

RIVERHEAD Comprehensive Plan Update



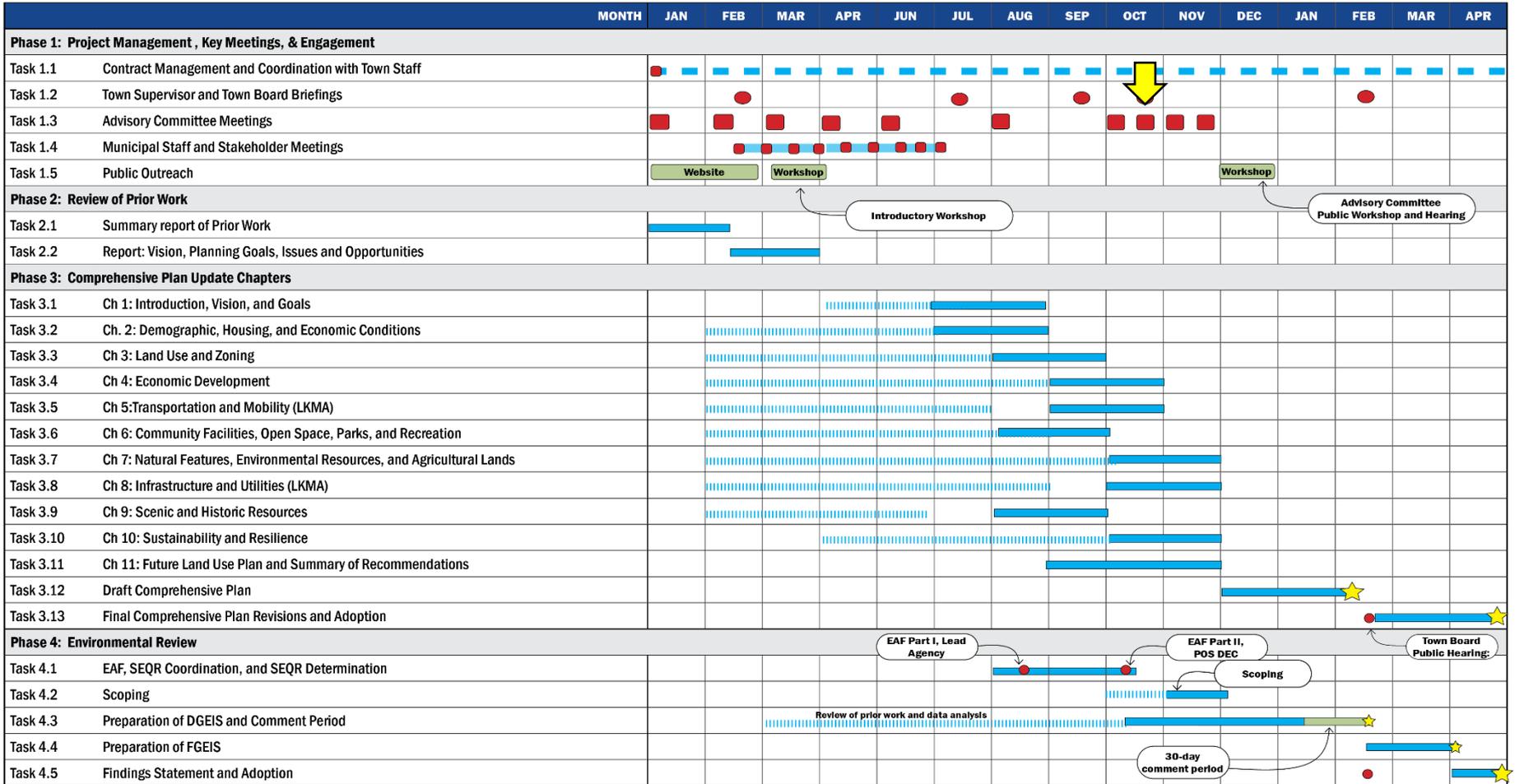
*Steering Committee Meeting #7
October 30, 2023*



