



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.



Robert M. White, AICP
Principal-in-Charge

Stephen J. Holley
Outreach Advisor

Lorianne DeFalco, AICP
Project Manager

James Rigert
Deputy
Project Manager

Hello from the
consultant team

L.K. McLean Associates



Ray DiBiase, PE, PTOE, PTP
President & CEO


Vincent A. Corrado, PE
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



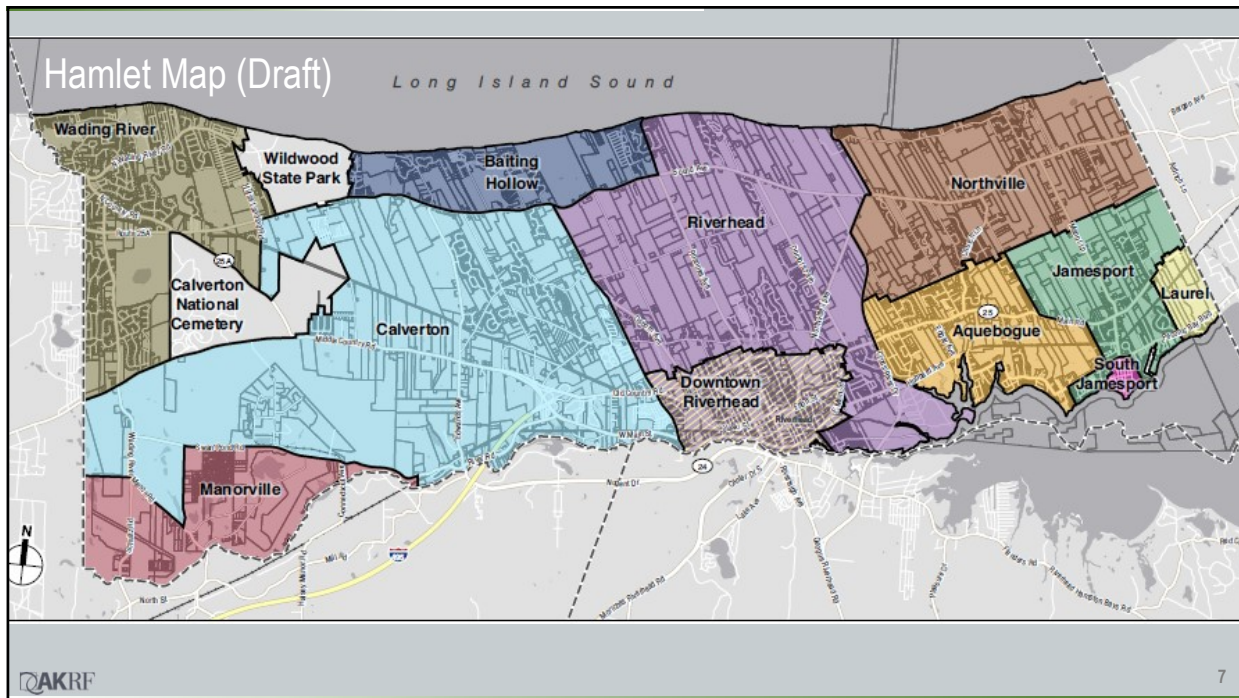
- Land use regulations must be in accordance with an adopted comprehensive plan (*New York Town Law §272-A*)
- Changing land patterns, demographics, and needs
- Contemporary planning issues (e.g., sea level rise, healthy communities)
- Guide Town decisions for the next 10-20 years

