

Town of Riverhead September 2021 Community Meetings (9/13, 9/27, 9/28, and 9/29) - Summary of Comments

Hamlet(s) of Concern	Topic Area	Subcategory	Summary of Comment
Aquebogue	Other	Lighting	Aquebogue has a dark sky advisory committee. Many businesses are not compliant with dark sky; signage is concerning.
Aquebogue	Other	Vision statement	The plan update should include a vision statement developed with community input.
Aquebogue	Other	Zoning	Main Road in Aquebogue appears to be in the HC district (previously BC). Why is the chocolate factory in RLC as opposed to BC?
Aquebogue; Jamesport; Laurel; Northville; South Jamesport	Housing and Community Facilities	Police/Law enforcement	The plan update needs to include resources for law and code enforcement (e.g., noise, zoning, speeding on side roads used as bypasses).
Aquebogue; Jamesport; Laurel; Northville; South Jamesport	Other	Zoning	Zoning in areas east of Route 105 should have the goal of preserving the rural corridor and the rural character of the area; special permits should be limited.
Aquebogue; Jamesport; Laurel; Northville; South Jamesport; Downtown	Environmental Protection and Sustainability	Housing	Denser housing is more affordable, better for the environment, and better for meeting the needs of the Town's residents.
Aquebogue; Jamesport; Laurel; Northville; South Jamesport; Downtown	Housing and Community Facilities	Housing	There is a need for housing for young people. So much of the Town's housing is unaffordable. Zoning restrictions should be lifted to allow for denser, more walkable neighborhoods. Eliminate setbacks, parking minimums and other barriers to affordable workforce housing. Denser housing is more affordable, better for the environment, and better for meeting the needs of the Town's residents.
Aquebogue; Jamesport; Laurel; Northville; South Jamesport; Downtown	Transportation	Pedestrians and bicycles	Zoning restrictions should be lifted to allow for denser, more walkable neighborhoods.
Aquebogue; Northville; Jamesport; South Jamesport; Laurel	Other	Hamlet Boundaries	How were the hamlet boundaries shown on the maps determined? The boundary lines are not correct. There should be input from the community to help place the lines correctly, in keeping with how actual residents think of their hamlet boundaries. How can this happen?
Aquebogue; Northville; Jamesport; South Jamesport; Laurel	Other	Outreach	The Town needs to reach out for more community feedback; get input from all. How is the Town getting more people involved? How is the Town reaching the unsheltered population?
Aquebogue; Northville; Jamesport; South Jamesport; Laurel	TDR/Farmland Preservation	Rural character	The Town should retain rural character and strengthen the zoning code to require that buildings on rural properties should be rural in nature.
Baiting Hollow	Environmental Protection and Sustainability	Flooding	Flooding along the Long Island Sound from storm events is an issue, particularly near the bluffs.
Baiting Hollow	Environmental Protection and Sustainability	Open space preservation	Baiting Hollow Farm has an application before the Planning Board for a 6,000-sf wine bar; it is believed that the developer intends to use this space for wedding receptions. Some residents want open space and want to stop development where it doesn't belong.
Baiting Hollow	Other	Hamlet Boundaries	The draft eastern boundary of Baiting Hollow is currently in the middle of a residential development. The Town should consider moving this line to the east to include the development in its entirety.

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Baiting Hollow	Transportation	Safety	There are concerns over the Baiting Hollow vineyard expanding due to an existing parking shortage and pedestrian safety concerns with people walking between businesses and traffic on Sound Avenue, which is a narrow road.
Baiting Hollow	Transportation	Traffic	Traffic along Sound Avenue is an issue.
Baiting Hollow; Calverton	Environmental Protection and Sustainability	Flooding	Flooding along Sound Avenue is an issue.
Calverton	Environmental Protection and Sustainability	Flooding	Mill Road north of Home Depot floods consistently. There's a drain there that may not be working properly. In winter it freezes causing traffic safety hazards.
Calverton	Environmental Protection and Sustainability	Flooding	There is a flooding issue on Fresh Pond Avenue at Route 25.
Calverton	Environmental Protection and Sustainability	Open Space	The Town should consider requiring buffers around solar development to preserve open space.
Calverton	Other	Outreach	The location on Shade Tree Lane is difficult for Calverton residents to access. Meetings should be held at Riley Avenue School.
Calverton	Other	Zoning	What is the Industrial B Zoning District? What is Hamlet Center (HC)?
Calverton	Other	Zoning	There should be a new specific zoning district for solar development, or the Town should make clear whether these uses are allowed in the Industrial Zones.
Calverton	Other	Zoning	Can the Town change the zoning from Industrial B to Hamlet Center (HC) to be more in line with rural character?
Calverton	Other	Zoning	What is the Planned Development (PD) Zoning?
Calverton	Other	Zoning	The Town should decide what it wants for Edwards Avenue and Route 25/Middle Country Road in terms of whether it should be built out with industrial and solar uses or not.
Calverton	Route 58 and Economic Development	EPCAL	The Town should not assume that the EPCAL sale is final.
Calverton	Route 58 and Economic Development	EPCAL	The Town needs a long-term vision for EPCAL.
Calverton	Route 58 and Economic Development	Retail	There should be smaller retail shops in Calverton. The existing and proposed industrial/commercial uses including Calverton Commons shopping center, HK Ventures, and ECPAL would be ideal spots for retail food offerings. The zoning should restrict the size of allowable retail buildings in these zones.
Calverton	TDR/Farmland Preservation	Farmland preservation	It will be important to protect farmland on the rural roads.
Calverton	Transportation	Highway	River Road/Edwards Avenue intersection is a problem for vehicles crossing Edwards Avenue from River Road.
Calverton	Transportation	NYS DOT improvements on Middle Country Road	When will the NYS DOT improvements on Middle Country Road at Edwards Avenue be done?
Calverton	Transportation	Pedestrian and bikes (Bike paths)	Additional bike paths at EPCAL would be beneficial.
Calverton	Transportation	Pedestrian and bikes (Sidewalks)	There is frustration about not being able to walk around the community due to the patchwork of sidewalks.
Calverton	Transportation	Traffic	There is a traffic issue at Fresh Pond Avenue.
Calverton; Baiting Hollow	Environmental Protection and Sustainability	Scenic quality	Policy 5.5A of the 2003 Comprehensive Plan is aimed at identifying scenic corridors. The Town needs stronger Rural Corridor zoning for protection of these roads/areas. There are 8 corridors in the Calverton/Baiting Hollow area.

