be allowed by special permit. For example, it may be appropriate to allow these uses by special permit within HC or RLC districts. Lower densities would be appropriate in areas without sewer infrastructure. Assisted living and CCRC facilities should also be a defined use in the zoning code.

Planned Industrial Park (PIP):

This district was planned to be developed in a campus-like planned development as defined in a comprehensive development plan (CDP). This industrial district has been successful and there is a high demand for additional space to allow existing tenants to expand. It is recommended that the Town revisit the CDP with NYS DEC to determine whether FAR could be increased from the baseline with the use of TDR. This change would require further study and conversations with DEC. Since potential zoning changes are unknown, the GEIS will look at this change qualitatively instead of quantitatively.

Residential Districts

Minimum Home Size in Residential Districts

Some residential zones have a 1,200 square foot minimum size. Building code standards already ensure the safety, structural integrity, and habitability of residential structures, making additional minimum size requirements redundant. Eliminating such restrictions allows for greater flexibility in housing design, promotes innovation, and facilitates the development of diverse and affordable housing options that better meet the evolving needs of our community.

Short term rentals

The Town currently has a minimum rental period of 28 days in order to limit the impact of short-term rentals (i.e. AirBnB) on the housing market and the associated noise and neighborhood impacts that can occur with these rentals. However, the Town may consider allowing shorter-term rentals in more touristy areas such as near the downtown and beaches. Allowing shorter-term rentals in these areas can boost and sustain local businesses, such as restaurants, shops, and attractions.

Balancing the economic benefits of tourism with the needs and concerns of permanent residents requires careful consideration and community engagement. Regulations related to short-term rentals should also be regularly reviewed and adjusted as necessary to address changing market conditions and community priorities.

Enterprise Park at Calverton (EPCAL) In light of the recent unsuccessful development proposal at the Enterprise Park at Calverton (EPCAL), it is recommended that the Town revisit zoning regulations for the Planned Development (PD) district. The existing district is fairly liberal with regard to land uses and it may be appropriate to limit some activities which the community did not support such as a cargo airport. Recognizing the community's desire for a collaborative planning approach, a comprehensive study involving residents, NYSDEC, and other stakeholders should be initiated. This study would formulate a collective vision, identify desirable economically viable uses, explore subdivision plans, and address environmental considerations. This approach would also enhance eligibility for grant funding. Since potential zoning changes are unknown, and any potential future development is speculative, the GEIS cannot assess potential changes at this site.

Farm Operations and Agritourism

Vertical Farming In Industrial zones

Vertical farming should be a permitted use in all industrial districts. Vertical farming allows for the cultivation of crops in a vertically stacked system, reducing the footprint needed for agriculture. Allowing vertical farming in industrial zones can diversify land use, promoting mixed-use development that combines industrial, agricultural, and commercial activities. This can contribute to more vibrant and resilient urban areas.

Industrial zones often have vacant or underutilized buildings and spaces. Permitting vertical farming can encourage the adaptive reuse of these structures, revitalizing blighted areas and putting vacant industrial properties to productive use.

Vertical Farming In APZ Districts

Allowing vertical farming on a farm can offer several advantages and align with modern agricultural practices and the need to support the agriculture industry. Vertical farming can complement traditional farming methods by allowing for year-round cultivation of crops and also crop diversification. This can significantly increase a farm's overall productivity, providing a consistent supply of fresh produce. Diversifying a farm's production through vertical farming can open up new revenue streams and income opportunities for farmers, potentially increasing their economic stability.

Traditional horizontal farming requires large expanses of land. Vertical farming allows farmers to produce more on a smaller footprint, making more efficient use of their available land resources. One of the biggest concerns about vertical farming is the visual impact of these structures. The Town should consider clear guidance for the total size, setbacks, landscaping, etc. that would be required. For example, a vertical farm would have to conform to bulk standards (i.e. FAR and setbacks). Additional standards could apply. Flexibility should be provided for the adaptive reuse of agricultural buildings such as when these facilities are integrated into existing farm infrastructure.