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

6



7

2021 Plan Update Overview



- Full update of the 2003 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

AKRF

8

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

9

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

10

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

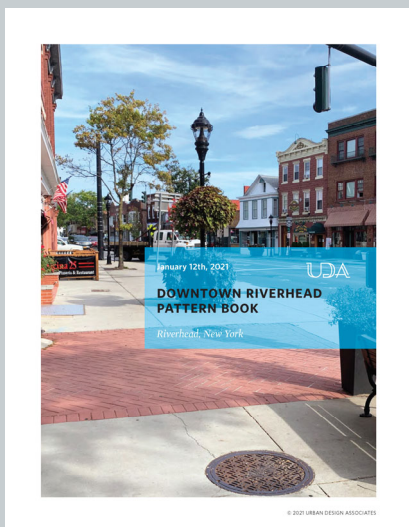
- Sea level rise/shoreline protection
- Natural features and wetlands
- Peconic Bay and River water quality
- Protection of endangered species habitat
- Woodlands and Pine Barrens

Transportation/Infrastructure

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

11


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

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

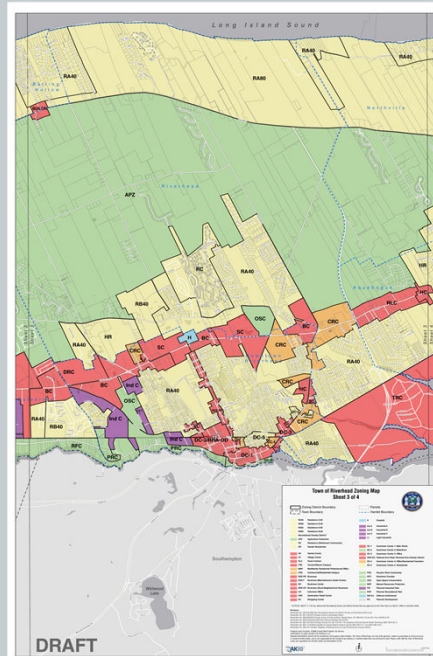
Existing Conditions: Population Changes in Town Since 2000