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Downtown	Environmental Protection and Sustainability	Flooding	The Town needs to address how flooding from severe storms will be managed at the new Town Square.
Downtown	Environmental Protection and Sustainability	Historic architecture	Historic preservation is important. New buildings should be tied with the historic architecture of the neighborhood.
Downtown	Environmental Protection and Sustainability	Noise	There is noise on Second Street from businesses/music; what is the noise regulation for this area?
Downtown	Environmental Protection and Sustainability	Recycling	Recycling containers are needed Downtown.
Downtown	Environmental Protection and Sustainability	Water/sewer infrastructure	The Riverhead sewage treatment plant has more than enough capacity for 500 apartments.
Downtown	Environmental Protection and Sustainability	Water/sewer infrastructure	The sewer infrastructure is overloaded from multiple household rentals (overcrowded, dense)
Downtown	Housing and Community Facilities	Apartment Cap	The Town should eliminate the apartment cap in the DC-1 Zoning Use District. This will help to address public safety.
Downtown	Housing and Community Facilities	Apartment Cap	It is important to raise the apartment cap in the DC-1 Zoning Use District. About half of the number of allowable apartments have been built and the Downtown is not yet halfway revitalized.
Downtown	Housing and Community Facilities	Apartment Cap	The apartment cap is problematic because you need to have a residential population downtown to keep eyes on the street and take care of the neighborhood.
Downtown	Housing and Community Facilities	Building heights	5-story buildings have no character. The Town needs housing but it doesn't have to be 5 stories.
Downtown	Housing and Community Facilities	Housing	The Town needs housing options other than single-family homes which can be cost prohibitive.
Downtown	Housing and Community Facilities	Housing	The DC-3 Zoning Use District does not allow apartments; it allows townhomes. More flexibility to build a variety of housing types is desired.
Downtown	Housing and Community Facilities	Housing	Residential buildings downtown help to bring people to the area and put eyes on the street 24/7.
Downtown	Housing and Community Facilities	Housing	Housing is needed Downtown to support downtown revitalization. However, other uses are need as well.
Downtown	Housing and Community Facilities	Safety	There is loitering Downtown; people sleeping on benches; no enforcement.
Downtown	Housing and Community Facilities	Schools	The schools are at capacity.
Downtown	Housing and Community Facilities	Short-term rentals	The Town needs short-term rentals or to reduce the minimum stay allowed (to 14 days or less). This would help to support the businesses/restaurants Downtown. For example, the old Victorian homes on Second Street could be used for short-term rentals which will help with downtown revitalization.
Downtown	Housing and Community Facilities	Signage/Safety	The Town needs to change the perception that downtown is unsafe.
Downtown	Housing and Community Facilities	Signage/Safety	Putting cameras downtown will help to reduce crime.
Downtown	Housing and Community Facilities	TOD Redevelopment	What are the three proposed projects that were submitted in response to the Railroad Street TOD Redevelopment RFQ? If apartments, will they be built in accordance with the Pattern Book?
Downtown	Other	Zoning	The 5-story buildings downtown do not reflect the historic character of the neighborhood. The Town must zone to direct future development.

