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Riverhead Comprehensive Plan Update

Ad-Hoc Central Advisory Committee Kickoff Meeting

January 11, 2021, 2:30 pm

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; Robert Carpenter, Administrative Director, Long Island Farm Bureau; 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; James Rigert, AKRF; Ray DiBiase, LKMA, Vin Corrado, LKMA.

1. **Welcome and Introductions**— Yvette Aguiar, Supervisor; Jeff Murphree, Building & Planning Administrator; Bob White, AKRF
2. **Power Point Presentation**—Lorianne DeFalco, AKRF and Ray DiBiase, LKMA
 - a. Project Overview
 - b. Purpose and Need
 - c. Preliminary Issues & Opportunities
 - d. Approach
 - e. CAC Roles and Responsibilities
 - f. Schedule
 - g. Scope of Work
 - h. Public Outreach Plan
 - i. Existing Conditions
 - j. Next Steps

3. 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.
 - Also, most people travel through Riverhead to get to Southold. This is an opportunity for entertainment options. (Andy Mitchell)
 - Development in Southampton also ties in to Riverhead sewers. The Town needs time to react to proposed development in Southampton; therefore, coordination is necessary.
- Zoning
 - The more we segregate uses, the more we create auto traffic.
 - Look at the proper role of zoning; zoning is always used as a tool to say what you can't build; use it the other way—use zoning as a way to create what the Town wants. (Andy Mitchell)
 - Zoning codes on Long Island were created when we wanted to separate living, working, and recreating; this structure no longer applies; we want mixed zones; standard zoning is outdated. (Mitch Pally)
 - Look at what development has occurred in the Town and in what zoning districts. See what's working and what is not. For example, there has not been much development in the Rural Corridor zone, which allows only 1- or 2-family homes. How do we gauge whether zoning has been effective?
 - In some areas, the Town does not want single-family housing but we don't want it to be commercial either; we will look at every zoning district including along Route 58.
 - The zoning needs to be flexible.
- CAC Roles and Responsibilities
 - A member asked if there is an outline of how CAC members can be involved. The CAC will have one hour meetings to get first review of work products. (Jeff Murphree)
- General/Planning Considerations
 - We have the ability to do some real good things for Riverhead; went to Mercy High School and worked in Riverhead entire life. Work to attract positive things. Ensure sound economics, social welfare, and general prosperity in the Town for years to come. (Rob Carpenter)
 - The Town has conducted many planning studies (e.g., EMSURA, Pattern Book, etc.). We need summaries of those so we can see what worked and what did not and so we don't reinvent the wheel. (Bryan Deluca)
 - We need a Bold plan (e.g., one that is aimed as sustainable energy independence, multi-generational housing, and that eliminates substandard housing. We should look to the future and not to the past as we update the plan. (Andy Mitchell)
 - We are going for Bold. It's a redo, especially given the times that has lapsed since the last Comprehensive Plan. We may update some of those analyses but we will create a new plan for the future. (Bob White)

- We should have a brainstorming session to discuss what the plan will look like. Big box on Route 58 is certainly an issue, but we need to think broader. (Andy Mitchell)
- Alternative energy will be critical.
- The Town may wish to share our plan outline and summary of background materials with the CAC members. (Lorianne DeFalco)
- Transportation
 - Picking up one person at each stop is not good, and it led to Suffolk County cutting out 1/3 of its bus routes. Mass transit doesn't work unless you are moving masses of people.
- Economics/Taxes
 - EPCAL is the elephant in the room. What is really going to happen there? We need to clarify what will realistically happen there as it is a huge economic driver going forward. (Andy Mitchell)
 - Does the Town need certain ratios in terms of types of uses? Have we been successful or not in creating the Town's tax base?
 - Riverhead residents pay higher taxes than in neighboring Towns yet Riverhead has commercial and industrial properties.

4. Next Steps

- Meeting #2 of the CAC is scheduled for February 25th at 2:30 pm. An invite with an agenda and handouts will be sent by email from the Town.
- Materials to be sent in advance of that meeting will include draft meeting minutes and public survey questions and a summary of the interviews with public agency staff performed to date.
- Any questions may be directed to Jeff Murphree, ext. 239 or murphree@townofriverheadny.gov