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



17

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



18

18

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

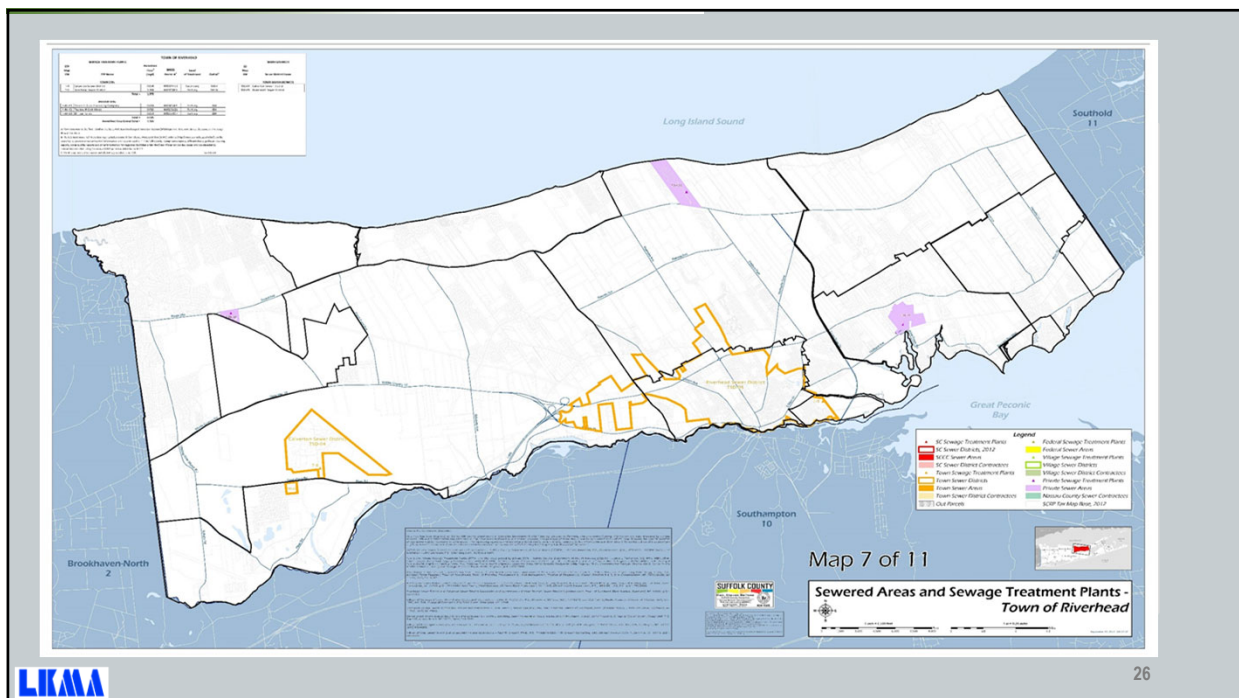


24

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

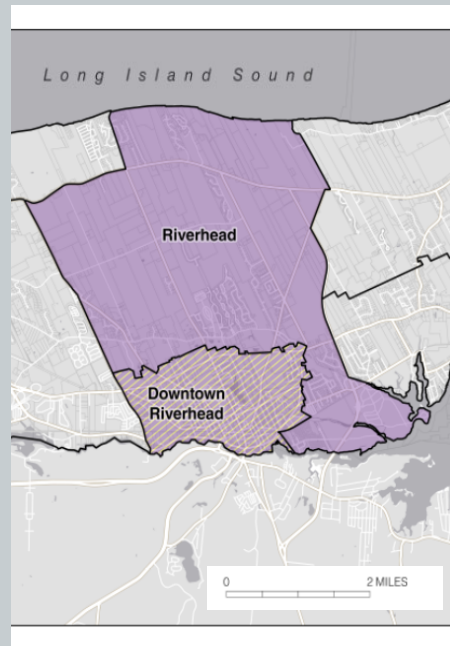
Hamlet Boundaries

The borders of Riverhead Hamlet follow:

- North- Sound Avenue and the Long Island Sound
- South- the Peconic River
- East- Pennys Road, Northville Turnpike, and Cross River Drive
- West- Mill Road, Osborn Avenue, and Roanoke Avenue

The boundaries of Downtown Riverhead largely follow the boundaries depicted in the Town's 2015 Zoning Use Districts Map.

- North- Old Country Road
- South- to the Peconic River
- East- to East Main Street/Route 25
- West- the Calverton border



30

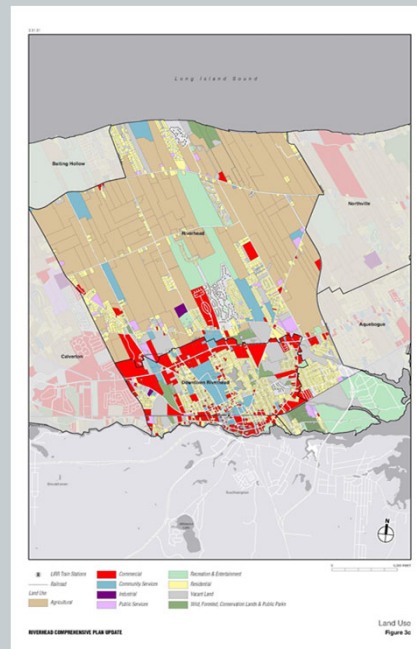
Hamlet Comparison Summary Data

Hamlet/Hamlet Group	Square Miles	Residents Per Square Mile
Wading River/Manorville	9.8	789
Riverhead Hamlet & Downtown Combined	15.1	941
<i>Downtown</i>	2.4	2,657
<i>Riverhead Hamlet</i>	12.7	615
Aquebogue/Northville/Jamesport/South Jamesport/Laurel	15.7	279
Calverton/Baiting Hollow	26.8	270

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

Primary Land Use Patterns

- Agricultural
 - Riverhead (54%)
 - Downtown Riverhead (1%)
- Commercial Recreation & Entertainment
 - Riverhead (11%)
 - Downtown Riverhead (1%)
- Residential
 - Riverhead (11%)
 - Downtown Riverhead (30%)
- Community/Public Services and Open Space
 - Riverhead (8%)
 - Downtown Riverhead (20%)
- Vacant Land
 - Riverhead (7%)
 - Downtown Riverhead (18%)



Socioeconomic Trend Data-Key Indicators

	Riverhead Hamlet			Riverhead Downtown			Town	County
	2000	2019	% Change	2000	2019	% Change	% Change	% Change
Population	5,436	7,808	44%	5,077	6,388	26%	21%	5%
Households	2,117	3,207	51%	1,761	2,004	14%	21%	4%
Housing Units	2,289	3,510	53%	1,878	2,203	17%	32%	10%
Employment	3,182	3,067	-4%	5,525	6,050	10%	34%	11%

AKRF

33

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).