Agenda

- 1. Process and Upcoming Meetings**
 - 2. EPCAL Update**
 - 3. Discussion: Draft Goals and Recommendations**
 - Agriculture
 - Natural Features and Environmental Resources
 - Prior chapters
-
- 1. 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 – Upcoming Meetings

October 30th @ 3PM

- **Natural Features and Environmental Resources**
- **Agricultural Lands**

November 13th @ 3PM

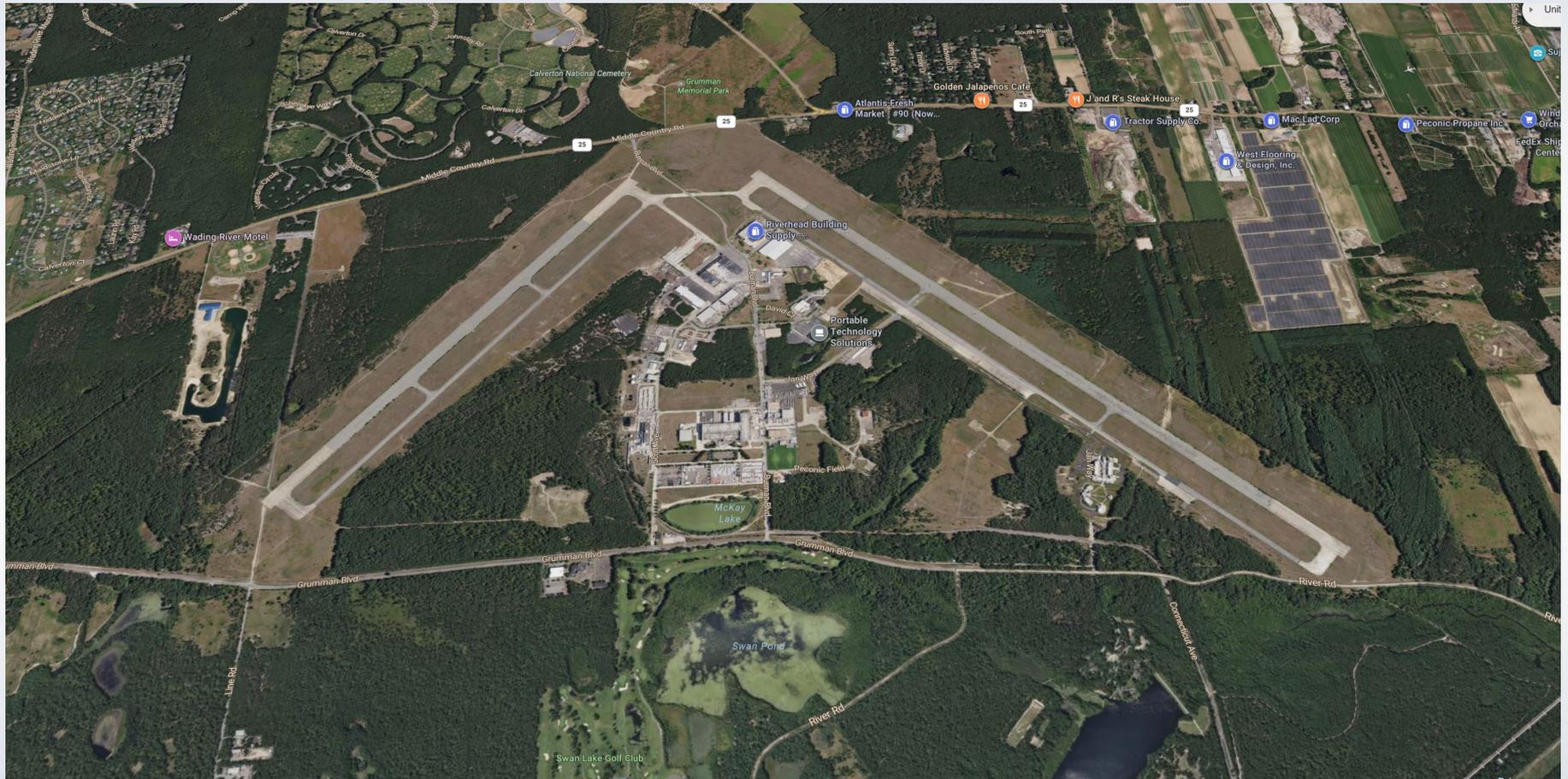
- **Transportation and Mobility**
- **Housing**
- **Economic Development**

