




1

RIVERHEAD COMPREHENSIVE PLAN UPDATE

Agenda

- Introductions
- Purpose and Need
- Public Participation
- Hamlets/Planning Areas
- Project Overview
- Townwide Conditions, Issues, and Opportunities
- Hamlet Conditions, Issues, and Opportunities
- Community Feedback
- Next Steps



Source: Riverhead News-Review

2

Welcome!

AKRF, Inc.



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Project Manager

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Hello from the
consultant team

L.K. McLean Associates



Ray DiBiase, PE, PTOE, PTP
President & CEO


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Associate




3

3

What is a Comprehensive Plan?



- The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making.
 - New York State Department of State



4

4

Purpose and Need for the Update



- Land use regulations must be in accordance with an adopted comprehensive plan (*New York Town Law §272-A*)
- Changing land patterns, demographics, and needs
- Contemporary planning issues (e.g., sea level rise, healthy communities)
- Guide Town decisions for the next 10-20 years

5

Program for Public Input: A Community-Based Plan

- Project Website/Submit Comments at TownofRiverheadComprehensivePlanUpdate.com
 - Public Survey (**open through November 1**)
 - Interactive Map
- Hamlet Meetings
- Topic-Oriented Meetings
- Preferred Alternative/Scoping Meetings
- Ad-Hoc Central Advisory Committee

Riverhead Comprehensive Plan Update

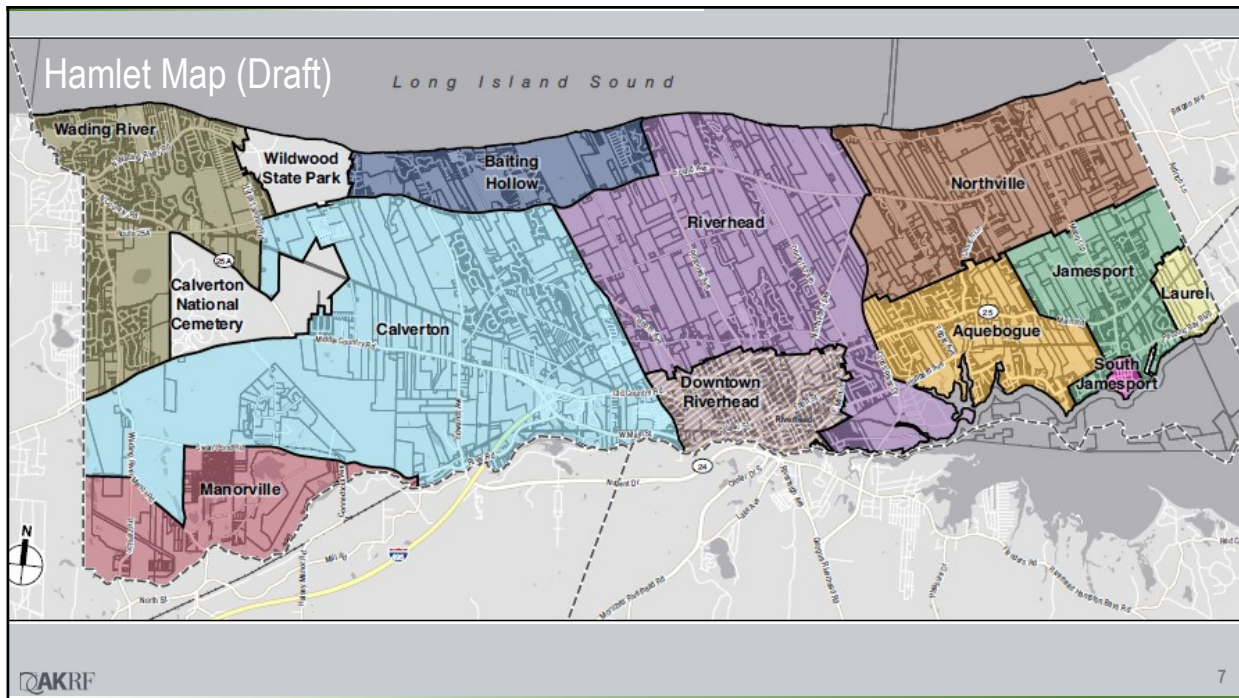
We need your input!