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Downtown	Other	Zoning	The Town should allow the sale of recreational cannabis downtown. Approximately 60-70% of 1,400 survey respondents want the sale of cannabis to be legal and want cafes on Main Street. The Town should limit the sale/café to one storefront each on Main Street with a sunset clause in 3 years to draw people in. The Town would benefit from the revenues that could be put toward police, schools, etc. This use would also draw customers to other Main Street businesses.
Downtown	Other	Zoning	Can the Town describe the TOD Overlay District?
Downtown	Route 58 and Economic Development	Business	The Town needs an overall strategy to strengthen Downtown businesses. The Town should consider its unique assets and how to best utilize the waterfront and its historic character.
Downtown	Route 58 and Economic Development	Retail/Retail reuse	The Town should consider a specialty grocery store Downtown. Developers have said that the Town doesn't have the necessary population base, but it would draw customers from the North and South Forks as well as from the Town of Riverhead.
Downtown	Transportation	Parking	If we want to bring people downtown, does it make sense to redevelop the parking lot?
Downtown	Transportation	Pedestrians/bikes	Downtown is changing from being parking-oriented to more pedestrian-oriented.
Downtown	Transportation	Traffic	There is more traffic Downtown post-pandemic, with less people travelling on LIRR. The LIE traffic starts from Exit 68 (pre-pandemic traffic started on Exit 62). The transportation presentation should be updated for post-pandemic conditions.
Downtown; Riverhead	Housing and Community Facilities	Housing	Pulaski St. and Osborne Ave. in Polish Town is the location of a successful apartment project.
Downtown; Riverhead	Housing and Community Facilities	Town of Southampton	How is ongoing development in Riverside, Town of Southampton being considered in the plan update?
Downtown; Riverhead	Other	Signage/Safety	Restrictions on signage is problem for real and perceived safety Downtown and elsewhere in the Town. A dark sky also poses traffic and pedestrian safety issues. Signs should be illuminated with old-fashioned lighting.
Downtown; Riverhead	Other	Zoning	Peconic Bay Medical Center was rezoned to Hospital in 2015 from residential. They bought Mercy High School and have plans to use that property; they would like to see it rezoned to Hospital.
Downtown; Riverhead	Other	Zoning	There is a destination retail zone on Route 58 that requires a large store; with online shopping this type of store is obsolete/no longer needed in the Town. The Town should consider absorbing that zone into the Business CR zoning district.
Downtown; Riverhead	Other	Zoning	The CRC Zoning Use District was mean to support residential development but it hasn't been realized.
Downtown; Riverhead	Route 58 and Economic Development	Retail/Retail reuse	Boutique stores compete with Tanger Outlets. People tend to shop on Route 58, not Downtown. The Town needs to build on the Town Square concept to formulate an economic development strategy for Downtown. Family-oriented activities and recreational cannabis sales should be considered.
Downtown; Riverhead	Route 58 and Economic Development	Retail/Retail reuse	The comprehensive plan needs to consider future trends in retail. The vacant retail buildings on Route 58 can be reused for a variety of purposes and needs.
Downtown; Riverhead	Route 58 and Economic Development	Vacant buildings	An inventory of the Town's commercial properties is needed to identify vacant area.
Downtown; Riverhead	Transportation	Traffic/Route 58	Can we alleviate traffic on Route 58? Middle Road has become a bypass and can't handle the traffic.

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Jamesport	Environmental Protection and Sustainability	Environmental protection	The plan should prioritize environmental protection.
Jamesport	Environmental Protection and Sustainability	Water resources	The plan update should include goals toward making lawns more "eco-friendly" (i.e., free from fertilizer or pesticides) to protect water resources.
Jamesport	Environmental Protection and Sustainability	Water supply	How much water do we have in aquifer? How much can we safely use/take out? We don't have an infinite supply. We can't overuse or it will turn salty.
Jamesport	Environmental Protection and Sustainability	Water/sewer infrastructure	A property's septic system information should be included in the real estate transfer deed.
Jamesport	Housing and Community Facilities	Community center	The Comp Plan should examine how the Town Community Center in Jamesport could be an asset; it is poorly maintained and could be better utilized with more programing.
Jamesport	Housing and Community Facilities	Law enforcement	Law enforcement questions on the survey "skimmed the surface" of these issues. Town needs to consider more resources for code enforcement. The Town needs to enforce the noise codes; noise is a huge problem due to agritainment uses and catering halls; speeding on "bypass" roadways, Airbnb's are also an issue.
Jamesport	Housing and Community Facilities	Parks and recreation	In addition to Jamesport Beach, there is also a Town Marina in Jamesport, it's use and how it can be leveraged as an asset should be considered in the Comp Plan.
Jamesport	Other	Outreach	The Jamesport meeting should be repeated due to technical issues.
Jamesport	Other	Hamlet Boundaries	Jamesport hardware is currently in Aquebogue; see the Jamesport zoning from the 2003 Comp Plan; the RLC Zone goes west to Tuthills Lane
Jamesport	Other	Hamlet Boundaries	The Jamesport hamlet boundary is incorrect.
Jamesport	Other	Hamlet Boundaries	The Jamesport hamlet boundary is incorrect.
Jamesport	Other	Hamlet Boundaries	The Jamesport hamlet boundary is a concern.
Jamesport	Other	Hamlet Boundaries	What are the implications of redistricting a portion of Jamesport to Aquebogue? There is concern that services in Jamesport will no longer be available if residents are now in Aquebogue.
Jamesport	Other	Hamlet Boundaries	What are the next steps for correcting the Jamesport hamlet boundary?
Jamesport	Other	Hamlet Boundaries	The draft Jamesport hamlet boundary is incorrect. Some properties are now in Aquebogue. Also, the Jamesport Hardware and Jamesport Country Store should be in Jamesport, not Aquebogue.
Jamesport	Other	Hamlet Boundaries	The draft Jamesport hamlet boundary is incorrect. The Town should not rely on the census boundary.
Jamesport	Other	Hamlet Boundaries	The Greater Jamesport Civic Association would like to work with the Town on the hamlet boundaries.
Jamesport	Other	Outreach	The Town has not promoted these meetings enough; need to inform people with adequate notice. Requested second meeting for these hamlets.
Jamesport	Other	Vision statement	How do we establish priorities?
Jamesport	Other	Zoning	Special permit requirements need to be tightened. Agritainment venues need to be incorporated into the zoning code.
Jamesport	Other	Zoning	Is the Town trying to expand commenrcial uses to the East? On Route 25?
Jamesport	Other	Zoning	There is too much spot zoning in Jamesport.
Jamesport	Other	Zoning	Shops should not included as an allowed use in the Rural Corridor (RLC) Zoning Use District.

