



RIVERHEAD COMPREHENSIVE PLAN UPDATE

Hamlet/Community Meetings - Calverton - Baiting Hollow – September 28, 2021



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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

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Welcome!

AKRF, Inc.



Robert M. White, AICP
Principal-in-Charge

Stephen J. Holley
Outreach Advisor

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Project Manager

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Project Manager

Hello from the
consultant team

L.K. McLean Associates



Ray DiBiase, PE, PTOE, PTP
President & CEO


Vincent A. Corrado, PE
Associate




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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



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Purpose and Need for the Update



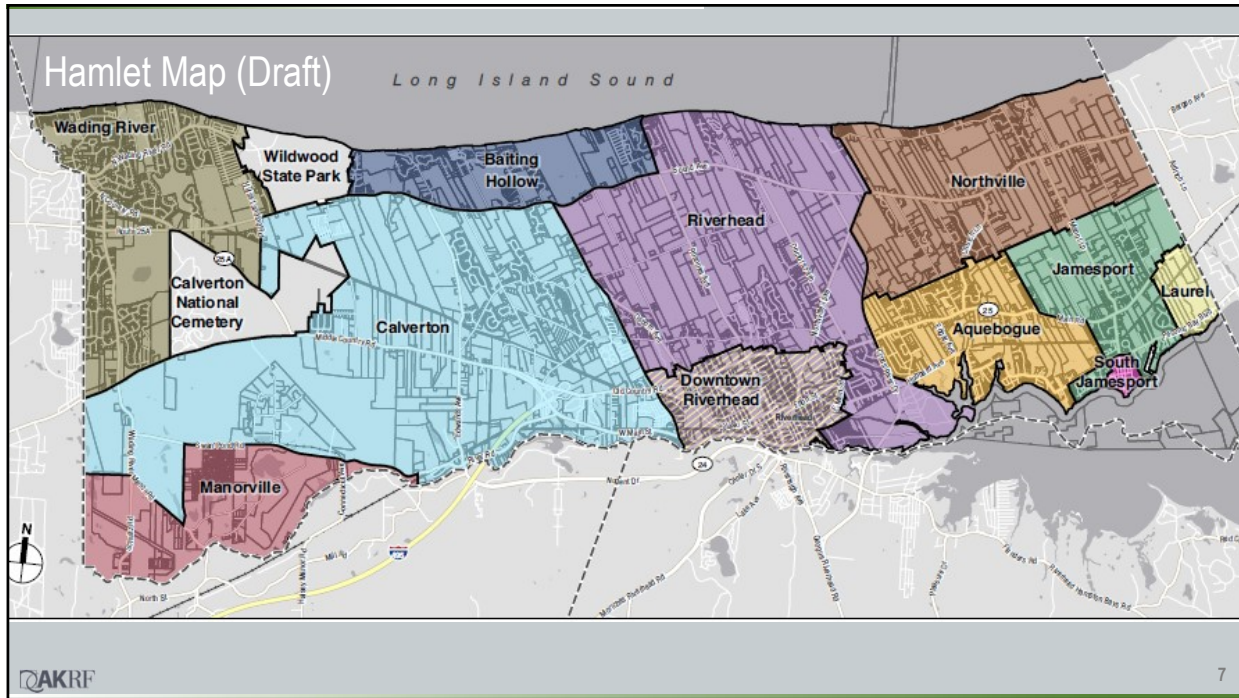
- Land use regulations must be in accordance with an adopted comprehensive plan (*New York Town Law §272-A*)
- Changing land patterns, demographics, and needs
- Contemporary planning issues (e.g., sea level rise, healthy communities)
- Guide Town decisions for the next 10-20 years

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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

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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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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

Population and Demographics

- Trends in total population
- Changes in age characteristics
- Education and recreational needs
- Housing needs

Economics and Employment

- Retail space needs and demands
- Redevelopment of underutilized properties
- Employment opportunities
- Agriculture
- Main Street

