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Riverhead Comprehensive Plan Update

Ad-Hoc Central Advisory Committee Meeting

February 25, 2021, 2:30 pm

DRAFT Meeting Minutes

Attendees (via Zoom): Yvette Aguiar, Supervisor; Devon Higgins, Deputy Supervisor; Tim Hubbard, Councilman; Jefferson V. Murphree, AICP, Building & Planning Administrator; Stan Carey, Planning Board Chairman; Mitch Pally, Chief Executive Officer, Long Island Builders Institute; Ike Israel, Richmond Realty; Bryan Deluca, Executive Director, Atlantis Holdings; Sam Schneider, Riverhead Central School District Deputy Superintendent; Christine Tona, Riverhead Central School District Interim Superintendent of Schools; Andrew Mitchell, President and CEO, Peconic Bay Medical Center; Ray Coyne, Superintendent of Recreation; Chuck Thomas, Conservation Advisory Council; David Hegermiller, Chief of Police; Dawn Thomas, Community Development Director; Frank Mancini, Water District Superintendent; Michael Reichel, Sewer District Superintendent; Robert M. White, Senior Vice President, AKRF; Stephen J. Holley, Senior Vice President, AKRF; Lorianne DeFalco, AICP, Senior Technical Director, AKRF; Ray DiBiase, LKMA, Vin Corrado, LKMA.

1. **Welcome and Introductions**— Yvette Aguiar, Supervisor. The Supervisor provided thoughts for her vision for the Comprehensive Plan Update.
2. **Agenda**— Jeff Murphree, Building & Planning Administrator
3. **Presentation**—Lorianne DeFalco, AKRF
 - a. **Draft Meeting Minutes**—the draft meeting minutes from the CAC kickoff meeting on 1/11/21 were presented to the CAC for review. Any edits to the minutes were requested by March 11 or March 18 at the latest, before the public outreach process commences.
 - b. **Meetings Calendar**—the conceptual meetings calendar was presented including a listing of the meetings that have been held with the Town and Planning Boards, the phone interviews conducted to date with key Town Departments and other stakeholders; and anticipated future meetings including hamlet/civic meetings (via Zoom) and town-wide topic-oriented breakout sessions, which are anticipated to be completed by Summer 2021.
 - c. **Draft Economic Trends Analysis Work Plan**—the draft economic trends analysis work plan was presented to the CAC for review and input.
 - d. **Summary of Interviews To Date**—AKRF summarized the major themes or issues and opportunities that have been observed from the interviews with key Town Departments and other stakeholders conducted to date (AKRF clarified that interviews are still being

scheduled with key Town Departments and stakeholders such as the Planning Board) including:

- Need for a range of housing affordability and types including for the neurodiverse community
 - Allow for a greater range of uses/flexibility
 - Need for transportation improvements to support new downtown and industrial development—electrification, regional connections, biking, bus service
 - Farmland preservation is important
 - There is support for solar projects on farmland as opposed to on industrial land
 - There's a need to revisit the TDR program to incentivize developers
 - Agricultural retail is popular and there is support for agritourism
 - There is a need for services for the elderly
 - Need for good paying jobs for young professionals
 - Pandemic- schools more technologically equipped, fewer students in the buildings which helps with the otherwise overcrowded situation
 - Reuse of retail on Route 58 is important with several ideas floating around such as micro apartments, entertainment, or healthcare uses
 - Growth is generally welcomed in the downtown area in close proximity to existing infrastructure, mass transit, and services.
- e. Update on Public Survey—AKRF provided an update on the public survey that is being drafted in close coordination with the Town. The survey will be available for the CAC's review and input prior to being made publically available, anticipated late March 2021, and is anticipated to be open until the outreach is completed on approximately June 1, 2021.

4. **Questions & Discussion**—Jeff Murphree, Building & Planning Administrator

- Coordination
 - It will be important to coordinate with neighboring towns (i.e., Southampton and Southold). The Town Board is concerned because development in Southampton has implications for student enrollment in Riverhead School District.
 - Development in Southampton also ties in to Riverhead sewers. The Comprehensive Plan Update needs to be coordinated with reviewing and permitting agencies to determine capacity to support any proposed new development. (Stan Carey)
 - Northwell Health is preparing a Master Plan for 24 buildable acres at Mercy High School; Andy Mitchell will share the plan when it is more quantified
- Water Quality
 - The Town is fronting on a river. Water quality and protection of the river should be a focus of the plan. (Bryan Deluca)
 - Sewer expansion would improve water quality.
 - Town is undergoing a Floodplain Study along the Peconic River in conjunction with the U.S. Army Corps of Engineers, which affects the potential extent of downtown development.
- School District

- The Riverhead Central School District appreciates that the Town is sensitive to the overcrowding issue in the schools.
- Redistricting the school district/Town is a complicated process that requires agreement from multiple parties.
- School capacity needs to be addressed when considering new development in the Town.
- The School District will provide enrollment/capacity statistics by grade for each school
- Downtown apartment buildings typically do not generate a lot of school age children (recent Stony Brook University report); however, this is not the same as building a new community in Southampton (Mitch Pally)
- We need to be sensitive to the school district capacity; the Town needs ratable to help offset school budget concerns (Ike Israel)
- The school district receives revenue from student enrollment which offsets capacity issues
- School district capacity concerns from development in Southampton should be considered in an environmental impact statement (EIS) (Bob White)
- Housing and Demographics
 - There is a need for senior housing/assisted living.
 - It was noted that Baby Boomers are no longer the largest age cohort, but have been replaced Millennials (Generation X is expected to surpass Boomers by 2028)
- Infrastructure and Utilities
 - LKMA is the Town's consultant for infrastructure and utilities (AKRF is leading the Renewable Energy task)
 - The water district, etc. needs to be able to support projected growth
 - Spotty internet/cellphone services in certain locations needs to be considered
 - Sustainable energy and an advanced communication grid is necessary to attract new development
 - The plan has to consider whether the sewer/water districts have capacity to expand in certain parts of the Town where growth is projected or where there are recommendations (e.g., along the Peconic River) (Stan Carey)
 - It's likely post-COVID that work locations of Riverhead residents will be moving eastward (Mitch Pally)

5. Next Steps

- Meeting #3 of the CAC is tentatively scheduled for March 15th at 2:30 pm. This meeting will be to review the draft public survey.
- A Doodle Poll may be circulated for future meeting scheduling.
- Any questions may be directed to Jeff Murphree, ext. 239 or murphree@townofriverheadny.gov