

RIVERHEAD Comprehensive Plan Update



Public Workshop
December 13, 2023



Agenda

Presentation



30 mins

Interactive Boards



50 mins

Public Hearing



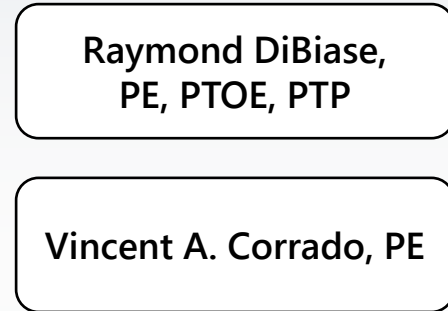
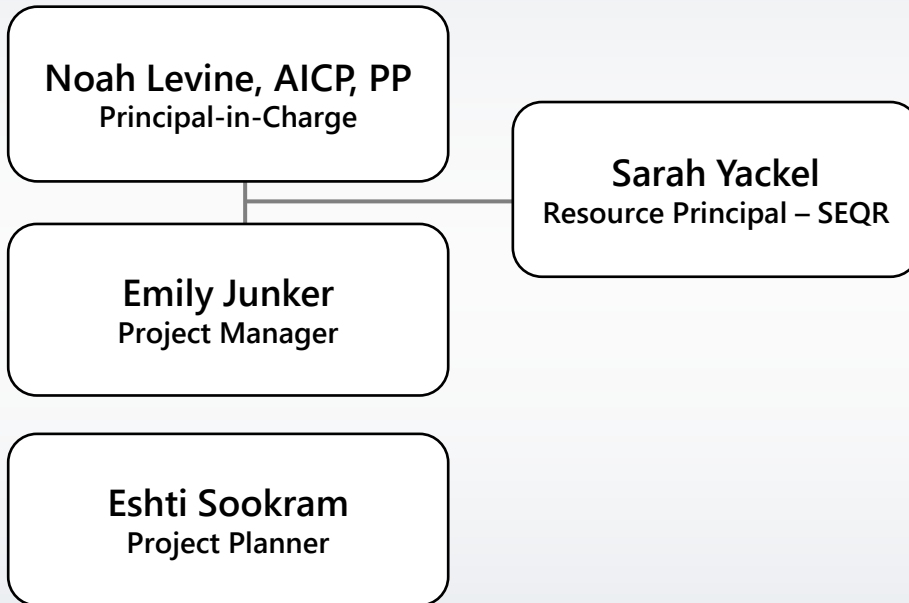
40 mins

Introduction

Project Team

BFJ Planning

LKMA (Transportation & Infrastructure)



Comprehensive Plan Update Steering Committee

Members:

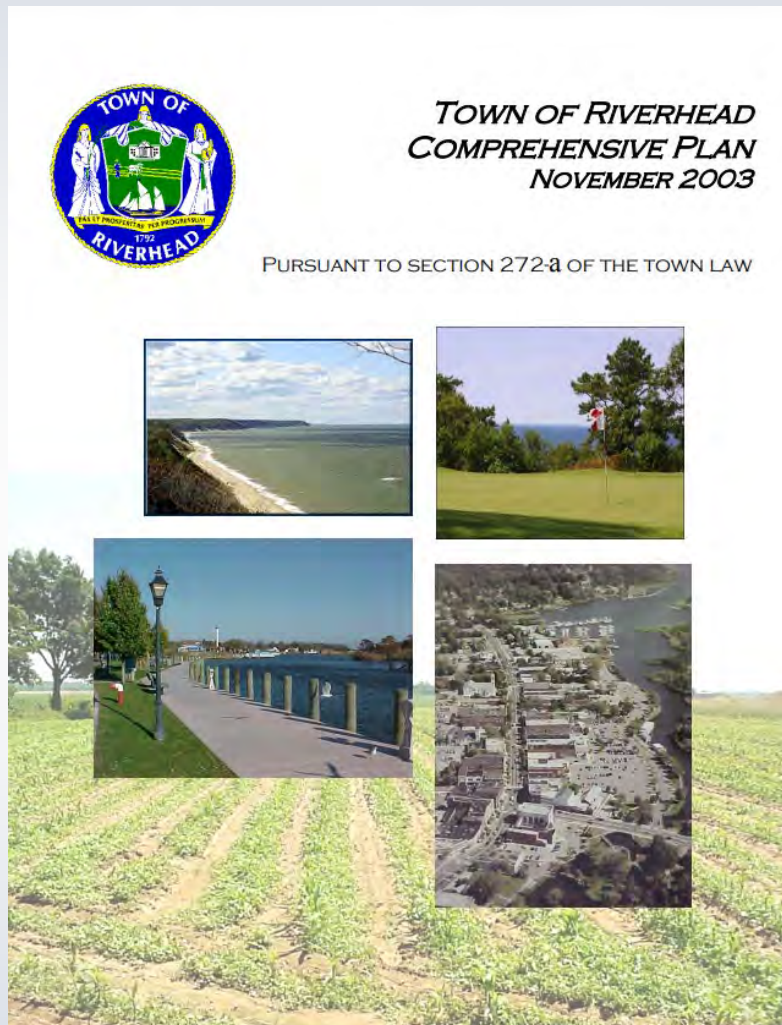
- Yvette Aguiar, Supervisor
- Devon Higgins, Deputy Supervisor
- Tim Hubbard, Councilman
- Robert Kern, Councilman
- Joann Waski, Chair, Planning Board
- Dawn Thomas, Community Development Director
- Sid Bail, Community Liaison
- Robert Carpenter, Administrative Director, Long Island Farm Bureau
- Mark Haubner, Environmental Advisory Committee, Chairman
- Andrew Mitchell, President, Peconic Bay Medical Center
- Amy Loeb, Exec. Director, Peconic Bay Medical Center
- Mitch Pally
- Michael Florio, Chief Executive Officer, Long Island Builders Institute
- Patrick Fedun

What is a Comprehensive Plan?



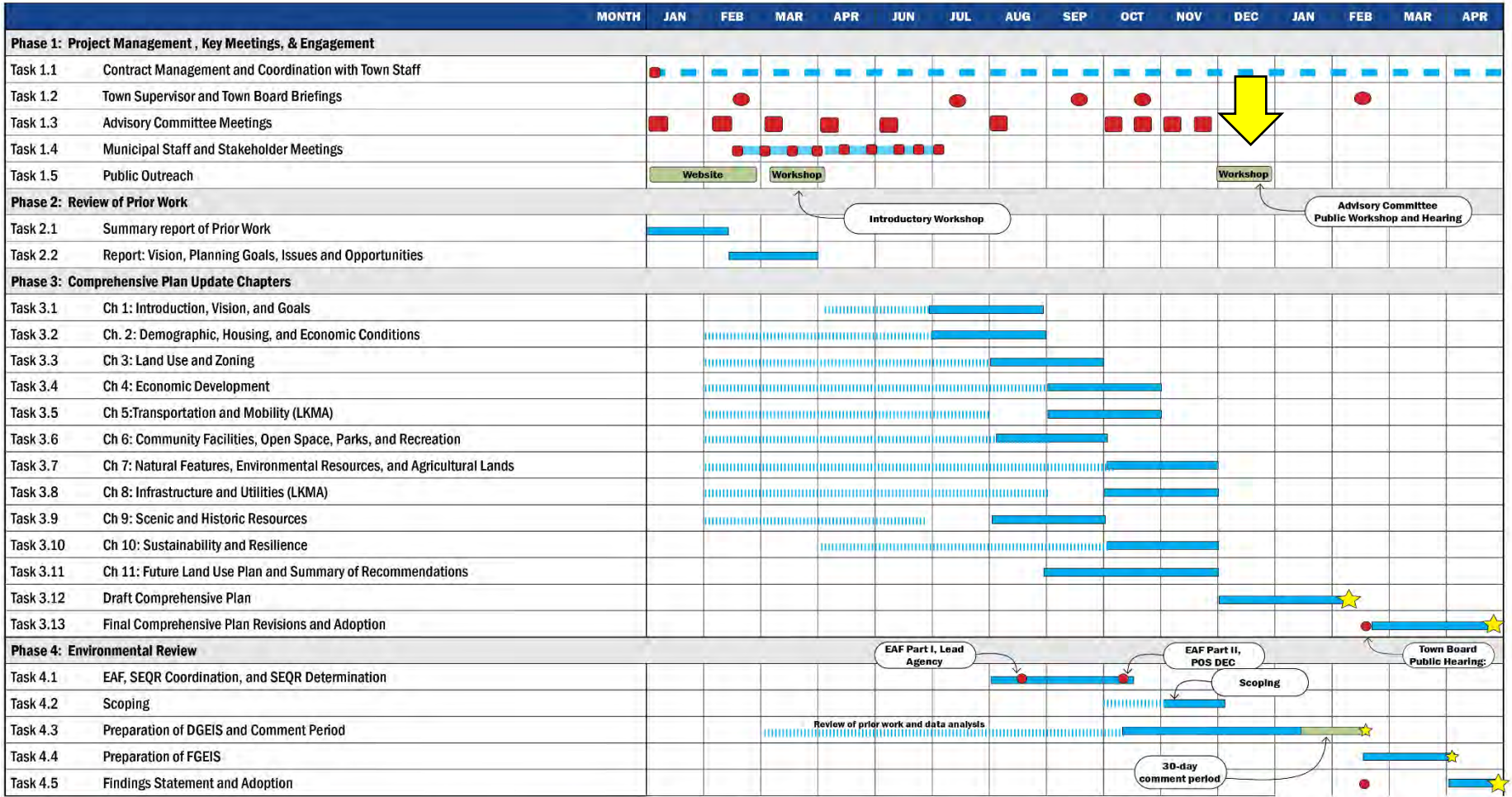
- **An expression of the community’s shared vision of the future.**
- **It is public policy guide for plans, initiatives, and investments. It lays the foundation for decisions related to zoning code, capital budget, and general policy.**
- **Zoning decisions must be based on a “well-considered plan”**
- **A “to do” list for the Town to track implementation of short, medium, and long-term goals.**

Why Update the Plan?