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Jamesport	Other	Zoning	The Greater Jamesport Civic Association would like to work with the Town on the zoning of the area.
Jamesport	Route 58 and Economic Development	Adverse effects from outdoor dining/agritainment	The wineries, new restaurants with outdoor dining, agri-businesses and other emerging business opportunities are positive for the economy, but these uses have adverse effects associated with them too. Those adverse effects need to be identified and ways to mitigate them should be identified in the Comp Plan.
Jamesport	Route 58 and Economic Development	Retail reuse	Retail should not be expanded farther east into the Town's rural hamlets.
Jamesport	TDR/Farmland Preservation	Farmland preservation	The plan should address farmland preservation.
Jamesport	TDR/Farmland Preservation	Rural character	Preserving the rural character of the hamlet is important.
Jamesport	TDR/Farmland Preservation	Zoning	Many uses on farmland are nonconforming retail /non-Agricultural uses.
Jamesport	Transportation	Bicycles	Roads such as Peconic Bay Blvd. are used by bicyclists for recreation and commuting; need to alert motorists that bikes are in the roadway. Safety issue of using this as a "by-pass" for Main roadways.
Jamesport	Transportation	Bypasses	There is speeding on roads that are categorized as "bypasses." Related safety issues as people use these same roads for biking, walking and running, this conflicting use should be addressed.
Jamesport	Transportation	Parking	There's been an influx of restaurants/businesses along Main Road without adequate parking and sidewalks provided.
Jamesport; Aquebogue	Route 58 and Economic Development	Development	A developer is buying up numerous properties and is now the second largest landowner in Jameport/Aquebogue.
Jamesport; Laurel	TDR/Farmland Preservation	Receiving areas	RB-80 zoning should remain and not be a receiving area that increases density. TDR Program to be expanded to RB-80 in Jamesport and Laurel.
Manorville	Environmental Protection and Sustainability	Drinking water supply	The Town should prioritize getting clean water for the people of Manorville.
Manorville	Environmental Protection and Sustainability	Drinking water supply	There are emerging groundwater contaminants in Manorville and across Long Island.
Manorville	Environmental Protection and Sustainability	Drinking water supply	The Town is addressing the water quality issue in Manorville. The Town held a Water Forum on 9/22/21 and is on the verge of getting a grant from the federal government to address the problem. The Town has to match 20 percent of all grants received. The cost is estimated at \$9 million.
Manorville	Environmental Protection and Sustainability	Drinking water supply	When will the Town do something regarding contamination of private water wells in Manorville? It is important to get clean water for Manorville as soon as possible. There needs to be discussions with Suffolk County Water Authority and the Town of Brookhaven.
Manorville	Environmental Protection and Sustainability	Drinking water supply	The Town has plenty of water but needs infrastructure to supply public drinking water to the homes in Manorville. This is estimated to cost \$9 million. The Town is seeking a grant from the federal government to cover a portion of the costs. The appropriations committee is reviewing a proposed Town bond. Once funding is approved, H2M will design it; it will require about 8 months of building infrastructure for the Town to bring water to the residents' homes. SCWA is not offering individual hookups. This will be not result in any cost to taxpayers.
Manorville	Environmental Protection and Sustainability	Water/sewer infrastructure	Town is pursuing grants for expanding water district to areas south and east of EPCAL where contamination has been identified.

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Northville	Environmental Protection and Sustainability	Industrial zoning	The Town should ensure that the industrial zoning is not expanded to the areas surrounding the United Riverhead petroleum storage (Terminal) (URT) facility and that it remains residential. (URT recently purchased 5 large residential properties adjacent to thier existing property, we don't want to see those be rezoned industrial.)
Northville	Environmental Protection and Sustainability	Zoning	Town should consider an Overlay district on the Historic Sound Avenue Corridor to protect Open Space, the rural character of the area, and to address noise issues.
Northville	Other	Hamlet Boundaries	Why is Northville being made its own hamlet? It should be combined with Aquebogue or otherwise much smaller than represented. Consider the following boundaries: Sound Avenue north to Pier Avenue.
Northville	Other	Vision statement	The 2003 plan update included a visioning process. How did that plan help the Town, or what fell through the cracks? That plan also had a specific delineation of the commercial areas of the hamlets that needs to be tightened up.
Riverhead	Environmental Protection and Sustainability	Habitat	Protection of habitat needs more consideration.
Riverhead	Environmental Protection and Sustainability	Open Space	The Town should consider rezoning industrial areas to protect open space.
Riverhead	Environmental Protection and Sustainability	Water/sewer infrastructure	There needs to be discussion of providing sewers at Roanoke Landing.
Riverhead	Housing and Community Facilities	Apartments	There needs to be a limit to apartments complexes which can have adverse effects. Other towns need to share the need to provide diverse housing options. Riverhead cannot sustain the number of apartments being added to the school district in neighboring towns (i.e., Southampton).
Riverhead	Housing and Community Facilities	School District	Riverhead cannot handle the influx of students coming from neighboring school districts (e.g., Southampton has seen a 30 percent decline in student population, while Riverhead is experiencing the opposite). Riverhead should work with the Town of Southampton on potential solutions.
Riverhead	Other	Zoning	Adopt a small lot law similar to Southampton that has a "3/10" and "4/10" provision reducing rear yard by 3/10 and side yard by 4/10 based upon lot width and depth. Delete "DRC" in code; it requires 10,000-sf buildings on Route 58, which are obsolete; convert DRC to BC. Permit Veteran housing in all zoning districts. Permit "school" uses in more zoning districts (e.g., vocational schools should be permitted in Industrial and PIP zoning districts). Allow more uses in PIP zoning districts.
Riverhead	Route 58 and Economic Development	Retail/Retail reuse	Reuse of vacant stores should be prioritized over clearing land for new buildings.
Riverhead	Route 58 and Economic Development	Retail/Retail reuse	Big and bold stores are more appropriate on Route 58, without cutting down trees, compared to Downtown.
Riverhead	Route 58 and Economic Development	Zoning	Delete "DRC" in code; it requires 10,000-sf buildings on Route 58, which are obsolete; convert DRC to BC.
Riverhead	Transportation	Pedestrians/bikes	A portion of grant money for projects around the train station will incorporate paths from the train station to the new development.
South Jamesport; Townwide	Housing and Community Facilities	Department of Consumer Affairs	The Town should incorporate a Department of Consumer Affairs into its plan to serve as a liaison with the community regarding housing affordability.
South Jamesport; Townwide	Other	Outreach	The Town should conduct outreach to those who work in the Town but cannot afford to live here.