November 27th @ 3PM

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

**Public Workshop
December 13th**

EPCAL Update



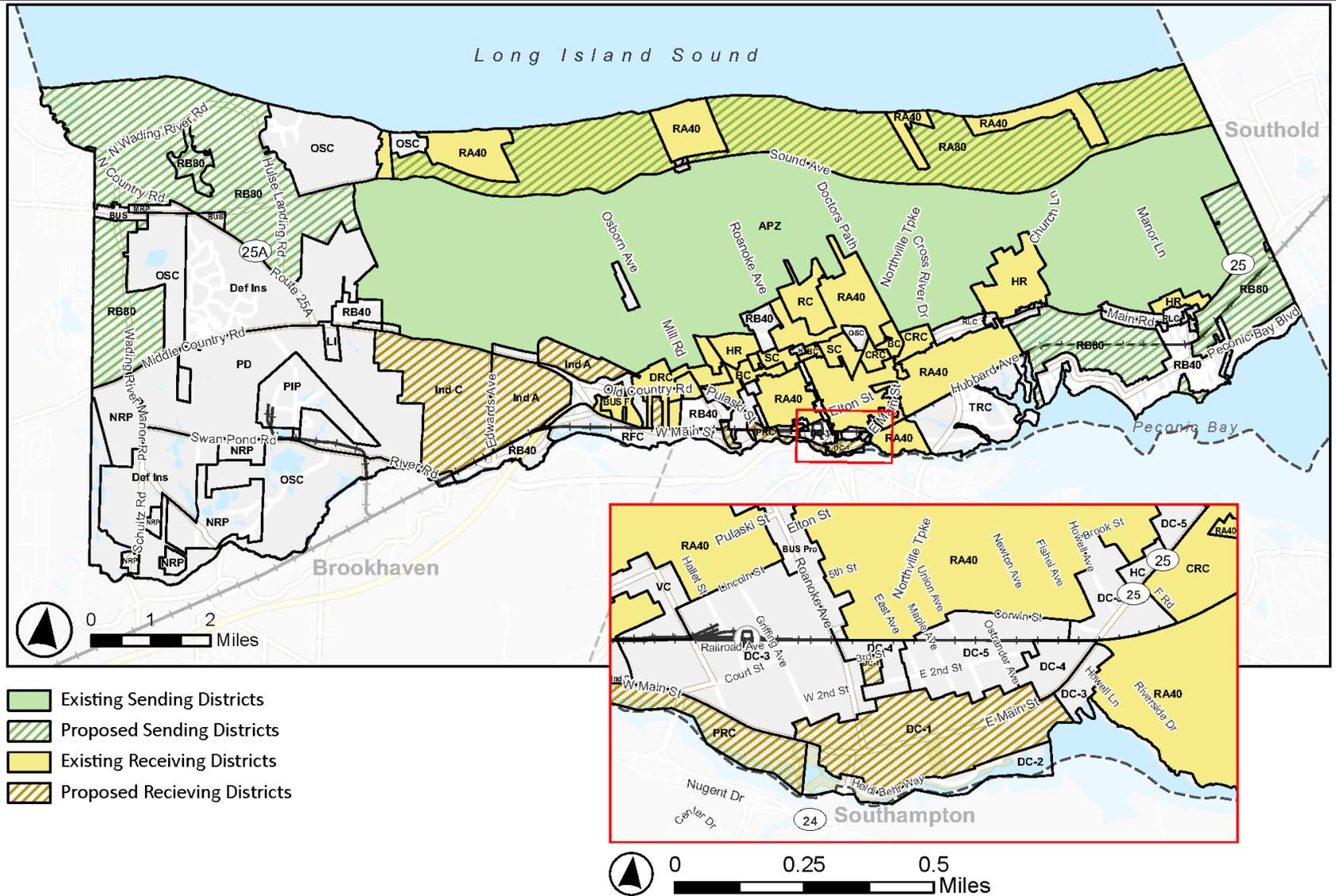
EPCAL Update



