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RIVERHEAD COMPREHENSIVE PLAN UPDATE

Agenda

- Introductions
- Purpose and Need
- Public Participation
- Hamlets/Planning Areas
- Project Overview
- Townwide Conditions, Issues, and Opportunities
- Hamlet Conditions, Issues, and Opportunities
- Community Feedback
- Next Steps

Source: Riverhead News Review

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Welcome!

AKRF, Inc.



Robert M. White, AICP
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Outreach Advisor

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Project Manager

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Deputy
Project Manager

Hello from the
consultant team

L.K. McLean Associates



Ray DiBiase, PE, PTOE, PTP
President & CEO


Vincent A. Corrado, PE
Associate




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What is a Comprehensive Plan?



- The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making.
 - New York State Department of State



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Purpose and Need for the Update



- Land use regulations must be in accordance with an adopted comprehensive plan (*New York Town Law §272-A*)
- Changing land patterns, demographics, and needs
- Contemporary planning issues (e.g., sea level rise, healthy communities)
- Guide Town decisions for the next 10-20 years

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Program for Public Input: A Community-Based Plan

- Project Website/Submit Comments at TownofRiverheadComprehensivePlanUpdate.com
 - Public Survey (**open through November 1**)
 - Interactive Map
- Hamlet Meetings
- Topic-Oriented Meetings
- Preferred Alternative/Scoping Meetings
- Ad-Hoc Central Advisory Committee

Riverhead Comprehensive Plan Update

We need your input!

Hamlet Community Meetings

Public Survey

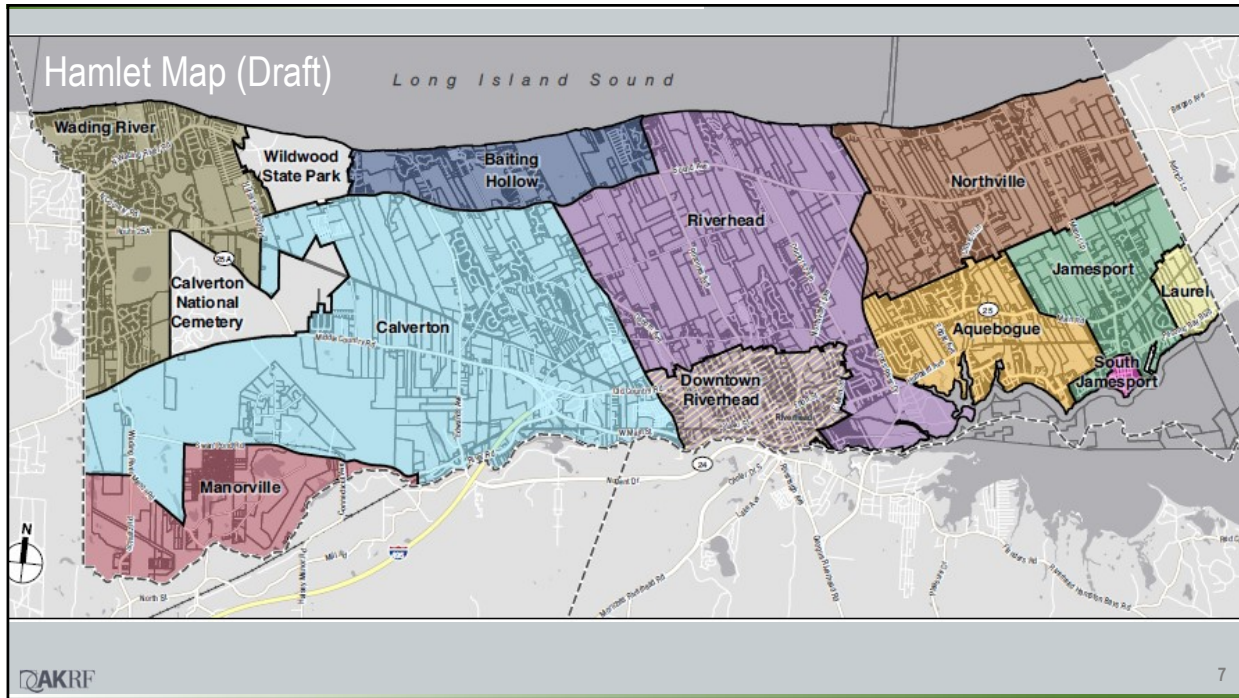
Community Mapping

Topic-Oriented Meetings

Planning for the Town's Future


For more information visit the Town's website at www.townofriverheadny.gov or submit comments to Comments@TownofRiverheadComprehensivePlanUpdate.com

