

# RIVERHEAD Comprehensive Plan Update



*Steering Committee Meeting #6  
October 16, 2023*



# Agenda

## **1. Process**

- Timeline
- SEQR

## **2. Upcoming Meetings**

- Steering Committee Meetings
- Public Workshop

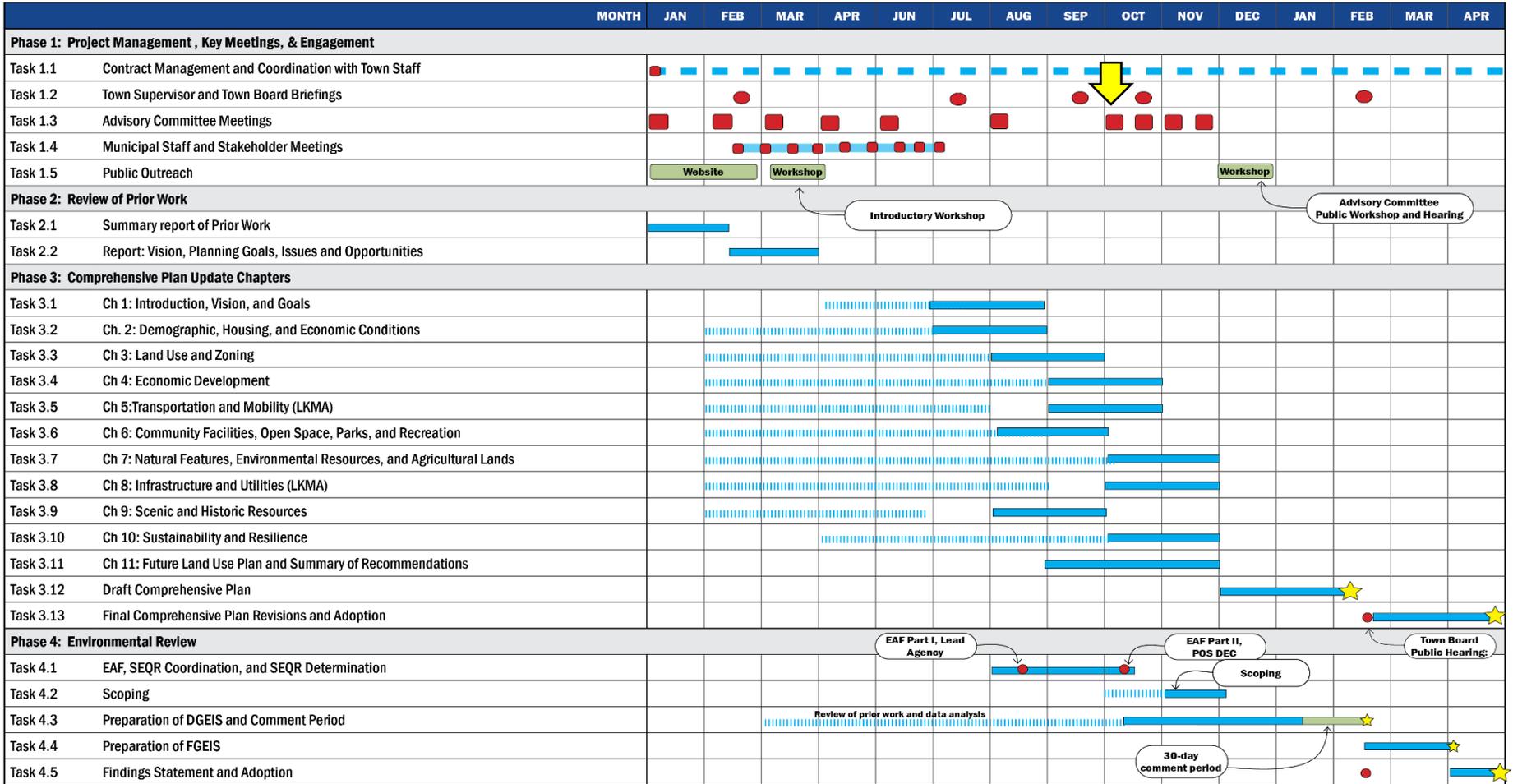
## **3. Preliminary Land Use and Zoning Recommendations**

## **4. Discussion: Draft Goals and Recommendations**

- Scenic and Historic Resources
- Open Space, Parks and Recreation

## **5. Next Steps**

# Timeline (15-Months)



**LEGEND**

- Major work on Task
- Meetings with Town Board, Steering Committee, or Stakeholders
- Review of prior work and data analysis
- Deliverable

The timeline and scope of work include the preparation and adoption of a Comprehensive Plan. Implementation of other action items such as the adoption of an Official Map, a Capital Budget, or zoning changes would be covered under a separate scope, if desired.