- **The prior Plan was adopted in 2003.**
- **A lot has happened in the last 20 years...**

Overview Timeline



LEGEND

- [Blue bar] Major work on Task
- [Red square] Meetings with Town Board, Steering Committee, or Stakeholders
- [Dotted blue bar] Review of prior work and data analysis
- [Yellow star] 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 4 Months (Feb-May)

SEQR

January – February

- **Draft Chapters Posted Online**

March – April

- **Revisions and Final Draft**

April - July

- **Final Document for Town Board Review**
- **Public Hearing**
- **Plan Adoption**
- **Zoning Amendments**

Riverhead is Updating its Comprehensive Plan!



What is a Comprehensive Plan?

The Comprehensive Plan is an official, long-range 'blueprint' for the future of the Town. It details the community's vision for the future and guides Riverhead on a wide range of issues such as future decisions on land use and development, capital spending, and general policy direction. The Comprehensive Plan also provides strategies addressing economic development, farmland preservation and the agricultural economy, housing, revitalization of Main Street and Hamlet centers, transportation, sustainable development, climate resiliency, and natural resource preservation and water quality.

The Comprehensive Plan reflects changes that have taken place since the prior plan was adopted in 2003. It also incorporates policies from the Downtown Revitalization Initiative, the Downtown Riverhead Pattern Book, and other recent plans. Links to relevant planning documents can be found here:

<https://townofriverheadcomprehensiveplanupdate.com/>

Comments: compplan@townofriverheadny.gov

This planning effort builds off of research and public engagement completed by the Town and its

Prior Outreach (AKRF)

- Periodic meetings with an Advisory Committee,
- Work sessions with the Town Board,
- Hamlet-focused public meetings,
- Topic-oriented public meetings,
- A public survey (closed for comment),
- An online interactive map (closed for comment), and
- Interviews with Town staff and other stakeholders.



Other Major Recent Initiatives

- DRI Strategic Investment Plan (2022)
- Downtown Riverfront Activation Plan (2022)
- Downtown Riverhead Pattern Book (2021)
- Town Square Design Process and Market Study (2021)
- Riverhead Transit Oriented Development (TOD) Plan (2020)

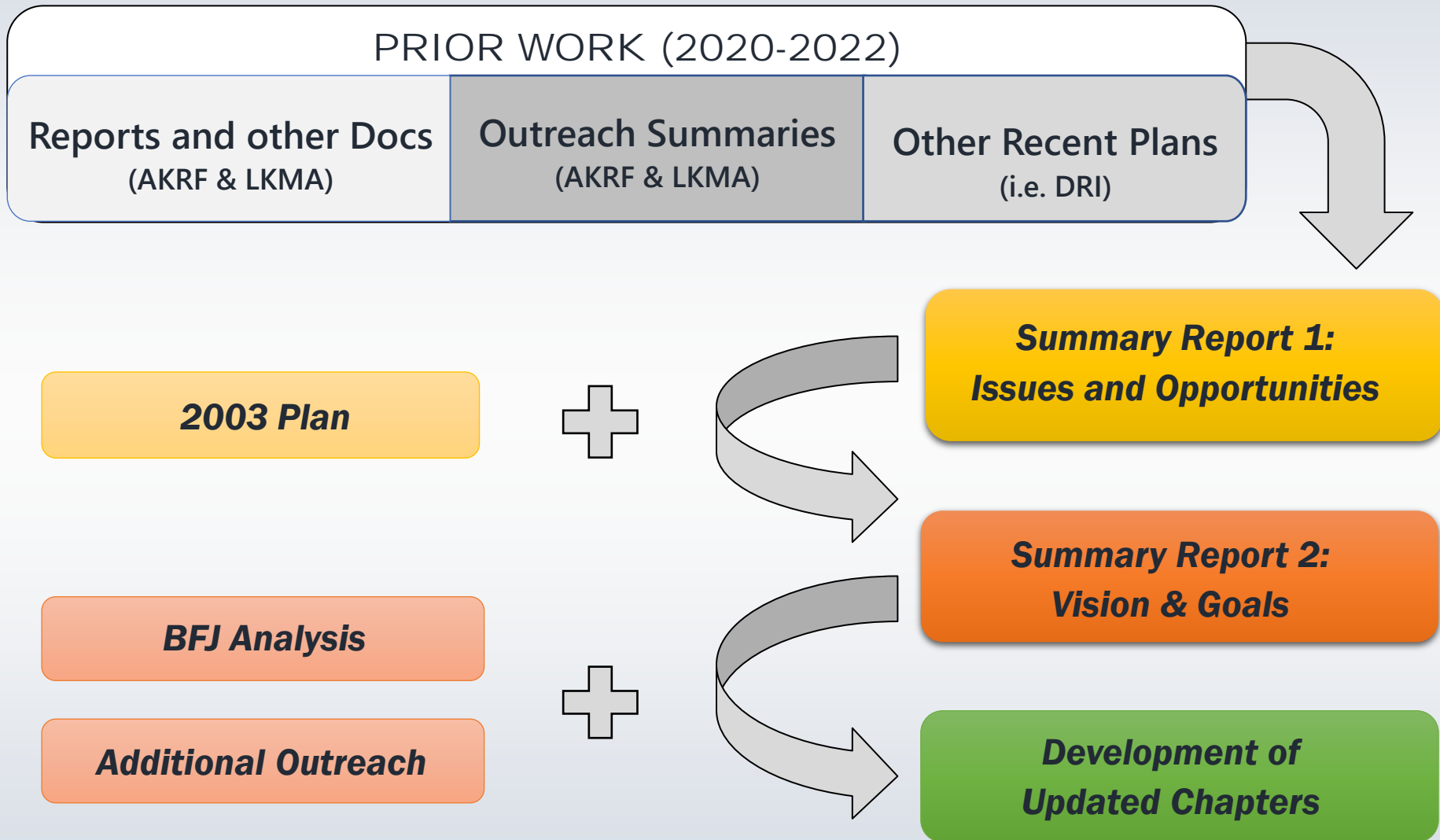


*Proposed mixed-use building at train station
Source: Torti Gallas + Partners*



*Proposed plan for Town Square
Source: UDA*

Building Off of Prior Planning Effort



Summary of Prior Work



Summary Report of Prior Work

An Interim Document for the
Riverhead Comprehensive Plan Update

Working Draft: March 2023

Prepared by:
BFJ Planning
115 Fifth Avenue
New York, NY 10003

BFJ Planning

- Interim working document.
- Synthesis of issues and opportunities identified in previously completed work (by AKRF and others).
- Indicates topics where we understand that further study is needed.

Public Meeting #1

Public Meeting on April 22nd at Suffolk Theater

Approximately 120 participants

- Presentation
- Small Breakout Discussions
- Report Back



Summary of meeting and recording is available on Town's website

Other Meetings and Outreach

- Monthly meetings with Steering Committee
- Weekly meetings with Town Staff
- Briefings with Town Board
- Focus Group Meetings and other Stakeholder outreach
- Questionnaire responses from:
 - Environmental Advisory Committee
 - Conservation Advisory Council (CAC)
 - Landmarks Preservation Commission
 - Architectural Review Board (ARB)
 - Riverhead Recreation Committee
 - TDR Committee
 - Open Space Committee
 - Wading River Civic
 - Greater Jamesport Civic Association
 - Heart of Riverhead
 - Greater Calverton Civic Association (GCCA)

RIVERHEAD

Comprehensive Plan

Update



Summary of Chapters

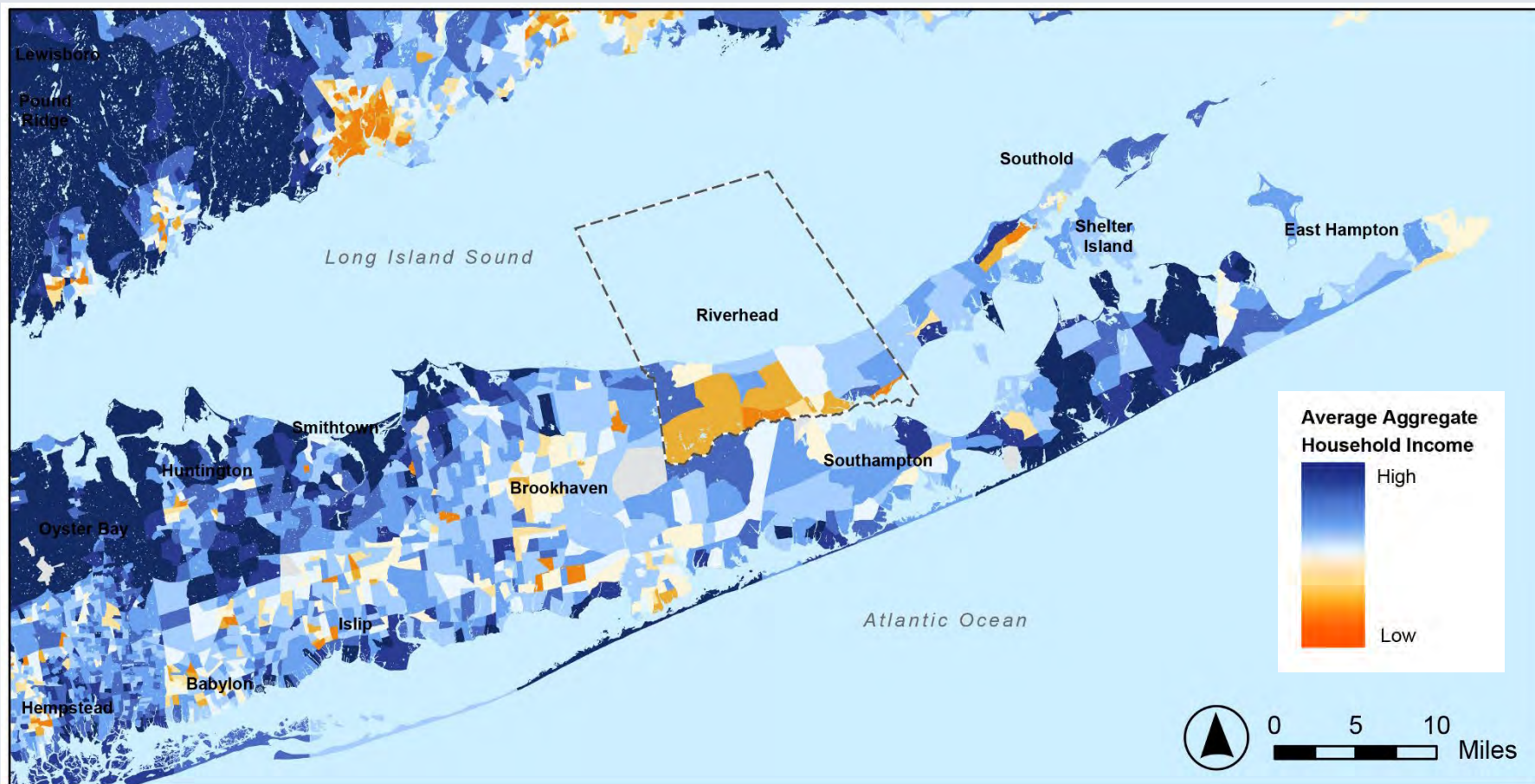
Summary of Chapters

Plan Organization

- 1. Introduction and Vision**
- 2. Demographics and Housing**
- 3. Land Use and Zoning**
- 4. Economic Development**
- 5. Transportation and Mobility**
- 6. Agriculture**
- 7. Natural Features and Environmental Resources**
- 8. Open Space, Parks, and Recreation**
- 9. Scenic and Historic Resources**
- 10. Community Facilities**
- 11. Infrastructure and Utilities**
- 12. Sustainability and Resilience**
- 13. Future Land Use Plan and Summary of Recommendation**

Housing

Average Aggregate Household Income



Housing

Promote the availability of quality housing for residents in all income ranges both in Riverhead and throughout the region.