- Proactively address transportation needs

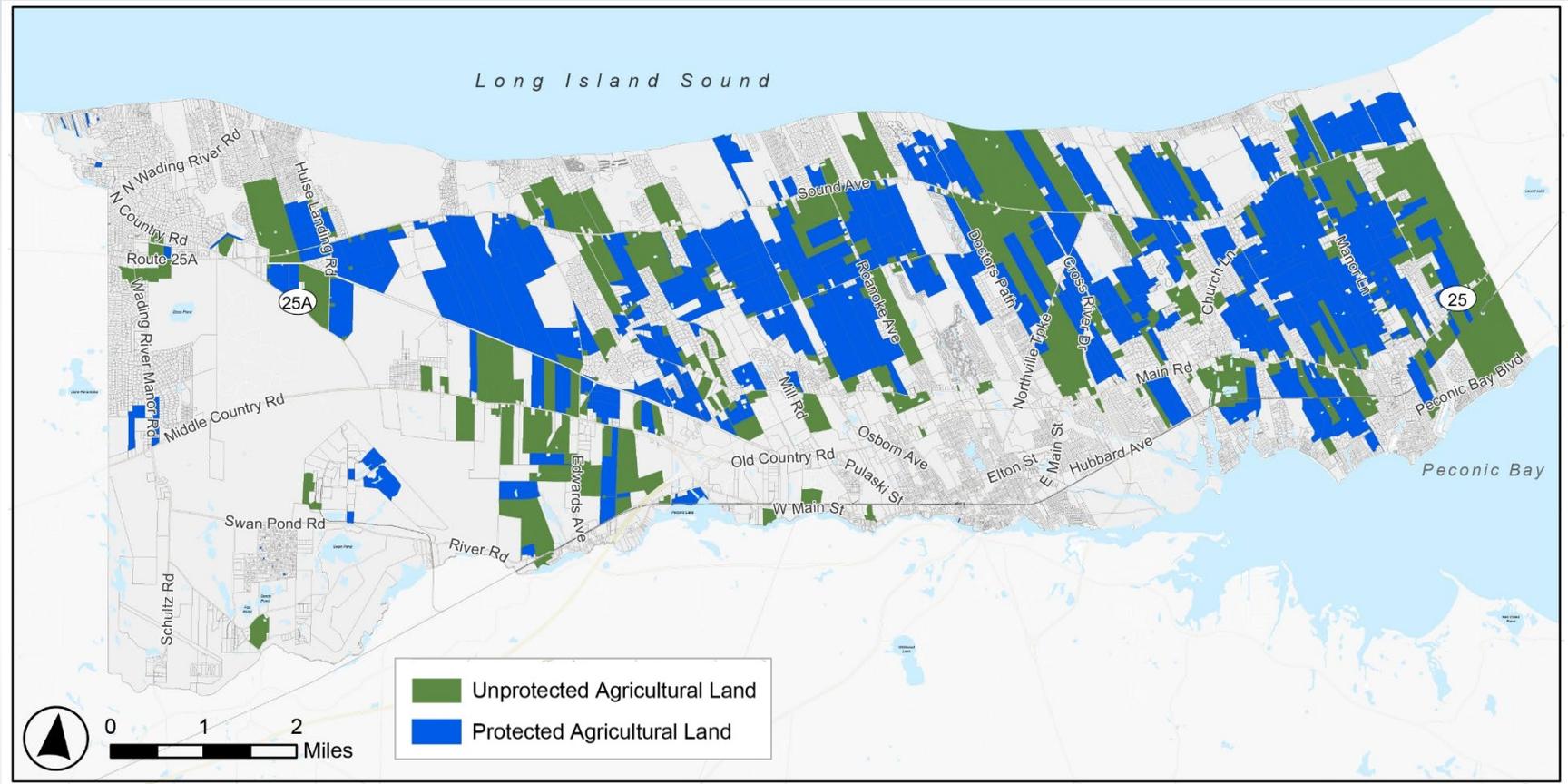
- Land use recommendations?
 - Changes in FAR
 - Tightening of uses
 - Use of TDR (i.e. for height)