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Townwide	Environmental Protection and Sustainability	Climate Change	The 2003 plan did not mention climate change. The Town needs to address the effects of climate change. The Town should appoint a consultant to work on the completing the Climate Smart Community Program. If the Town can achieve Bronze level it will provide more opportunities for grants. There are 11 issues that the Town can incorporate into the comprehensive plan update to achieve bronze level of certification, including 1) Comprehensive Plan with Sustainability Elements (3-21 points); 2) Climate Vulnerability Assessment (4-16 points); 3) Climate Resilience Vision (3 points); 4) Climate Smart Resiliency Planning (6 points); 5) Climate Adaption Strategies (2-8 points); 6) Climate Resiliency in Local Plans and Projects (under review); 7) Hazard Mitigation Plan Updates (under review); 8) Watershed Assessment (2-6 points); 9) Strategic Relocation Out of Flood-prone Areas (under review); 10) Nature-based Shoreline Protection (under review); and 11) Consideration of Sea-level Rise in Coastal Development (under review). The Town may be able to get credit for all the carbon dioxide it is removing from the atmosphere through its solar energy projects.
Townwide	Environmental Protection and Sustainability	Climate change (Wild Fires)	The Town needs to manage wild fires, especially in the Pine Barrens and during drought, and in light of the planned development at EPCAL.
Townwide	Environmental Protection and Sustainability	Climate change; renewable energy	The Town should consider net zero retrofits. The Town should work with NYSDEC on the Climate Smart Communities program. The Town needs to secure grants to address climate change and renewable energy and achieve bronze level certification.
Townwide	Environmental Protection and Sustainability	EPCAL	The Town must terminate the Triple Five contract to protect critically endangered habitat at EPCAL, and provide development opportunities for Town residents and businesses. The original 50-lot subdivision would be a good start.
Townwide	Environmental Protection and Sustainability	LWRP	The Town was working on a Local Waterfront Revitalization Plan (LWRP) that was 98 percent complete at one time that the consultants should be aware of.
Townwide	Environmental Protection and Sustainability	Offshore Wind	What are the benefits of offshore wind for the Town of Riverhead?
Townwide	Environmental Protection and Sustainability	Open Space	The protection of open space is important.
Townwide	Environmental Protection and Sustainability	Open Space	Development should not come at the expense of cutting down trees.
Townwide	Environmental Protection and Sustainability	Peconic Estuary Partnership	The Town should collaborate with Peconic Estuary Partnership regarding their comprehensive management plan.
Townwide	Environmental Protection and Sustainability	Renewable Energy	The CLCPA was mentioned. What is the Town doing with the building code to reduce emissions by 50 percent in just 5 years? Are we considering townwide retrofits to meet 2030 goals? Building space heating and cooling is responsible for 40 percent of carbon emissions. Building retrofits also provides jobs, mentorships, and trainings and is being done all across the U.S.
Townwide	Environmental Protection and Sustainability	Scenic quality	The Town needs to preserve open space and scenic quality in accordance with the goals of the 2003 Comp. Plan. The Town Boards are there not to approve development but to assess whether it belongs.
Townwide	Environmental Protection and Sustainability	Scenic quality	Is AKRF aware of the State's process for designating scenic corridors?
Townwide	Environmental Protection and Sustainability	Scenic quality	There is a need to define "scenic" versus "historic."
Townwide	Environmental Protection and Sustainability	Scenic/historic corridors	The Town should consider the designation of scenic/historic roads that limit their use.

