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Agenda/Objectives



Riverview Lofts
Source: Danspapers.com

1. Topic Overview & Vision Statement
2. Existing Conditions Assessment
3. Review Scope of Residential Trends Analysis
4. Explore Issues and Opportunities
5. Committee Discussion
6. Community Input
7. Next Steps



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Topic Overview: Housing and Community Services

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Topic Overview: Housing and Community Services

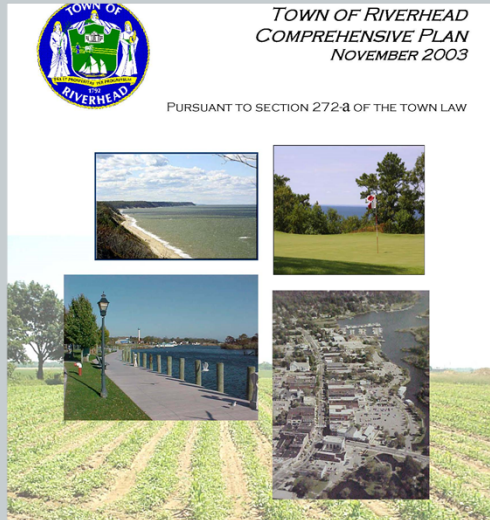
- Population/Housing Trends
- Housing Needs
- Households and Schools
- Transit-Oriented Development (TOD)
- Community Facilities Need Assessment
- Zoning



Source: Riverheadrecreation.net

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Vision Statement – Housing Element




As development pressures continue to increase, the Town should promote the preservation and development of work force housing for senior citizens, young adults, first-time homebuyers, seasonal workers, low-income individuals and households, and special needs populations. Work force housing should be distributed throughout the Town, should be in locations accessible via transit, and should have a design and be of a quality and character that are indistinguishable from that of market-rate housing.

2003 Comprehensive Plan: Housing Goals

Goals

1. Continue to provide a variety of housing opportunities for low- and moderate-income households.
2. Continue to support the efforts of low- and moderate-income households in Riverhead to rehabilitate their housing units.
3. Promote high-quality, well-maintained housing.
4. Provide additional housing opportunities for senior citizens.
5. Ensure that group homes are compatible with the surrounding neighborhoods.
6. Provide additional housing opportunities for people living with HIV or AIDS when determined necessary.
7. Provide additional housing, food, and health care services for homeless persons.

Existing Conditions Assessment




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Population Trends

Place	Total Population (2000)	Total Population (2020)	% Change	Percent of Town/County (2020)
Aquebogue	2,254	2,547	13%	7%
Baiting Hollow	1,449	2,763	91%	8%
Calverton/Manorville	5,704	4,693	-18%	13%
Downtown	5,077	7,070	39%	20%
Jamesport/S. Jamesport/Laurel	1,526	1,609	5%	4%
Northville	801	1,566	96%	4%
Riverhead Hamlet	5,436	7,923	46%	22%
Wading River	6,668	7,731	16%	22%
Town of Riverhead	27,680	35,902	30%	2%
Suffolk County	1,419,369	1,525,920	8%	N/A



Source: Social Explorer – Census 2000 and 2020.

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Households and Average Household Size

Source: Social Explorer – Census 2020

Place	Households (2000)	Households (2020)	Percent Change (%)	Average Household Size (2020)
Aquebogue	872	969	11%	2.6
Baiting Hollow	600	1,081	80%	2.6
Calverton/Manorville	2,539	2,366	-7%	2.0
Downtown	1,761	2,066	17%	3.4
Jamesport	605	689	14%	2.3
Northville	296	620	109%	2.5
Riverhead Hamlet	2,117	3,299	56%	2.4
Wading River	2,370	2,789	18%	2.8
Town of Riverhead	10,749	13,879	29%	2.6
Suffolk County	469,299	516,872	10%	3.0

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Population, Housing, and Employment Changes