Draft Goals and Recommendations Discussion: Agricultural Lands



Draft Goals and Recommendations

Discussion: Agricultural Lands



Goal 1: Improve the marketplace for TDR

1. Designate additional receiving areas where some increased development can be accommodated.

Previously Discussed

- Single Family Districts (RB-80, RA-80)
- Industrially zoned areas in Calverton “Outside the Fence” (IND A, IND C)
- Industrial areas in other parts of Riverhead
- Downtown Area (DC-1)
- Assisted Living Overlay or Floating Zone
- CRC Zone
- Peconic River Community (PRC) Districts

New

- **Golf Cottages**
- **Agritourism Resort**
- **Community Benefit Overlay District**

Draft Goals and Recommendations

Discussion: Agricultural Lands

Goal 1: Improve the marketplace for TDR

2. Increase the value of TDR credits through revisions of the transfer formula.

	Existing			Proposed
Land Use	Max Density without TDR*	Max Density with TDR*	Existing Ratio (Preservation Credit/DU)	Potential Ratio (based on estimated wastewater flow and traffic generation)
Single Family			1/1	1:1 Unit
Attached (< 600 GFA)			1/1	1:2 Unit
Attached (600-1,200 GFA)				1:1.5 Units
DC-1 Multifamily				1:4 bedrooms
Age restricted Living and Community Benefit Units (<900 GFA)	2 DU/Acre	4 DU/Acre	1/1	1:3 Units
Age restricted Living and Community Benefit Units (900+ GFA)	2 DU/Acre	4 DU/Acre	1/1	1:2 Units
Nursing Home				1:2 Units
Assisted Living	4 DU/Acre	8 DU/Acre	1/1	1:2.5 Units
Commercial	1,500 SF/1 Credit not to exceed 0.3 FAR			Increase to: <ul style="list-style-type: none"> Commercial – 3,000 SF/credit Hotel – 3 keys/credit Office – 2,000 SF/credit Industrial – 4,000 SF/credit
Planned Recreational Park	1,500 SF/1 Credit not to exceed 0.15 FAR			

Goal 2: Increase use of TDR through administrative improvements and access to new funding mechanisms.

1. Establish a TDR Bank to facilitate transactions.
2. Support TDR administrative efforts to connect buyers and sellers.
3. Continue to work with the TDR Committee to update regulations as needed.

Goal 3: Preserve agricultural land through other means

1. Cultivate local, State, County, private entities, and non-profit funding sources to purchase land or development rights to permanently preserve farmland.
2. Continue to promote cluster development subdivisions to preserve open space and agricultural lands.

Conventional Subdivision - Uses minimum lot size and offers no density bonus
Farmland, grassland habitat and historical site are lost.



Conservation Subdivision - Uses development units per acre, allows density bonus, & a variety of lot sizes



Image courtesy of Randall Arendt, from Arendt, R., M. Collins, and A. Valentine (1996). Open Space Design Guidebook: Albemarle Pamlico Estuarine Region. Prepared for the North Carolina Association of County Commissioners. Media, PA, Natural Lands Trust.

Goal 4. Foster the local agricultural economy and heritage.

1. Provide information to farmers that may help improve the efficiency, productivity, or profitability of their farm operations.
2. Consider flexibility in the zoning code to allow for agricultural innovation.
 - Conditional Use Permits
 - Agrovoltatics
 - Vertical Farming in the APZ zone
 - Flexibility for adaptive reuse of agricultural structures for permitted uses.
3. Cleanup the zoning code to address inconsistencies and make sure farming activities are supported.