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2021 Plan Update Overview



- Full update of the 2003 Plan with new Long-Term Visions
- Recognize Current Planning Initiatives
- Extensive Public Engagement Process
- Key Focus Areas
 - Hamlet Centers and Neighborhood Character
 - Economic Market Study
 - Transportation Corridors
 - Sustainability and Environment

Source: Riverhead News-Review

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Project Status: Work Performed or Underway

▪ Winter/Spring 2020

- Document Review
- News Articles
- Public Outreach Plan

▪ Fall 2020

- Kickoff Meetings with Town and Planning Boards
- Draft Hamlet Map
- Draft Existing Zoning Map

▪ Winter 2020 – Spring 2021

- Interviews with Town and County Departments and Stakeholders
- Advisory Committee Meeting Kickoff
- Preparation of Survey

▪ Summer/Fall 2021

- Public Engagement Process
- Economic Trends Analysis
- Summary of Issues and Opportunities

Summary of Interviews

- Need for range of housing affordability and types
- Allow for greater range of uses/flexibility
- Need for transportation improvements (e.g., electrification, regional connections, biking, bike path, bus service)
- Farmland preservation is important
- Some support for solar projects on farmland
- Activate waterfront with retail, recreational opportunities, and events
- Create a unique retail/arts destination Downtown
- Invest in public sewer/water infrastructure
- Need to amend the TDR program to incentivize developers
- Support for agricultural retail/agritourism
- Need for services for the elderly
- Need for good paying jobs for young professionals
- Overcrowding in schools is an issue
- Reuse of retail on Route 58 is important (e.g., for entertainment or healthcare uses)
- Growth is generally welcomed Downtown, in close proximity to existing infrastructure, mass transit, and services

Key Planning Considerations in the Comprehensive Plan Update

Population and Demographics

- Trends in total population
- Changes in age characteristics
- Education and recreational needs
- Housing needs

Economics and Employment

- Retail space needs and demands
- Redevelopment of underutilized properties
- Employment opportunities
- Agriculture
- Main Street

Environmental Conditions

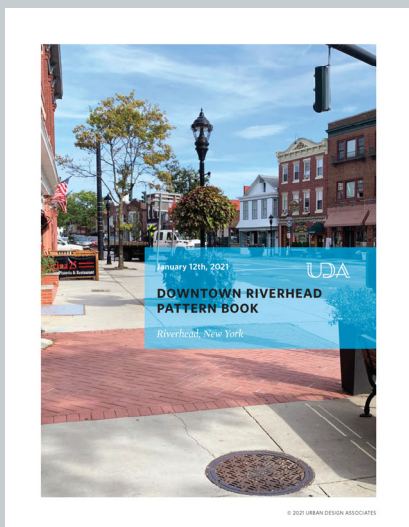
- Sea level rise/shoreline protection
- Natural features and wetlands
- Peconic Bay and River water quality
- Protection of endangered species habitat
- Woodlands and Pine Barrens

Transportation/Infrastructure

- Electric and autonomous vehicles
- Work-from-home
- Alternative energy

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Review of Recent Studies



- 2008 East Main Street Urban Renewal Plan
- 2012 Wading River Planning and Zoning Report
- 2016 Peconic River/Route 25 Brownfield Opportunity Area Study
- 2020 Transit Oriented Development Plan for Railroad Ave
- 2021 Final Downtown Riverhead Pattern Book

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Townwide Conditions, Issues, and Opportunities






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Existing Conditions: Population, Employment & Demographics

Population, Housing, and Employment Changes in the Town				
Data Set	2000	Census 2020 or ACS 2015-2019	Percent Change	Projected Build-Out by 2043
Population	27,680	35,902	30%	41,000
Households	10,749	12,976	21%	16,000
Household Size	2.5	2.5	No change	2.5
Housing Units	12,479	16,483	32%	19,000
Employment	13,820	18,499	34%	N/A

Sources: Town of Riverhead 2003 Comprehensive Plan, 2015-2019 American Community Survey, Census 2020 via Social Explorer and U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2018).



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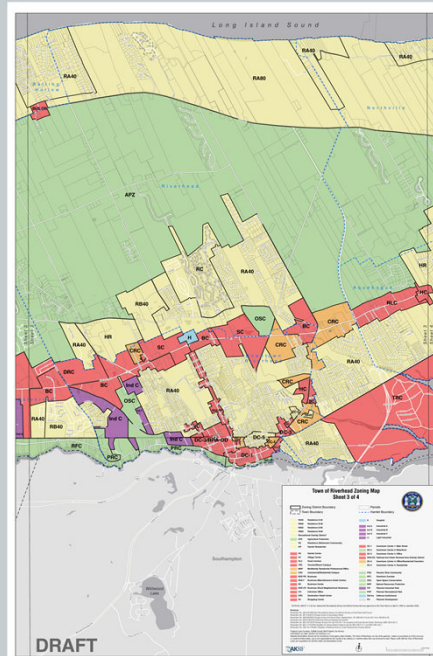
Existing Conditions: Population Changes in Town Since 2000