AKRF

34

34

2003 Comprehensive Plan and the 2021 Update: Issues and Opportunities



2003 Goals:

- A revitalized Downtown
- Improved access to Waterfront
- A thriving Route 58
- Agriculture protection zone (APZ) upzoning
- Transfer of development rights (TDR) program

Current Issues/Opportunities:

Downtown:

- Retail reuse/vacancies
- Safety/security concerns
- Transit needs/TOD overlay/Perceived lack of parking/train station area revitalization
- Housing needs/concerns (e.g., demand for market-rate)
- Natural resources preservation/flooding
- Need for bike path
- Pattern Book/Town Square Studies/TOD Overlay
- East/West Main Street development opportunities

Riverhead Hamlet:

- Transfer of Development Rights (TDR) success rate/Farmland preservation
- Vacant land and buildings on Route 58

35

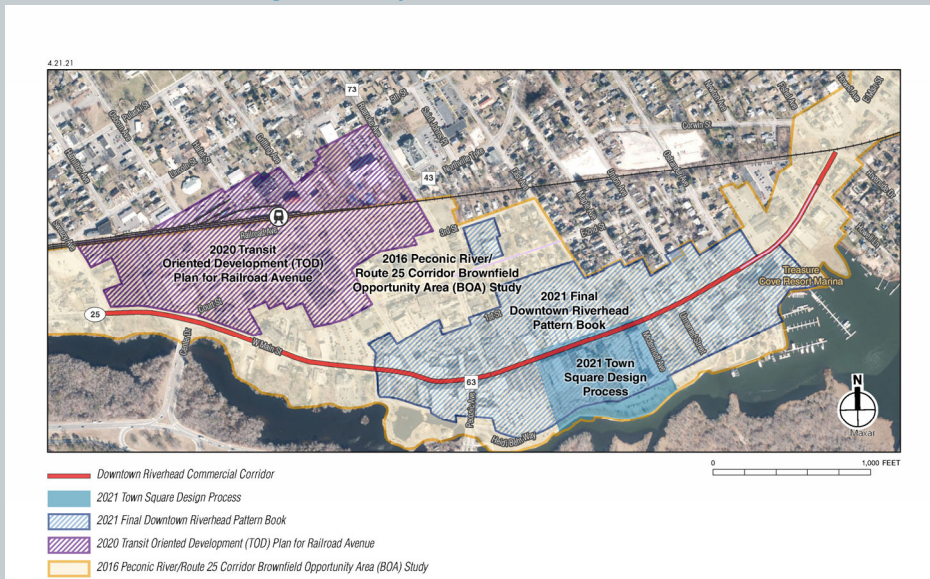
Current Planning Studies

- **Peconic River/Route 25 Corridor Brownfield Opportunity Area (BOA) Study (2016)**
 - Study area: Route 25 from the LIE on the west to Hubbard Avenue on the east
 - Area-wide plan to identify strategic sites for redevelopment, preservation, or infrastructure improvements (e.g., bike path, green infrastructure) as catalysts for revitalization.
- **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.
- **Town Square Design Process (ongoing)**
 - ESD funding to repurpose existing town-owned riverfront parking for public spaces
 - Parking lot between Main Street and the waterfront, across from Suffolk Theater
- **TOD Growth Plan, Parking Study (2015)**
 - Inventoried the parking supply, parking restrictions, and peak parking periods