Encourage more diverse housing types to accommodate a wide range of income levels and address evolving housing needs.



Support Creation and Protection of Homeownership for Low- and Moderate-Income Households.

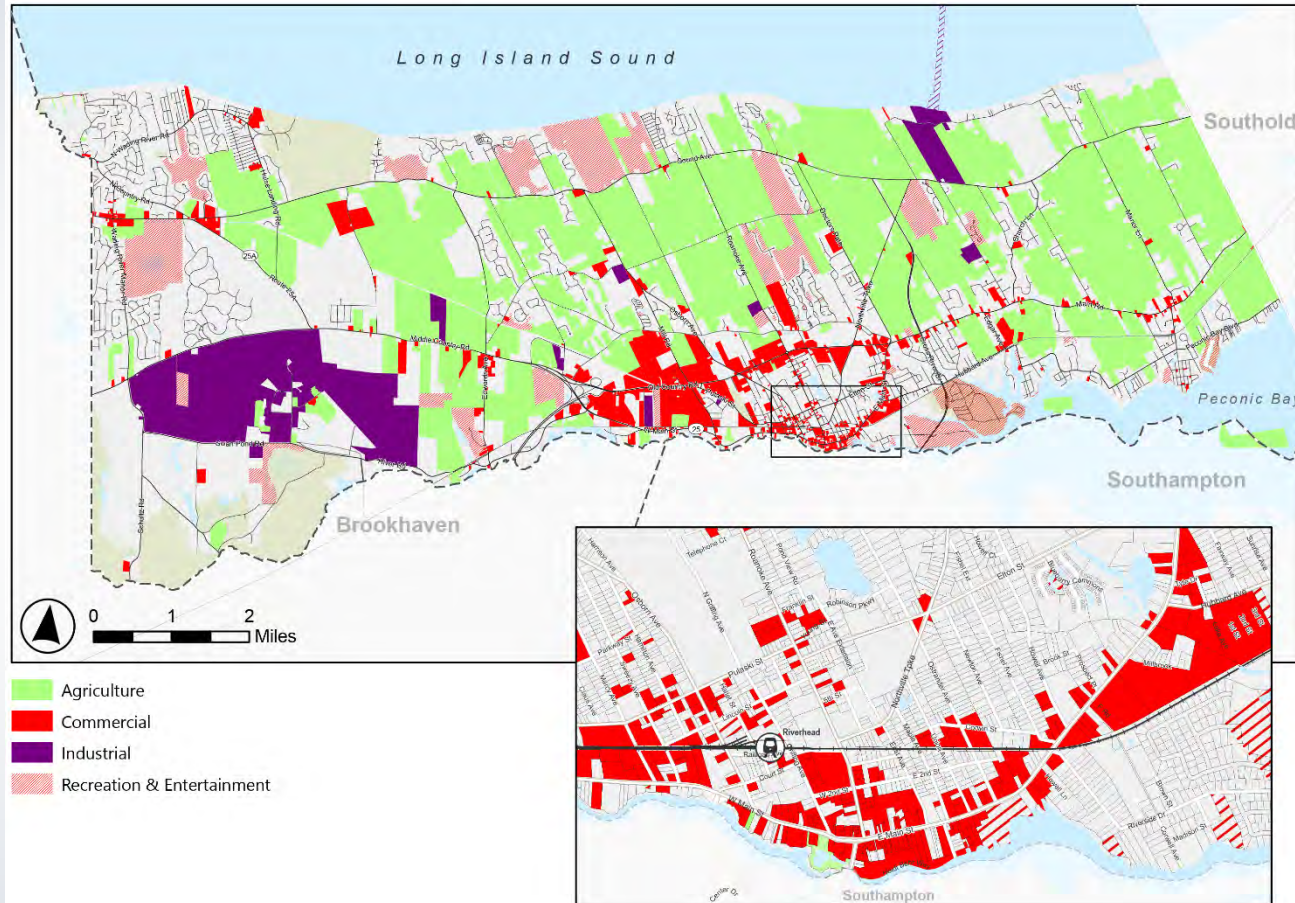


Promote inclusive housing policies and accessible design standards to ensure that housing is available to people of all ages and abilities.



Housing

Commercial, Industrial, and Agricultural Land Uses



Economic Development

Summary of Chapters Economic Development Goals

Reassess the development strategy for EPCAL to ensure the economic and community benefits of proposed projects align with local needs and that impacts are proactively addressed.



Encourage appropriately scaled and designed development in industrial areas.

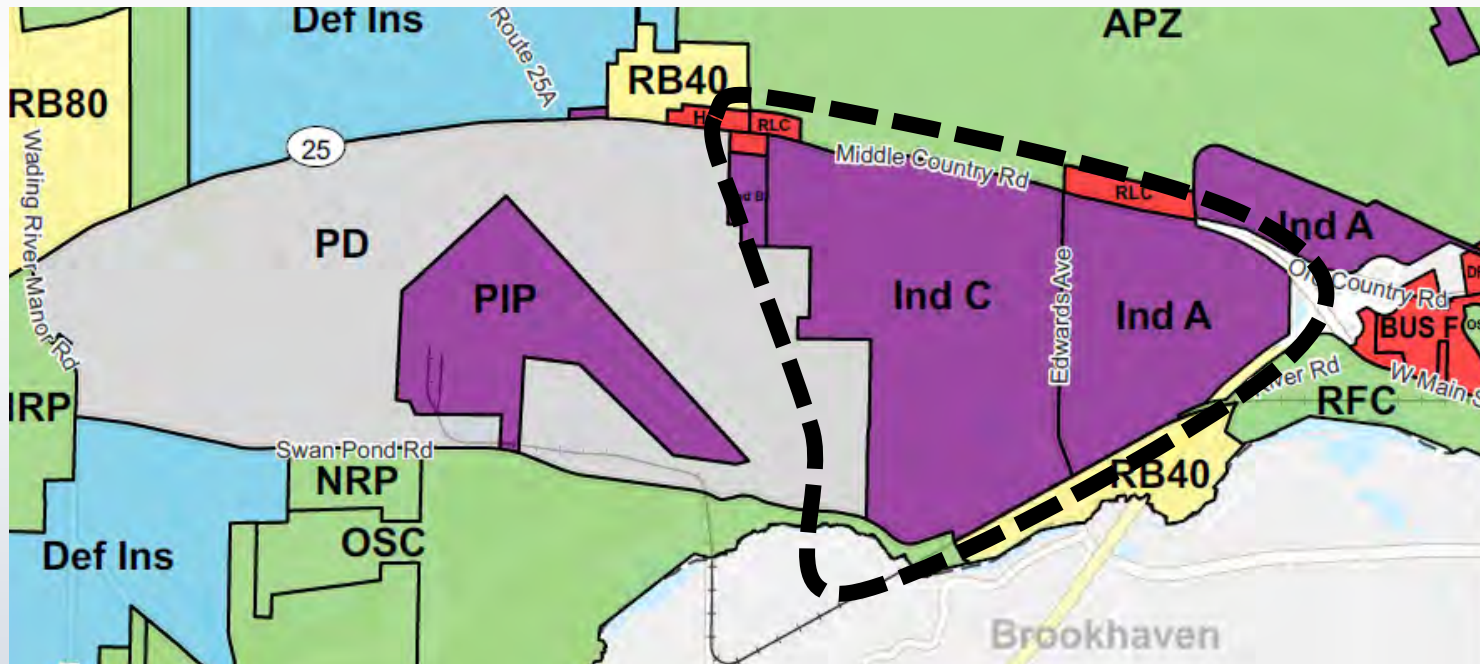


Summary of Chapters

Economic Development - Industrial Areas

Calverton "Outside the Fence": Merge IND A and IND C areas.

- Reduce FAR from 0.4 to 0.2-0.25
- Allow slight bonus for TDR (i.e. up to 0.3)
- Eliminate heavy industrial uses and incorporate larger setbacks.