Hamlet Community Meetings
Public Survey
Community Mapping
Topic-Oriented Meetings

Planning for the Town's Future


For more information visit the Town's website at www.townofriverheadny.gov or submit comments to Comments@TownofRiverheadComprehensivePlanUpdate.com

6



7

2021 Plan Update Overview



- Full update of the 2033 Plan with new Long-Term Visions
- Recognize Current Planning Initiatives
- Extensive Public Engagement Process
- Key Focus Areas
 - Hamlet Centers and Neighborhood Character
 - Economic Market Study
 - Transportation Corridors
 - Sustainability and Environment

Source: Riverhead News-Review

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8

Project Status: Work Performed or Underway

▪ Winter/Spring 2020

- Document Review
- News Articles
- Public Outreach Plan

▪ Fall 2020

- Kickoff Meetings with Town and Planning Boards
- Draft Hamlet Map
- Draft Existing Zoning Map

▪ Winter 2020 – Spring 2021

- Interviews with Town and County Departments and Stakeholders
- Advisory Committee Meeting Kickoff
- Preparation of Survey

▪ Summer/Fall 2021


- Public Engagement Process
- Economic Trends Analysis
- Summary of Issues and Opportunities

Summary of Interviews

- Need for range of housing affordability and types
- Allow for greater range of uses/flexibility
- Need for transportation improvements (e.g., electrification, regional connections, biking, bike path, bus service)
- Farmland preservation is important
- Some support for solar projects on farmland
- Activate waterfront with retail, recreational opportunities, and events
- Create a unique retail/arts destination Downtown
- Invest in public sewer/water infrastructure
- Need to amend the TDR program to incentivize developers
- Support for agricultural retail/agritourism
- Need for services for the elderly
- Need for good paying jobs for young professionals
- Overcrowding in schools is an issue
- Reuse of retail on Route 58 is important (e.g., for entertainment or healthcare uses)
- Growth is generally welcomed Downtown, in close proximity to existing infrastructure, mass transit, and services

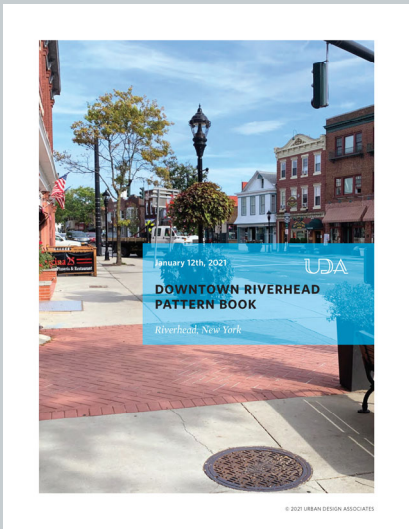
Key Planning Considerations in the Comprehensive Plan Update

<p><u>Population and Demographics</u></p> <ul style="list-style-type: none"> ▪ Trends in total population ▪ Changes in age characteristics ▪ Education and recreational needs ▪ Housing needs <p><u>Economics and Employment</u></p> <ul style="list-style-type: none"> ▪ Retail space needs and demands ▪ Redevelopment of underutilized properties ▪ Employment opportunities ▪ Agriculture ▪ Main Street 	<p><u>Environmental Conditions</u></p> <ul style="list-style-type: none"> ▪ Sea level rise/shoreline protection ▪ Natural features and wetlands ▪ Peconic Bay and River water quality ▪ Protection of endangered species habitat ▪ Woodlands and Pine Barrens <p><u>Transportation/Infrastructure</u></p> <ul style="list-style-type: none"> ▪ Electric and autonomous vehicles ▪ Work-from-home ▪ Alternative energy
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11


11

Review of Recent Studies




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- 2008 East Main Street Urban Renewal Plan
- 2012 Wading River Planning and Zoning Report
- 2016 Peconic River/Route 25 Brownfield Opportunity Area Study
- 2020 Transit Oriented Development Plan for Railroad Ave
- 2021 Final Downtown Riverhead Pattern Book