# Timeline – Milestones in Next 3 Months (Oct - Dec)

## October

- **Draft Land Use/Zoning Goals and Recommendations**
- **Committee Meeting #7 (Oct 30)**

## November

- **SEQR: EAF Parts I & II, Pos Dec & Scoping (Nov 9)**
- **Committee Meeting #8 (Nov 13)**
- **SEQR: Scoping Comment Period**
- **Committee Meeting #9 (Nov 27)**

## December

- **Public Workshop #2 (Dec 13)**
- **Drafting Comprehensive Plan**
- **SEQR: Adopt Final Scope**
- **SEQR: Drafting DGEIS**

# SEQR – Scoping

## Draft Scope – Table of Contents of DGEIS:

Cover Sheet

1.0 Executive Summary

2.0 Proposed Action

3.0 Environmental Setting, Potential, and Mitigation

3.1 Land Use, Zoning and Public Policy

3.2 Demographics, Housing and Economic Conditions

3.3 Scenic and Historic Resources

3.4 Transportation and Mobility

3.5 Community Facilities, Open Space, and Recreation

3.6 Natural Features, Environmental Resources and Agricultural Lands

3.7 Infrastructure and Utilities

4.0 Other Environmental Impacts

5.0 Analysis of Alternatives

6.0 Subsequent SEQR Actions

**Briefing with Town Board on 9/14  
Draft Scope: 11/9**

# Timeline – Upcoming Meetings

## **October 16 @ 3PM**

- **Scenic and Historic Resources**
- **Parks and Open Space**

## **October 30th @ 3PM**

- **Natural and Environmental Resources**
- **Agriculture**
- **Community Facilities**

## **November 13th @ 3PM**

- **Transportation and Mobility**
- **Housing**
- **Economic Development**

## **November 27th @ 3PM**

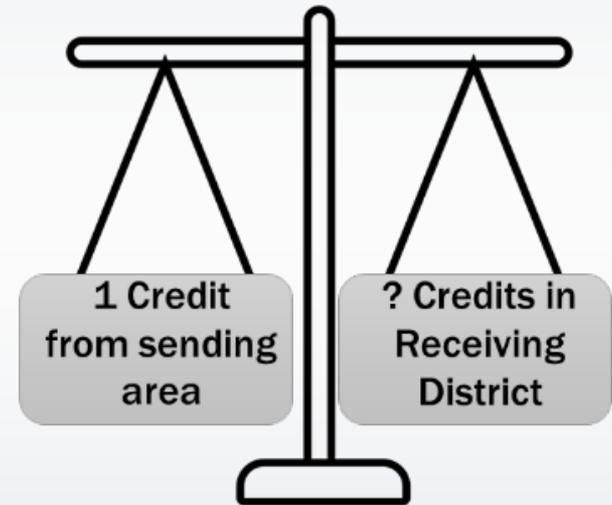
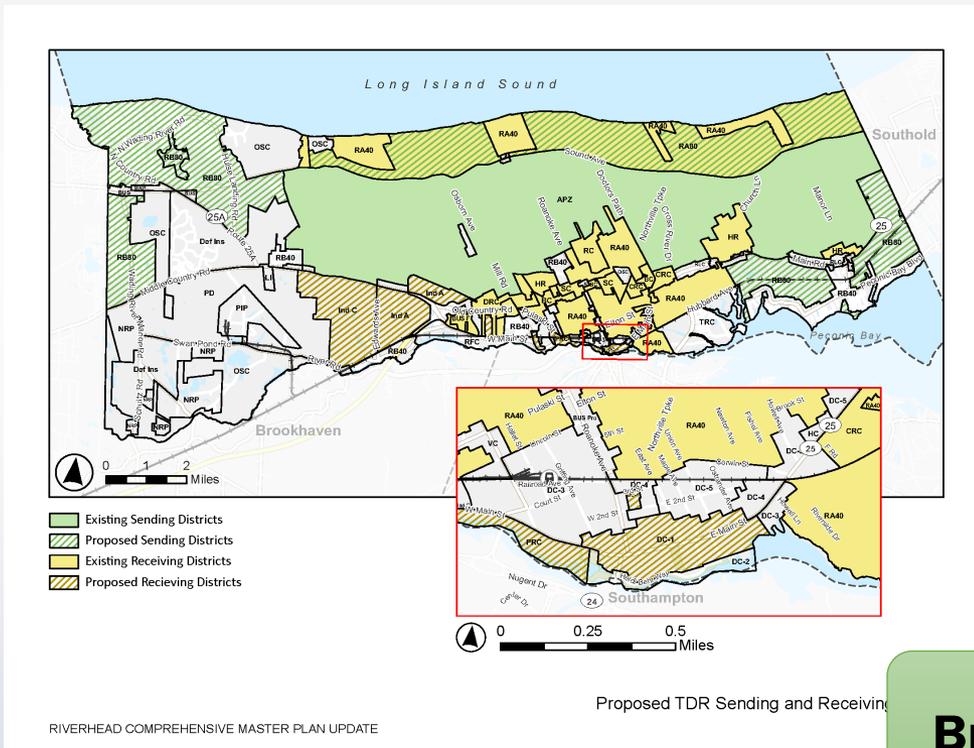
- **Utilities**
- **Sustainability and Resilience**
- **Public Workshop Prep**