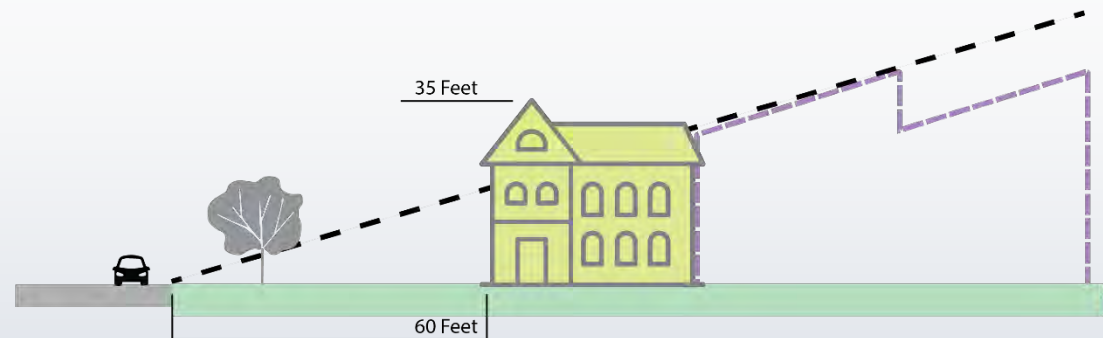
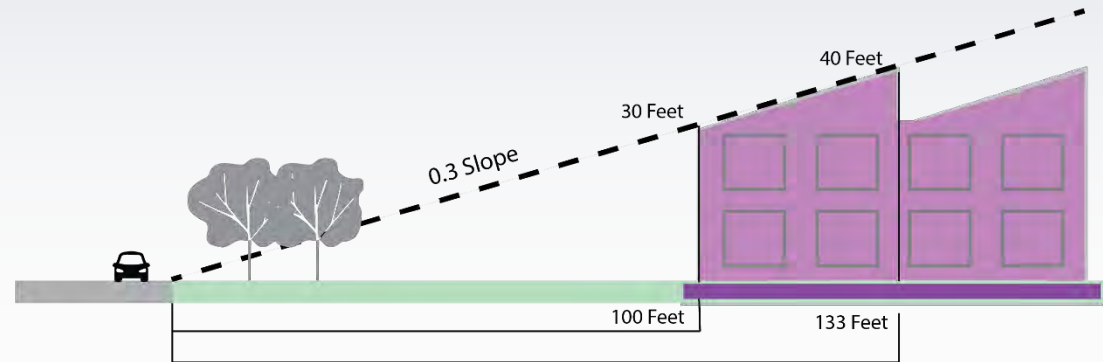
Summary of Chapters

Economic Development - Industrial Areas

Calverton "Outside the Fence": Merge IND A and IND C areas.

Height and setbacks

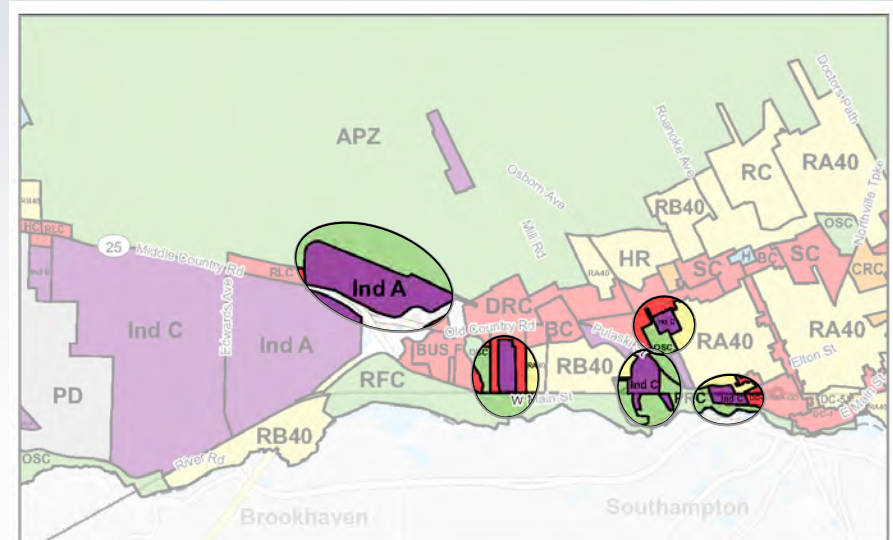
- Consider Pyramid Height Law with a max height (i.e. 40 feet)
- No disturbance buffer in front yard
- Design guidance for landscaping, screening, architecture, etc.



Summary of Chapters

Economic Development - Industrial Areas

Consider Light Industrial (LI) for IND A,B,C in scattered urbanized parcels.



Summary of Chapters Economic Development Goals

Emphasize downtown as the civic, cultural, specialty shopping and historic center of Riverhead.

Enhance the Route 58 Corridor to create a more attractive destination, improve accessibility, and cultivate a hospitable environment for regional and local traffic.

Summary of Chapters

Economic Development - Route 58

• Adopt Design Guidelines

- Landscaping, screening, lighting, parking, etc.
- Revisit parking requirements which appear to be high

Alternate Commercial Development (Recommended)

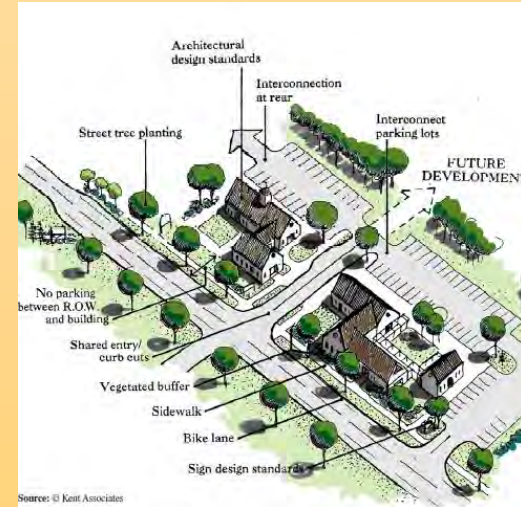


Summary of Chapters

Economic Development Goals

Guide responsible land use planning in hamlet centers.

- Aquebogue
- Jamesport
- Calverton
- Polish Town
- West Main Street



Balance fiscal and community benefits when considering new development and zoning decisions.



Summary of Chapters

Economic Development Goals

Promote sustainable economic growth and development and **foster the creation of employment opportunities.**



Achieve a harmonious blend of tourism and rural charm, making Riverhead an attractive destination while upholding residents' quality of life.



Summary of Chapters

Economic Development Goals

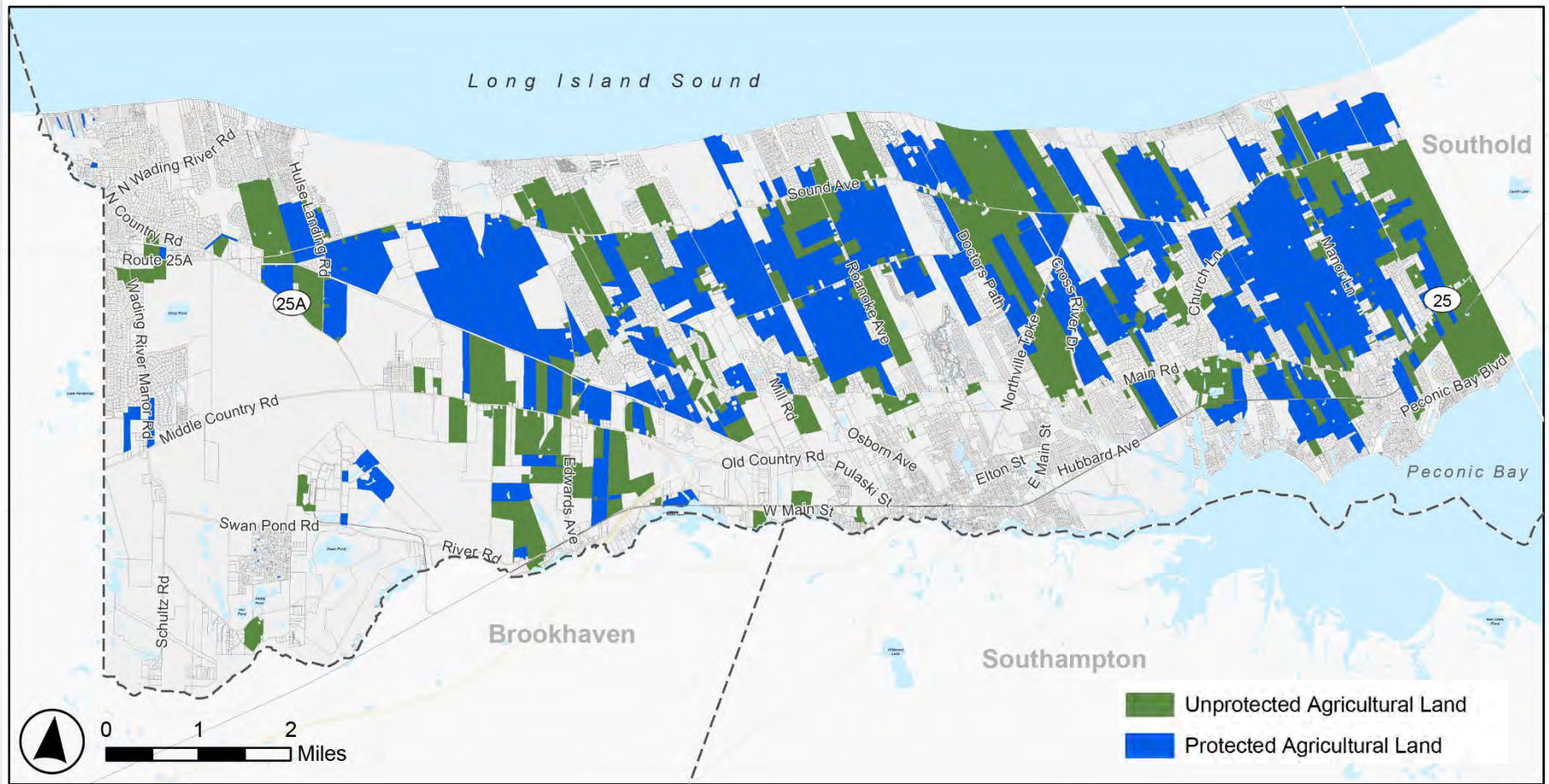
Continue to work with local partners on economic development initiatives.



Promote more environmentally friendly businesses.



