

**Riverhead Comprehensive Plan Update  
12/1/21 Route 58/Downtown/Economic Development Topic Meeting - Summary of Comments**

Name	Affiliation	Subtopic	Summary of Comment	Key Points/Recommendations for the Comp. Plan Update
Bob Hennessy	Tanger Outlets	Tenant mix	The more residents the more potential shoppers we have. The Town is very selective in what can come to Tanger (e.g., food tenants); the Town has stringent zoning regulations. The Town should work with Tanger to bring a good tenant mix.	<ul style="list-style-type: none"> <li>The Town may need less stringent zoning/more flexible regulations in terms of what types of tenants are permitted at Tanger.</li> <li>The Town should work with Tanger to bring a good tenant mix.</li> </ul>
Carl M. Landis	Tanger Outlets	Retail reuse	Online retail vs. brick and mortar which is on Rt. 58; online sales are about 13%, less than \$1 trillion; brick and mortar is ~\$4.7 trillion, so it's still strong, but it's changing. We see online retailers going into brick and mortar (e.g., Warby Parker). We are fortunate not to have department stores at Tanger so there's not that risk associated with it. With the pandemic, stores like Dress Barn or Lane Bryant went away faster. Riverhead is a good shopping hub right now compared to other areas of LI, which is an advantage.	<ul style="list-style-type: none"> <li>Brick and mortar is still strong but it is changing; there is a trend toward online retailers filling brick and mortar.</li> <li>Riverhead is a good shopping hub, which gives it an advantage compared to other areas of Long Island.</li> </ul>
Dawn Thomas	Town of Riverhead CDA	Vacancies in downtown	The Downtown vacancies were created pre-internet due to retail moving into larger or smaller stores, mid-size department stores; Route 58 as it evolved pulled some business away from Downtown. So Town has been working to revitalize Downtown piggybacking off of a long history of downtown planning. The Town created urban renewal areas: 1) East Main Street; 2) Railroad Avenue; and 3) EPCAL. They gave the Town opportunities that it wouldn't have had otherwise; created public-private partnerships. Town also acquired property Downtown (in addition to EPCAL from Navy); everyone wants an active downtown and wants railroad avenue to change. CDA did smaller-scale planning (e.g., BOA in 2016), TOD Parking Study (2020), strategic study and planning for Town Square, and another plan for the Railroad Avenue area. Those studies helped secure funding and public-private partnerships to facilitate development. Anticipated downtown development includes 1) TOD Development Transformation; 2) Suffolk Theater Residential/Green Room Addition; 3) LI Science Center Expansion; 4) Vail Leavitt Music Hall Renovation; and 5) Alternative Transit Circuit (connections). Town purchased and is demolishing a few buildings to make way for Town Square, adjacent to the new LI Science Center site. Market Study suggested condos, hotel, retail, food and beverage would be appropriate uses for the new Town Square. The Town is working on flooding. Town hopes to leverage new TOD parking to revitalize the area. It will have outdoor dining, pedestrian walkways	<ul style="list-style-type: none"> <li>Town Square and other public improvement projects are anticipated to continue the revitalization of Downtown.</li> </ul>
Ike Israel	Realty	Development; zoning	Create a downtown experience to attract visitors (restaurants, museum, Aquarium); safety is paramount. Residential is also part of it. We are on family-oriented cultural track. Need something to draw people down Main Street - Town Square should help. Need more uses, e.g., hotels along Route 58 and Downtown; need less restrictive zoning to bring in developer investment. There's a huge demand for hotels with the weddings, etc. Town Square Market Study called out need for hotel downtown. We have very rigid retail zoning. Self storage is huge nationwide; has taken over the old big box/Walmart stores; it's a quasi retail use. We're not that vacant on Route 58; most shopping centers are in good shape. Tanger had a lot of restrictions; we need to help them with that.	<ul style="list-style-type: none"> <li>Create a downtown experience to attract visitors.</li> <li>There is a huge demand for hotels.</li> <li>The Town has very rigid retail zoning/needs more adaptable zoning.</li> <li>Self-storage may be a viable reuse of vacant buildings on Route 58.</li> </ul>
Tracy Stark	Riverhead Industrial Development Agency	Development; zoning	Size of buildings and real property taxes is an issue; cost psf for smaller business to open Downtown becomes a hurdle. We are targeting mixed use b/c volume of apartments will carry whatever potential retail we can get on the ground floor. Loss of retail is morphing; looking forward with regard to zoning, traditional zoning is not keeping up with times - it needs to be more fluid. Technology, infrastructure, economic development is changing - use of corporate headquarters, buildings, careers, etc. The zoning should be a living document in certain areas of the town. Four "e"s: entertainment, eateries, environment, and engagement - if you can produce that Downtown it will help.	<ul style="list-style-type: none"> <li>There is a market for mixed-use because the apartments will carry the ground floor retail.</li> <li>The Town needs flexible zoning, along with entertainment and eateries.</li> </ul>
Kristy Verity	Business Improvement District	Development; zoning	Route 58 and Downtown are a focus of econ dev. Entertainment is very important. We don't want just restaurants, we need entertainment, things to do Downtown. There should be a focus on small business and retail experience such as entertainment, shopping. If we need to make that easier with zoning that would be beneficial.	<ul style="list-style-type: none"> <li>Entertainment is needed Downtown, including shopping.</li> <li>More flexible zoning may be necessary.</li> </ul>
Mike Foley	Resident, Reeves Park	Vacancies; retail reuse	Has the Town made progress on a vacant buildings inventory? What would be the most appropriate tenant mix at Tanger Outlets? (Tanger noted a boutique, gym, mixed-use, spa, entertainment, etc.; currently it's a strict retail-only type environment). Stand alone restaurants would not be appropriate because that's what we want Downtown and on Route 58. Perception of lack of safety Downtown is a critical factor that must be overcome with education and marketing. Recreational cannabis sales would help Downtown, although would not be an appropriate use on Town Square. Downtown can accommodate children's entertainment and responsible adult indulgences as well. Every Town but Riverhead has voted to opt out. Put retail cannabis sales within walking distance of Town Square to leverage visitors, rather than putting in some obscure industrial location. 3% tax goes directly to municipalities that opted in. \$350K a week, \$50k/day, \$17.5 million/year, \$525,000 for Town. 60% of that revenue should go to improving safety (cameras, signs, etc.). 30% can go to special education services. 10% for drug abuse education. NYS has goal of October 2022 - probably middle to end of 2023.	<ul style="list-style-type: none"> <li>The Town needs a vacant buildings inventory.</li> <li>The Town needs to overcome the perception of lack of safety Downtown.</li> <li>Stand alone restaurants would not be appropriate at Tanger because of competition with Downtown.</li> <li>Downtown should accommodate recreational cannabis sales, but not on Town Square.</li> </ul>