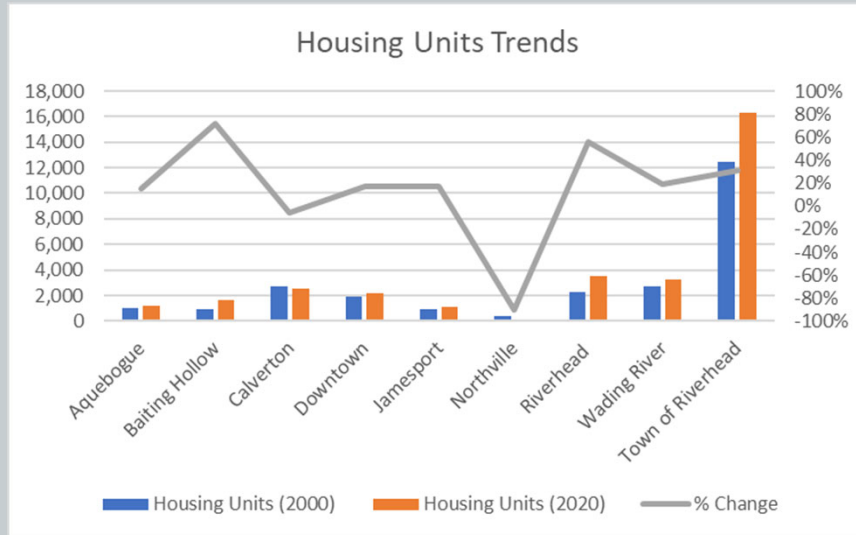
Data Set	2000	2020	Percent Change	Projected in 2003 Comp. Plan by 2043 (Full TDR)
Population	27,680	35,902	30%	41,064
Households	10,749	13,879	29%	16,426
Household Size	2.5	2.6	No Measurable Change	2.5
Housing Units	12,479	16,310	31%	19,000
Employment	13,820	18,499	34%	N/A

Source: Social Explorer – Census 2000 and 2020; Town of Riverhead Comprehensive Plan (2003); U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2018).

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Trends in Housing Units

From 2000-2020 housing units in the Town grew by 31 percent, compared with 11 percent in Suffolk County overall.



Source: Social Explorer – Census 2000 and 2020.

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Housing Ownership

Place	Owner Occupied	Renter Occupied
	%	%
Aquebogue	76%	24%
Baiting Hollow	92%	8%
Calverton/Manorville	92%	8%
Jamesport/S. Jamesport/Laurel	92%	8%
Northville	100%	0%
Riverhead/Downtown	57%	43%
Wading River	92%	8%
Town of Riverhead	77%	23%
Suffolk County	81%	19%



Source: Social Explorer – ACS 2015-2019; last accessed March 4, 2021.

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Housing Units in Structure

Housing Units	Town of Riverhead		Suffolk County	
	#	%	#	%
1 Unit:	12,443	76%	486,036	84%
1, Detached	11,743	71%	460,800	80%
1, Attached	700	4%	25,236	4%
2	501	3%	21,634	4%
3 or 4	527	3%	12,726	2%
5 to 9	436	3%	16,168	3%
10 to 19	455	3%	14,773	3%
20 to 49	74	1%	8,643	2%
50+	164	1%	10,764	2%
Mobile Home	1,883	11%	5,111	1%
Boat, TV, Van, etc.	0	0%	105	0%
Total	16,483	100%	575,960	100%

AKRF Source: Social Explorer – ACS 2015-2019; last accessed March 4, 2021.

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Recent and Proposed Housing Developments

- DC-1 Apartments (~250 existing/affordable/~280 market-rate units proposed)
 - Summerwind Square on Peconic Avenue (52 units)
 - Peconic Crossing on West Main Street (45 units)
 - Woolworth Apartments on East Main Street (19 units)
 - Apartments above stores in DC-1 (+/- 20 units)
 - Riverhead Lofts on East Main Street (116 units in construction)
 - 331 East Main Street (36 units proposed)
 - 203-213 East Main Street (170 units proposed)
 - Suffolk Theater Apartments (28 units proposed)
 - West Marine building (45 units proposed)
- There are over 600 additional income-restricted units in the Town, nearly 1,900 mobile homes, and approximately 1,100 garden apartments, and 500 accessory apartments
- Assisted Living in DC-3 (Proposed); 200 potential new apartments in the TOD Overlay District
- Adjacent development in Riverside, Southampton (2,300 units)