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Townwide	Environmental Protection and Sustainability	Scenic/visual quality	Section 5 of the 2003 Comp. Plan describes protecting visual quality; 18 corridors were identified that should be considered including Edwards Avenue. Solar does not enhance scenic quality; it inhibits the view of the scenic corridor, which conflicts with the intent of the plan.
Townwide	Environmental Protection and Sustainability	Water/sewer infrastructure	The Town needs the water infrastructure to keep pace with development.
Townwide	Environmental Protection and Sustainability	Solar moratorium	The Town should consider a solar moratorium until the comprehensive plan is adopted.
Townwide	Environmental Protection and Sustainability	Solid waste	Most of the waste in this country is shipped overseas; is the Town looking at this issue?
Townwide	Environmental Protection and Sustainability	Solid waste	None of the Town's waste is shipped overseas. The majority goes to Covanta and is incinerated. Recycling goes to Islip and then may be sold overseas as a commodity. Glass is not recycled on Long Island.
Townwide	Environmental Protection and Sustainability	Solid waste	The Town should look into establishing a glass repurposing facility.
Townwide	Environmental Protection and Sustainability	Solid waste	The Town is updating its Solid Waste Management Plan
Townwide	Environmental Protection and Sustainability	Solid waste	Recyclable waste goes to Islip's Facility for transport to Brookhaven's sorting facility. Non-recyclable waste goes to Covanta Incinerator in Nassau, and ash goes to Brookhaven Landfill. Need a glass repurposing facility to wash glass so it can be recycled.
Townwide	Environmental Protection and Sustainability	Solid waste	There are contaminant's in the Town's landfill. There are a lot of emerging contaminants on Long Island.
Townwide	Environmental Protection and Sustainability	Water/sewer infrastructure	Will the comprehensive plan update project water/sewer demands based on current conditions or past trends?
Townwide	Housing and Community Facilities	Affordable Housing	The Affordable Housing Memo dated August 3, 2021 did not include any rental units in the DC-3 Zoning Use District (e.g., 205 Osborne Avenue, which was recently proposed, or the potential apartments from the TOD overlay build-out). The Town needs to look at affordable housing from a regional perspective. To what degree are the other towns meeting their demands? The Town of Southampton is adding 1,700 rental units in Riverside in the Riverhead School District, which will have impacts in Riverhead (e.g., traffic). Despite documentation that the Town can meet the demand through 2040, the memo concludes with the suggestion that the Town may wish to add 300-500 new designated affordable units.
Townwide	Housing and Community Facilities	Affordable Housing	It is not evident how the analysis supports the conclusion that "a nominal amount of new designated, affordable housing would help to meet the existing and future needs of lower-income populations over the analysis period." Similarly the last sentence of the report, "However, the Town may wish to add up to 300-500 new designated affordable units over the planning period to meet the needs of the existing and future lower-income populations." is not substantiated.
Townwide	Housing and Community Facilities	Apartment Cap	Is the Town thinking of implementing another cap on the number of additional units allowed in areas outside of the DC-1 Zoning Use District?
Townwide	Housing and Community Facilities	Assisted living	There is a need for assisted living to support the Town's aging/senior population.
Townwide	Housing and Community Facilities	Fire services	Will the Town consider expansion of fire services as well as fixed or partial paid firefighters?
Townwide	Housing and Community Facilities	Homeless/Impoverished	The homeless population is not going anywhere and needs to be addressed. The plan should prioritize the most impoverished.

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Townwide	Housing and Community Facilities	Housing	Will the housing elements of the three proposed projects be compliant with the Pattern Book?
Townwide	Housing and Community Facilities	Housing	The plan should address the need for housing for young people.
Townwide	Housing and Community Facilities	Safety	Safety should be addressed, including numbers of officers needed in a police department.
Townwide	Housing and Community Facilities	Schools	Overcrowding in schools is an issue.
Townwide	Housing and Community Facilities	Schools	The Town should collaborate with Cornell.
Townwide	Housing and Community Facilities	Short-term rentals	The Town needs to ensure that the existing housing stock does not become short-term rentals.
Townwide	Housing and Community Facilities	Signage/Safety	Will safety be considered in the comprehensive plan update? Safety needs to keep pace with development.
Townwide	Housing and Community Facilities	Speed limit enforcement	How do we get the Town police to enforce the speed limits and truck weight limits?
Townwide	Housing and Community Facilities	Speed limit enforcement	Residents can contact the Riverhead Police Department to report speed limit violations.
Townwide	Housing and Community Facilities	Unhoused population	The Town should reach out to the unhoused population and those that are in or recently released from the criminal justice system, to get their input into the plan update.
Townwide	Housing and Community Facilities	Universities	The Town should collaborate with Cornell on higher education opportunities, and involve them in the Comp Plan as the State's Land Grant Institution active in this area.
Townwide	Housing and Community Facilities	Veteran housing	There were two veteran houses; one owned by a 501(c) organization and other owned by individual who rented it out; the house closed because the property owner put it up for sale; veterans were displaced. There's a need for veterans housing.
Townwide	Other	2003 Comp Plan Goals	How would the Town rate the success of the 2003 Comp Plan overall?
Townwide	Other	2003 Comp Plan Goals	We are updating the 2003 plan; this is not a new plan. We need to look at what was addressed in the 2003 plan. Section 5 p. 15 includes Goal 5.5 to protect scenic quality. The Town identified Edwards Avenue as a scenic corridor but this is not being taken into consideration as 700 acres in this area are developed with solar energy installations. We are getting off track with respect to the goals for preserving scenic quality from the 2003 Comp. Plan.
Townwide	Other	2003 Comp Plan Goals	The purpose of the project is to update the 2003 Comp. Plan, not create a new one. It is important to look back at those goals.
Townwide	Other	2003 Comprehensive Plan	The Town should revisit the 2003 Comprehensive Plan goals to see which may have been completed and which are no longer or still needed.
Townwide	Other	Advisory Committee	The Central Advisory Committee is heavy with developer and business interests and less focused on open space preservation. Syd Bail was appointed to make sure that the civics have a seat.
Townwide	Other	Grants	Is the Town focused on getting grants to complete projects that were identified in the 2003 Comp. Plan?
Townwide	Other	Historic	Sound Avenue is considered a historic corridor and should be treated as one.
Townwide	Other	Outreach	Events should be held closer to the hamlets that are the focus of the presentation.
Townwide	Other	Outreach	The advisory committee has not met since February. Syd Bail will be a voice for open space preservation.
Townwide	Other	Outreach	Will the residents be part of the new visioning process?
Townwide	Other	Outreach	Has thought been given to moving the community meetings closer to the hamlets?
Townwide	Other	Outreach/Survey	A 250 response rate for the survey is not good.