Regulation of Farm Activities

The RA-80 district and APZ district are very similar with regard to permitted farming operations. However, there is one difference. APZ allows for "Farm Operations" with a special permit, however, this use is not provided for in RA-80. It is recommended that farms on both sides of Sound Avenue be treated the same with regard to the regulation of farm operations. Therefore, the Town may consider allowing farm operations as an accessory use only on parcels with frontage on sound Ave

Agritourism

It is important for the Town to address and balance the benefits of agritourism with the potential impacts on agricultural operations, public safety, and the surrounding community. This could include limiting agritourism events with a permitting process or imposing size restrictions. The permitting process can help to identify traffic and safety concerns and provide a funding mechanism for traffic control when needed.

In addition to permitting for events, the Town should develop more transparent regulations that address event space. Limiting the capacity of these spaces can help manage traffic and mitigate safety risks. When developing such regulations, it's important to engage with stakeholders, including farmers, residents, and event organizers, to strike a balance that allows agritourism to thrive while addressing local concerns and maintaining the integrity of agricultural operations and rural communities.

Marinas

Some marinas along the Peconic Bay are in residentially zoned areas which do not list marinas as a permitted use. It is important to support these non-conforming use, which are important stakeholders in the local economy. It is recommended that the Town work with property owners to help them establish conformity should they wish to do so. This could be an overlay zone or a floating zone which property owners would have to opt-in to.

Tree Preservation Ordinance

Tree Removal Permit: In cases where development plans require the removal of trees (particularly in setback areas), tree preservation ordinances often require property owners or developers to obtain a tree removal permit. The ordinance would require documentation of mature trees within any yard setback (i.e. a caliper width greater than 10"). This documentation would occur during approval process for new structure or an application for a demolition permit. To mitigate the loss of trees, tree preservation ordinances may require property owners or developers to replace trees that are removed. Replacement requirements can include planting new trees on-site or contributing to a tree fund that supports tree planting efforts elsewhere in the community.

Wetlands Inventory

The Town's wetland inventory was last updated in the 1970s and needs to be redone. Wetland inventories provide accurate and up-to-date information about the location, extent, and type of wetlands in a given area. This inventory is important for several reasons as it contributes to effective wetland management, conservation, and land use planning. It also allows for the assessment of changes in wetland conditions over time. This information is valuable for understanding trends related to wetland loss, degradation, or restoration efforts. Regularly revisiting and maintaining this inventory ensures that it remains a valuable resource for both conservation efforts and responsible development practices.

Solar Facilities

There has been some discussion about how much solar should be allowed on any given property (where allowed). Existing zoning regulations are designed to accommodate a range of land uses while considering factors like land use compatibility, aesthetics, setbacks, and environmental impact. Limiting solar facilities to established setbacks and coverage areas (defined as the maximum impervious coverage area) in districts where solar is permitted, can provide a level of predictability and conformity with established development patterns. It also ensures that solar projects are subject to the same zoning standards as other land uses, promoting uniformity and clarity in the regulatory framework.

General Zoning Clean-up

Provide a Use Schedule

It is recommended that the zoning code incorporate clear and comprehensive list of permissible land uses for each zoning district. This table would provide clarity and consistency, helping property owners, developers, and the public understand what types of activities are allowed in different areas, promoting predictability in land use decisions. The zoning use table could include groups based in use intensity to categorize and regulate different types of land uses according to their impact on the environment, infrastructure, and surrounding areas. These use groups help ensure that land uses are appropriately situated within different zoning districts, promoting compatibility and efficient land use.

Define Land Uses which are not addressed

It is recognized that there are some uses which are not specifically defined in the zoning code. This can lead to issues having to do with clarity and consistency of the zoning code. Having specific definitions provides land use boards and Town staff a reference point which to measure compliance and to establish consistency.

E. INVOLVED AND INTERESTED AGENCIES

INVOLVED AGENCIES

Under SEQR, the lead agency is responsible for coordinating the SEQR review process, as well as discretionary decision making regarding the Proposed Action. For the DGEIS, the Town of Riverhead Town is the lead agency and sole involved agency. As lead agency, the Town Board is responsible for preparing a determination of significance, determining the scope and adequacy of the DGEIS, coordinating the preparation of the final GEIS, and preparing SEQR findings. The lead agency and the involved agencies have authority to fund, approve, or directly undertake some aspect of the Proposed Action. For this Proposed Action, there are no other involved agencies besides the Town Board.