Data Set	Census 2020	Census 2020 (%)	% Change 2010-2020	% Change 2000-2020
<i>Population</i>	35,902	100%	7.2%	29.7%
<i>Race and Ethnicity</i>				
White	23,881	66.5%	-6.1%	6.2%
Black	2,193	6.1%	-12.3%	-23.4%
Asian	436	1.2%	18.8%	75.1%
Other	1,130	3.1%	98.9%	183.9%
Hispanic	8,262	23.0%	77.7%	392.4%
Total Minority	12,021	33.5%	48.7%	131.8%

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Existing Conditions: Zoning

- Updated Zoning Map
 - AKRF updated the Town’s zoning map with changes pursuant to resolutions since 2015
 - Four sections
- Color coding to distinguish major types of zoning, with black labels to indicate specific districts
- All zoning updates to date have been incorporated



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Townwide Issues and Opportunities

- Economic opportunities/employment
- Farmland preservation and the agricultural economy
- Healthy communities
- Housing
- Educational needs
- Main Street
- Route 58 corridor commercial needs and reuse vacancies
- Traffic congestion
- Transportation needs
- Sea level rise/resiliency/shoreline protection
- Peconic River Corridor/water quality
- Alternative/Renewable energy choices



Source: Riverhead News Review – Times Review



Transportation and Infrastructure

- Inventory of Existing Systems
 - Transportation
 - Infrastructure
- Assess Capacity and Condition
- Determine Current Demand
- Project Future Demand
- Develop Recommendations to Meet Future Demand
 - Capacity Enhancements
 - Demand Management
 - Policy

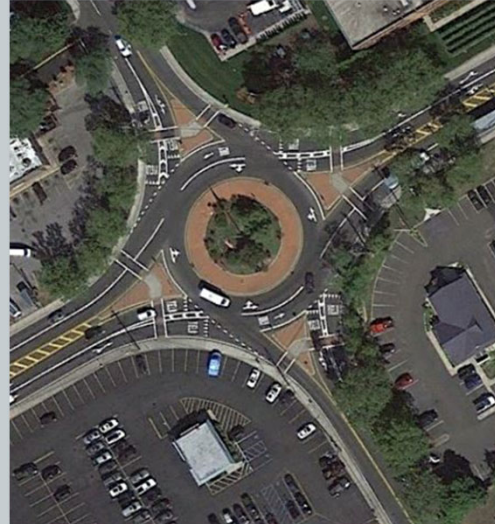


Existing Transportation System

- Roadways
 - 23 miles NY State Highways
 - 14 miles Suffolk County Roads
 - 178 miles Town Roadways

- Public Transportation
 - One MTA / LIRR Station (Riverhead)
 - Five Suffolk Transit Bus Routes

Source: Suffolk County Mobility Study (2018)



Existing Travel Characteristics

- Trip Length (All)
 - 0 to 10 Miles - 49%
 - 10 to 15 Miles - 15%
 - 15 to 20 Miles - 11%
 - Longer than 20 Miles - 25%

- Trip Mode (All)
 - Commute by Car Alone - 83%
 - Commute by Car with Passenger(s) - 12%
 - Transit - 1%
 - Walk / Bike - 3%
 - Other - 1%

Source: Suffolk County Mobility Study (2018)



Transportation – Traffic Growth

- NYS Route 25
 - LIE to Mill Road – 17% Increase 2004 to 2019 (1% per year)
 - CR58 to CR105 – 49% Increase 2005 to 2019 (3.5% per year)
- CR58 (Route 58)
 - LIE to Osbourne Ave - 31% 2003 to 2019 (1.9% per year)
- Sound Avenue
 - Philips Ave to Pier Ave – 50% Increase 2003 to 2019 (3.5% per year)
- NYSDOT Predicted 47% Growth in Riverhead Traffic Between 2000 and 2020 (LITP 2000 Study)



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Transportation – Long Island Rail Road (Pre-Covid)

- One Operating LIRR Station in Entire Town (Downtown Riverhead)
- Connection to Riverhead at Ronkonkoma Station, No One Seat Rides
- Three (3) Eastbound Arriving and Four (4) Westbound Departing Trains on Weekdays
- Two (2) Eastbound Arriving and Two (2) Westbound Departing Trains on Weekends
- Trip length 2 hours 14 minutes



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Transportation – Suffolk Transit (Pre-Covid)

- **Bus Route 8A**, Runs between Calverton Hills and SCCC East. Runs once every hour.
- **Bus Route S-58**, serving East Northport, Smithtown, Selden, Coram, Calverton, and Riverhead. Runs roughly once every hour.
- **Bus Route S-62**, Runs between the Hauppauge Industrial Complex and Riverhead County Center. Runs once every hour.
- **Bus Route S-66**, Runs between the Patchogue railroad station and Riverhead County Center. Runs once every hour.
- **Bus Route S-90**, Runs between the Center Moriches railroad station and Riverhead County Center. Runs roughly once every two hours.
- **Bus Route S-92**, Runs between Orient Point ferry dock and the East Hampton railroad station. Runs once every hour.
- **Suffolk County Accessible Transportation (SCAT)** provides disabled passengers and attendants curb-to-curb bus service to locations within 0.75 miles of a public bus route.



