

Heart of Riverhead Civic Association- Comprehensive Plan Input

Retaining Nature: a priority:

- protection of open space, woodlands, waterways that make Riverhead a scenic destination
- encourage use of native plants and drought resistant ground cover

All New Downtown Projects would require

- codifying pattern book
- Protecting and replicating historical architecture
- Establish minimum distance to protect access, view and health of Peconic River

All townwide retail, industrial and housing projects would require:

- limiting size and scope of structures
- limiting building size relative to property, footprint, nonporous surfaces
- Environmentally sensitive planning and designs
- sea level rise/Climate resilience/ address flooding threat
- sufficient Parking provisions
- Variances the exception rather than the rule
- MUST BE EVALUATED BY IMPARTIAL AGENCY FOR SEQRA

Established residential neighborhoods:

- permit accessory housing at percentage of property/existing house
- Restrict social/service businesses providing day or transient services

New housing developments or individual homes

- Need for affordable owner occupied (potential tax incentives)
- create sufficient code enforcement
- require retention of set percentage of natural buffers with significant fines for violators

Downtown District

- Create community center downtown– to house revolving exhibits and events
- Increased patrols and foot traffic to address perception of being unsafe
- Safe streets/walkable towns, bike paths, access to mass transit
- Zoning to protect and support small privately owned Downtown businesses

Throughout Riverhead

- Increase code enforcement personnel and follow through on violations
- All franchises and fast food limited to Route 58. (between LIE and Cross River Pkwy)
- Gun Shops Industrial zoning only. Prohibited from Downtown, residential, Agriculture and retail
- Reconsideration of the Architectural Review Board
- Noise restrictions for set hours based on population density. Include leaf blowers, mowers, etc
- Zone art attractions: East End Arts, Aquarium, theaters, museums
- Zone Action Attractions: golf, recreation/nature, soccer, skateboarding, dog parks
- Hotels/motels limited to Route 58. B&B, Inns, limited # of rooms, guests, restricted to hamlets and downtown

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Additional points

- Specifically NOT looking at increasing our population. What would be the benefit? Or, who benefits?
- Hold steady on 500 apartment cap in DC1. Nothing has changed enough that warrants nearly doubling to 900
- Codify, and expand pattern book beyond dc-1 to the surrounding area. ... or create another pattern book for the surrounding area.
- No short term rentals. Hold at 30 day rental. Counter intuitive to home ownership. Increases Speculation. Reduces opportunities for owner occupied. We should be more than a path to increase profits.
- Urban renewal area needs to have site plans approved by planning board, not town board.
- Farm land: sell development rights to protect the property from anything other than farming.
- TDR - anything over one story townwide requires a TDR and three story/recessed limit in DC-1 two story limit.
- Heart of Polish town should remain single story.
- Every new build needs to be hooked up to sewer.