12

12

Townwide Conditions, Issues, and Opportunities






13


13

Existing Conditions: Population, Employment & Demographics

Population, Housing, and Employment Changes in the Town				
Data Set	2000	Census 2020 or ACS 2015-2019	Percent Change	Projected Build-Out by 2043
Population	27,680	35,902	30%	41,000
Households	10,749	12,976	21%	16,000
Household Size	2.5	2.5	No change	2.5
Housing Units	12,479	16,483	32%	19,000
Employment	13,820	18,499	34%	N/A

Sources: Town of Riverhead 2003 Comprehensive Plan, 2015-2019 American Community Survey, Census 2020 via Social Explorer and U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2018).



14

14

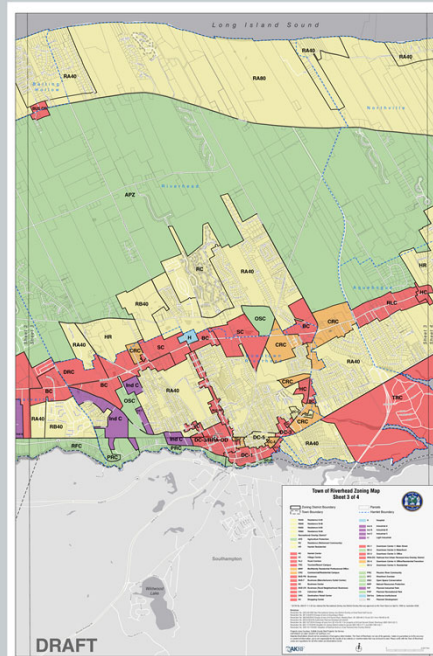
Existing Conditions: Population Changes in Town Since 2000

Data Set	Census 2020	Census 2020 (%)	% Change 2010-2020	% Change 2000-2020
<i>Population</i>	35,902	100%	7.2%	29.7%
<i>Race and Ethnicity</i>				
White	23,881	66.5%	-6.1%	6.2%
Black	2,193	6.1%	-12.3%	-23.4%
Asian	436	1.2%	18.8%	75.1%
Other	1,130	3.1%	98.9%	183.9%
Hispanic	8,262	23.0%	77.7%	392.4%
Total Minority	12,021	33.5%	48.7%	131.8%

15

Existing Conditions: Zoning

- Updated Zoning Map
 - AKRF updated the Town’s zoning map with changes pursuant to resolutions since 2015
 - Four sections
- Color coding to distinguish major types of zoning, with black labels to indicate specific districts
- All zoning updates to date have been incorporated



16

Townwide Issues and Opportunities

- Economic opportunities/employment
- Farmland preservation and the agricultural economy
- Healthy communities
- Housing
- Educational needs
- Main Street
- Route 58 corridor commercial needs and reuse vacancies
- Traffic congestion
- Transportation needs
- Sea level rise/resiliency/shoreline protection
- Peconic River Corridor/water quality
- Alternative/Renewable energy choices



Source: Riverhead News Review – Times Review



Transportation and Infrastructure

- Inventory of Existing Systems
 - Transportation
 - Infrastructure
- Assess Capacity and Condition
- Determine Current Demand
- Project Future Demand
- Develop Recommendations to Meet Future Demand
 - Capacity Enhancements
 - Demand Management
 - Policy



Existing Transportation System

- Roadways
 - 23 miles NY State Highways
 - 14 miles Suffolk County Roads
 - 178 miles Town Roadways

- Public Transportation
 - One MTA / LIRR Station (Riverhead)
 - Five Suffolk Transit Bus Routes

Source: Suffolk County Mobility Study (2018)



Existing Travel Characteristics

- Trip Length (All)
 - 0 to 10 Miles - 49%
 - 10 to 15 Miles - 15%
 - 15 to 20 Miles - 11%
 - Longer than 20 Miles - 25%

- Trip Mode (All)
 - Commute by Car Alone - 83%
 - Commute by Car with Passenger(s) - 12%
 - Transit - 1%
 - Walk / Bike - 3%
 - Other - 1%