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Existing Infrastructure and Utility Services

1. Drinking Water
2. Sanitary/Sewer
3. Electric Service/Renewable Energy
4. Natural Gas Service
5. Solid Waste
6. Cellular Telephone / WiFi
7. Cable TV
8. Internet



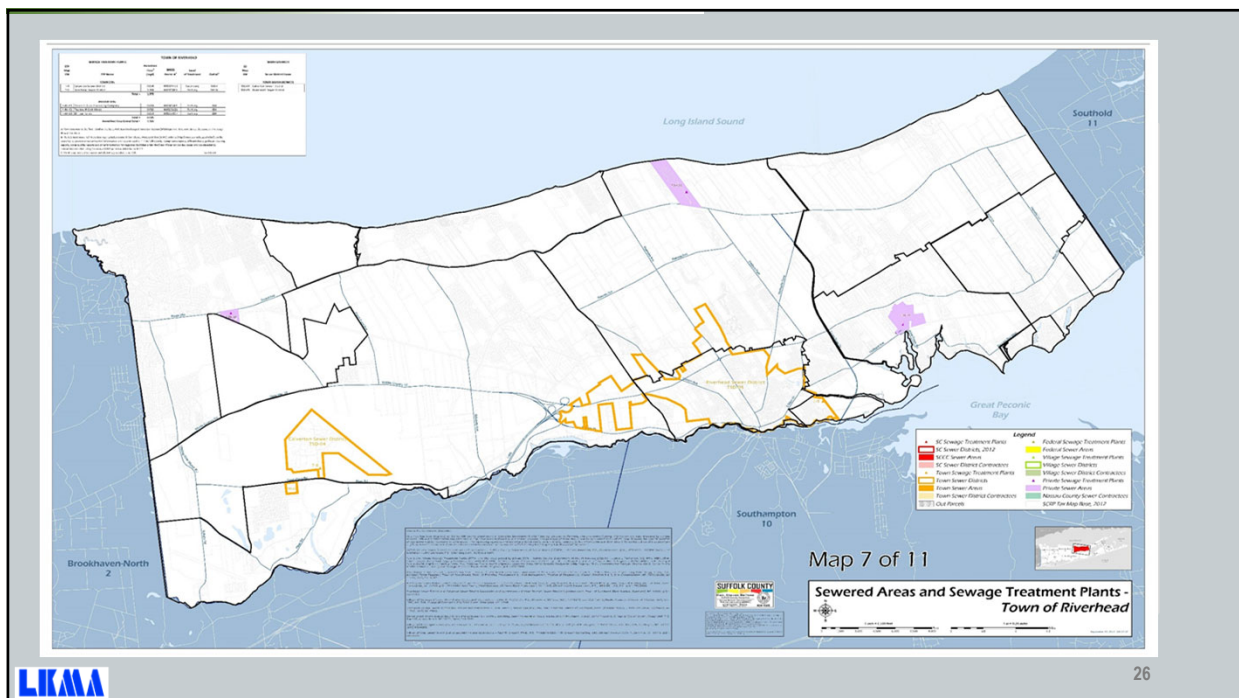
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Existing Conditions - Sanitary Waste

- Most of the Town utilizes cesspools and septic systems
- Main Sewer District Boundaries include hub and downtown (see map)
- Scavenger Waste Plant treats waste from commercial septic systems and cesspools
- Calverton Sewer District treats waste from EPCAL
- Three Private Sewer Facilities in Town

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Existing Conditions – Water

- Riverhead Water District Statistics
 - Created in 1916
 - District covers entire Town, but not all of Town is on public water
 - Seventeen (17) Active Wells drilled into Glacial and Magothy Aquifers
 - Population served (2019) 35,000
 - Water Drawn for Aquifer (2019) 2.4 billion gallons
 - Conducts 1000+ tests per year for over 130 contaminants
 - Quality generally excellent, but some areas of contamination exist



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Climate Change and Renewable Energy

- Climate change is affecting many weather and climate extremes around the globe
- Locally has implications for community health, farming, drinking water supplies, etc.
- Town took Climate Smart Pledge in 2019
- In 2019, New York State enacted the Climate Leadership and Community Protection Act (CLCPA)
- The Office of Renewable Energy Siting (ORES) and Section 94-c were established to provide an expedited permitting process for projects 25 megawatt or larger.
- Currently, most renewable generation projects in development within New York State are solar electric generating projects.
- There is currently demand for battery energy storage in the Town
- Current demand for offshore wind is off the east coast of LI, but the Town could see increased demand for small land-based wind in the future.
- Geothermal heat pump systems may offset need for renewable energy in the future.
- Finally, water resources and fuel cell development are less likely but may help the State to reach its green energy goals.