Environmental Conditions

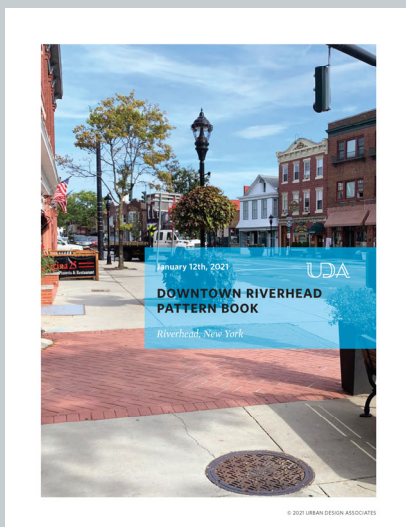
- Sea level rise/shoreline protection
- Natural features and wetlands
- Peconic Bay and River water quality
- Protection of endangered species habitat
- Woodlands and Pine Barrens

Transportation/Infrastructure

- Electric and autonomous vehicles
- Work-from-home
- Alternative energy

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Review of Recent Studies



- 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

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Townwide Conditions, Issues, and Opportunities






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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).



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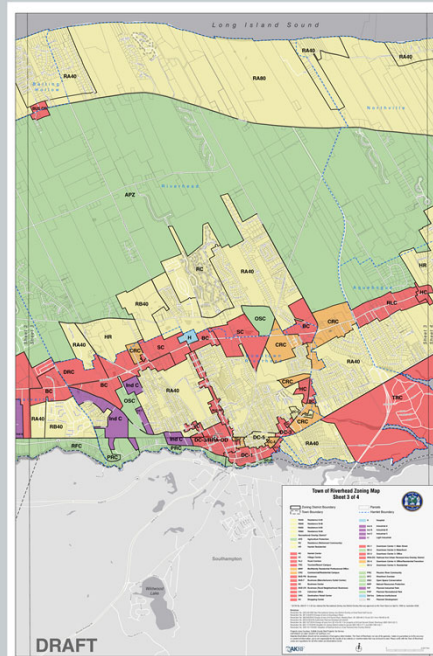
Existing Conditions: Population Changes in Town Since 2000

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%

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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



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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

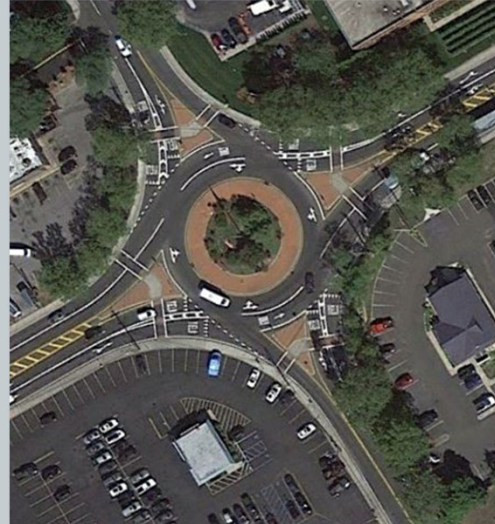


Existing Transportation System

- 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)



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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



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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.



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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