Source: Suffolk County Mobility Study (2018)



Transportation – Traffic Growth

- NYS Route 25
 - LIE to Mill Road – 17% Increase 2004 to 2019 (1% per year)
 - CR58 to CR105 – 49% Increase 2005 to 2019 (3.5% per year)
- CR58 (Route 58)
 - LIE to Osbourne Ave - 31% 2003 to 2019 (1.9% per year)
- Sound Avenue
 - Philips Ave to Pier Ave – 50% Increase 2003 to 2019 (3.5% per year)
- NYSDOT Predicted 47% Growth in Riverhead Traffic Between 2000 and 2020 (LITP 2000 Study)



21

21

Transportation – Long Island Rail Road (Pre-Covid)

- One Operating LIRR Station in Entire Town (Downtown Riverhead)
- Connection to Riverhead at Ronkonkoma Station, No One Seat Rides
- Three (3) Eastbound Arriving and Four (4) Westbound Departing Trains on Weekdays
- Two (2) Eastbound Arriving and Two (2) Westbound Departing Trains on Weekends
- Trip length 2 hours 14 minutes



22

22

Transportation – Suffolk Transit (Pre-Covid)

- **Bus Route 8A**, Runs between Calverton Hills and SCCC East. Runs once every hour.
- **Bus Route S-58**, serving East Northport, Smithtown, Selden, Coram, Calverton, and Riverhead. Runs roughly once every hour.
- **Bus Route S-62**, Runs between the Hauppauge Industrial Complex and Riverhead County Center. Runs once every hour.
- **Bus Route S-66**, Runs between the Patchogue railroad station and Riverhead County Center. Runs once every hour.
- **Bus Route S-90**, Runs between the Center Moriches railroad station and Riverhead County Center. Runs roughly once every two hours.
- **Bus Route S-92**, Runs between Orient Point ferry dock and the East Hampton railroad station. Runs once every hour.
- **Suffolk County Accessible Transportation (SCAT)** provides disabled passengers and attendants curb-to-curb bus service to locations within 0.75 miles of a public bus route.



23

23

Existing Infrastructure and Utility Services

1. Drinking Water
2. Sanitary/Sewer
3. Electric Service/Renewable Energy
4. Natural Gas Service
5. Solid Waste
6. Cellular Telephone / WiFi
7. Cable TV
8. Internet