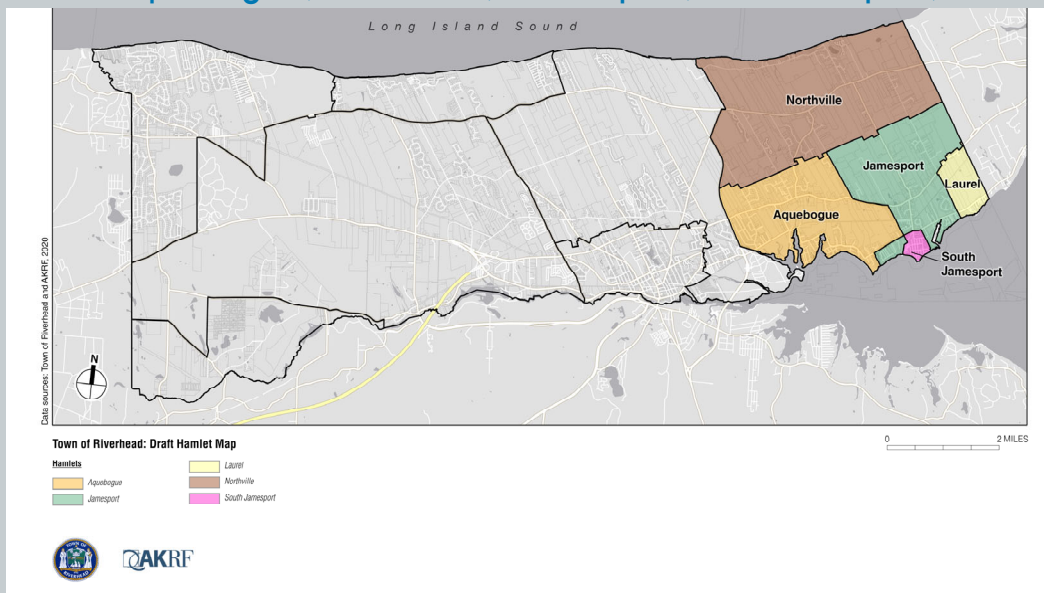
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Hamlet Conditions, Issues, and Opportunities

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Hamlets – Aquebogue, Northville, Jamesport, S. Jamesport, and Laurel



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Hamlet Comparison Summary Data

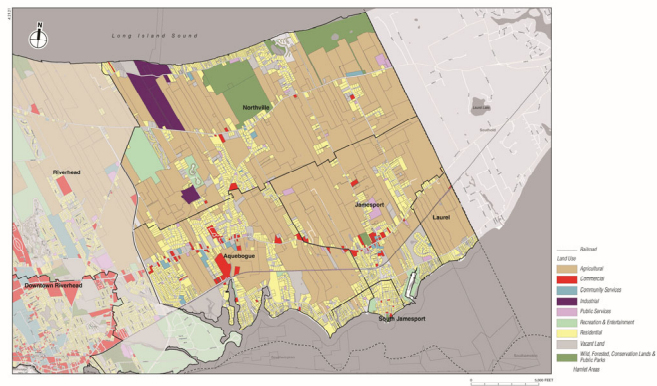
Hamlet Group/Hamlet	Square Miles	Residents Per Square Mile
Aquebogue – Northville – Jamesport – South Jamesport - Laurel	15.7	279
<i>Aquebogue</i>	3.8	536
<i>Northville</i>	7.4	185
<i>Jamesport/S. Jamesport/Laurel</i>	4.5	216
Wading River - Manorville	9.8	789
Riverhead - Downtown	15.1	941
Calverton – Baiting Hollow	26.8	270

Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates

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Primary Land Use Patterns - Aquebogue

- Primary Land Use:
 - Agricultural (39%)
 - Residential (35%)
 - Vacant (17%)
- Commercial (4%):
 - Concentrated along Main Road
- Recreational (<1%):
 - Recreation center near Hubbard Ave, and a marina area to the south along Meetinghouse Creek
- Attractions within Aquebogue:
 - Wilderness Travel Museum and an art gallery (temporarily closed)