**Public Workshop  
December 13th**

# Draft Land Use and Zoning Concepts

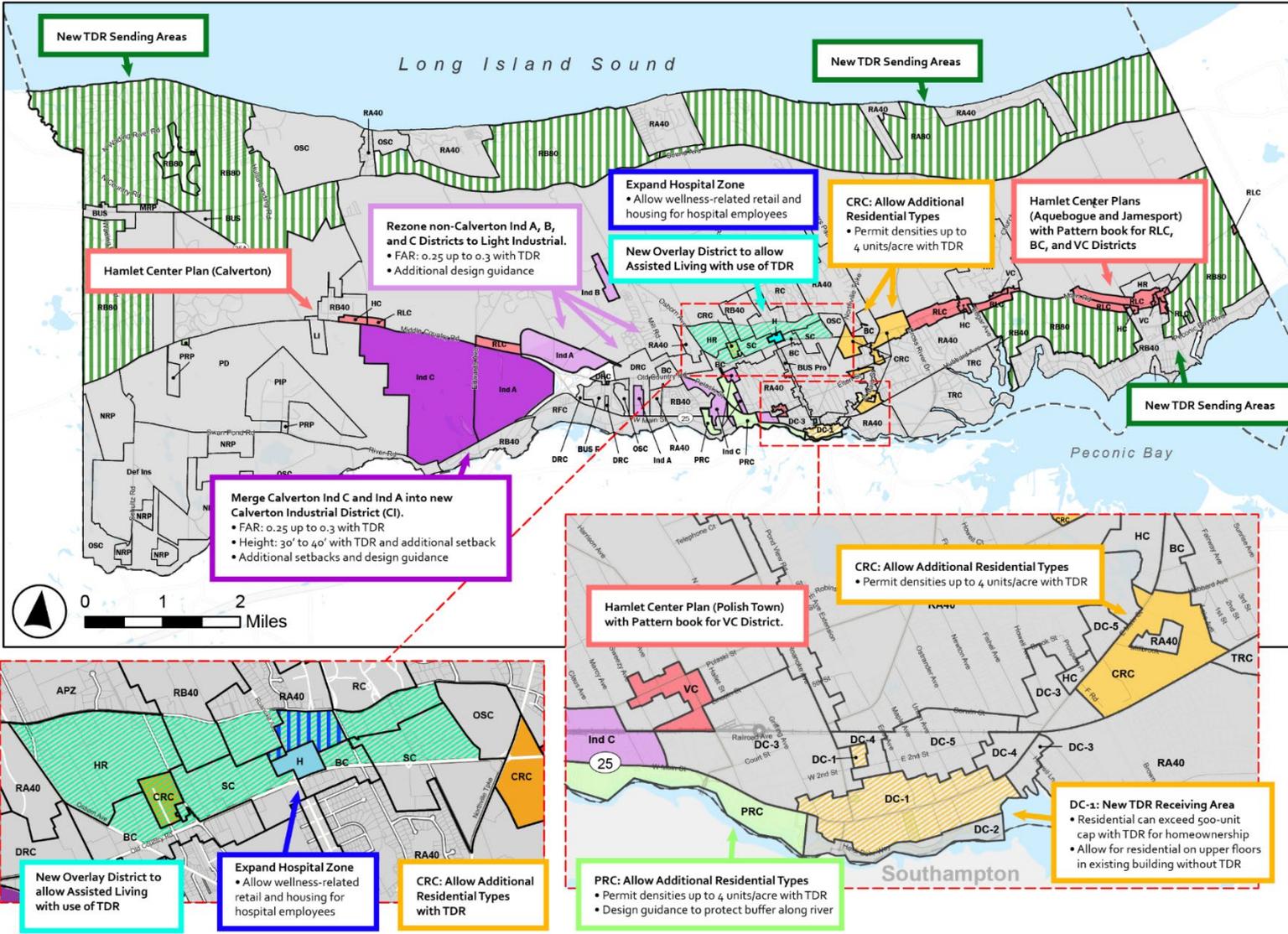
## Transfer of Development Rights:

- Changes to Sending/Receiving Area Map
- Transfer Formula

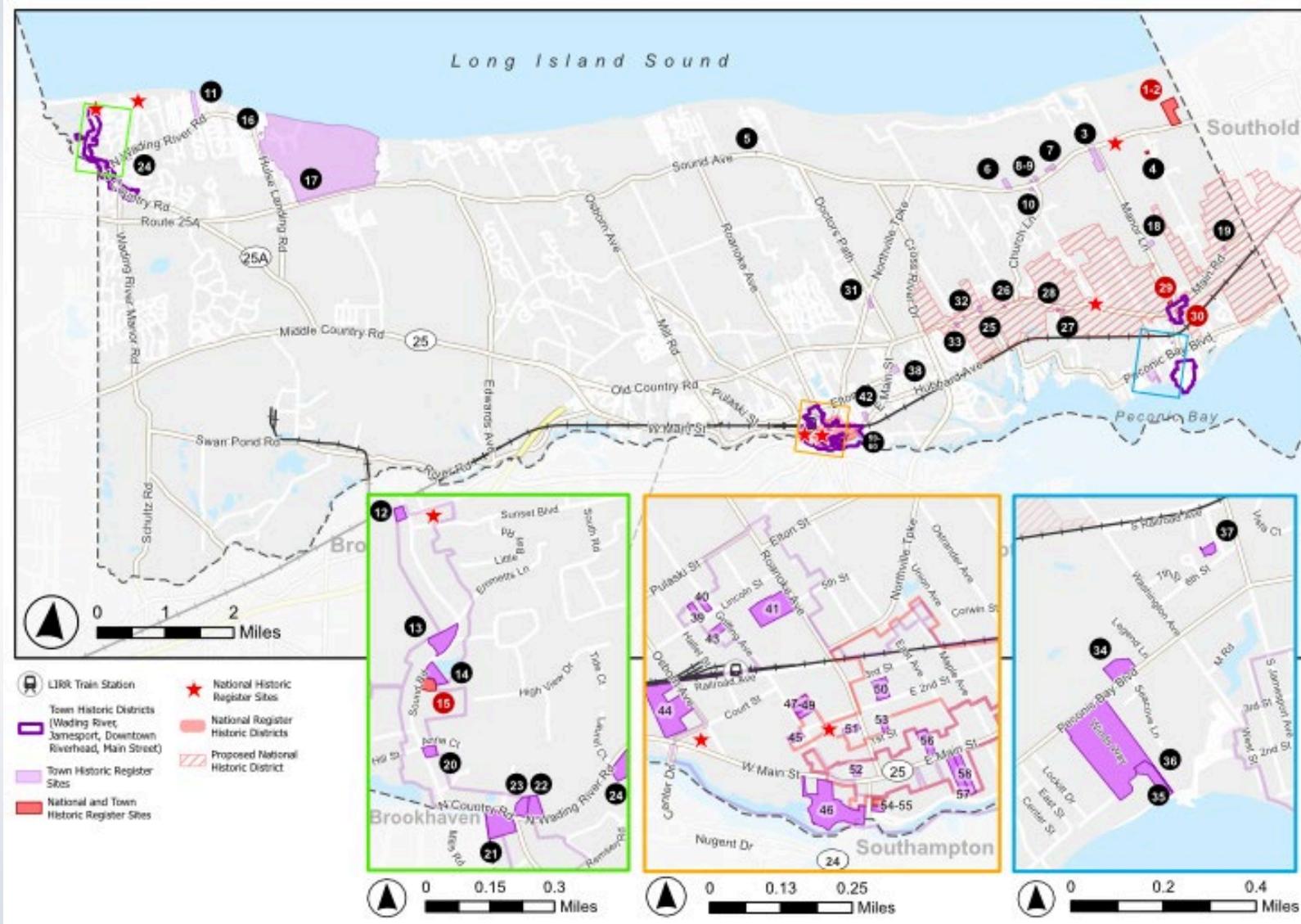


**Briefing with Town Board on 9/14**

# Draft Land Use and Zoning Concepts



# Scenic and Historic Resources



## Discussion: Scenic and Historic Resources

### Goal 1: Protect scenic resources and views.

- a. Append the Landmarks Preservation Law with a provision to protect scenic vistas and viewsheds.
- b. Recognize the importance of scenic qualities throughout the Town Code and in site plan review.
- c. Undertake a study to identify locations throughout Riverhead with scenic resources and significant views.
- d. Coordinate scenic preservation initiatives with other community enhancement programs, including open space acquisition, natural resource conservation, park and recreation development, farmland preservation, and business district improvement efforts.
- e. Continue to enforce exterior lighting code violations and be vigilant in reviewing exterior lighting on future development applications.

## Discussion: Scenic and Historic Resources

### **Goal 2: Continue to identify, document, and promote public awareness of historic resources in Riverhead.**

- a. Update the comprehensive survey of historic resources in Riverhead.
- b. Develop an integrated public signage program that identifies and explains the scenic, historic, and natural resources of the Town. Provide appropriate recognition and interpretative signage for scenic, historic, and archeological sites
- c. Provide educational materials and technical assistance to historic and designated landmark property owners to access funding, tax incentives, and resources to maintain their property correctly.
- d. Designate additional historic districts.
- e. Pursue local, state, and national designation of individual landmarks.

## Discussion: Scenic and Historic Resources

### **Goal 3: Protect historic resources from destruction, neglect, or diminishment of character, and encourage the faithful restoration and adaptive reuse of historic structures.**

- a. Establish an official watch list and map of buildings that have potential for landmark preservation but have not been designated.