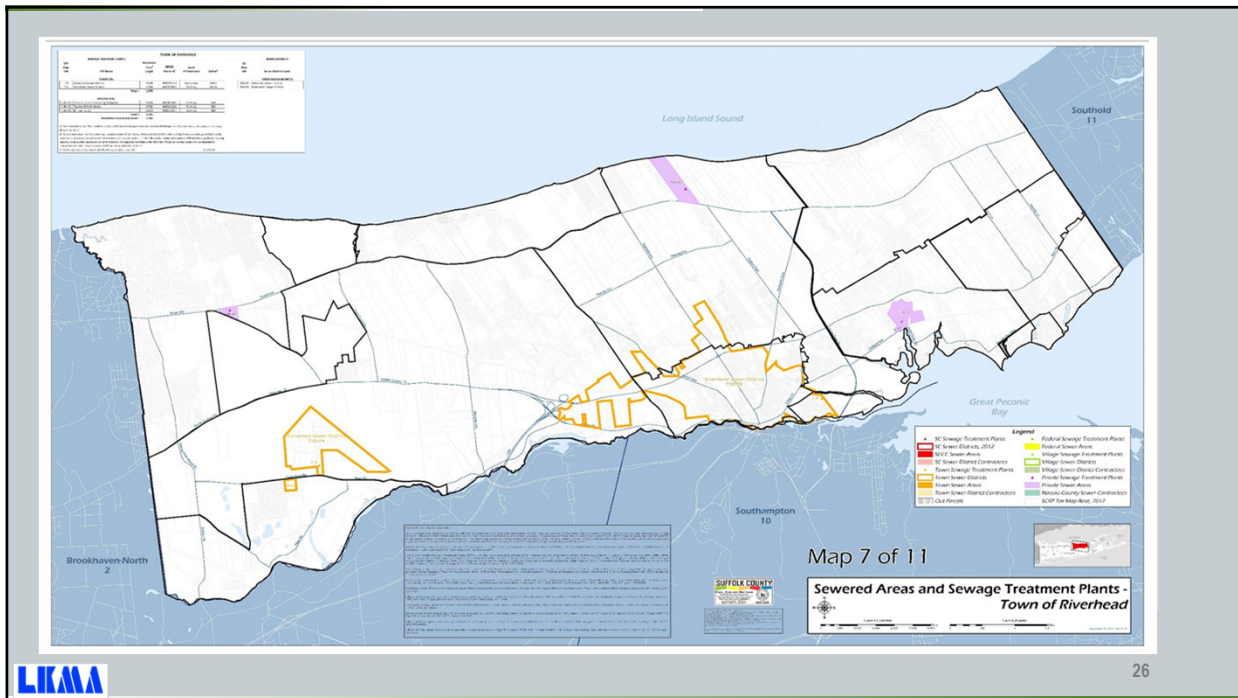


24

24

Existing Conditions - Sanitary Waste

- Most of the Town utilizes cesspools and septic systems
- Main Sewer District Boundaries include hub and downtown (see map)
- Scavenger Waste Plant treats waste from commercial septic systems and cesspools
- Calverton Sewer District treats waste from EPCAL
- Three Private Sewer Facilities in Town



Existing Conditions – Water

- Riverhead Water District Statistics
 - Created in 1916
 - District covers entire Town, but not all of Town is on public water
 - Seventeen (17) Active Wells drilled into Glacial and Magothy Aquifers
 - Population served (2019) 35,000
 - Water Drawn for Aquifer (2019) 2.4 billion gallons
 - Conducts 1000+ tests per year for over 130 contaminants
 - Quality generally excellent, but some areas of contamination exist



27

27

Climate Change and Renewable Energy

- Climate change is affecting many weather and climate extremes around the globe
- Locally has implications for community health, farming, drinking water supplies, etc.
- Town took Climate Smart Pledge in 2019
- In 2019, New York State enacted the Climate Leadership and Community Protection Act (CLCPA)
- The Office of Renewable Energy Siting (ORES) and Section 94-c were established to provide an expedited permitting process for projects 25 megawatt or larger.
- Currently, most renewable generation projects in development within New York State are solar electric generating projects.
- There is currently demand for battery energy storage in the Town
- Current demand for offshore wind is off the east coast of LI, but the Town could see increased demand for small land-based wind in the future.
- Geothermal heat pump systems may offset need for renewable energy in the future.
- Finally, water resources and fuel cell development are less likely but may help the State to reach its green energy goals.