Town of Riverhead September 2021 Community Meetings (9/13, 9/27, 9/28, and 9/29) - Summary of Comments

Hamlet(s) of Concern	Topic Area	Subcategory	Summary of Comment
Townwide	Other	Outreach/Survey	Did the Town consider direct mail for the survey?
Townwide	Other	Outreach/Survey	The Town needs to be able to qualify the survey data to make sure each response is from a unique individual.
Townwide	Other	Outreach/Survey	Will the survey be kept open until the demographics is collected?
Townwide	Other	Outreach/Survey	Are the stakeholder interviews posted on the project website?
Townwide	Other	Outreach/Survey	250 responses to the comprehensive plan update survey is not a good response rate.
Townwide	Other	Outreach/Survey	The comprehensive plan update survey has achieved a 1 percent response rate and the survey is still open.
Townwide	Other	Safety	The Town needs to consider the safety implications of adding new residents to the Town.
Townwide	Other	Technical	The Town is commended for resolving the audiovisual issues since the last community meeting.
Townwide	Other	Water supply	Water distribution needs to be improved.
Townwide	Other	Zoning	Southampton adopted a 3/10 and 4/10 law to address small lots that the Town of Riverhead could adapt (See Section 330-61).
Townwide	Other	Zoning	Please explain what is meant by a small lot ordinance.
Townwide	Other	Zoning	Look for projects that are not being proposed in the Town; there may be something wrong with the zoning.
Townwide	Other	Zoning	How will the plan consider short-term rentals? The Town has stringent short-term rental regulations (not less than 28 days) compared to other towns that allow stays 14 days or less.
Townwide	Other	Zoning	What is the definition of Rural Corridor?
Townwide	Other	Zoning	Certain uses should be restricted in the APZ, such as wedding halls.
Townwide	Other	Zoning	What is the definition of agritainment?
Townwide	Other	Zoning	What percentage of acres on an 80,000-sf lot can be developed in the APZ?
Townwide	Other	Zoning	The only way to fill vacant space on Route 58 is to stop allowing development on virgin land elsewhere.
Townwide	Other	Zoning	The Town should consider a streamlined building approval process to expedite projects that conform to the code.
Townwide	Other	Zoning	Only a few projects have been built in the HC Zoning Use District.
Townwide	Other	Zoning	The Town should not be overly restrictive in terms of uses allowed by zoning. For example, look at the McDonald's that closed in Wading River because it didn't have a drive thru.
Townwide	Other	2003 Comp Plan Goals	Is there a document that critiques the 2003 Comp. Plan in detail? Have the goals and objectives of the 2003 plan been met, or why not?
Townwide	Other	2003 Comp Plan Goals	Have the 2003 Comp Plan goals been met? This is an update, not a new plan, which does not mean that we can't have new goals.
Townwide	Other	Outreach	The meeting should be repeated for these hamlets, and comments from the meeting summarized.
Townwide	Other	Outreach	The community meetings should be listed on the Town's Calendar of Events.
Townwide	Other	Technical	It was difficult to hear the audio on the Zoom, and to see the presentation.
Townwide	Other	Technical/Zoom	The presentation needs to be more visible on the Zoom.

Town of Riverhead September 2021 Community Meetings (9/13, 9/27, 9/28, and 9/29) - Summary of Comments

Hamlet(s) of Concern	Topic Area	Subcategory	Summary of Comment
Townwide	Other	Zoning	What is meant by "flexible" zoning codes? Zoning shouldn't be flexible; granting of special permits should require extenuating circumstances.
Townwide	Other	Zoning	How does the proliferating "Agri-business/Agri-tainment" fit with the Town's codes? Some consideration of what an appropriate total number and density of such uses needs to be examined.
Townwide	Other	Zoning	The Town should consider requiring retrofitting (e.g., green roofs, solar, geothermal, floodproofing).
Townwide	Other	Zoning Maps	The zoning maps online are hard to read.
Townwide	Route 58 and Economic Development	Agritainment	What is the definition of Agritainment?
Townwide	Route 58 and Economic Development	Architecture	The Town needs architectural review of the buildings along Route 58 so that there is more uniform building design. There is a concern regarding nighttime lighting/signage; flat roof buildings; non-uniform buildings. What is the status of adopting a form-based code for Route 58?
Townwide	Route 58 and Economic Development	Business	The Town needs to encourage businesses to open up in the Town.
Townwide	Route 58 and Economic Development	Employment	Is the employment being a presented a count of where workers live or where workers work?
Townwide	Route 58 and Economic Development	Employment/Revenues	Is the Town considering employment and economic opportunities for increasing revenues?
Townwide	Route 58 and Economic Development	Employment/Revenues	Is our goal always to increase the Town's assessment/revenue?
Townwide	Route 58 and Economic Development	EPCAL	EPCAL seems like a dead end that needs to be addressed in the plan update. EPCAL is advertised as "shovel ready" but it really does not appear to be (e.g, environmental issues). The Town should protect the 1000 acres that are designated as "environmentally sensitive" by NYSDEC.
Townwide	Route 58 and Economic Development	Industrial/commercial development	The Town should consider a moratorium on the development of new industrial or commercial space unless it is a reuse of vacant space.
Townwide	Route 58 and Economic Development	Planning	Will the comprehensive plan update include changes that have taken in place in the Town through today?
Townwide	Route 58 and Economic Development	Planning	Will the 1990 study be used to make decisions?
Townwide	Route 58 and Economic Development	Population	Will the Town identify a population goal? Some residents may not want population growth.
Townwide	Route 58 and Economic Development	Population	Will the Town look at the current rate of saturation growth or prior trends?
Townwide	Route 58 and Economic Development	Retail reuse	Vacant buildings should be reused before new retail/industrial development can be built.
Townwide	Route 58 and Economic Development	Roadways	Are there secondary roadways that can be built off of Route 58 to encourage commercial development to locate within the existing commercial corridor rather than spreading east and west?
Townwide	Route 58 and Economic Development	Social migration	Will the comprehensive plan update consider social migration?
Townwide	Route 58 and Economic Development	Vacant retail	The big picture is lost when the focus is on the hamlets. Existing vacant retail space should be included in the plan update. Is an inventory being done? Big box is likely underutilized due to the pandemic and "Amazon effect" shifting demand online. The Town should backfill existing vacancies before building new structures.
Townwide	TDR/Farmland Preservation	Development	Is the Town looking to incentivize developers to build greater density through TDR?