- b. Prevent demolition of historic structures.
  - Refer demolition permit applications to the LPC (watch list, 75 years+)
  - Coordinate with the SHPO (avoid demolition of state/national designated or eligible resources)
  - Prevent “demolition by neglect”
- c. Provide flexibility to historic property owners who seek variances for the purpose of protecting the historic character of the property.
- d. Ensure enforcement of the Landmarks and Historic Districts Chapter of the Town Code is undertaken.

## Discussion: Scenic and Historic Resources

### **Goal 3: Protect historic resources from destruction, neglect, or diminishment of character, and encourage the faithful restoration and adaptive reuse of historic structures. (continued)**

- e. Promote and facilitate adaptive reuse of historically and architecturally significant buildings.
- f. Consider Pursuing Certified Local Government (CLG) status and taking steps to become eligible, including bringing the Town's Landmarks Preservation code into conformity with the State's current model code.
- g. Provide additional incentives and inform property owners of incentives for historic preservation.
- h. Identify, promote, and apply for preservation grants and funding opportunities.

# *Draft Goals and Recommendations*

## Discussion: Scenic and Historic Resources

### **Goal 4: Protect the visual quality of scenic corridors throughout Riverhead, and work to improve the scenery along other roads.**

- a. Nominate Sound Avenue to the National and/or New York State Scenic Byway Program
- b. Continue protecting scenic corridors through zoning regulations.
  - Strengthening zoning regulations to further protect views
  - Designating historic landmarks or districts along scenic corridors
  - Develop and adopt design criteria for rural corridors