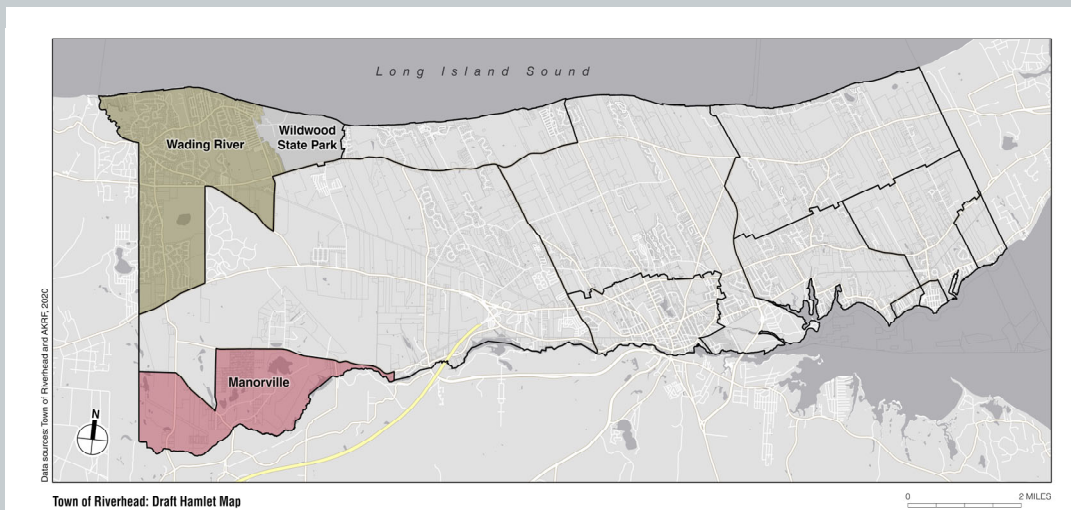
28

28

Hamlet Conditions, Issues, and Opportunities

29

Hamlets – Wading River and Manorville



30

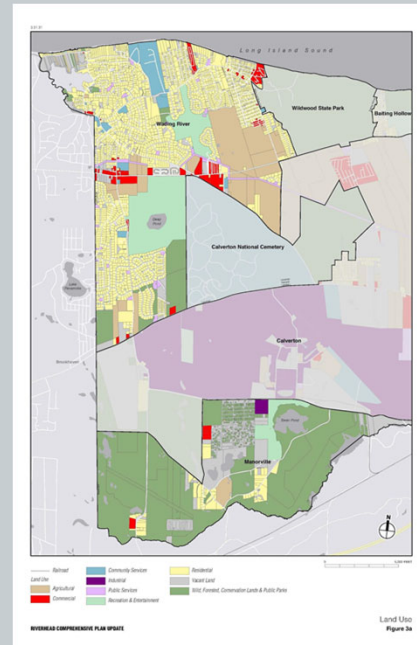
Wading River – Manorville

Hamlet	Square Miles	Residents Per Square Mile
Wading River	9.8	789
Manorville	4.3	47
Riverhead/Downtown	15.1	941
Aquebogue/Northville/ Jamesport/South Jamesport/Laurel	15.7	279
Calverton/Baiting Hollow	26.8	270

Sources: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates; Census 2010 (for Manorville population); GIS (for area of Manorville)

Land Use Patterns

- Wading River:**
 - Primarily single-family residential (38%)
 - Retail/Wading River Hamlet Center (3%)
 - Agricultural (14%)
 - Community and public services (7%)
 - Vacant land (4%)
 - Other preserved lands:
 - Parks and recreation (32%)
 - Pine Barrens Compatible Growth Area (18% or 890 acres)
 - Pine Barrens Core Preservation Area (11% or 554 acres)
- Manorville:**
 - Primarily public open space/NYSDEC Wild, Scenic, and Recreational Rivers/Pine Barrens Core Preservation Area (2,724 acres) (78%)
 - Vacant land (12%)
 - Residential (5%)
 - Agricultural, commercial, industrial (remaining 5%)
- Surrounded by EPCAL, Calverton National Cemetery, and Wildwood State Park



Socioeconomic Trend Data-Key Indicators

	Wading River			Manorville			Town	County
	2000	2019	% Change	2000	2010	% Change	% Change	% Change
Population	6,668	7,733	16%	191	204	7%	21%	5%
Households	2,370	2,580	9%	150	75	-50%	21%	4%
Housing Units	2,713	3,181	17%	83	78	-6%	32%	10%
Employment	1,278	1,820	42%	N/A	N/A	N/A	34%	11%

Sources: U.S. Census Bureau, Census 2000, Census 2010, and American Community Survey 2015-2019 5-Year Estimates; Census OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2018).

33

Population and Employment Comparison Summary Data (2019)

Hamlet	Population	Share of Town	Households	Share of Town	Employees	Share of Town
Aquebogue	2,042	6%	829	6%	618	3%
Baiting Hollow	1,731	5%	684	5%	453	2%
Calverton/ Manorville	5,506	16%	2,776	21%	5,411	29%
Downtown	6,388	19%	2,004	15%	6,050	33%
Jamesport/S. Jamesport/Laurel	971	3%	400	3%	430	2%
Northville	1,370	4%	496	4%	676	4%
Riverhead Hamlet	7,808	23%	2,117	16%	3,067	17%
Wading River	7,733	23%	2,580	20%	1,820	10%

Source: U.S. Census Bureau, American Community Survey 2015-2019, 5-Year Estimates; Employment from Census OnTheMap (2018).