Goal 5. Support agrotourism as a source of alternative income for farms, while ensuring that regulations prevent negative impacts such as traffic and noise.

1. Define agrotourism.
2. Regulate public and private events through a permitting process and size restrictions.
3. Support efforts to enforce the Town's existing noise ordinance during events.
4. Continue to allow bed and breakfast by special permit in the APZ, RA-80, RB-80 zones.

Goal 6: Help promote Riverhead's agricultural industry and products.

1. Improve enforcement of farm stand regulations to ensure that they do not sell a higher-than-permitted amounts of non-local goods.
2. Partner with the local farmers market to promote the sale and purchase of local produce and products.
3. Encourage public and private entities to buy and sell local produce.

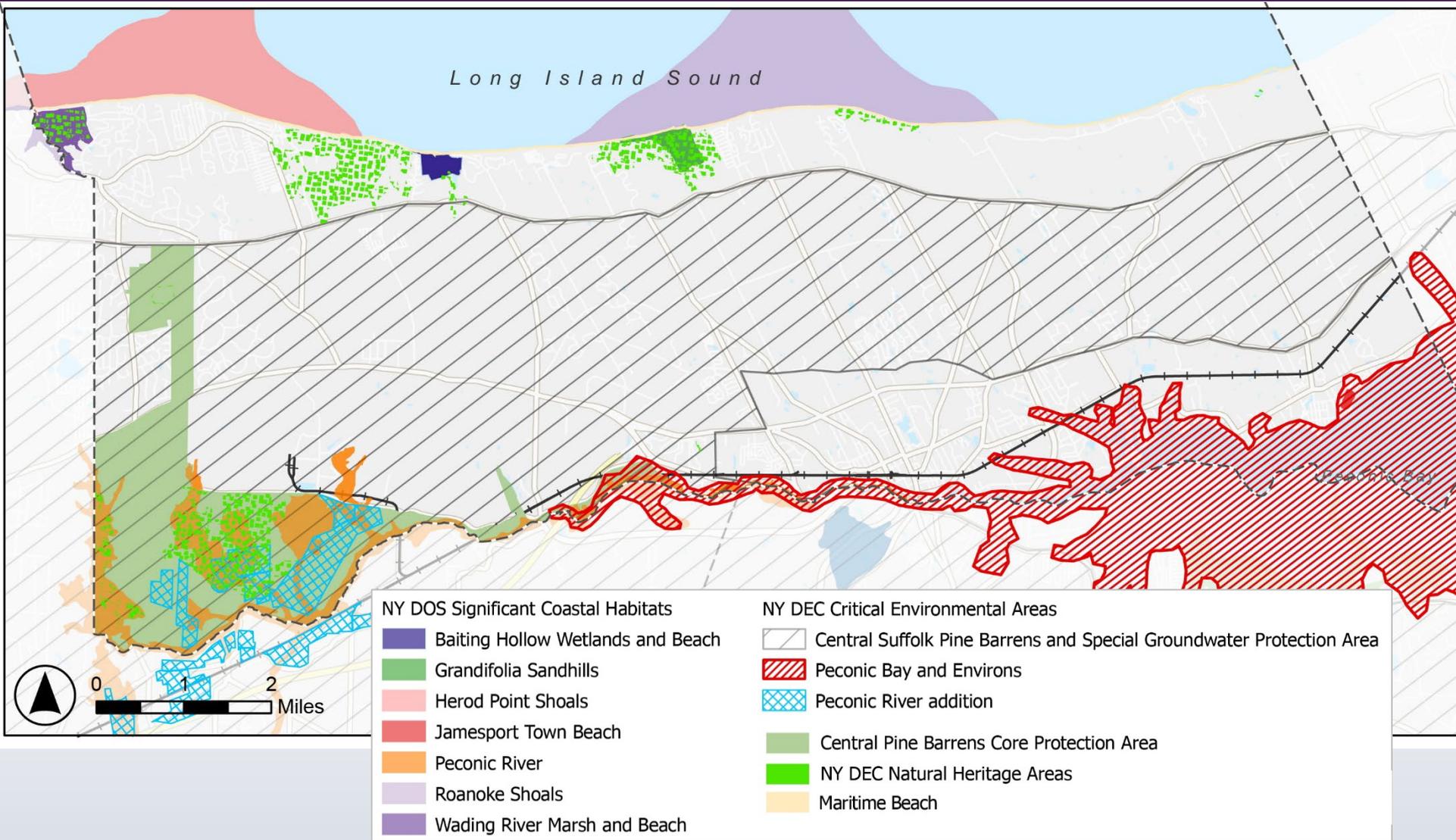
Draft Goals and Recommendations

Discussion: Natural Features and Environmental Resources



Draft Goals and Recommendations

Discussion: Natural Features and Environmental Resources



Discussion: Natural Features and Environmental Resources

Goal 1: Protect and preserve the ecological integrity of Riverhead's Central Pine Barrens area and the water quality of Long Island's sole source aquifer.

1. Continue to support and implement the Central Pine Barrens Comprehensive Land Use Plan and abide by or exceed the development standards and guidelines in the plan.
2. Cooperate with local non-profit organizations, the County, and the State who are working to acquire and protect lands in the Central Pine Barrens area.

Goal 2: Protect the quality of ground water and surface waters throughout the Town.

1. Develop a Comprehensive Water Management Plan.
2. Encourage the use of I/A Systems.
3. Improve enforcement waste discharge from boats and houseboats and evaluate need for additional pump-out facilities.
4. Develop best practices manual for boat owners about proper discharge practices.
5. Carry out dredging projects where needed.
6. Encourage cluster development for subdivisions in RA40 and RB40 zones.
7. Work cooperatively with federal, State, and County agencies.