36

Downtown Planning Study Areas from Prior Plans



37

Economic and Market Trends Analysis – Scope and Purpose

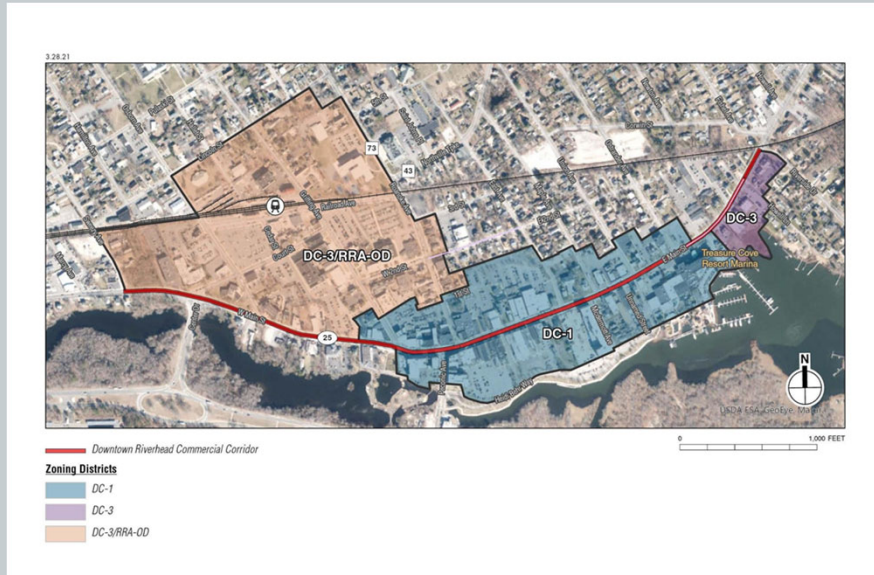


- Examine the market performance of commercial uses and assess new opportunities in the local and regional context
- Commercial focus on Route 58 and Downtown Riverhead to assess needs other potential complementary uses and economic connections
- Analyze local housing markets and identify interest and demand for housing options in Riverhead



38

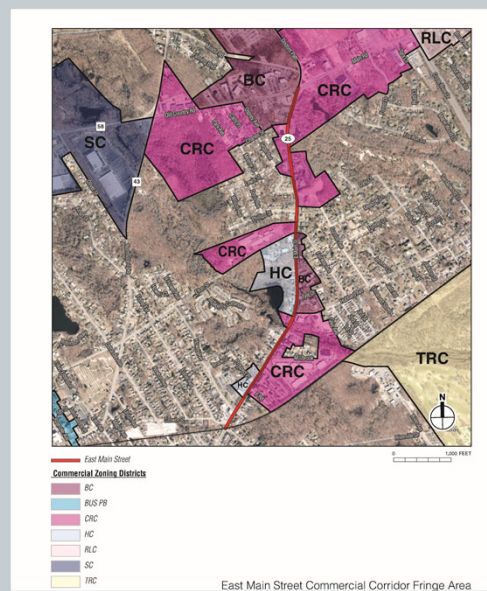
Economic Trends Analysis-Downtown Riverhead Commercial Corridor



39

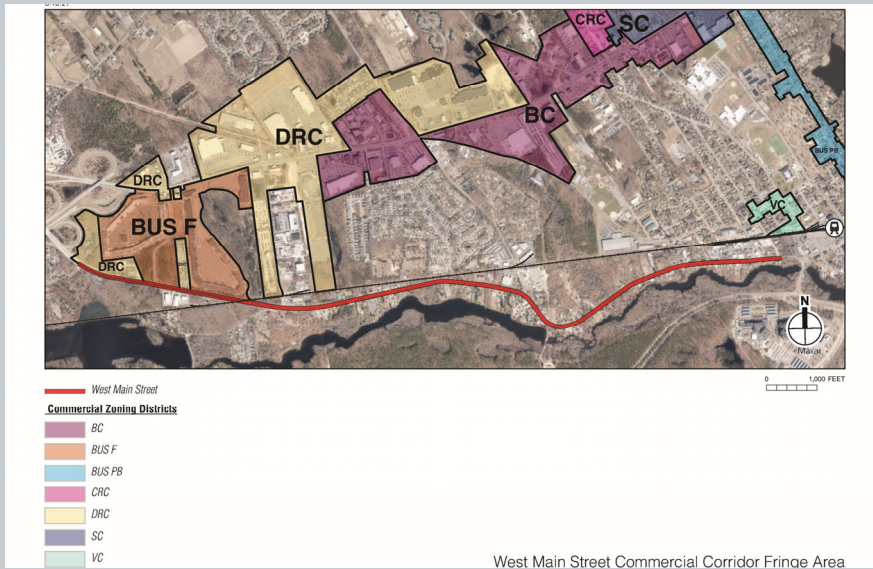
Economic Trends Analysis- East Main Street Fringe Area