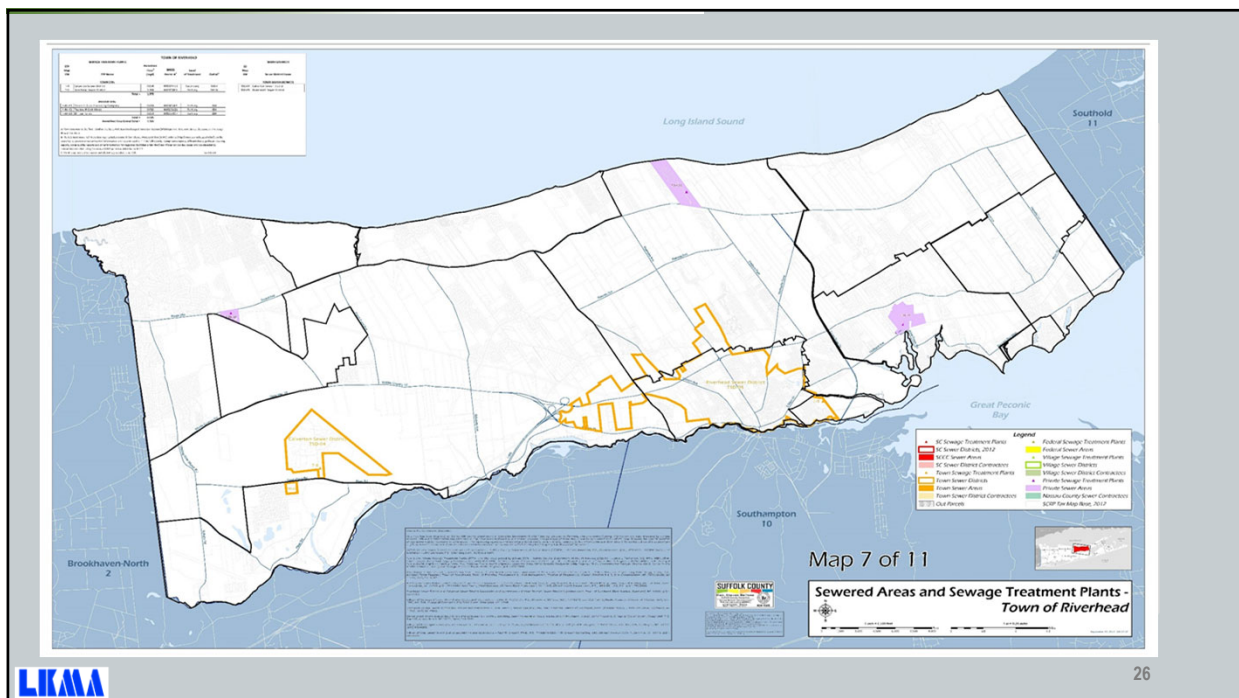


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Existing Conditions - Sanitary Waste

- 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



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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.



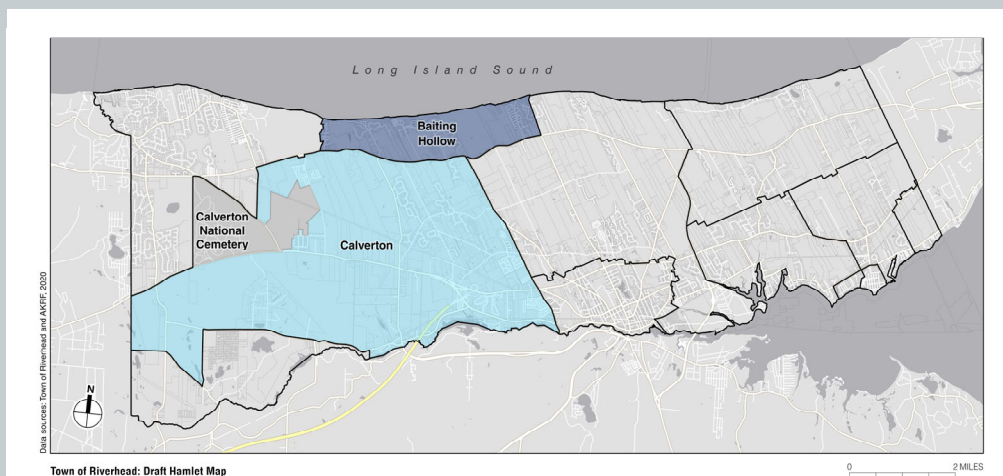
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Hamlet Conditions, Issues, and Opportunities

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Hamlets – Baiting Hollow and Calverton