Discussion: Natural Features and Environmental Resources

Goal 3: Limit future increases in impervious surfaces and stormwater runoff to help reduce flood impacts and surface water pollution.

1. Continue to update regulations to incorporate stormwater best management practices (BMPs).
2. Reevaluate Impervious coverage limits – focus on commercial zones
3. Address continued maintenance of Town-owned drainage systems.

Goal 4: Conserve the coastal features of the Long Island Sound including bluffs, shoreline, and dunes.

1. Clarify and strengthen the Coastal Erosion Hazard Code regulations.
2. Track receding bluff and shoreline.

Goal 5: Continue to protect environmentally sensitive lands.

1. Consider a Tree Preservation Local Law for the purposes of protecting significant trees in setback areas. Could be integrated into site plan review for major developments and/or for demolition permit.
2. Conduct a Tree Inventory to assess the health and condition of the Town's urban forest.
3. Document and Protect Wildlife Corridors.
4. Continue to employ conservation easement provisions to allow tax abatement for property owners.

Goal 6: Protect and restore the quality of wetland and marine habitats.

1. Establish formal standards around water bodies and wetlands.
2. Comprehensively inventory and map wetlands.
3. Partner with environmental conservation groups and experts on a wetland's restoration initiative.
4. Encourage sustainable fishing and shell fishing practices.
5. Continue to collaborate with the State, County, and institutions to protect significant coastal habitats.

Goal 7: Encourage eco-friendly landscaping and maintenance techniques.

1. Establish and showcase best practices for eco-friendly landscaping and stormwater management on public property.
2. Inform private property owners about available grants and programs to implement their own eco-friendly gardens and green infrastructure.
3. Work with non-profit and academic research institutions to develop educational materials and programming about best practices for natural resource conservation.