- Town of Riverhead Town Board (Lead Agency)

INTERESTED AGENCIES

Unlike an involved agency, interested agencies do not have the authority to fund, approve, or directly undertake some aspect of the Proposed Action. Instead, interested agencies may contribute relevant scoping topics, submit written comments during the DGEIS comment period, and comment on the DGEIS at public hearings. For this DGEIS, interested agencies include the following:

- Town of Riverhead, Planning Board, Joann Waski, Chair
- Town of Riverhead Industrial Development Agency
- Town of Riverhead Departments
- Suffolk County Department of Planning, Lisa Broughton, Director of Water Quality and Energy
- Suffolk County Department of Health Services, Gregson H. Pigott, MD, MPH Commissioner

- Suffolk County Planning Commission (239-m Review)
- New York State Department of Environmental Conservation

F. REQUIRED APPROVALS AND REVIEWS

The DGEIS will identify and discuss all required approvals and reviews needed to adopt and implement the Proposed Action. The Proposed Action will require the following approval and review:

TOWN OF RIVERHEAD BOARD OF TRUSTEES

- Adoption of the Comprehensive Plan Update; and
- Adoption of Zoning Text and Map Amendments.

G. POTENTIALLY SIGNIFICANT IMPACTS TO BE ADDRESSED IN THE DGEIS (BASED ON EAF PARTS 2 AND 3)

The Town Board adopted a Positive Declaration on October 17, 2023 based on an Environmental Assessment Form (EAF) Parts 1, 2 and 3. Many of the proposed recommendations in the Comprehensive Plan, as implemented through the proposed Zoning Text and Map Amendments, are protective of the environment and seek to control future growth and density. However, certain of the above described zoning and land use changes have the potential to increase density in certain, limited, areas of the Town. Therefore, the Positive Declaration adopted by the Town Board acting as SEQRA Lead Agency indicates the Proposed Action could result in potentially significant adverse impacts once implemented and the DGEIS will focus on these issues which include the following:

- Land use and zoning changes resulting from the adoption of the Comprehensive Plan and Zoning Text and Map Amendments have the potential to result in changes in the use, or intensity of use, of lands in the Town of Riverhead.
- Land use changes resulting from the adoption of the Comprehensive Plan has the potential to result in changes in existing community or neighborhood character.
- Land use and traffic pattern changes resulting from the adoption of the Comprehensive Plan and Zoning Text and Map Amendments have the potential to result in changes in existing traffic volumes and levels of service.
- Land use changes resulting from the adoption of the Comprehensive Plan and Zoning Text and Map Amendments have the potential to result in the impairment of the character or quality of important aesthetic (i.e. visual) and historic resources.
- Land use changes resulting from the adoption of the Comprehensive Plan and Zoning Text and Map Amendments have the potential to result in an increase in the demand for community facilities and services (police, fire, emergency services, schools, open space, parks and recreation).

- Land use changes resulting from the adoption of the Comprehensive Plan and Zoning Text and Map Amendments have the potential to result in an increase in the demand for infrastructure capacity and utilities.
- Land use changes resulting from the adoption of the Comprehensive Plan and Zoning Text and Map Amendments have the potential to result in a change of use, or intensity of use, of lands including natural features, environmental resources and agricultural lands.

H. SCOPE OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

The DGEIS preparation will utilize data collected for the Comprehensive Plan preparation to form the foundation of the existing conditions assessments and will reference the Comprehensive Plan for detailed discussions of the policies and programs proposed. In each of the DGEIS analysis chapters, where potential significant adverse impacts are identified, a mitigation section that includes discussion of appropriate measures to manage and mitigate the potential impact will be provided.

The DGEIS assessment framework will include examination of existing conditions, Future without the Proposed Action where relevant, Future with the Proposed Action and mitigation measures where warranted for technical areas identified in the Positive Declaration. In order to analyze how the development related recommendations proposed in the Comprehensive Plan may impact the Town's environment, the DGEIS will include identification of a conceptual "Build Out Scenario" which will be the basis for analysis of potential zoning text and map amendments throughout the DGEIS. The methodologies presented here are based on local, state, and federal regulatory requirements and tailored to the policies that comprise the Comprehensive Plan. This scope anticipates a high level yet comprehensive assessment of the policy framework and goals that the Comprehensive Plan identifies and of the proposed Zoning Text and Map Amendments discussed.

