



RIVERHEAD COMPREHENSIVE PLAN UPDATE

Housing/Community Services Meeting – April 25, 2022



Meeting Agenda

Presentation

- Project Status
- Summary of Issues
- Overview of Goals

Community Input

Next Steps

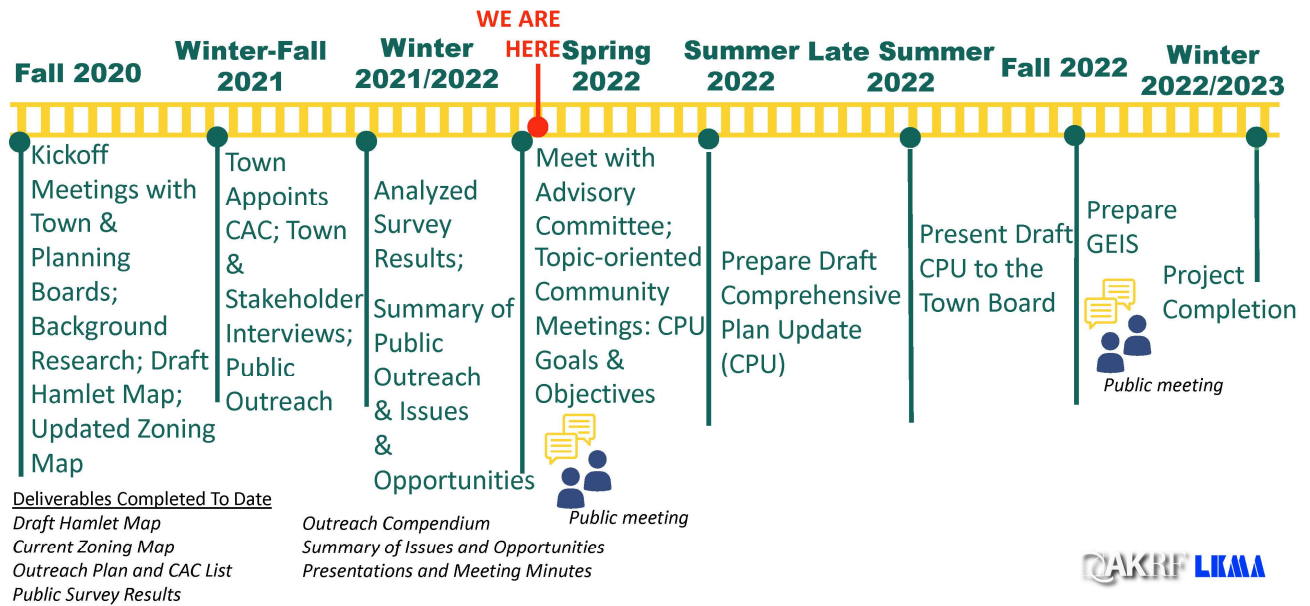


Source: Riverhead Local



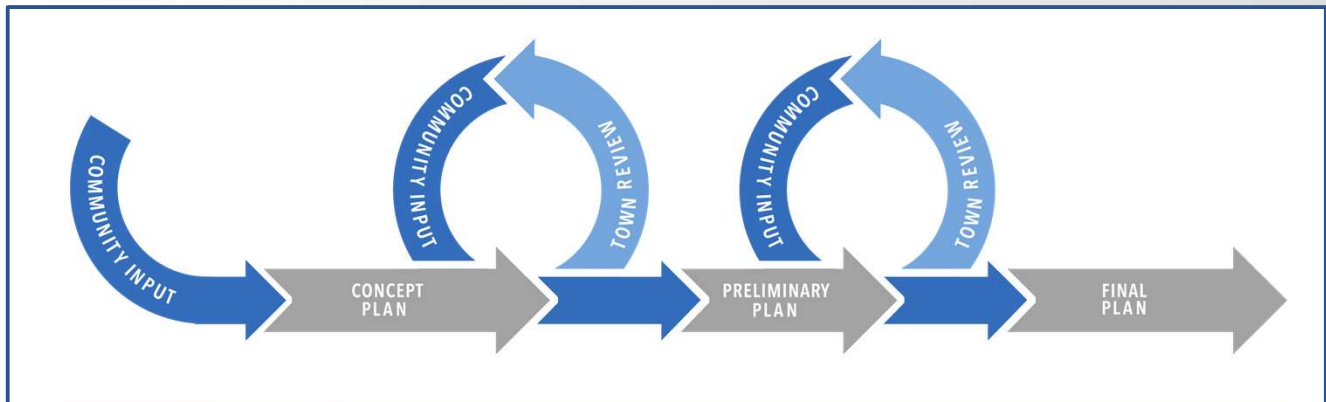


RIVERHEAD COMPREHENSIVE PLAN UPDATE TIMELINE



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Comprehensive Plan Update (CPU) Planning Process