RIVERHEAD COMPREHENSIVE PLAN UPDATE

Land Use Figure 30

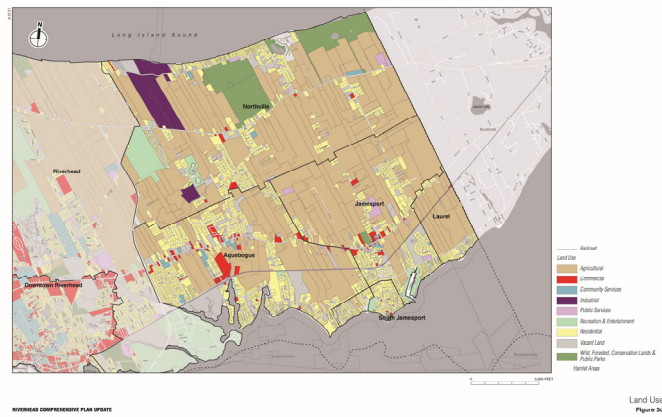
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Primary Land Use Patterns - Northville

- Primary Land Use:
 - Agricultural (61%)
 - Residential (12%)
 - Wild/ Forested/ Conservation Lands/Parks (11%)

- Commercial (4%):
 - Farmers markets, nurseries, restaurants, and a brewery, are scattered along/near Sound Avenue.

- Recreation and Entertainment (4%):
 - Golf courses located south from intersection South Ave and Northville Turnpike

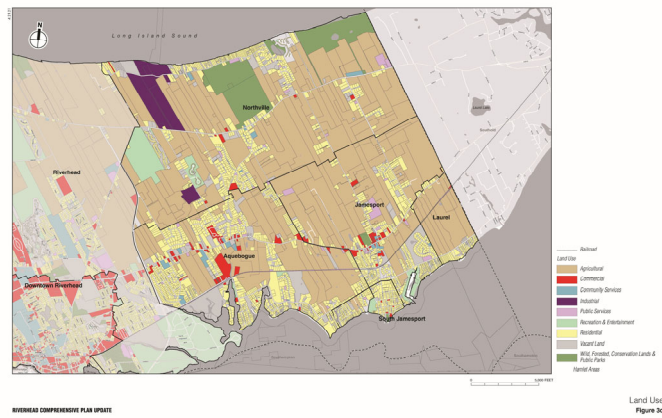


Primary Land Use Patterns - Jamesport

- Primary Land Use:
 - Agricultural (52%)
 - Residential (21%)
 - Vacant (5%)
 - Recreation & Entertainment (2%)

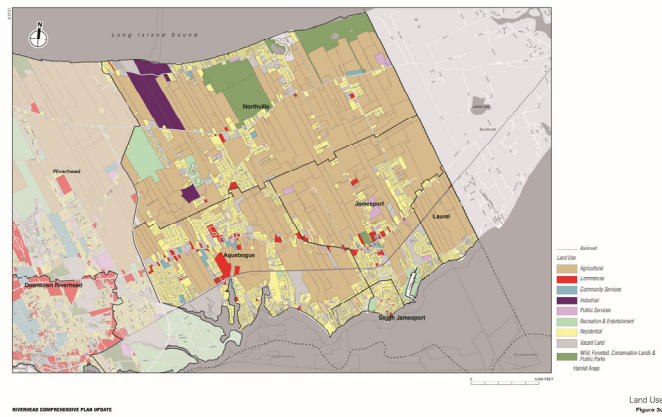
- Commercial (2%):
 - Intersection of Main Road and Manor Lane
 - Intersection of Main Road and S. Jamesport Ave
 - Along Main Road and Manor Lane, The Jamesport Fire Station is located near the intersection of Main Road and Manor Road
 - Numerous wineries, vineyards, restaurants, inns, bakeries, and a saddlery

- Parks and Recreation (<1%):
 - Jamesport Beach
 - Numerous nursery and farms/farmers markets (Agri-tainment)



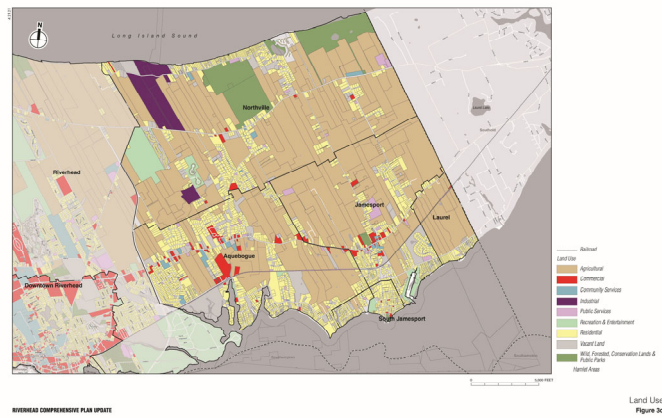
Primary Land Use Patterns - South Jamesport