In accordance with 6 NYCRR, Part 617.10(c), the DGEIS will also include identification of conditions or criteria under which future actions will be undertaken or approved including requirements for subsequent SEQR compliance.

The DGEIS will contain the elements required in SEQR 617.9(b) and the following information:

BUILD-OUT METHODOLOGY

As mentioned above, the DGEIS will analyze how the development related recommendations proposed in the Comprehensive Plan may impact the Town's environment. In order to conduct such an analysis, the DGEIS will include identification of a conceptual "Build Out Scenario" which will be the basis for analysis of potential zoning text and map amendments throughout the DGEIS. The Build Out Scenario will present a reasonable worst-case estimate of the potential mix of residential units and commercial/ industrial gross floor area expected to be developed in the Future with the Proposed Action (adoption of Comprehensive Plan Update and Zoning Map and Text Amendments) within the next 10 years. While this view of the future will be only a projection of what could occur, these estimates will facilitate reasonably conservative and meaningful analyses of how changes in cumulative development could impact the Town's environment and appropriate measures to mitigate any related impacts.

Specifically, the Build Out Scenario will look at the maximum development that could reasonably be accommodated under adoption of the zoning recommendations contained in the Comprehensive Plan Update. There would be three main future development scenarios presented and analyzed:

1: No Build Scenario (Existing Conditions)

2: Future Without Action

3: Future With Action

- Reasonable (25%) Build-out of Soft Sites
- Reasonable (25%) Build-out of Soft Sites + TDR

The Build Out Scenarios (Future Without Action and Future With Action) will be based on an identification of vacant and underutilized (soft-sites) parcels and land in the Town. This analysis would consider the following:

- Identify all parcels that are permanently preserved.
- Identify all vacant parcels which are above min-lot size.
 - Subtract wetlands, steep slopes, other environmental features
- Identify all agricultural parcels (for presumed subdivision)
- Identify underbuilt properties that could be subdivided
 - Properties > 3 acres on 1-acre zoning
 - Properties > 5 acres on 2-acre zoning
- Identify any underutilized parcels
 - Reference Improvement to Land Value Ratio (using Urban Footprint)
 - Review FAR of properties in Commercial and Industrial Districts.
 - Windshield survey/discussions with Town staff.
- Identify development projects in the pipeline.

The DGEIS will analyze the increment between what is projected to occur in the future (10 years) under the Future Without Action Scenario and the Future With Action Scenario. A 25% build-out of soft sites is a conservative number to use a starting point. However, a more refined approach with a different factor for residential, commercial, and industrial uses may be utilized. For example, while 25% is a reasonable build-out assumption for residential uses, it may be a high assumption for commercial and industrial uses. The reasonable build-out assumption will take into consideration historical market trends.

According to the SEQR Handbook (2020)¹, “[t]he SEQR review should consider the relative impacts based on the proposed changes. In other words, the analysis should compare the relative impacts of land use and development based on the existing zoning with those of the proposed zoning.” The analysis will be based on an conceptual build-out and the assumptions used with be clearly enumerated; however, it is important to note that SEQR does not require a lead agency to “speculate” about any specific future projects when analyzing potential zoning changes where none are known.

¹ https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf

DGEIS SCOPE OUTLINE

COVER SHEET

The Cover Sheet will identify:

- (1) The report as a Draft GEIS
- (2) The Proposed Action and its location
- (3) The name, address and telephone number of the Lead Agency and contact person
- (4) The name, address and telephone number of the preparer of the DGEIS
- (5) The date of DGEIS submission and acceptance
- (6) Public hearing date and DGEIS comment period
- (7) Website where DGEIS and FGEIS will be posted, as required under state law

Following the cover sheet, a list (name, address and telephone numbers) of all sub-consultants involved in the project and a list of all interested and involved parties will be provided.