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Vision Statement – Housing Element



TOWN OF RIVERHEAD
COMPREHENSIVE PLAN
NOVEMBER 2003

PURSUANT TO SECTION 272-a OF THE TOWN LAW



As development pressures continue to increase, the Town should promote the preservation and development of work force housing for senior citizens, young adults, first-time homebuyers, seasonal workers, low-income individuals and households, and special needs populations. Work force 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.

2003 Comprehensive Plan: Housing Goals

Goals

1. Continue to provide a variety of housing opportunities for low- and moderate-income households.
2. Continue to support the efforts of low- and moderate-income households in Riverhead to rehabilitate their housing units.
3. Promote high-quality, well-maintained housing.
4. Provide additional housing opportunities for senior citizens.
5. Ensure that group homes are compatible with the surrounding neighborhoods.
6. Provide additional housing opportunities for people living with HIV or AIDS when determined necessary.
7. Provide additional housing, food, and health care services for homeless persons.

Community Outreach-Summary of 2022 Issues and Opportunities

- Population/Housing Trends
- Housing Needs
- Households and Schools
- Transit-Oriented Development (TOD)
- Community Facilities Need Assessment
- Zoning
- Short-term rentals



Source: Riverheadrecreation.net

Community Survey and Outreach-Housing Needs

- Assisted living and senior housing;
- Increased opportunity for ownership;
- Expanded rental opportunities (not multifamily apartments);
- Affordable/workforce housing
- Veterans housing
- Market-rate housing



Community Survey and Outreach-Community Services Needs

1. Safety and security, crime prevention, and police protection;
2. Traffic management and safety
3. Playgrounds, parks, and recreational programs;
4. Emergency and fire services; and
5. Increased access to job training and vocational resources.



Goals Statement for the Comprehensive Plan Update (draft)

- Identify opportunities for affordable home ownership for working individuals and families (e.g., condos, co-ops, townhouses, single-family homes);
- Provide adequate senior housing and assisted living facilities;
- Expand rental opportunities other than multifamily apartment buildings (e.g., historic homes, short-term rentals, mixed-use);
- Provide additional playgrounds, parks, and recreational spaces and programs, for all ages (e.g., bike trail);
- Increase access to job training and vocational resources (e.g., school districts, colleges/universities, offshore wind training institutes); and
- Address safety and security issues and concerns and enhance crime prevention and police protection, as needed.

Goal – Provide affordable home ownership opportunities (e.g., condos, co-ops, townhouses, single-family homes)

- Utilize the new real estate transfer tax for a first-time homebuyer program
- Develop and adopt a Community Housing Plan
- Use funding from the LI Workforce Housing Act to rehab older homes for affordable housing
- Allow certain types of additional Downtown apartments with Transfer of Development Rights (e.g., large multifamily apartment buildings, assisted living)
- Eliminate the DC-1 apartment cap to attract investors to Opportunity Zones (Town Square Market Study)
- Provide additional Assisted Living (Downtown “Fringe” Areas or Route 58)