Summerwind Square on Peconic Avenue
Source: Riverhead News Review – Times Review

AKRF

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Existing Community Assets/Anchors



East End Arts

The Town includes a number of existing community assets that may anchor future housing developments:

- Northwell Health Peconic Bay Medical Center
- East End Arts Gallery and School
- Suffolk Theater
- Suffolk County College Culinary School
- Long Island Science Center (expansion in progress)
- Town Square (in progress)

Opportunity Zones are also an asset in the Town to encourage development.



Residential Trends Analysis



Residential Market Trends Analysis Scope/Study Area

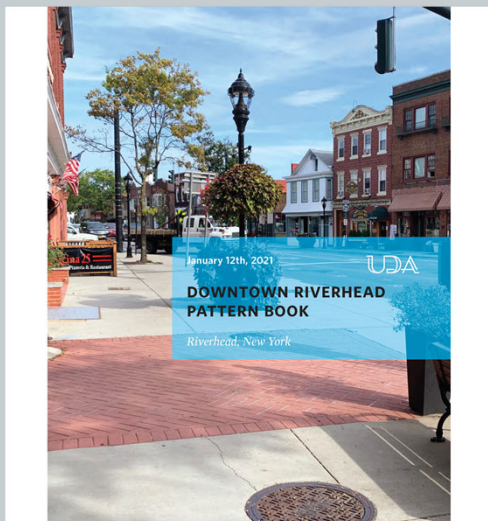
- Identify current and projected demands in a regional context
- Builds upon current housing studies
- Analysis will inform Comprehensive Plan Update housing recommendations



Mulberry Commons
Source: Bexrealty.com

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Background Planning Studies

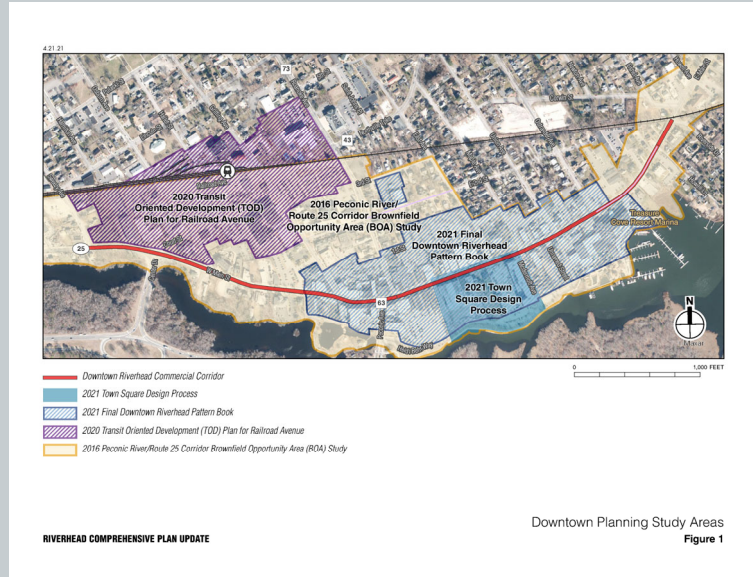


The residential market analysis will rely on a number of background planning documents/initiatives that we have identified and summarized for the Riverhead Comprehensive Plan Update process, including:

- Final Downtown Riverhead Pattern Book (2021)
- Town Square Design Process (2021)
- Transit Oriented Development (TOD) Plan for Railroad Avenue (2020)
- Peconic River/Route 25 Corridor Brownfield Opportunity Area (BOA) Study (2016)

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Downtown Planning Study Areas



Issues and Opportunities: Housing

Affordable/Workforce Housing

- **Long Island Workforce Housing Act, Article 16-A**
 - “Affordable workforce housing” means housing for individuals and families at or below 130 percent of the median income for the Nassau-Suffolk primary metropolitan statistical area (MSA) as defined by the federal Department of Housing and Urban Development (HUD)
 - This is also HUD’s definition of middle-income housing
 - The Act requires housing developers in Nassau and Suffolk Counties to set aside 10 percent of their housing units as affordable housing in approved developments with 5 or more units in exchange for local government authorization to exceed existing residential density maximum levels.