TABLE OF CONTENTS, indicating the chapters of the DGEIS and page numbers, as well as lists of exhibits, tables and appendices (if any).

1.0 EXECUTIVE SUMMARY

- Brief description of the Proposed Action and how the action relates to future development actions and build-out under the proposed zoning recommendations/amendments;
- Brief description of the Town (“Study Area”), and a discussion of how conditions affect and relate to the Proposed Action;
- Brief summary of the potential alternatives to the Proposed Action;
- Discussion of the potential adverse impacts of the Proposed Action;
- Brief summary of the identified mitigation measures and strategies to be performed as part of the Proposed Action in order to limit adverse environmental impact;
- List of all involved and interested agencies; and
- List of the permits, approvals and reviews required to implement the Proposed Action.

2.0 PROPOSED ACTION

- 2.1 Project Location and Environmental Setting
- 2.2 Project History
- 2.3 Purpose and Need/Vision and Goals
- 2.4 Public Involvement
- 2.5 Description of the Proposed Action (Comprehensive Plan and Zoning Text and Map Amendments)
- 2.6 Potential Build out Scenarios (following methodology developed above)
- 2.6 Involved and Interested Agencies

2.7 Required Reviews and Approvals

3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION

The analysis of potential impacts will include findings from analyses included in the Comprehensive Plan Update. Given the generic nature of the EIS, these analyses will be conducted on a qualitative basis, unless quantitative data is readily available.

3.1 Land Use, Zoning and Public Policy

3.1.1 Existing Conditions

Land use

Provide a description of the existing land use conditions identified in the Comprehensive Plan including Town-wide land uses based on character of use noting any existing trends in the pattern of use. Utilize maps, tables, and air and ground photos as appropriate.

Zoning

Provide a description of the zoning patterns in the Town; note general districts/uses permitted and describe existing overlay districts. Utilize maps, tables, etc. as appropriate in support.

Public Policy

Provide a summary of existing public policy related to Town land use and zoning and discuss relevant land use plans and/or studies for the Town or areas within the Town, along with the applicable recommendations of each.

3.1.2 Potential Impacts

Land use

Based on the Comprehensive Plan recommendations, Zoning Amendments and Build Out Scenarios, describe changes in pattern, scale and density; discuss general compatibility and conflicts of permissible uses; utilize figures, tables, etc. as appropriate.

Zoning

Analyze proposed Zoning Amendments recommended under the Comprehensive Plan. Provide an analysis of the impacts of the proposed Zoning Amendments in relation to surrounding zoning districts, uses, and area and bulk standards. Estimate a reasonable build-out projection for the areas subject to potential future zoning changes. Provide an analysis of estimated population projection in the next 10 years.

3.1.3 Mitigation Measures

To be determined, if necessary.

3.2 Demographics, Housing and Economic Conditions

3.2.1 Existing Conditions

The DGEIS will review socioeconomic characteristics (population demographics, housing, etc.) of the Town of Riverhead utilizing US Census data. The DGEIS will analyze how the Comprehensive Plan policies could change socioeconomic conditions in the Town where new demographics, housing types and mixes, and different types of economic activities are anticipated. The current fiscal conditions in the Town will be discussed, including a description of the current municipal expenditures on public services, and tax revenues from different land uses based on property assessments. The DGEIS will also describe current market trends.

3.2.2 Potential Impacts

Utilizing current trends and conditions, the DGEIS will qualitatively assess the Build Out Scenarios for what future socioeconomic conditions could be like in the Future with and without the Proposed Action. The estimated annual revenues and costs associated with changes to land use under the Proposed Action will be discussed in this section. The DGEIS will project real property taxes accruing to each taxing jurisdiction from the realization of each of the Build-Out Scenarios and provide a comparison.

3.2.3 Mitigation Measures

To be determined, if necessary.

3.3 Scenic and Historic Resources

3.3.1 Existing Conditions

The DGEIS will describe existing scenic and historic resources within the Town of Riverhead. The visual resources assessment will also include an inventory of scenic and aesthetic resource types consistent with the New York State Department of Environmental Conservation policy “Assessing and Mitigating Visual Impacts” (NYSDEC 2000) within the Town. Visual resources that will be considered include, for example, important public view corridors, and important natural or built features including cultural resources. An inventory of historic resources and districts, in table and map form, will also be provided. For areas that are subject to potential zoning changes that could impact streetscape design elements, photographic documentation depicting existing conditions will be provided.