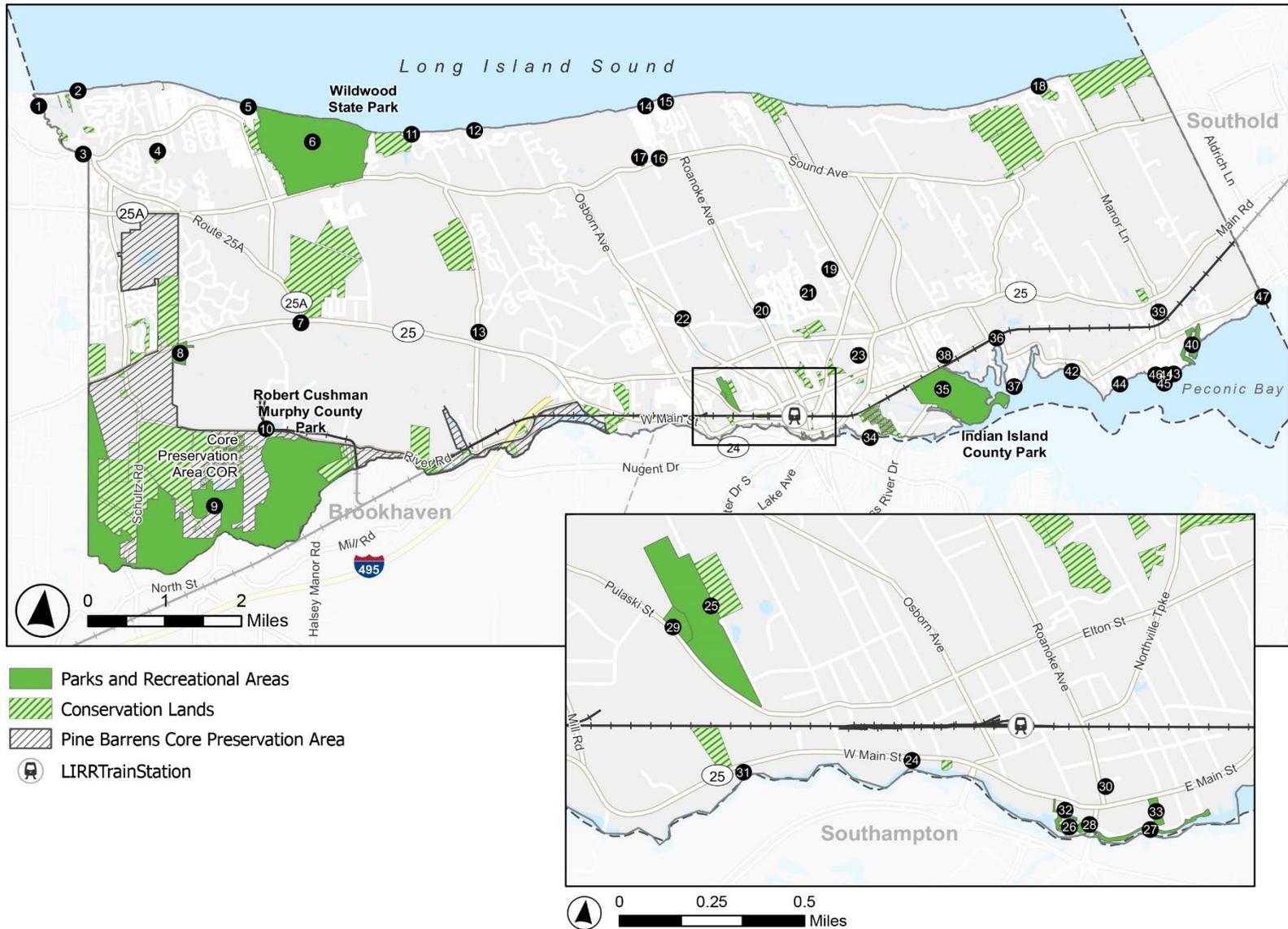
## Discussion: Scenic and Historic Resources

### **Goal 5: Ensure that design of new development is compatible with its surroundings and scenic and historic resources.**

- a. Strengthen and adopt design standards or guidelines in sensitive areas to ensure new construction is compatible with the area's scenic and historic characteristics.
  - Develop pattern books for Jamesport, Aquebogue, Polish Town, others
  - Adopt the pattern book for the downtown
  - Develop design standards and guidelines for subdivisions
- b. Improve coordination between the LPC and ARB review process.