**Riverhead Comprehensive Plan Update  
12/1/21 Route 58/Downtown/Economic Development Topic Meeting - Summary of Comments**

Name	Affiliation	Subtopic	Summary of Comment	Key Points/Recommendations for the Comp. Plan Update
Bob Kern	Councilman Elect, Aquebogue Resident	Parking; flooding	N/S side parking on Main St. is completely full; 2 stories of parking underneath apartments doesn't make sense; no one will want to park by TOD to go to a market-rate apartment on Main St.; 2-story parking the one on bottom, look at what they do in Holland, they retain water, so when the water recedes you pump it out. Town Square has to be programmed; in favor of performance (flex) zoning; Tanger has potential for a variety of uses; buildings have fire suppression.	<ul style="list-style-type: none"> <li>• Lower level parking could be used to retain water during flood events and pumped out.</li> <li>• More flexible zoning is needed to allow for a greater range of uses at Tanger.</li> </ul>
	Calverton resident	Perception of lack of safety	Homeless population has increased. Route 58 buildings could be reused to house homeless. Through flexible zoning with Tanger and other areas could allow a movie theater. There are really two communities downtown: 1) Riverhead; and 2) Riverside in Southampton. How does Southampton's update affect Riverhead and how are the two towns collaborating? A specialty grocery is needed Downtown.	<ul style="list-style-type: none"> <li>• Vacant buildings on Route 58 could be reused to house homeless population.</li> <li>• There needs to be collaboration with Southampton.</li> <li>• A specialty grocery is needed Downtown.</li> </ul>
Mark Haubner	Aquebogue resident	Flexibility; zoning; climate change; pandemic; technology; interim plan progress	Flexibility keeps coming up as a need, both from developers and consumers. There are disruptions which require flexibility moving forward (e.g., pandemic, climate, technology). We have to be flexible in zoning to respond to these changes. Need to reassess plan every 1, 5, 10 years.	<ul style="list-style-type: none"> <li>• There is an apparent need for zoning flexibility.</li> <li>• Need to have interim plan progress check-ins every 1, 5, or 10 years.</li> </ul>
Janice	Bating Hollow; Downtown Revitalization Committee	Collaboration; recreational cannabis	Downtown is utilized by all of Riverhead. There is a sewage treatment plant being considered in Riverside. Keep recreational cannabis away from Town Square. Follow Amsterdam and keep that use restricted to certain areas.	<ul style="list-style-type: none"> <li>• There needs to be collaboration across towns and hamlets.</li> <li>• Recreational cannabis should be restricted to certain areas.</li> </ul>
	Online commenter	Sewage treatment	Does the proposed Riverside development plan to build its own sewage treatment facility.	<ul style="list-style-type: none"> <li>• The proposed Riverside development plans to build its own sewage treatment facility.</li> </ul>
John Cullen	Northville resident	Roadways; traffic	Greenport is suffering from traffic. Roadway infrastructure needs to be improved to accommodate all of the new and proposed development.	<ul style="list-style-type: none"> <li>• The Town needs to upgrade the roadway infrastructure to handle the traffic from all of the new and proposed development.</li> </ul>
Richard Israel	Builder/developer in Riverhead	Development; zoning	We have to concentrate our future needs. Riverhead compared to five East End Town has always been the receiving place, sometimes for good or bad. Route 58 was mostly industrial and most development was east of traffic circle near hospital; over the years and with help of Tanger that changed and now people go between the circle and Tanger. The original comp. plan was always cognitive of not creating vacuums; Tanger was to bring in people and then let them explore Riverhead; there was a trolley that went back and forth. It's great that the Town is engaging in promoting an atmosphere that will host the right businesses downtown. Downtown is small compared to Route 58. Average supermarket is 65k-100k sf; movie theater is 60-70k sf; we don't have that sf Downtown. Downtown is great for tourists, family, experience, as