The DGEIS will also identify the location and types of historic and cultural resources including those officially designated by the Town of Riverhead, and the State and National Registers of Historic Places Programs. Areas identified will include historic districts, buildings, sites, and already recognized areas of

potential archaeological significance. Any proposed changes to Downtown and how they affect identified historic resources and districts will be discussed.

3.3.2 Potential Impacts

The potential for policies recommended in the Comprehensive Plan to alter, influence, preserve and enhance the scenic and historic character of identified resources will be assessed. For areas subject to potential zoning changes, the identified streetscape design elements will be contrasted with descriptions and illustrative renderings of future conditions with new developments in place and the changes assessed for their visual significance. Renderings or massing diagrams will be prepared where changes in the built environment that are most pronounced. The renderings and massing diagrams may be location-specific or representative of typical types of future development that would be permitted under future zoning changes.

Where applicable, for areas where zoning amendments would spur new development with any known historic resources or districts present, consultation with the State Office of Parks, Recreation and Historic Preservation will occur to ascertain potential impact, and whether mitigative measures will be necessary to protect any given resource or potentially sensitive areas.

3.3.3 Mitigation Measures

To be determined, if necessary.

3.4 Transportation and Mobility

3.4.1 Existing Conditions

Provide a description of the existing road network in the Town, sensitive intersections, and parking conditions. Provide summary of crash data obtained from NYSDOT. Identify and describe public transit options, including LIRR ridership. Describe and evaluate pedestrian and bicycling conditions. Summarize LKMA traffic study.

3.4.2 Potential Impacts

Describe proposed changes in traffic circulation, and proposed pedestrian and bicycle accommodations as recommended in the Comprehensive Plan. Discuss the potential impacts of the Zoning Amendments and the related build out scenario on transportation resources and traffic in the potentially affected intersections. Discussion of potential changes in demand for public transportation services as a result of the proposed Zoning Amendments. Discussion of changes to parking conditions.

3.4.3 Mitigation Measures

To be determined, if necessary.

3.5 Community Facilities, Open Space, Parks, and Recreation

3.5.1 Existing Conditions

The DGEIS will review existing community facilities including police, fire, schools, library, emergency services, Town open space and parks and recreation and analyze future needs that could be realized with the implementation of the Comprehensive Plan.

3.5.2 Potential Impacts

The DGEIS will analyze potential changes in demand on community facilities that could be brought about by population and commercial/ industrial growth, as applicable based on the build out scenario. Analyses to determine the potential need for new school seats and consistency of the potential for new densities will be presented. If impacts are identified, a qualitative discussion of potential costs, where applicable would be provided and the tax benefits of any future development (as outlined in the socioeconomics chapter) would be described.

3.5.3 Mitigation Measures

To be determined, if necessary.

3.6 Natural Features, Environmental Resources and Agricultural Lands

3.6.1 Existing Conditions

Utilizing publicly available Geographic Information System (GIS) data from sources such as the New York State GIS Clearinghouse, Suffolk County and the Town of Riverhead, the DGEIS will include mapping relevant natural resource characteristics including general information on land including soil, geology, and topography, water resources including surface water, wetlands, and groundwater and wildlife and vegetation. Agricultural lands will also be described and mapped.

3.6.2 Potential Impacts

The above identified features will be discussed within the context of the potential for the Proposed Action to alter, protect, enhance or otherwise influence the condition of these resources within the Town of Riverhead. The Comprehensive Plan policies are not expected to directly alter development policies protecting existing natural resources nor present the potential for significant adverse impacts directly to natural resources, and therefore this assessment is expected to be focus on characterization of the Town's natural resource context and resources through mapping and description. The potential for the proposed changes to the Town's TDR program and any potential for impacts to agricultural lands resulting from any future change will also be discussed.

3.6.3 Mitigation Measures

To be determined, if necessary.