- Primary Land Use:
 - Residential (73%)
 - Recreation & Entertainment (11%)
 - Vacant (6%)
- Residential (73%):
 - Primarily single-family one- and two-story homes
- Commercial (3%):
 - Hotels and Restaurants throughout the hamlet
- Parks and Recreation:
 - Miamogue Point Park
 - Great Peconic Bay Marina



Primary Land Use Patterns - Laurel

- Primary Land Use:
 - Agricultural (76%)
 - Residential (13%)
 - Vacant Land (2%)
- Residential (13%):
 - Primarily one-story single-family homes
- Commercial (<1%):
 - Primarily located between Main Road to Peconic River (e.g., vineyard & winery, cider mill store, post office, & seasonal farmer market)



Socioeconomic Trend Data-Key Indicators

	Aquebogue			Northville			Jamesport -S. Jamesport - Laurel			Town	County
	2000	2019	% Change	2000	2019	% Change	2000	2019	% Change	% Change	% Change
Population	2,254	2,042	-9%	801	1,370	71%	1,526	971	-36%	21%	5%
Households	872	829	-5%	296	496	68%	605	400	-34%	21%	4%
Housing Units	1,013	1,160	15%	401	760	90%	959	1,338	40%	32%	10%
Employment	649	618	-5%	249	676	171%	182	430	136%	34%	11%

Sources: U.S. Census Bureau, Census 2000 and American Community Survey 2015-2019 5-Year Estimates; Census OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2018).



Population and Employment Comparison Summary Data (2019)

Hamlet	Population	Share of Town	Households	Share of Town	Employees	Share of Town
Aquebogue	2,042	6%	829	6%	618	3%
Jamesport/ S. Jamesport/ Laurel	971	3%	400	3%	430	2%
Northville	1,370	4%	496	4%	676	4%
Baiting Hollow	1,731	5%	684	5%	453	2%
Calverton/ Manorville	5,506	16%	2,776	21%	5,411	29%
Downtown	6,388	19%	2,004	15%	6,050	33%
Riverhead Hamlet	7,808	23%	2,117	16%	3,067	17%
Wading River	7,733	23%	2,580	20%	1,820	10%

Source: U.S. Census Bureau, American Community Survey 2015-2019, 5-Year Estimates; Employment from Census OnTheMap (2018).



2003 Comprehensive Plan Goals



- 2003 Goals:
 - Aquebogue
 - Protect and enhance rural character of the hamlet center
 - Maintain open space and rural character along Route 25
 - Northville
 - Increase agricultural land preservation effort
 - Protect and maintain historical sites
 - Jamesport / South Jamesport
 - Maintain the rural image by preserving farmland, the bluffs and woodland areas
 - Protect and enhance hamlet center
 - Establish pedestrian and bicycle trails
 - Promote tourism-oriented specialty shopping
 - Laurel
 - Maintain rural character
 - Increase agricultural preservation/farmland protection

2021 Update: Issues and Opportunities



- 2021 Issues/Opportunities
 - Aquebogue
 - Storm and Bay flooding due to storm events (multiple hamlets)
 - Limit large commercial buildings
 - Northville
 - Preserve agricultural land through programs such as TDR (multiple hamlets)
 - Jamesport / South Jamesport
 - Issues with meeting infrastructure demands based on housing density
 - Improve public water infrastructure (multiple hamlets)
 - New county funded park - Sharper Hills property
 - Laurel
 - Agri-tourism issues (e.g., traffic concerns) and opportunities (e.g., increase revenues, educate locals, multi-seasonal, etc.) (multiple hamlets)

Greater Jamesport Civic Association Survey (2021)



- Respondents expressed need for:
 - Restricted retail development
 - More recreational areas
 - Improved waterfront access
 - Traffic calming
 - Train station improvements
 - Transit and pedestrian improvements
 - Bike racks
 - Farmland, natural resources, and historic preservation
 - Climate and flooding protection as a result of strong storms, and the effects of climate change
 - Sewer and water district expansion to improve/protect water quality

Transportation and Roadways-Existing Conditions

- Public Transportation: LIRR
 - No Operational LIRR Stations
 - Nearest Riverhead or Mattituck
- Public Transportation: Suffolk Transit
 - Suffolk Transit Route S-92 East Hampton to Orient
 - Operates 7 Days, 30 Minute headway during peak hours, hourly off-peak
 - Limited Sunday Service

Planning Issues

Lack of LIRR services
Lack of transportation options

- Major Roadway Facilities:
 - NYS Route 25 Main Road
 - Sound Avenue (Town)
 - Peconic Bay Boulevard (Town)
- Other Roadways
 - Manor Lane (Town)
 - Herricks Lane (Town)