Agriculture



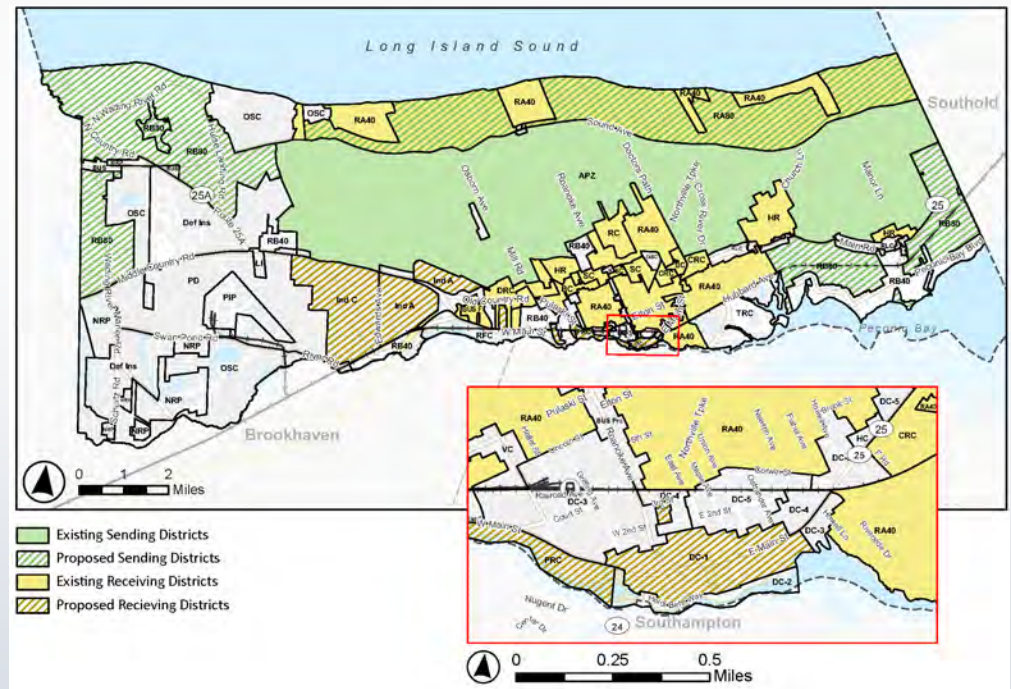
Agriculture

Summary of Chapters Agriculture Goals - TDR

Improve the marketplace for the TDR program.

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

- Single Family Districts (RB-80, RA-80)
- Industrial areas in Calverton (IND A, IND C)
- Industrial areas in other parts of Riverhead
- Downtown Area
- Assisted Living Overlay or Floating Zone
- CRC and PRC Districts
- Golf Cottages
- Agritourism Resort
- Community Benefit Overlay District



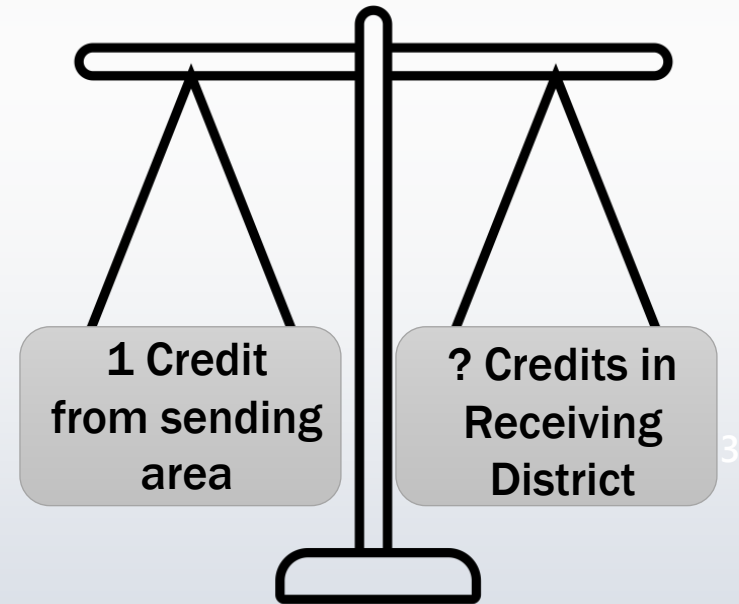
Improve the marketplace for the TDR program.

- **Increase the value of TDR credits** through revisions of the transfer formula.

Current formula:

1 TDR Credit = 1 unit of any kind in receiving district, or 1,500 SF of commercial

Adjust formula to help market adapt to evolving development goals and real estate market conditions



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



Safeguard agricultural land through **diverse approaches to preservation.**



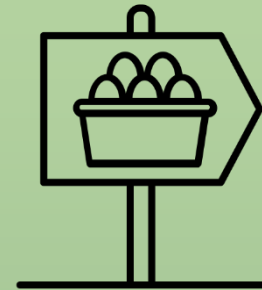
Cultivate agricultural resilience and innovation



Cultivate agrotourism as a sustainable income source, balancing economic growth and community well-being.



Help promote agricultural industry and products.



Parks, Recreation, and Open Space



Parks, Recreation, and Open Space

Summary of Chapters Parks, Recreation, and Open Space

Expand recreational opportunities to address additional community interests and needs.



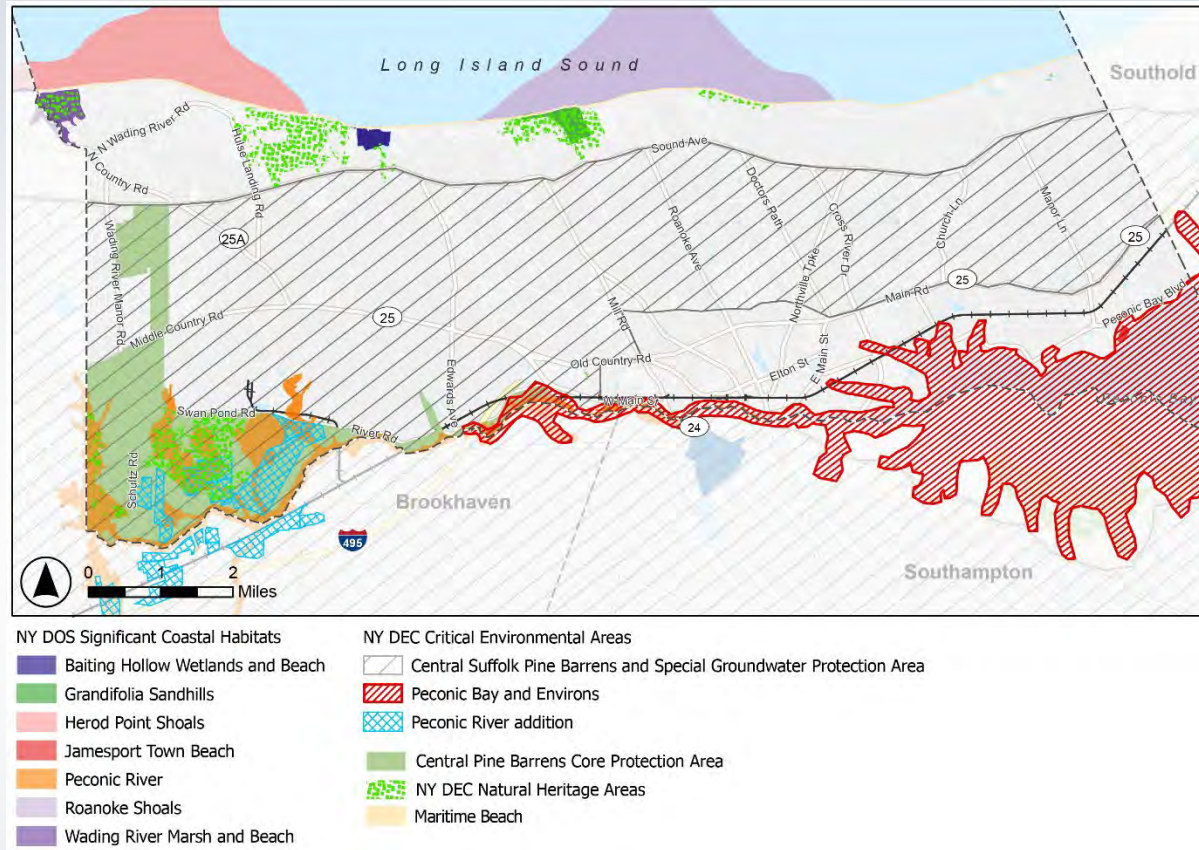
Activate the Peconic Riverfront and other navigable waterways with recreation opportunities and good stewardship.



Encourage open space preservation and public access opportunities in new development.



Natural Features and Environmental Resources



Natural Features and Environmental Resources

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



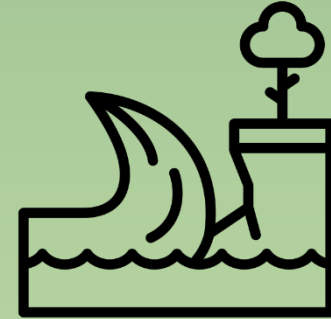
Protect the quality of ground water and surface waters throughout the Town.



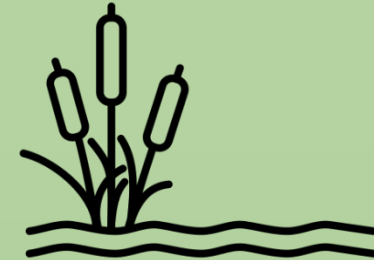
Limit future increases in impervious surfaces and stormwater runoff to help reduce flood impacts and surface water pollution.



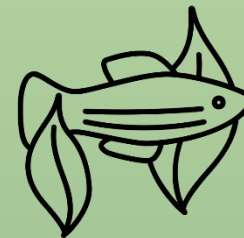
Conserve the coastal features of the Long Island Sound including bluffs, shoreline, and dunes.



Continue to protect environmentally sensitive lands.



Protect and restore the quality of **wetland and marine habitats.**



Encourage ecofriendly landscaping and maintenance techniques.