3.7 Infrastructure and Utilities

3.7.1 Existing Conditions

Water

- Describe existing infrastructure conditions and capacity; identify location of water infrastructure with maps. Coordinate information needs with the Town Water Department, Sewer District, Sanitation Department, and Town Engineering Department.

Sewer

- Describe existing infrastructure conditions and capacity; identify location of sewer infrastructure with maps.

Stormwater and Floodplain Management

- Describe existing stormwater infrastructure; identify areas included in 100-year and 500-year floodplain.

Sea Level Rise

- Identify any area that may be subjected to sea level rise.

Utilities

- Describe existing electricity service and identify existing issues in the electricity supply (brownouts, outages, etc.); describe location and condition of TV cable, internet, and telephone wires. Contact PSEG.

3.7.2 Potential Impacts

Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (whether it is possible to assess age/condition). For each area where zoning may change and density may increase, the DGEIS will assess the compatibility of proposed development density with applicable regulations and discuss if recommendations for constructing sewers in order to support the Proposed Action is warranted. The following analysis will require coordination with the Town Water Department, Sewer District, Sanitation Department, and Town Engineering Department to identify any needed improvements.

Water

- Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (whether it is possible to assess age/condition).

Sewer

- Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (if condition is readily accessible).

Stormwater and Floodplain

- Qualitatively describe stormwater runoff increase due to proposed zoning changes; identify potential impacts in low-lying areas. In any area where zoning changes are proposed to increase impervious surface cover, the DGEIS will provide a qualitative comparison of stormwater impacts and discuss any increases in runoff and measures to mitigate, if necessary.

Sea Level Rise

- Identify any area that may be subject to sea level rise based on Suffolk County Surging Seas Risk Zone Map (NOAA Data).

Utilities

- Describe potential impacts to utility service providers due to any projected increase in demand.

3.7.3 Mitigation Measures

To be determined, if necessary.

4.0 OTHER ENVIRONMENTAL IMPACTS

4.1 Unavoidable Adverse Environmental Impacts

This section of the DGEIS will discuss adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.

4.2 Irreversible and Irretrievable Commitment of Resources

This section of the DGEIS will discuss any irreversible and irretrievable commitments of environmental resources that would be associated with the implementation of the Proposed Action.

4.3 Growth-Inducing, Cumulative and Secondary Impacts

This section of the DGEIS will discuss the potential for growth inducing impacts to occur as a result of the Proposed Action. Growth related to potential zoning changes that would be facilitated as a result of the adoption of the Proposed Action would be discussed throughout the DGEIS. This section will also include discussion of the potential for cumulative impacts with projects in the Town not directly associated with the Comprehensive Plan adoption that might impact similar environmental resources. Pending development projects in the approvals pipeline will be included in table format.

4.4 *Effects on the Use and Conservation of Energy*

The DGEIS qualitative discussions around Green House Gas (GHG) and energy usage are expected to focus on discussing key principles of the Sustainability and Resilience chapter of the Comprehensive Plan addressing potential initiatives such as reducing energy consumption, increasing the use of renewable energy in Town facilities and increasing prevalence of non-automobile modes of transportation in the Town of Riverhead.

5.0 ANALYSIS OF ALTERNATIVES

5.1 *No-Action Alternative: Build-out under Existing Comprehensive Plan and current Zoning Code*

6 NYCRR Part 617 requires review of alternatives to a Proposed Action including the “No Action” alternative be included in an EIS. This section of the DGEIS will include a discussion of potential outcomes associated with the Town choosing not to pursue the Comprehensive Plan update and related Zoning Text and Map Amendments.

6.0 SUBSEQUENT SEQR ACTIONS

In accordance with 6 NYCRR, Part 617.10(c), the DGEIS will also include identification of conditions or criteria under which future actions will be undertaken or approved including requirements for subsequent SEQRA compliance. These conditions and criteria would identify, for example, residential unit yield and commercial/industrial square footage of developments associated with potential rezoning of particular areas throughout the Town and potential environmental impacts and mitigation measures associated with those projections.