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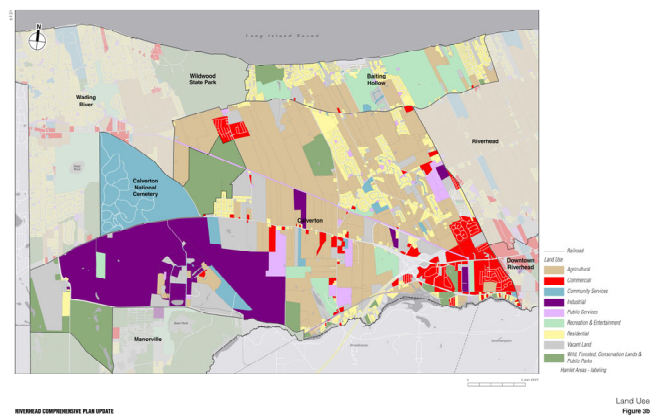
Hamlet Comparison Summary Data

Hamlet Group/Hamlet	Square Miles	Residents Per Square Mile
Calverton – Baiting Hollow	26.8	270
<i>Calverton</i>	23.6	233
<i>Baiting Hollow</i>	3.2	539
Wading River/Manorville	9.8	789
Riverhead/Downtown	15.1	941
Aquebogue/Northville/Jamesport/South Jamesport/Laurel	15.7	279

Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates

Primary Land Use Patterns

- Baiting Hollow:
 - Residential (38%)
 - Parks and recreation (e.g., Bluffs Country Club) (32%)
 - Agricultural (14%)
 - Community and public services (7%)
 - Commercial (3%)
 - Vacant land (4%)
- Calverton:
 - Agricultural (35%)
 - Industrial/EPCAL (20%)
 - Vacant land (14%)
 - Parks and recreation (e.g., Splish Splash) (9%)
 - Residential (8%)
 - Commercial (7%)
 - Public and community services (6%)
 - Pine Barrens Compatible Growth Area (40% or 4,582 acres)
 - Pine Barrens Core Preservation Area (12% or 1,392 acres)



Socioeconomic Trend Data-Key Indicators

	Calverton			Baiting Hollow			Town of Riverhead	Suffolk County
	2000	2019	% Change	2000	2019	% Change	% Change	% Change
Population	5,704	5,506	-3%	1,449	1,731	19%	21%	5%
Households	2,539	2,776	9%	600	684	14%	21%	4%
Housing Units	2,735	3,063	12%	962	1,268	32%	32%	10%
Employment	2,324	5,411	133%	465	453	-3%	34%	11%

Sources: U.S. Census Bureau, Census 2000 and 2015-2019 American Community Survey 5-Year estimates.



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Population and Employment Comparison Summary Data (2019)

Hamlet	Population	Share of Town	Households	Share of Town	Employees	Share of Town
Baiting Hollow	1,731	5%	684	5%	453	2%
Calverton/Manorville	5,506	16%	2,776	21%	5,411	29%
Aquebogue	2,042	6%	829	6%	618	3%
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).



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



2003 Goals:

Baiting Hollow

- Establish RA-40 and RA-80 as TDR Receiving Areas

Calverton

- Continue to permit a variety of uses at EPCAL
- Preserve visual quality along Route 25/establish pedestrian & bicycle connections

Current Issues/Opportunities:

Baiting Hollow

- Increase farmland preservation efforts/Need to improve TDR success rate

Calverton

- Concerns over loss of open space/farmland
- Renewable energy/solar production needs and concerns
- Complete sale at EPCAL
- Amount and scale of industrial developments

Public Transportation and Roadways

Public Transportation:

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

Planning Issue

- Need Improved Access to Public Transit

Major Roadway Facilities in Calverton (C)/Baiting Hollow (BH):

- NYS Route 25 (C)
- NYS Route 25A (C)
- I-495 LIE (NYSDOT/Interstate) (C)

Other Roadway Facilities of Note:

- CR58 (Suffolk County) (C)
- Sound Avenue (Town) (BH, C)
- Edwards Avenue (Town) (BH, C)
- Osborne Avenue (Town) (C)

Planning Issues

- Traffic Growth/Congestion
- Street Flooding

Transportation - EPCAL

- Pending Application for an 8-lot Subdivision
- Peak Hour Traffic Projections
 - AM Peak Hour—5,000 New Trips
 - PM Peak Hour—4,500 New Trips
 - Weekend Peak Hour—770 New Trips



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Sanitary and Solid Waste

Sanitary Waste:

- Private Cesspools and Septic Systems/I-A Systems
- Calverton Sewer District:
 - Formed in 1999 when the EPCAL property was transferred to the Town
 - Treatment plant constructed in the early 1950's
 - District consists of 550 acres which makes up the industrial core area
 - Three pumping stations which transport wastewater to the treatment plant
 - Upgrade scheduled to start within the next two years.