another family-oriented destination with dining, theater, parades, etc. The Town should continue to work with the BID. We have to be flexible with uses but understand that these are small uses; we will hopefully get small boutiques, interesting restaurants (30- and 50-seat restaurants, that have a chef, and will attract visitors from the East End). We have exact definitions in our zoning; need more liberal definitions of retail (i.e., furniture, t-shirts, etc.). Tanger is an oasis. People come there, come to Aquarium, and they go back in their cars and go home. We need restaurants to attract them Downtown. Five East End Towns don't want big box; Riverhead is a good shopping hub because there is competition and availability of products in one place. Route 58 is not vacant, but everyone believes that. The Armory is not vacant but it's owned by the Town and the Town can only use it for a particular purpose; it's not open to the public. Most of Route 58 is professionally managed. We have to be careful with what we put on Route 58 because Tanger will capture a lot of the visitors. We need hotels. There is still resistance to creating hotels farther east so Riverhead should continue to allow those. Professional workers need affordable housing, in addition to hospital workers. The Town has already proven the 500-cap on apartments should be eliminated. We need townhouses to house first-time homebuyers. The school needs a solution to the school overcrowding issue. The 2003 Comp. Plan helped grow the Town. The Town needs parking solutions; parking that is convenient to whatever we create. Figure out how our arteries can be improved. Traffic and parking are important but we have to move forward. Toys R Us went bankrupt. Things take time to redevelop. K-mart was becoming Town Hall; now it's not. Tanger, Brixmor are great developers; it shouldn't take decades to get something approved. EPCAL is a sad story. Let's move forward. We lost Amazon b/c we had no place for them to go. Things change; tenants change; retailers have grown; small businesses have had to adapt.	<ul style="list-style-type: none"> <li>• Downtown is great for tourists, family, experience destination with dining, theater, parades, etc.</li> <li>• The Town should continue to work with the BID.</li> <li>• The Town needs to be flexible with allowed uses; We have exact definitions in our zoning; need more liberal definitions of retail (i.e., furniture, t-shirts, etc.).</li> <li>• There's a need for small boutiques, interesting restaurants (30- and 50-seat restaurants, that have a chef, and will attract visitors from the East End). The Town needs hotels, affordable housing, townhomes, and parking solutions.</li> </ul>

**Riverhead Comprehensive Plan Update  
12/1/21 Route 58/Downtown/Economic Development Topic Meeting - Summary of Comments**

Name	Affiliation	Subtopic	Summary of Comment	Key Points/Recommendations for the Comp. Plan Update
Jim Dorenz	Jamesport resident; GJCA President	Limits of development east of Route 105; safety; zoning	Development should be limited farther east of Route 105. Size of parking lot/height of building was a concern (Turnoff application was denied). Will there will be increased occupancy of vacant buildings or will new buildings be erected? Is the Town proposing increased train and bus service? The Town needs more enforcement personnel, security cameras, something to make families feel comfortable to walk down Main Street from Aquarium. There needs to be increased flexibility with zoning so that the unused buildings can be reused quickly by commercial tenants on Route 58 or Downtown (these are personal service stores; downtown has an active restaurant row). Downtown has a new yoga, ballet, tattoo; Michaelangelo's will be a new Italian eatery; old diner was taken over). Zoning restrictions should be less restrictive to allow new commercial tenants.	<ul style="list-style-type: none"> <li>• There is a desire to limit development east of Route 105 in Jamesport.</li> <li>• The Town will need to work with the County DPW.</li> <li>• The Town needs to overcome the negative perception of safety Downtown.</li> <li>• There needs to be increased zoning flexibility.</li> </ul>