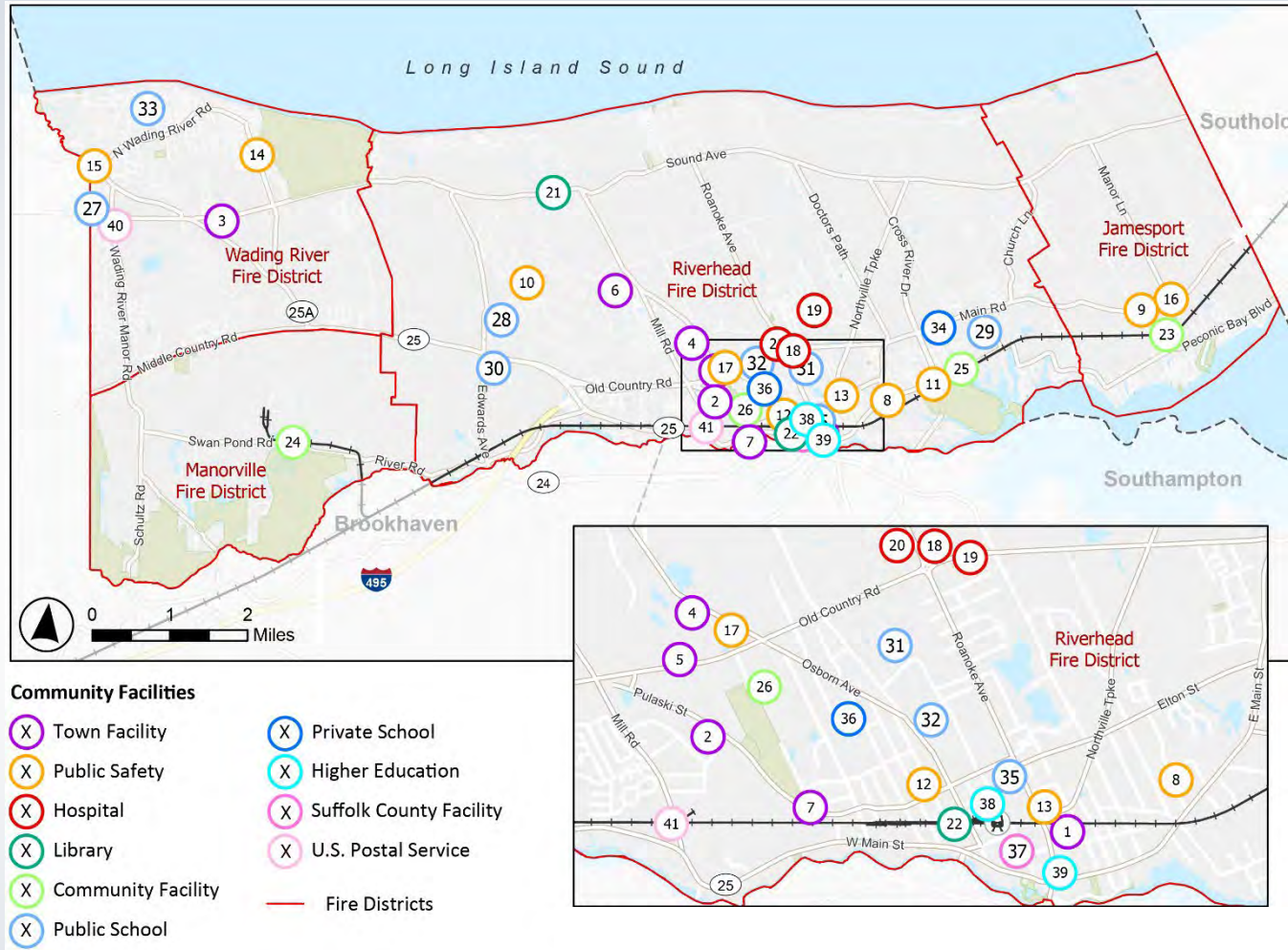
Increase the Town's administrative capacity for working on natural resource conservation efforts.



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



Community Facilities



Community Facilities

Summary of Chapters

Community Facilities

Ensure public services have **sufficient facilities and resources.**



Enhance **responsiveness** and service quality of **emergency services.**



Strengthen community well-being through **enhanced programming and facilities for all ages.**



Summary of Chapters

Community Facilities

Support expansion of school district facilities to accommodate growing demand



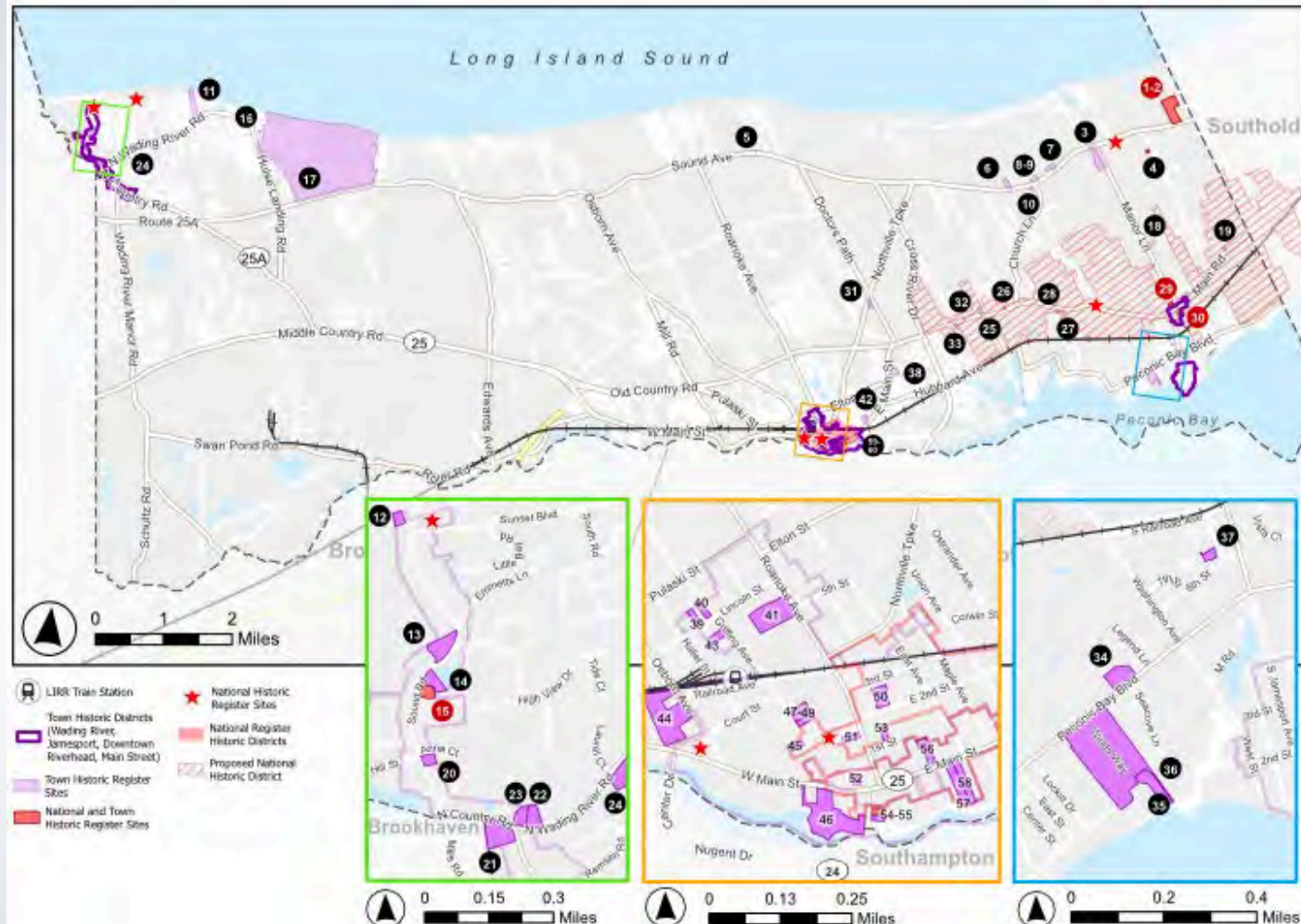
Increase childcare options and promote affordable childcare.



Strengthen the Town's capacity to **address diverse community health and human service needs.**



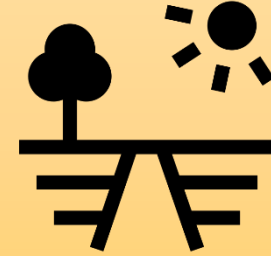
Scenic and Historic Resources



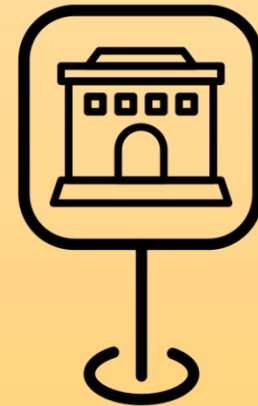
Scenic and Historic Resources

Summary of Chapters Scenic and Historic Resources

Protect scenic
resources and views.



Continue to identify,
document, and
promote **public**
awareness of Town's
historic resources.



Summary of Chapters Scenic and Historic Resources

Protect historic resources from destruction or neglect and **encourage the restoration and adaptive reuse of historic structures.**



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



Transportation and Mobility



Transportation & Mobility

Summary of Chapters

Transportation and Mobility Goals

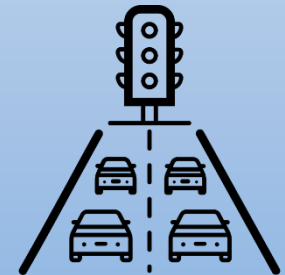
Preserve and enhance historic and scenic corridors while improving traffic flow and safety.



Support economic growth at **EPCAL** through a **well-defined transportation plan**.



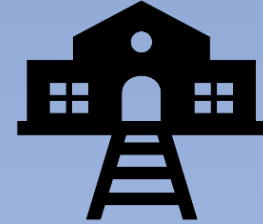
Alleviate congestion, elevate safety, and improve mobility on current infrastructure without excessive expansion.



Summary of Chapters

Transportation and Mobility Goals

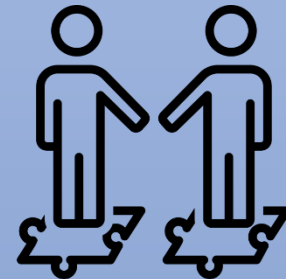
Foster increased use of **public transportation.**



Promote **alternative forms of transportation**, emphasizing pedestrians and bicyclists.



Coordinate transportation improvements with adjacent Towns and other agencies.



Infrastructure



Infrastructure

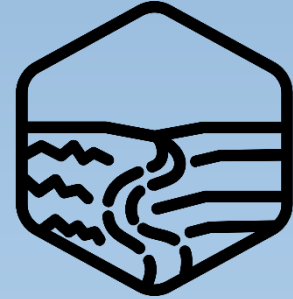
Continue to meet emerging **solid waste management challenges** as disposal opportunities evolve.



Improve the **efficiency of the existing Town water supply system** and ensure its ability to expand to address future demand.



Continue to **Protect Groundwater** through modern wastewater treatment strategies.