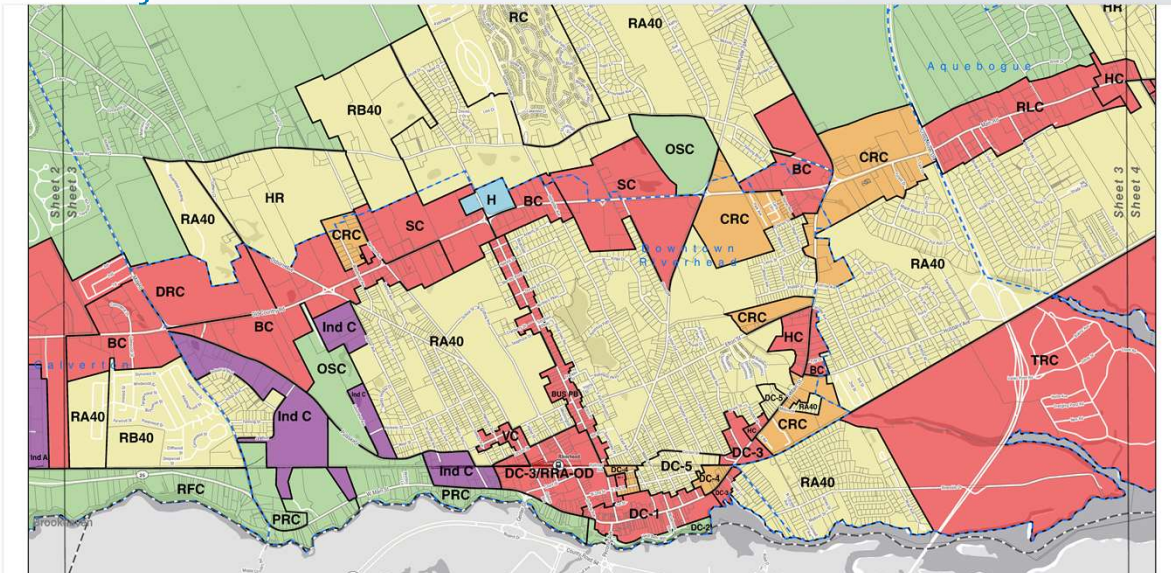


Source: New York Times

Goals – Support Opportunities for Senior and Assisted Living Housing

- Coordinate with Peconic Bay Medical Center to identify housing needs near the hospital (e.g., staff, assisted living)
- Explore additional opportunities for Assisted Living Downtown
- Provide housing for special needs populations (e.g., neurodiverse community)
- Provide opportunities for Veterans housing Downtown and elsewhere
- Nutrition program for seniors in the Downtown area

Peconic Bay Medical Center



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Goal – Housing Rental Opportunities

- Provide additional apartments Downtown to enhance safety and support business
- Rental opportunities (e.g., historic homes, mixed-use, short-term rentals, workforce) and develop a short-term rentals ordinance
- Identify temporary housing opportunities for seasonal workers
- Increase housing enforcement to address overcrowding and ensure safe housing

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Goal – Expanding Indoor/Outdoor Recreation

- Support indoor recreational uses along Route 58
- Coordinate with the IDA to identify additional outdoor recreational opportunities at EPCAL and funding sources
- Identify the need for additional senior center in the west portion of the Town
- Enforce the park and recreation fee for all dwelling units
- Secure funding to complete a riverfront bike trail



Goal – Increase Access to Job Training and Vocational Resources

- Partner with alternative energy industry and other training institutes
- Work with local colleges and institutions and school districts to improve job training
- Coordinate with Suffolk County IDA to attract and retain new employment and vocational opportunities at EPCAL
- Coordinate with social services to identify employment needs of low income and underserved Town residents

Goal – Enhance Safety and Security

- Work with the BID to increase street life, attract visitors to Town, pop-up tenants, art installations, business incubators, etc.
- Promote residential growth Downtown to enhance safety and support retail and street vibrancy
- Support events Downtown and along Route 58
- Market Downtown as a family-oriented destination
- Leverage/market the new Town Square and other catalytic projects
- Provide outdoor recreational events along the waterfront
- Coordinate with the Chamber of Commerce to attract, retain, and diversify the workforce
- Implement the Police Reform and Reinvention Collaboration Plan
- Coordinate with adjacent Towns on development projects that have regional effects on Riverhead traffic and facilities (e.g., schools)
- Enhance traffic management and safety to improve emergency and fire services (Transportation Meeting tomorrow (April 26th))

Goal – Improve Housing Conditions

- Incorporate policies to address substandard housing conditions (requirements for upgrade, subsidies, access to electric vehicles as part of developments, condos).
- Increase building code enforcement



Goal – Zoning Updates to Achieve the Recommendations

- Consider a form-based code or more flexible zoning.
- Develop a small lot ordinance to provide flexibility for improving current housing
- Develop a short-term rental ordinance
- Revise the zoning to clarify how housing density is calculated (e.g., CRC).
- Assisted living should be near hospital, in or proximate to sewer district and other medical social uses.

Discussion Format

- Please discuss your vision and potential goals and recommendations for the future of housing and community services in the Town
- Comments and suggestions can also be submitted in writing at www.TownofRiverheadComprehensivePlanUpdate.com
- The committee discussion will be followed by opportunity for community input

Thank You and Next Steps

- **Summer 2022**
 - Prepare the draft Comprehensive Plan Update (CPU)
 - Present draft CPU to Town Board
- **Fall 2022**
 - Prepare CPU GEIS
 - SEQRA Hearing
- **Winter 2022/2023**
 - Project Completion