34

2003 Comprehensive Plan to 2021 Update: Goals, Issues and Opportunities



2003 Goals:

Wading River

- Establish recreational opportunities (e.g., waterfront trail, small pocket parks and playgrounds)
- Allow home offices
- Do not expand existing retail core
- Preserve wetlands

Manorville

- Wetlands preservation

Current Issues/Opportunities:

Wading River

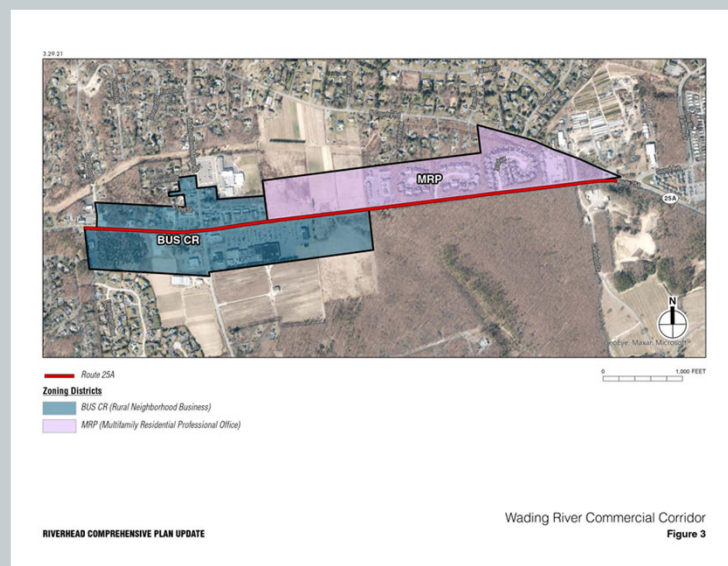
- Retail vacancies and traffic congestion on Route 25A
- Wading River Corridor (Route 25A)/foodie scene/Wading River Beach-demand from tourists/Airbnbs)
- Nonconforming uses/small lots
- Preserving scenic/rural character
- Adjacent industrial development
- Alternative energy production/solar farms

Manorville

- Groundwater pollution/drinking water quality
- Surface water/wetlands protection

Wading River Commercial Corridor

- 2012 Wading River Planning and Zoning Report
- Reduced commercial zoning and replaced it with the MRP Zone
- Permitted uses include multifamily, professional studios, and agricultural production
- Reduced parking
- Signage requirements



Public Transportation and Roadways

Public Transportation:

- LIRR
 - Station in Riverhead Downtown
 - Yaphank Station in Yaphank
- Suffolk Transit
 - Suffolk Transit S62 Lake Grove to County Center, One Hour Headways, No Sunday Service
 - Suffolk Transit S58 East Northport to County Center, One Hour Headways, 7 Days

Major Roadway Facilities:

- NYS Route 25 Main Road
- NYS Route 25A – Parker Road
- Sound Avenue (Town)

Other Roadway Facilities of Note:

- Wading River Road (Town)
- River Road (Town)



Public Transportation and Roadways—Planning Issues

Public Transportation:

- Willingness of Public to Use Public Transportation
- LIRR
 - Potential Relocation of Yaphank Station
 - Study of Battery-Powered Electric Trains in “Diesel Territory”
- Suffolk County Transit
 - “Reimagine Transit” Study – Implementation Plan for Bus Route Changes by the end of 2021

Roadways:

- “Complete Streets” Considerations
- Sound Avenue Traffic
- Traffic Congestion and Flooding at NY 25A/Wading River Manor Rd. Intersection



Sanitary and Solid Waste and Water

Sanitary Waste:

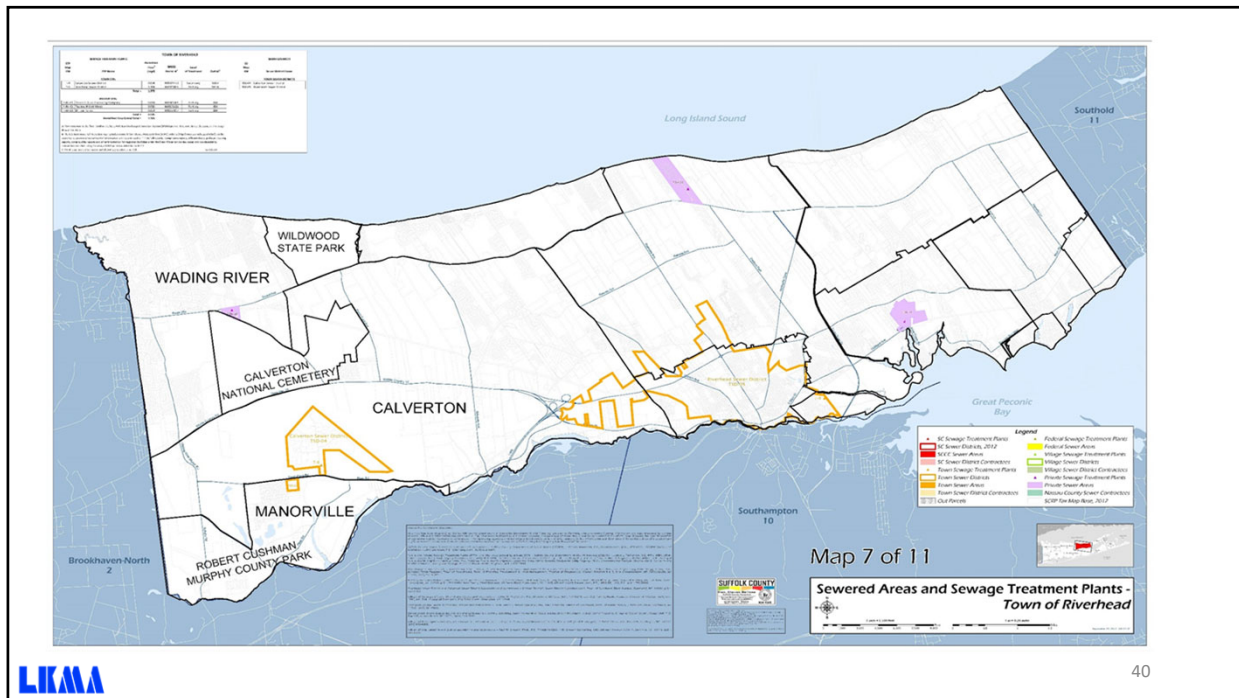
- Private Cesspools and Septic Systems – I/A Systems

Solid Waste:

- Town of Riverhead Sanitation District A

Water:

- Riverhead Water District
- Private Wells



Gas, Electricity, and Internet

Natural Gas:

- National Grid

Electricity:

- Public Service Enterprise Group (PSEG)
Long Island

Broadband Internet:

- Verizon (DSL/ FiberOptic)
- Optimum by Altice Wired (Cable)
- Viasat (Satellite)
- Hughesnet (Satellite)
- BarrierFree (Fixed Wireless)

Planning Issues

- Need for improved broadband, due to existing deficiencies and increased remote work/school enrollment
- Traffic congestion along Route 25A/Wading River Manor Rd
- Street Flooding
- Solar Farms
- Off-shore Windfarms



Community Feedback



Public Participation Methods and Discussion Format

- Visit the Project Website at:
www.TownofRiverheadComprehensivePlanUpdate.com
 - Survey
 - Online mapping
 - Community meetings
- Please discuss Townwide and hamlet-specific issues and opportunities for the future of the Town
- Comments may be submitted in writing to:
Comments@TownofRiverheadComprehensivePlanUpdate.com

Next Steps

Thank You and Next Steps

- **Fall 2021:** Townwide Topic-Oriented Breakouts
- **Winter 2021:**
 - Analyze Public Survey Results
 - Statement of Community Goals
 - Meet with Central Advisory Committee
- **Winter/Spring 2022:** Preferred Alternative/SEQRA Process/Meetings