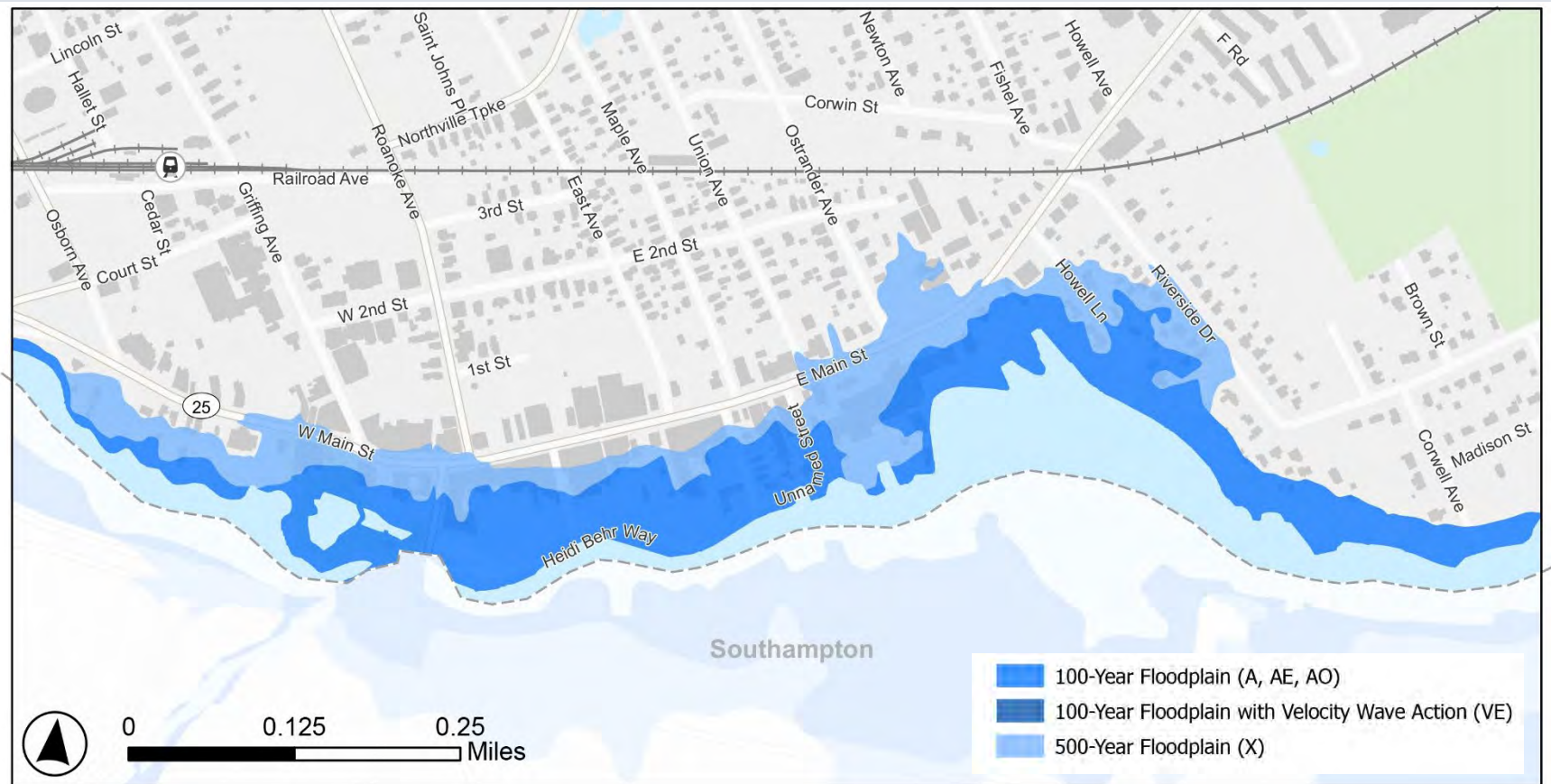
Coordinate with utilities to optimize reliability and accessibility of **essential services**.



Address **localized highway flooding** Issues.



Sustainability and Resilience



FEMA Flood Hazard Areas

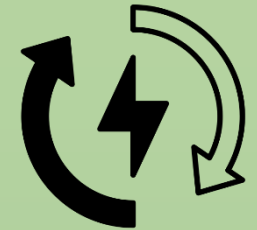
Sustainability and Resilience

Summary of Chapters Sustainability and Resilience

Reduce greenhouse gas emissions
and proactively adapt to climate
change.



Embrace renewable energy
sources to achieve the State's
targets



Promote sustainable building
practices, landscaping, and design.



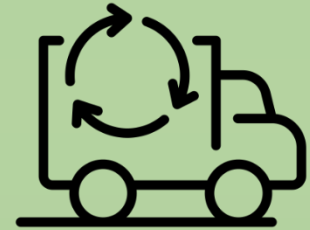
Summary of Chapters

Sustainability and Resilience

Promote sustainable transportation to reduce greenhouse gas emissions.



Reduce waste and promote circular economy waste management practices

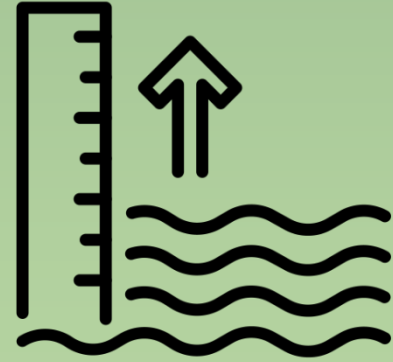


Promote a Green Economy and Green finance, technology, and jobs.



Summary of Chapters Sustainability and Resilience

Mitigate the effects of **flooding, sea level rise, and storm surge.**

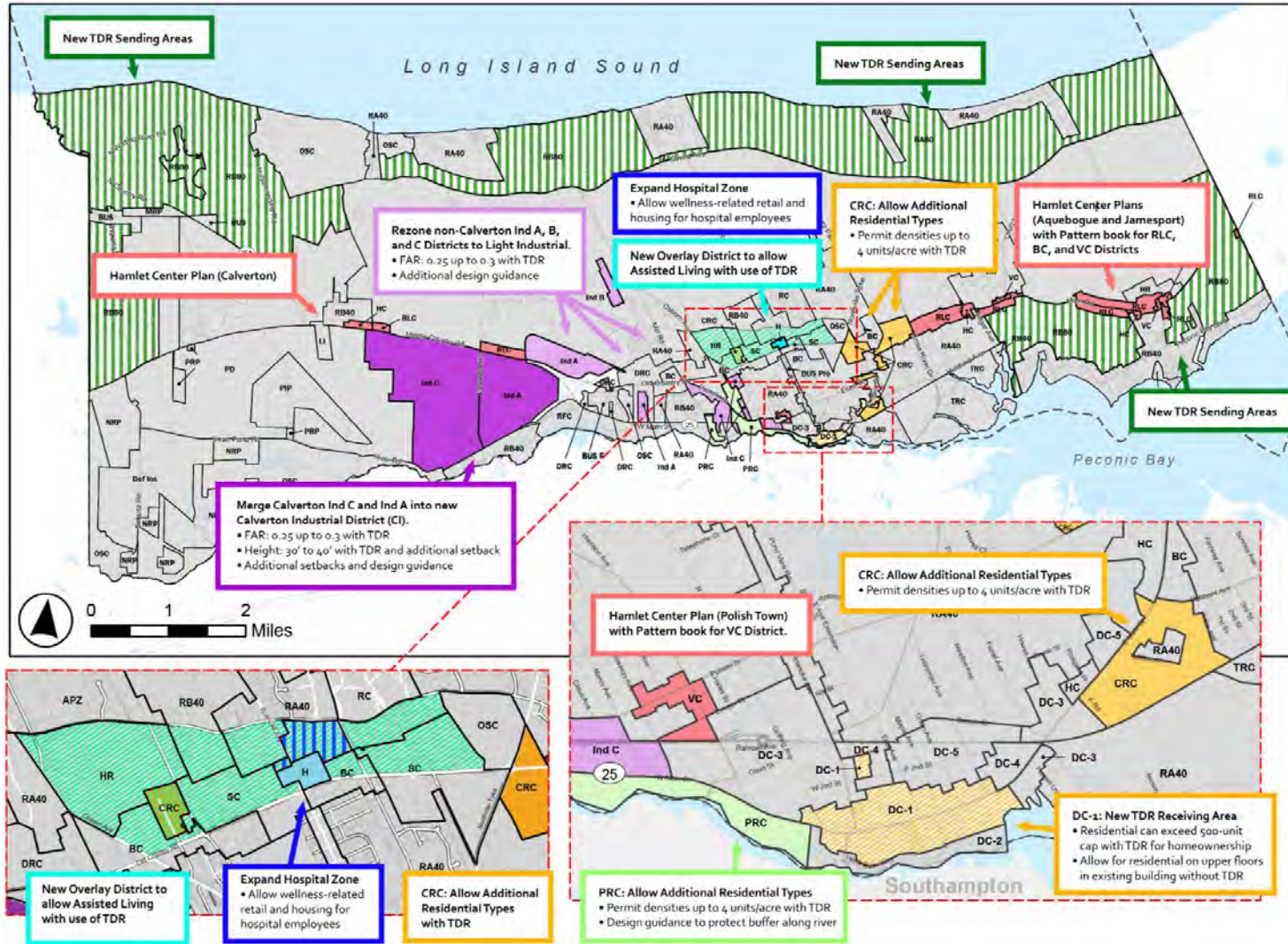


Ensure the safety of residents, employees, and visitors in the event of an emergency and **strengthen the Town's emergency preparedness.**