Town of Riverhead September 2021 Community Meetings (9/13, 9/27, 9/28, and 9/29) - Summary of Comments

Hamlet(s) of Concern	Topic Area	Subcategory	Summary of Comment
Townwide	TDR/Farmland Preservation	EPCAL	The Town must terminate the Triple Five contract to protect critically endangered habitat at EPCAL, and provide development opportunities for Town residents and businesses. The original 50-lot subdivision would be a good start.
Townwide	TDR/Farmland Preservation	Farmland preservation	Why not allow farmers anywhere in the Town to sell their development rights (even if they are not within a sending area)?
Townwide	TDR/Farmland Preservation	Receiving areas	Will the RB-80 zoning district become a receiving area? Or will it remain 2-acres per house?
Townwide	TDR/Farmland Preservation	TDR	The TDR needs to be re-written.
Townwide	TDR/Farmland Preservation	Vacant land	The Town should prioritize vacant land rehabilitation.
Townwide	Transportation	Buses	Should small bus shelters be built at key bus stops?
Townwide	Transportation	Complete Streets	There is support for addressing complete streets. Strongtowns.org is a good resource for information about what works across the U.S.
Townwide	Transportation	Historic/Scenic Corridors	Review list of 18 Scenic Corridors from 2003 Plan. Sound Avenue is a Historic Corridor.
Townwide	Transportation	Light rail/transit	The Town needs light rail to make it more integrated and to result in less carbon emissions into the region. The light rail could operate between hamlets; trains can stop at Roanoke Avenue and Greenport.
Townwide	Transportation	Light rail/transit	Is the Town participating in the County's Reimagine Transit initiative?
Townwide	Transportation	Pedestrian and bikes (Bike paths)	The Town should revisit designated bike paths in the Town to evaluate whether some can be improved or abandoned.
Townwide	Transportation	Police/Law Enforcement	Need to enforce overweight truck restrictions and speeding
Townwide	Transportation	Public Transit	Is anyone carrying out a behavioral study to encourage residents/workers to take public transit?
Townwide	Transportation	Traffic	Traffic congestion during harvest season should be addressed.
Townwide	Transportation	Traffic	Suffolk Count Economic Development Department has developed a North Fork Traffic Task Force.

Comments by Rank

Row Labels	Count of Hamlet(s) of Concern	%
Aquebogue	11	3.5%
Baiting Hollow	7	2.2%
Calverton	20	6.4%
Downtown	39	12.5%
Jamesport	42	13.4%
Laurel	9	2.9%
Manorville	6	1.9%
Northville	12	3.8%
Riverhead	20	6.4%
South Jamesport	10	3.2%
Townwide	128	40.9%
Wading River	9	2.9%

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Row Labels	Count of Topic Area	%
Other	85	32.1%
Environmental Protection and Sustainability	56	21.1%
Housing and Community Facilities	43	16.2%
Transportation	37	14.0%
Route 58 and Economic Development	32	12.1%
TDR/Farmland Preservation	12	4.5%
Grand Total	265	100.0%

Row Labels	Count of Subcategory	%
Zoning	38	14.3%
Outreach/Survey	18	6.8%
Housing	15	5.6%
Water/sewer/stormwater infrastructure	15	5.6%
Hamlet Boundaries	13	4.9%
Retail/Retail reuse/Vacant buildings	11	4.1%
Signage/Safety/Lighting	9	3.4%
Water resources	9	3.4%
Pedestrians/Bikes	8	3.0%
Traffic/Traffic growth	8	3.0%
Solid waste and Recycling	7	2.6%
EPCAL	7	2.6%
2003 Comp Plan/Goals	6	2.3%
Travel Infrastructure/roadways/highways/bypasses	6	2.3%
Transit/Trolley/Buses/Light rail	6	2.3%
School District/Schools/Universities	6	2.3%
Open Space	5	1.9%
Scenic/visual quality	5	1.9%
Apartment Cap	5	1.9%
Police/Enforcement	5	1.9%
Business/Employment/Revenues	4	1.5%
Development/TOD Redevelopment	4	1.5%
Renewable Energy/Offshore Wind	4	1.5%
Climate Change	3	1.1%
Technical/Zoom	3	1.1%
Farmland preservation	3	1.1%
TDR	3	1.1%
Vision statement	3	1.1%
Agritainment	2	0.8%
Architecture/building heights	2	0.8%
Historic resources/historic architecture	2	0.8%
Natural Resources/Environmental Protection	2	0.8%
Parking	2	0.8%
Planning	2	0.8%
Population	2	0.8%
Rural character	2	0.8%
Scenic/historic corridors	2	0.8%
Travel characteristics	2	0.8%
Unhoused/homeless/impooverished population	2	0.8%
Advisory Committee	1	0.4%
Community center	1	0.4%
Complete Streets	1	0.4%
Department of Consumer Affairs	1	0.4%
Fire services	1	0.4%
Grants	1	0.4%
LWRP	1	0.4%
Noise	1	0.4%
Outdoor dining	1	0.4%
Parks and recreation	1	0.4%
Peconic Estuary Partnership	1	0.4%
Social migration	1	0.4%
Solar moratorium	1	0.4%
Town of Southampton	1	0.4%
Zoning Maps	1	0.4%

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