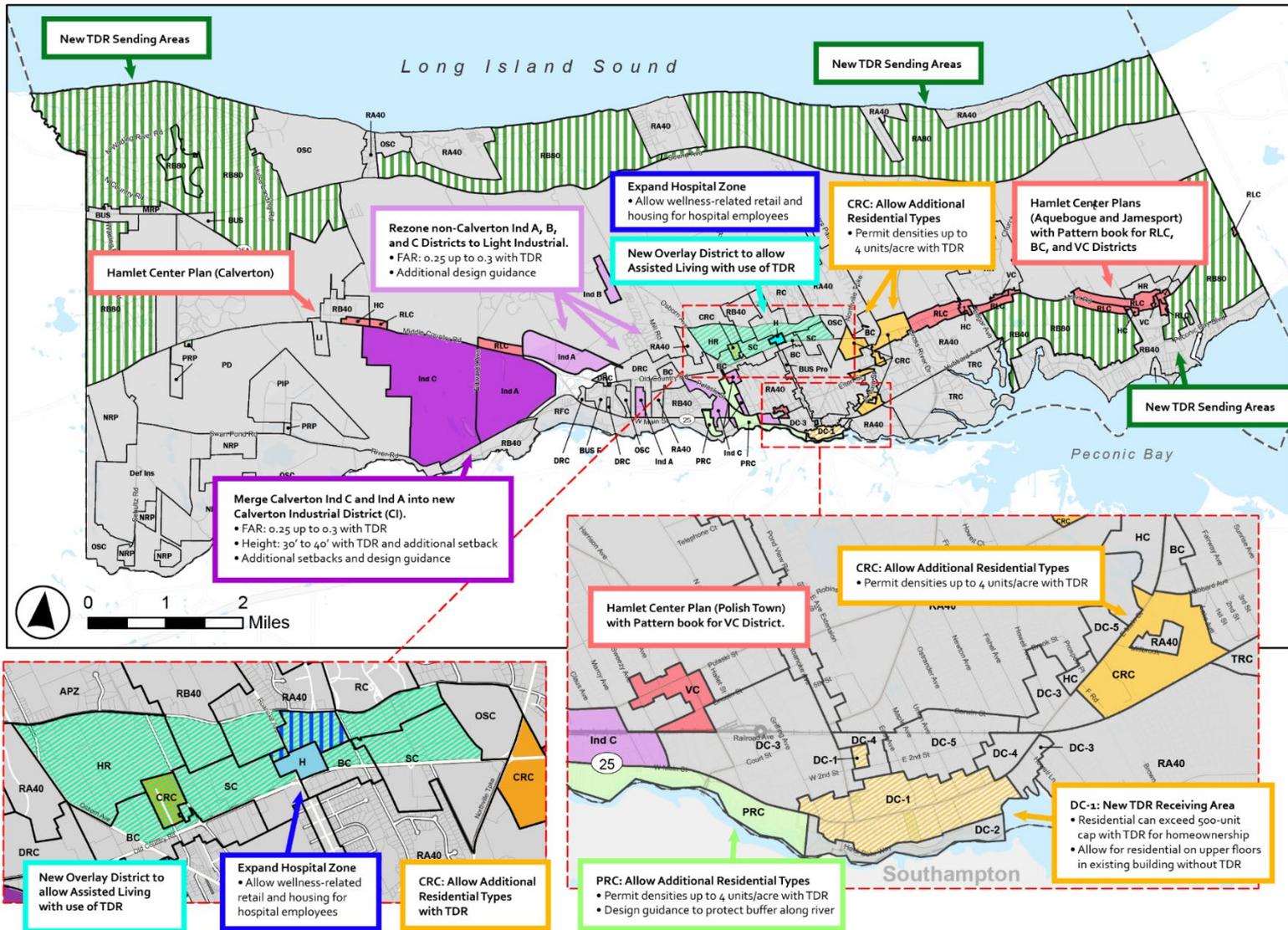
Goal 7: Increase the Town's administrative capacity for working on natural resource conservation efforts.

1. Provide human resources necessary to help implement the goals and recommendations of this chapter.
2. Improve enforcement of environmental regulations in Riverhead.

Goal 9: Protect persons from risk of injury or harm from wildfires and ticks.

1. Utilize expertise of the Central Pine Barrens Wildfire Task Force to protect properties, residents, employees, and visitors from wildfires.
2. Manage and promote awareness about tick-borne illnesses.

Draft Goals and Recommendations Discussion: Other Recommendations



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, November 13, 3-4:30pm on Zoom
 - Monday, November 27, 3-4:30pm on Zoom