

**Town of Riverhead 9/13/21 Community Meeting (Aquebogue, Northville, Jamesport, South Jamesport, and Laurel) - 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	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	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	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.
Aquebogue; Jamesport; Laurel; Northville; South Jamesport; Downtown	Transportation	Pedestrians and bicycles	Zoning restrictions should be lifted to allow for denser, more walkable neighborhoods.
Jamesport; South Jamesport; Laurel	Other	Hamlet Boundaries	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?
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 unhoused 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.
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.

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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	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 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 commercial 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.
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	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.

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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.
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
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.
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.
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	Peconic Estuary Partnership	The Town should collaborate with Peconic Estuary Partnership regarding their comprehensive management plan.
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.
Townwide	Housing and Community Facilities	Housing	The plan should address the need for housing for young people.
Townwide	Housing and Community Facilities	Schools	The Town should collaborate with Cornell.
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.

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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.
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 Maps	The zoning maps online are hard to read.
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	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	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?
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	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	Transit	Hampton Jitney and rail spur that goes from Downtown to EPCAL are important resources for growing the economy.
Townwide	Route 58 and Economic Development	EPCAL	Why was EPCAL not mentioned in the presentation today? The contract to sell this property should be terminated and revisited by the Town.
Townwide	Route 58 and Economic Development	EPCAL	EPCAL property should be protected habitat; the Town should terminate the pending contract of sale.

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Townwide; Downtown	Environmental Protection and Sustainability	Renewable energy	Will the Town incorporate green energy, renewable energy and net zero into its codes? Geothermal is also important for Downtown revitalization. Need to be proactive, not just responsive in complying with CLCPA. The Town should collaborate with Peconic Estuary Partnership.

**Comments by Rank**

Hamlet	Number of Comments by Hamlet	%
Aquebogue	11	9.6%
Jamesport	41	36.0%
Laurel	9	7.9%
Northville	12	10.5%
Other	1	0.9%
South Jamesport	10	8.8%
Townwide	30	26.3%
	114	100.0%

Topic	Number of Comments by Major Topic Area	%
Other	34	43.6%
Housing/Community Facilities	11	14.1%
Environmental Protection/ Sustainability	10	12.8%
TDR/Farmland Preservation	10	12.8%
Route 58/Economic Development	8	10.3%
Transportation	5	6.4%
	78	

Subtopic	Number of Comments by Subtopic	%
Zoning	12	15.4%
Hamlet boundaries	11	14.1%
Outreach	5	6.4%
EPCAL	5	6.4%
Housing	3	3.8%
Vision Statement	3	3.8%
Retail Reuse/Vacant Retail/Vacant Land	3	3.8%
TDR/Receiving Areas	3	3.8%
Rural Character	2	2.6%
2003 Comp Plan Goals	2	2.6%
Technical/Zoom	2	2.6%
Water/sewer infrastructure	2	2.6%
Law enforcement	2	2.6%
Schools/Universities	2	2.6%
Pedestrians and Bicycles	2	2.6%
Development	2	2.6%
Unhoused/homeless/impovertished population	2	2.6%
Water and natural resources	2	2.6%
Zoning Maps	1	1.3%
Transit	1	1.3%
Lighting	1	1.3%
Community Center	1	1.3%
Parks and recreation	1	1.3%
Adverse effects from outdoor dining/agritainment	1	1.3%
Bypasses	1	1.3%
Parking	1	1.3%
Department of Consumer Affairs	1	1.3%
Peconic Estuary Partnership	1	1.3%
Architecture	1	1.3%
Renewable Energy	1	1.3%
Farmland preservation	1	1.3%
	78	