Real Estate Transfer Tax

- **2% Real Estate Transfer Tax (existing)**
- **Additional 0.5% (proposed)**
- **Requires Local Referendum**
- **Town of Riverhead Housing Plan**

Market-Rate Housing

- Riverhead has a larger share of rentals compared with Suffolk County and the other East End Towns
- Riverhead provides substantially more affordable housing compared with the other East End Towns
- Riverhead also has the lowest average and median gross rents
- Some stakeholders have expressed support for market-rate housing to support the Downtown businesses
- A mix of housing types are needed to support the Town's current and future populations, and to address overcrowding



The Highlands
Source: Riverhead News Review – Times Review

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Overcrowded Housing/Enforcement

- Overcrowded housing is an issue in the Town, particularly Downtown
- The Town has stepped up enforcement (safe housing)
- Additional affordable housing may be needed



Peconic Crossing
Source: Riverhead News Review – Times Review

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Other Housing Needs/Issues

- Housing for special needs populations (e.g., neurodiverse community)
- Assisted living
- Short-term rentals
- Existing apartment cap in DC-1



Concern Riverhead Independent Living
Source: assistedliving.com

Suffolk County Model Micro-Apartments Code

- Both the Town of Riverhead and Suffolk County officials are discussing plans to reuse large vacant retail store sites
- Suffolk County has model ordinance for expanding housing opportunities, such as by reusing vacant big box stores for “micro apartments”

Issues:

- Is Route 58 appropriate for housing?
- Is housing on Route 58 to the most appropriate reuse option for vacant buildings?



TOD Opportunities/Achievements

- Transit Oriented Development (TOD) Plan for Railroad Avenue (2020)
 - Review of the existing zoning code with recommendations to encourage redevelopment and support redevelopment of the parking lot.
 - Town adopted the TOD Overlay District for the Railroad Avenue Urban Renewal Area (DC-3 Zoning Use District)
- Final Downtown Riverhead Pattern Book (2021)
 - “Pattern Book” to establish guiding principles for new policies and projects proposed in the DC-1 Zoning Use District
 - Preserve the unique character of Riverhead while accommodating redevelopment at varying scales



Rendering of a town square in the center of Main Street's business district:
Urban Design Associates

Issues and Opportunities: Community Services

Overcrowding in Schools/Redistricting

- The school district is over capacity
- There is concern that the Town has no control over development in adjacent towns
- Riverhead is considering floating a proposal to redraw the school district boundary



Potential Community Services Needs

- Local food sources
- Hospitals/clinics
- Job training
- Bike path/recreation
- Townwide survey (e.g., importance of/need for public health/food security, community events, expanded day care, higher education, job training, etc.)



Peconic Bay Medical Center
Source: Northwell.edu

Zoning Issues, Opportunities, and Proposals

- e.g., Small Lots
- Single-family Zoning
- Form-Based Code
- Short-term rentals
- Assisted Living
- Model Micro Apartments Code
- Existing apartment cap in DC-1
- Senior housing/assisted living
- Recreational cannabis
- Homeless population
- Rental vs. ownership
- Veterans services/housing needs
- Entry-level ownership
- New affordable housing fund



331 E. Main Street Rendering
Source: RiverheadLocal.com

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Committee Discussion

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Discussion Format

- Please discuss your vision and potential goals and recommendations for the future of the environment in the Town
- Comments and suggestions can also be submitted in writing at www.TownofRiverheadComprehensivePlanUpdate.com
- The committee discussion will be followed by opportunity for community input

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Thank You and Next Steps

- **Fall/Winter 2021:**
 - Analyze Public Survey Results
 - Meet with the Advisory Committee
- **Winter/Spring 2022:**
 - Draft Statement of Community Goals
 - Draft Summary of Issues and Opportunities
 - Meet with community on preliminary findings and recommendations

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