I. ISSUES NOT INCLUDED IN THE SCOPE

- Air Quality and Noise - The Proposed Action does not require federal or state air quality permits, nor would it result in any significant increases in air pollution emissions. Similarly, no significant changes in noise levels are anticipated due to the Proposed Action.
- Hazardous Materials – The Comprehensive Plan does not identify any future site-specific developments. Typically an assessment of hazardous materials occurs at a site specific level, not on a generic, area-wide level. The need for future analysis of hazardous materials, if necessary, would be identified in the Future Actions section of the DGEIS.

Two comment letters were received on the Draft Scoping document. Both provided comments on the content of the draft Comprehensive Plan recommendations and not on the actual scope of environmental issues to be studied in the DGEIS. The comments submitted will be considered by the Steering Committee, Town, and consultant staff, as part of the review of comments on the draft Comprehensive Plan.

GEIS APPENDICES

- a) EAF Part I, II, and III and Positive declaration
- b) Scoping Document
- c) Correspondence
- d) Traffic data

J. EXTENT AND QUALITY OF INFORMATION NEEDED FOR THE PREPARER TO ADEQUATELY ADDRESS EACH IMPACT

Consistent with 6 NYCRR Part 617.8 (e)(3), each draft scope of work must include a section that outlines the extent and quality of information needed to adequately prepare the DGEIS, including identification of relevant existing information, required new information, and the required methodologies for obtaining new information. Following is a preliminary listing of data sources and tools to be utilized to adequately assess DGEIS sections. It is anticipated that this list will continue to expand as the preparation of the DGEIS continues.

Land Use, Zoning, and Public Policy

- Town of Riverhead Draft Comprehensive Plan Update (2023)
- Town of Riverhead Comprehensive Plan Update (2003)
- Town of Riverhead Zoning Code and Zoning Map
- Historic Preservation Design Guidelines
- Riverhead Downtown Revitalization Initiative Plan (2022)
- Downtown Riverhead Pattern Book (2021)
- Peconic Estuary Partnership 2020 Comprehensive Conservation and Management Plan (2020)
- Town of Riverhead Transit Oriented Development (TOD) Plan for the Railroad Avenue Urban Renewal Area
- Riverhead Parking Plan Preliminary Recommendations (2019)
- Peconic River/Route 25 Corridor BOA Study (2016)

- Suffolk County Comprehensive Master Plan 2035

Demographic, Housing and Economic Conditions

- United States Census Data (2020)
- Current Town Budget
- Proposed Town Budget for the next fiscal year
- Build-out analysis
- Fiscal Impact Analysis (taxes)

Transportation and Mobility

- LKMA Traffic Study
- Traffic count data

Scenic and Cultural Resources

- Land Use Data from Suffolk County, NY
- New York State Department of Environmental Conservation Wild, Scenic and Recreational Rivers
- New York State Department of Environmental Conservation (NYSDEC) policy “Assessing and Mitigating Visual Impacts” (NYSDEC 2000)
- Site and area inspections and photographs
- NYS Cultural Resource Information System
- NYS Historic Preservation Office (SHPO) archaeological site inventory
- Town of Riverhead Landmarks Preservation Committee
- Historic Preservation Design Guidelines
- Historic District Maps

Community Facilities, Open Space, Parks and Recreation

- Town of Riverhead, County, State and Federal Parkland mapping inventories
- Community facilities identification of all services providers
 - Schools
 - Police;
 - Fire;
 - Emergency Services;
 - Sanitation;
 - Parks and recreational facilities; and;
 - Libraries Facilities

Natural Features, Environmental Resources, and Agricultural Lands

- Publicly available Geographic Information System (GIS) data from United States Geological Survey (USGS), New York State GIS Clearinghouse, Suffolk County and the Town of Riverhead, information on soil, geology, and topography, water resources including surface water, wetlands, groundwater, wildlife and vegetation including for example, the New York State Department of Environmental Conservation Environmental Resource Mapper, and the New York Nature Explorer where warranted.
- Consultation with New York State Department of Agriculture and Markets

Infrastructure and Utilities

- Relevant local and County regulations

- Existing water district mapping and infrastructure
- NYSDEC Stormwater Management Design Manual and Standards and Specifications for Erosion and Sediment Control
- MS4 SMWP
- Information on utility providers including PSEG Long Island, National Grid and Verizon
- Suffolk County Surging Seas Risk Zone Map