- Most of the Town's planning work is focused on the Downtown, but there is a need to examine the fringe areas, such as Route 25 west to Tanger Outlets, and East Main Street from Town Hall to Route 58



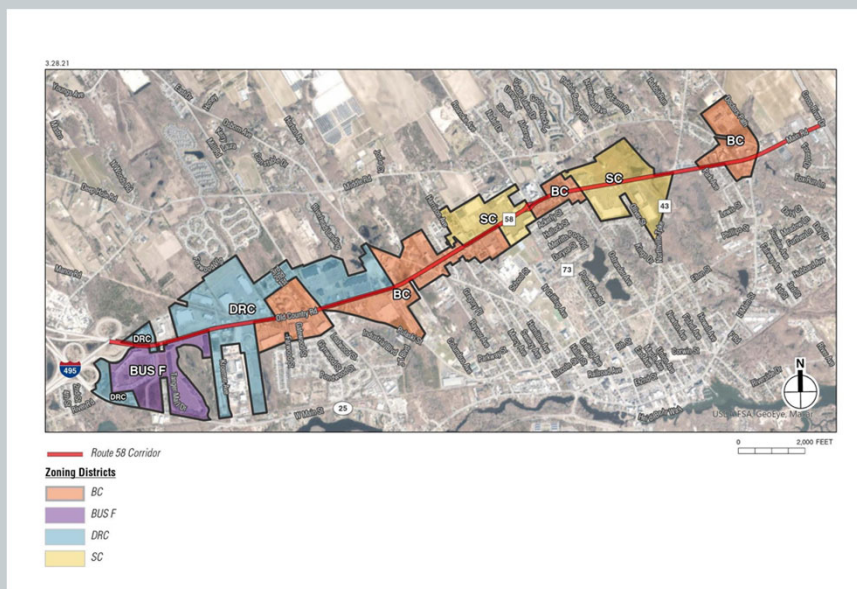
40

Economic Trends Analysis- West Main Street Fringe Area



41

Economic Trends Analysis - Route 58 Commercial Corridor



42

Public Transportation and Roadways

Public Transportation:

- LIRR
 - Station in Riverhead Downtown
- 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
 - Suffolk Transit S92 East Hampton to Orient, ½ hr headway peak hours, hourly off-peak, 7 days
 - Suffolk Transit S66 Patchogue to Cty Center, ½ hr headway peak hours, hourly off-peak, 7 days
 - Suffolk Transit S8A (Feeder) Calverton to SCCC, Hourly Headways, No Sunday Service

Primary Roadway Corridors:

- NYS Route 25 Main Road
- CR58 (Suffolk County)
- CR73 Roanoke Avenue (Suffolk County)
- CR43 Northville Turnpike (Suffolk County)
- CR105 Cross River Drive (Suffolk County)

Other Roadway Facilities of Note:

- Osborne Avenue (Town)
- Pulaski Street (Town)
- Sound Avenue (Town)



Public Transportation and Roadways

Planning Issues

- Need for Expanded Transit Service to Support TOD
- Traffic Congestion
- Seasonal Congestion
- Street Flooding
- E-scooters
- Bike Share Service
- Taxi Service
- Jitney—lack of