Draft Goals and Recommendations

Summary of Land Use and Zoning Recommendations

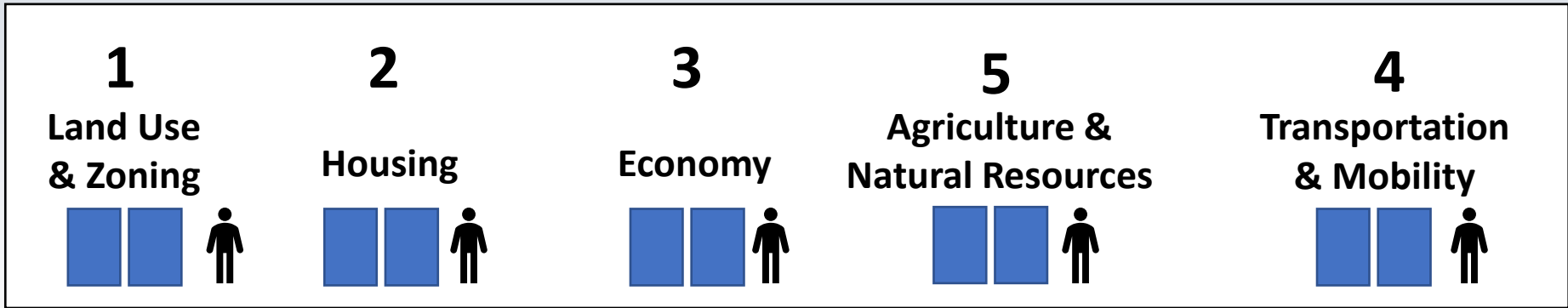


RIVERHEAD Comprehensive Plan Update

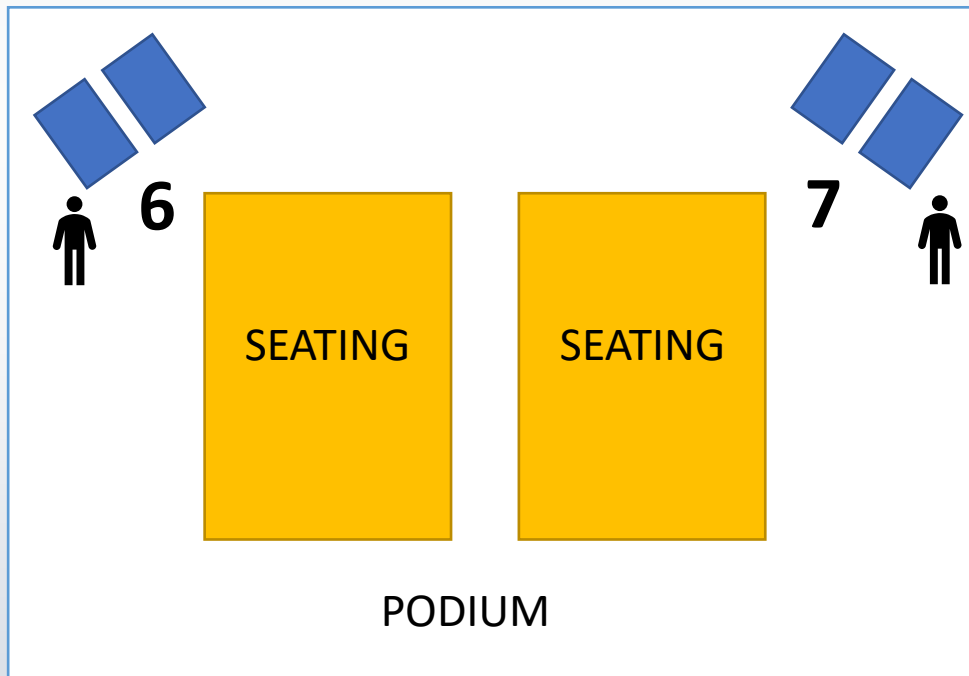


What's Next?

Community Engagement Open House Workstations



Community
Facilities, Parks,
Scenic & Historic
Resources



Infrastructure &
Sustainability/
Resilience

Community Engagement Open House Workstations

3. HOUSING Draft Goals and Recommendations



Goal 3-1: Continue to promote housing affordability and the availability of quality affordable and workforce housing in Riverhead and throughout the region.

Riverhead has historically provided most of the East End's affordable and workforce housing. This trend has remained in the last 20 years as development elsewhere on the East End has become significantly more expensive. Without intervention, the increased development pressure will continue to diminish the supply of retainable housing options. This issue also affects economic development, as housing affordability is a key factor linked to workforce growth.

- a. Regularly monitor housing dynamics and review housing policies.
The Town's affordable housing policies, including workforce housing provisions, should be reviewed on a regular basis to ensure that they are achieving the desired outcomes.
- b. Monitor short-term rentals for impacts on Riverhead's housing stock.
A balance is needed between ensuring adequate availability of year-round housing and providing for seasonal development. Short-term rentals may be appropriate in some locations, but they may impact the availability of year-round housing, which may require regulatory changes and enforcement.
- c. Reach out to local financial institutions and non-profit housing developers to identify sites and funding for the development or rehabilitation of workforce housing.
Expanding and expanding into affordable housing developers can improve housing flow (Federal and state programs) to provide affordable housing for a variety of income levels.
- d. Encourage other East End towns to provide their fair share of affordable and workforce housing.
Give example a general development in the Florida benefit in Southampton. Collaboration is needed to ensure that any development considers the broader impacts on neighboring communities and the broader South End.
- e. Ensure that workforce housing is comparable in design and quality with the surrounding neighborhood.
The Town's lot size and building envelope on these issues should ensure that workforce housing is a neighborhood that can be integrated with the context of the neighborhood as well as with its housing development plan.
- f. Make the Long Island Workforce Housing Act mandatory for every subdivision, with no opt-out provision.
Make sure to ensure that development policies to include that property cannot opt-out of providing affordable units or paying into the workforce housing fund.
- g. Ensure that workforce housing remains perpetually workforce.
This can be achieved through a combination of legal, financial, and regulatory measures. Community land trust can be another option to ensure that the long-term affordability of housing with

Comments:

Goal 3-2: Encourage more diverse housing types to accommodate a wide range of income levels and to address evolving housing needs.

Demand for housing of all types at all levels continues to rise, while housing costs have grown exponentially. Eliminating burdensome restrictions in the Town code allows for greater flexibility in housing design and facilitates the development of affordable housing options. Building code standards already ensure the safety of residential structures.

- a. Eliminate minimum home size in residential districts.
The Town's building code is outdated and increases housing cost. The existing code does not reflect current housing practices and the provision of smaller units more affordable.
- b. Utilize TOD to allow for slightly higher densities designated areas.
TOD units could be used to extend the go-unit cap in the downtown (the town's existing regulations are already in place regarding density and TOD in the CDC and PC zones). This would allow for more diverse housing types such as townhomes and garden apartments.
- c. Promote adaptive reuse and preservation of buildings for residential uses in DC-1 District.
 zoning by-right development rules should be permitted to extend the go-unit cap when adaptively reusing existing space (e.g., for housing)
- d. Evaluate the go-unit cap for the DC-1 District.
The Town should conduct economic and feasibility studies to assess the impact of additional development in downtown areas to help the town and adjacent neighborhoods. This study should be used to make more informed decisions for applicants and the town.
- e. Revise standards for accessory dwelling units to reduce extraneous barriers for new housing.
The accessory apartment code is overly burdensome. The requirement of having a year-round on-site occupant is also too restrictive and the ability to have other than the accessory in building

Goal 3-3: Support Creation and Protection of Homeownership for Low- and Moderate-Income Households.

The Town has sufficient rental opportunities but needs reasonably priced ownership options. Financial barriers and lack of knowledge can make buying a home difficult for first-timers and low- and moderate-income households. Making homeownership more attainable for individuals and families encourages their accumulation of wealth and economic stability.

- a. Provide resources and incentives to assist first-time homebuyers.
The Town can work with the Riverhead Community Development Department, Rental Assistance, non-profits such as Long Island Housing Partnership, and New York State Home and Community Renewal (NYCHCR), to provide financial and technical assistance to housing applicants. This could include providing down payment assistance, and providing information on other financing options to utilize CDFI funds to offer loans for first-time homebuyers. This would include a bullet application on the use of CDFI funds which can be available and used.
- b. Develop policies and procedures to utilize the affordable housing fund to support first-time homebuyers.
This could include eligibility criteria, income guidelines, and application and fund allocation processes for the use of the affordable housing fund for first-time homebuyers (e.g., such as down payment assistance and technical assistance).
- c. Revise the go-unit cap in the downtown core to promote homeownership opportunities and other housing goals.
This supports the Town's overall goal of attracting new residents to the downtown core who are committed to investing in the community's long-term well-being.
- d. Change affordability thresholds for ownership vs rentals.
Adjusting the affordability thresholds for the Long Island Workforce Housing program can allow the Town to provide affordable options for different markets and income levels.

Goal 3-4: Promote inclusive housing policies and accessible design standards to ensure that housing is available to people of all ages and abilities.

As Riverhead continues to age and the needs of residents evolve, a strategic and proactive approach is needed to expand the availability of supportive care facilities. This recommendation reflects the Town's commitment to addressing the growing demands of the aging population and ensuring that residents have access to appropriate care and support as they age. Riverhead will also continue to experience increasing need for affordable retirement housing beyond mobile home parks. Providing housing alternatives for seniors wishing to downsize has the additional benefit of freeing up single-family stock for younger families.

- a. Continue to support programs which provide home improvement funding for low-income senior residents.
The Community Development Department has been successful in helping to rehabilitate units occupied by lower-income senior residents, ensuring that quality of life, housing needs, and may have a positive impact on property tax revenue. The program could be expanded to more housing.
- b. Allow residential health care facilities, including continuum of care housing, to be developed in the Residence RC zone, as well as in areas near the Peconic Bay Medical Center, CDC zones, and CBD zones.
An existing living center area is proposed for parts of Route 61 near the Peconic Bay Medical Center, with 120 units. This location in the Town could allow residents (by its special permit).
- c. Develop Accessible Design Standards for inclusion in the Town Code.
The standards should have a range of supports, including physical infrastructure, signage, public transportation, and language.
- d. Collaborate with Suffolk County and community partners to create and maintain safe and healthy neighborhoods that contribute to residents' well-being and security.
One issue to address with the County is the concentration of older homes in the Courtland area. The Town should continue code enforcement, and occupancy standards, when needed.
- e. Expand the Hospital zone to encompass adjacent properties owned by the Peconic Bay Medical Center and permit a wider variety of wellness related uses and housing for hospital staff.
The residential would be provided a context with other uses that are supportive of the hospital's medical mission. This could include fitness centers, health food, cafes, childcare, and housing for staff.

Comments:

Tell us what you think with dots, and tell us why



strategies or recommendations you agree with



strategies or recommendations you disagree with

Community Engagement Open House Workstations

- Please leave written comments
- Please be respectful and give everyone a chance to speak
- Respect differences in opinion
- Be concise
- Focus on solutions



Thank you!

*Thank you for your
input and time.*



For more information, visit:
<https://townofriverheadcomprehensiveplanupdate.com>

Questions and comments:
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