Solid Waste:

- Town of Riverhead Sanitation District B

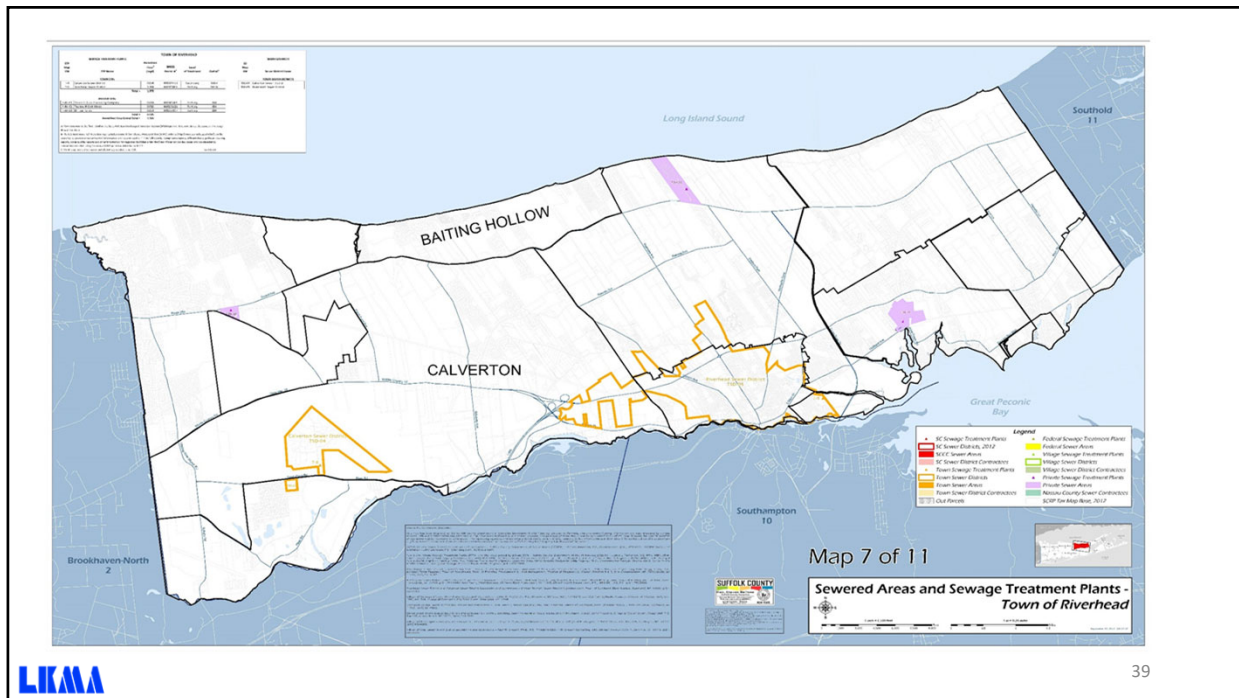
Planning Issue

Sewers for EPCAL, since Calverton Sewer District only covers the industrial core



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Water, Gas, Electricity, and Internet

Water:

- Riverhead Water District
- Private Wells

Natural Gas:

- National Grid

Electricity:

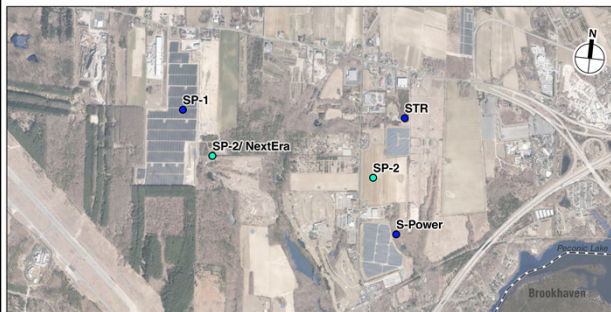
- Public Service Enterprise Group (PSEG) Long Island