Sanitary and Solid Waste

Sanitary Waste:

- Private Cesspools and Septic Systems (I/A systems)
- Riverhead Sewer District
 - Main Sewer District Tertiary Treatment Plant
 - Permitted Capacity 1.3M Gallons per Day (GPD), Current Flow 900,000 GPD
 - Boundaries include hub and downtown (see map)

Solid Waste:

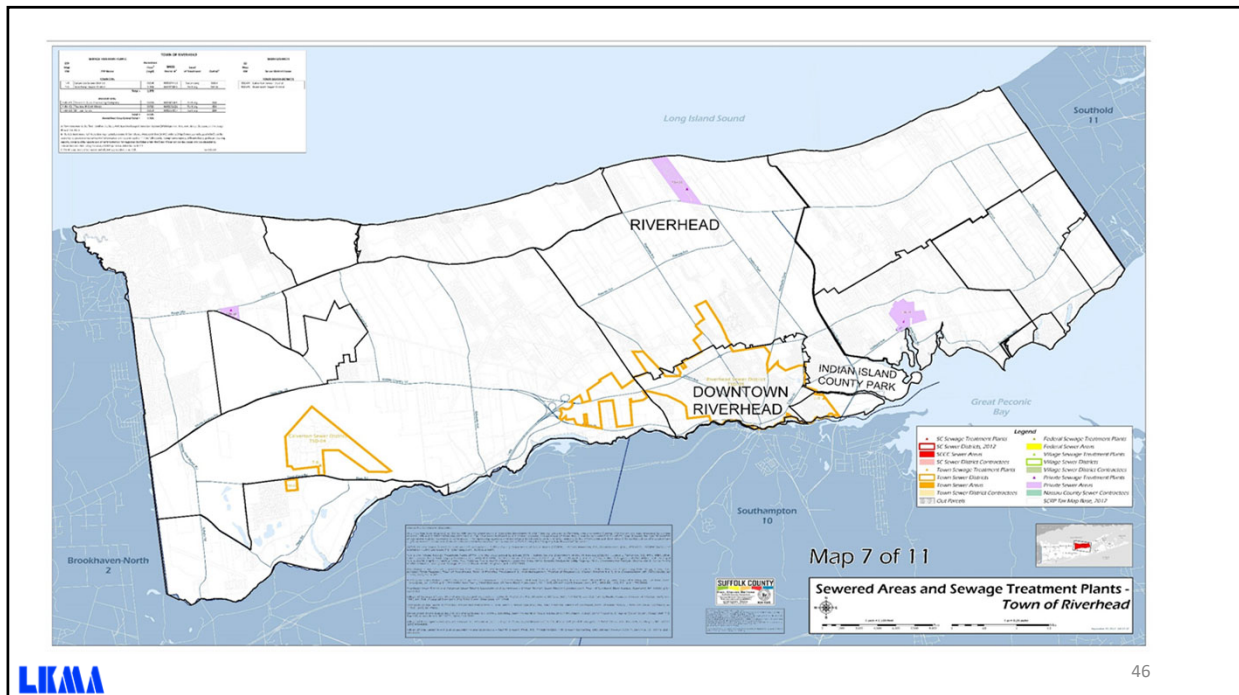
- Town of Riverhead Sanitation District D (downtown) and E (hamlet)

Planning Issues

Potential demand for additional sewers



45



46

Water, Gas, Electricity, and Internet

Water:

- Riverhead Water District
- Private Wells

Natural Gas:

- National Grid

Electricity:

- Public Service Enterprise Group (PSEG)
Long Island

Planning Issues

Discussions with utilities underway;

Town-wide water district issue

Broadband Internet:

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

Planning Issue

Need for additional/improved
Broadband due to increase in remote
work/school



Community Feedback



Public Participation Methods and Discussion Format

- Visit the project website at:
www.TownofRiverheadComprehensivePlanUpdate.com
 - Public 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/Meetings