# Draft Goals and Recommendations

## Discussion: Open Space, Parks, and Recreation



## Discussion: Open Space, Parks, and Recreation

### **Goal 1: Provide adequate well-maintained outdoor and indoor recreational facilities.**

- a. Establish a plan and pursue grant funding and public private partnerships to activate Veterans Memorial Park.
- b. Expand community and recreational facilities, increase access to existing facilities where possible, and build new facilities as needed.
  - Additional Community Center Space
  - Town Youth Center
  - Town Gym
  - Indoor Pool
- c. Encourage adaptive reuse of commercial spaces on Route 58 for private indoor recreational use.
- d. Encourage indoor and outdoor recreation uses in industrial areas and at EPCAL.

## Discussion: Open Space, Parks, and Recreation

### **Goal 2: Implement parks and open space improvements in the downtown.**

- a. Implement the vision for the Town Square and other public spaces in Downtown Riverhead.

### **Goal 3: Activate the Peconic Riverfront with recreation opportunities and good stewardship.**

- a. Provide safe public access to the Peconic Riverfront.
- b. Provide signage to make attractions along the riverfront more visible and accessible.
- c. Encourage use of the riverfront through a variety of programming.

## Discussion: Open Space, Parks, and Recreation

### **Goal 4: Enhance recreation events and programming.**

- a. Expand recreational programming to address additional interests and community needs.

### **Goal 5: Encourage open space preservation and public access opportunities in subdivisions.**

- a. Conduct a comprehensive review of subdivision and cluster regulations to strengthen open space requirements.
- b. Require public easements as part of subdivision approval wherever possible to ensure public access and connectivity between open spaces, the waterfront, and greenways.

## Discussion: Open Space, Parks, and Recreation

### **Goal 6: Establish a public greenway system with walking and hiking trails, along with bicycle lanes and bikeways.**

- a. Identify and encourage off-road trails where possible.
  - Powerline Rail Trail
  - Peconic Riverfront
  - Other strategic open space corridors
- b. Prepare a five-year greenway development plan and update the plan periodically until the greenway system is completed.
- c. Designate major greenway entrances, where parking is provided, and greenway maps are posted. Post roadway signs that direct motorists to major greenway entrances.

## Discussion: Open Space, Parks, and Recreation

### Goal 7: Improve maintenance of and access to community parks and beaches.

- a. Inventory open space, parks, and recreation facilities and create a maintenance plan.
- b. Improve and upgrade beach facilities
- c. Upgrade playgrounds to provide shade, accessibility, and sensory features.
- d. Consider increasing maintenance staff for regular maintenance of parks and beaches.
- e. Continue to educate the public about parks and open space etiquette and cleanliness.

## Discussion: Open Space, Parks, and Recreation

### **Goal 8: Improve waterways and boating infrastructure**

- a. Inventory and prioritize maintenance needs for Town boat ramps and docks.
- b. Continue to provide a high-quality facility at East Creek.
- c. Develop a plan for moorings.

### **Goal 9: Enhance funding mechanisms for parks.**

- a. Establish an annual Town budget for Town-owned open spaces, parks, and recreation facilities.
- b. Reevaluate recreation fees in the subdivision code.
- c. Continue using the CPF funds when funds are available.
- d. Consider charging fees for non-Riverhead residents' beach access.
- e. Require out-of-town residents to obtain permits to use any Town park or recreational facility.

## Discussion: Open Space, Parks, and Recreation

### **Goal 10: Expand the park and open space network.**

- a. Continue expanding existing parkland and recreational areas.
- b. Work with other agencies towards acquisition of lands for parks or nature preserves.

### **Goal 11: Improve administrative processes to ensure enjoyment and safety of parks, open space, and recreational lands.**

- a. Establish a CPF Management Division in the Town to administer the program.
- b. Continue to work closely with various departments and committees to ensure transparency and cooperation.
- c. Increase penalties for encroachments on open space properties and make sure there are inspections for code violations.
- d. Ensure that an existing public right-of-ways that provides waterfront access are not obstructed because of private development.

# Next Steps

- **SEQR Positive Declaration** – November 9
- **Scoping Document** – Comment Period 11/9 – 12/9
- **Public Workshop # 2** – Wednesday, December 13
- **Steering Committee Meetings:**
  - Monday, October 30, 3-4:30pm on Zoom
  - Monday, November 13, 3-4:30pm on Zoom
  - Monday, November 27, 3-4:30pm on Zoom