Broadband Internet:

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

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Solar Energy Projects in the Town



Solar Energy Production Facilities
 ● Existing
 ● Proposed

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 RIVERHEAD COMPREHENSIVE MASTER PLAN UPDATE

Solar Energy Production Facilities

Project	Location (SCTM #)	Project Status*	Property Size (Acres)	Energy Produced (Megawatts)	Estimated Number of Houses Served
STR	600-117-2-9.2	Constructed and operational	13	3	900
S Power	600-137-1-32.1	Constructed and operational	45	6.3	1,260
SP-1	600-116-107.2 600-98-1-21.1	Constructed and operational	110	20	5,723
SP-2	600-116-1-7.2	Siting permit issued by ORES under 94-c	291	36	6,500
	600-116-2-1.1/2/7.4				
	600-117-2-4.1/7.2/8.2				
	600-136-1-1 600-137-1-32.1				
Nextera	600-116-1-7.2 600-98-1-21.1	Town Board Approved Special Permit/SEQRA review; Planning Board denied the site plan application	197	22.9	4,500
TOTAL			656	88.2	18,883 +/-

*Note –All projects identified are located in the Hamlet of Calverton

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Renewable Energy Development—Solar

Solar Installation Planning Issues:

- Opportunities to allow development of solar systems within the Town will need to be balanced with concerns about visual, natural resources, economic (both temporary and permanent), safety concerns with associated battery storage, and ensuring that potential impacts are not concentrated within one community:
 - Increased buffer zone restrictions may be implemented to address visual and natural resource concerns.
 - Rooftop solar requirements may be implemented to limit the land area used for solar installations.
 - Consideration of expanding zoning/special permit process to encourage less concentration of solar in one hamlet.
 - Decrease the amount of land allowed
 - Allow rooftop solar productions in all commercial zones
- If overly restrictive zoning and permitting processes are implemented, developments may opt to increase generating capacity in order to be applicable for New York State’s streamlined Office of Renewable Energy Siting (ORES) process instead of the Town’s procedures.

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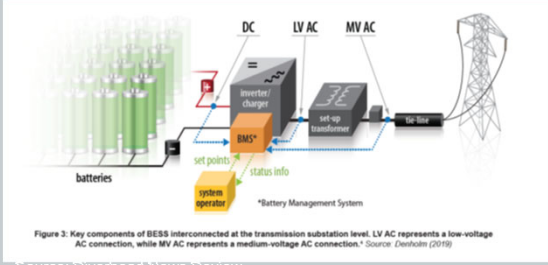



Figure 3: Key components of BESS interconnected at the transmission substation level. LV AC represents a low-voltage AC connection, while MV AC represents a medium-voltage AC connection.* Source: Dezhnev (2019)

Source: Riverhead News Review


Solar-Related Renewable Energy Options

- Proposed Battery Energy Storage Code
 - Benefits:
 - Renewable energy integration; help meet State's goals; consistent energy source
 - Planning Issues:
 - Must meet mandated fire suppression technology standards/farmland preservation concerns
 - How many/how much space is needed? / Where will this be located? / New technology? / Will this product taxes? / Any local benefits?

- Agrivoltaics
 - Support from LI Farm Bureau/Chamber of Commerce
 - Benefits according to NREL include:
 - Improved food production
 - Water savings
 - Renewable energy production
 - Planning Issues include:
 - Not permitted in APZ
 - Potential economic/farming constraints

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Community Feedback


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Public Participation Methods and Discussion Format

- Visit the project website at www.TownofRiverheadComprehensivePlanUpdate.com
 - Survey
 - Online mapping
 - Community meetings
- Please discuss Town-wide and hamlet-specific issues and opportunities for the future of the Town
- Comments may also 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