Planning Issues

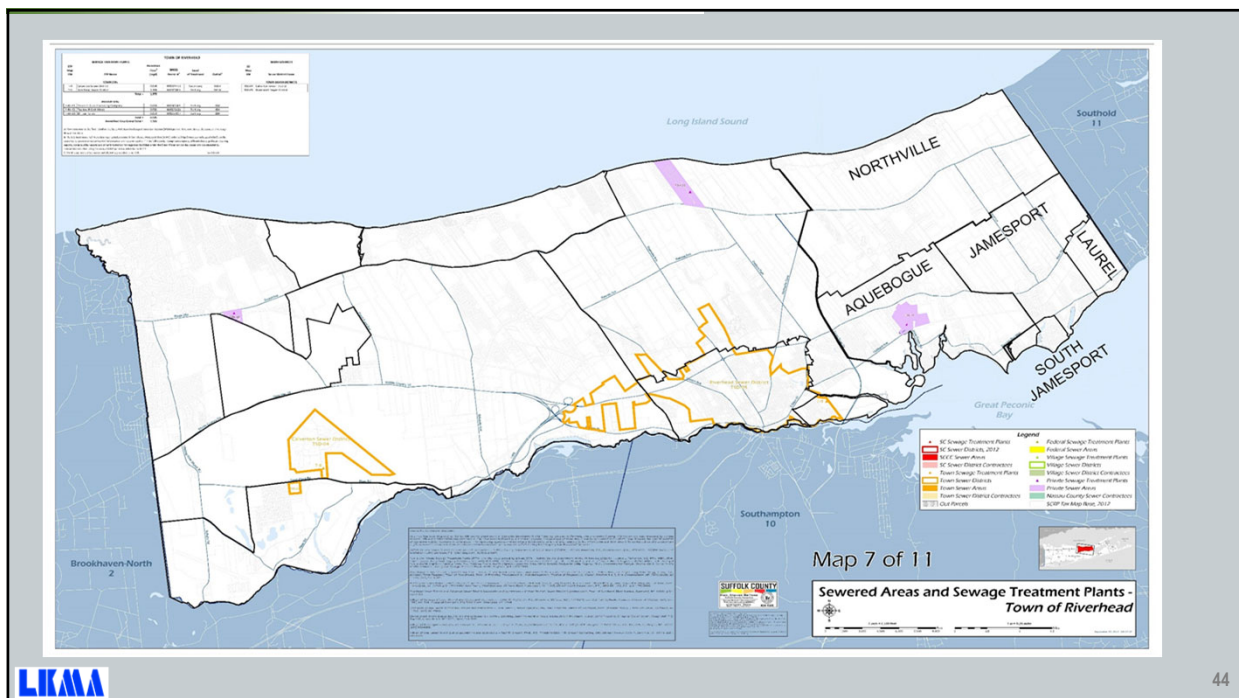
Seasonal congestion becoming annual
Street flooding / Roadway Condition

Sanitary and Solid Waste and Water-Existing Conditions

- Sanitary Waste: No Municipal Sewers (Private Treatment Plant in Aquebogue at Crescent Duck Farm) – cesspool, septic, and I/A systems
- Solid Waste: Town of Riverhead Sanitation District F
- Water: Riverhead Water District / Private Wells

Planning Issues

Future of municipal sanitary waste disposal
Availability of water supply for future growth



Gas, Electricity, and Internet-Existing Conditions

- Natural Gas: National Grid
- Electricity: PSEG Long Island
- Broadband Internet:
 - Verizon (DSL/ FiberOptic)
 - Optimum by Altice Wired (Cable)
 - Viasat (Satellite)
 - Hughesnet (Satellite)
 - BarrierFree (Fixed Wireless)

Planning Issues

Increased access to gas (New/extended gas mains)

Renewable / Green Energy (wind/solar/battery/fuel cell)

Need for additional/expanded/improved broadband



Community Feedback



Public Participation Methods and Discussion Format

- Again, visit the project website at www.TownofRiverheadComprehensivePlanUpdate.com
 - Survey
 - Online mapping
 - Community meetings
- Comments may also be submitted in writing to Comments@TownofRiverheadComprehensivePlanUpdate.com
- Please discuss Town-wide and hamlet-specific issues and opportunities for the future of the Town

Next Steps

Thank You and Next Steps

- **Fall 2021:** Townwide Topic-Oriented Breakouts
- **Winter 2021:**
 - Analyze Public Survey Results
 - Statement of Community Goals
 - Meet with Central Advisory Committee
- **Winter/Spring 2022:** Preferred Alternative/SEQRA Process/Meetings