



Town of Riverhead Peconic River/Route 25 Corridor - BOA Step II Nomination

Materials Presented at
Public Open House

March 26, 2014



- The following 4 pages provide a copy of the Welcome Handout that was distributed at the Public Open House on March 26, 2014.
- The handout was created to provide participants with an overview of the BOA program and the project, and to describe the stations where input could be provided in a number of ways.
- You can still provide input by sending an email to info@sustainableli.org.



WELCOME!

**Town of Riverhead
Peconic River/Route 25 Corridor
Brownfield Opportunity Area (BOA)**

Public Open House

March 26, 2014

**3:00pm - 5:00pm
and
7:00pm - 9:00pm**

Thank you for coming. We know your time is valuable and appreciate you taking some time to participate in this important community planning forum.

This open house is being conducted as part of the Peconic River/ NYS Route 25 corridor Brownfield Opportunity Area (BOA) Step II Nomination study. This Open House is focused on gathering your knowledge, experience, and recommendations which are essential in development of a revitalization strategy for the corridor. We invite you to meet the Steering Committee, and to learn about: results from the community survey and preliminary findings from the economic and market trends, land use and zoning, and transportation analyses, as well as provide input on creating a vision for the future of the study area.

Thank you for participating!

Format for the Open House

The room is set up with stations & we encourage you to visit each one, learn about the information presented & connect with Town representatives, the project Steering Committee, & Project Team.

Welcome & Registration: Please sign in and pick up a welcome handout.

Overview: NYS BOA Program and Riverhead BOA Project:

Learn about the BOA program, the Riverhead Peconic River/Route 25 Corridor BOA project, & where we are in the process.

What We've Heard: View results from the Community Survey that was conducted last fall as part of this project. Two display boards present quantitative & qualitative results about who took the survey, what they do in Riverhead, & what they want to see in the future.

Economic Market Trends: Learn about the economic analysis that is currently under way. This project task aims to understand who lives in or around Riverhead, who shops and visits Riverhead and how they spend their money while here, who does business in Riverhead, all to determine how much commercial and retail business the area can support. Provide your input on what businesses you think Riverhead needs most.

Land Use, Zoning, Water Quality, and Wild, Scenic and Recreational Rivers (WSRR):

Learn about issues facing the study area, including land use and zoning, water quality and the NYS Department of Environmental Conservation's Wild, Scenic, and Recreational Rivers program, and how they affect potential revitalization. This station will also highlight the unique components of this BOA study and the benefits it will bring about for the community. Provide your input on land use and zoning issues and where a focal point, such as a fountain or pavilion could be located, as well as the type of focal point you'd prefer.

Transportation, Pedestrian Links, and Parking: Learn about current base traffic conditions and issues as well as proposed recommendations for transportation improvements. Provide input on walking conditions in and around downtown Riverhead, as well as where you typically have difficulty finding parking.

Information will also be available about the Department of Transportation's upcoming sidewalk improvements along Route 25.

Community Vision: Help create a community vision for the Peconic River/Route 25 Corridor BOA Study Area by contributing key words you think should be included in the vision statement, and describing your hope for the study area in five years.

Activities for Kids! Draw or build what you'd like to see in Riverhead.

Additional comments? On your way out, please take a few minutes to fill out a short exit survey and let us know what you think of the Open House!

For more information, please visit the following websites:

Town of Riverhead: <http://www.townofriverheadny.gov/>

Nelson, Pope & Voorhis: <http://www.nelsonpopevoorhis.com/>

Sustainable Long Island: www.sustainableli.org.

NYS Department of State Division of Planning & Development:
<http://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>

NYS Department of Transportation: <https://www.dot.ny.gov/index>

SAVE THE DATE!!

*The next Public Open House will take place on **May 20, 2014** at the Suffolk County Community College Culinary Center. Please mark your calendars. We hope to see you there!*

Background Information

The **New York State Brownfield Opportunity Area (BOA) program** is a three-step program that provides communities with guidance, expertise, and financial assistance, to complete revitalization and implementation strategies for areas affected by brownfields or economic distress. Brownfields are dormant properties where contamination or perceived contamination impedes investment and redevelopment, putting an environmental and economic drain on communities. The main goal of the BOA Program is to provide communities with the tools they need to overcome obstacles to redevelopment and return underutilized sites to productive use.

The **Peconic River/Route 25 Corridor BOA Step II Nomination Study** is working to identify barriers to redevelopment and to generate solutions for revitalizing the area along Route 25 between Tanger Outlet Mall and downtown Riverhead. The study area includes approximately 452 acres along the Peconic River that runs along the Main Street/Route 25 corridor from the Long Island Expressway (LIE) to Riverhead Town Hall.

Anticipated community benefits resulting from this project include, but are not limited to:

- Creation of a walkable Peconic River/NYS Route 25 corridor leading to an enhanced Historic Riverhead hamlet center;
- A system of parks and greenways along the Peconic River that provide abundant recreational opportunities; and
- Improved access to waterfront areas for recreational purposes including the Peconic River and Great Peconic Bay.

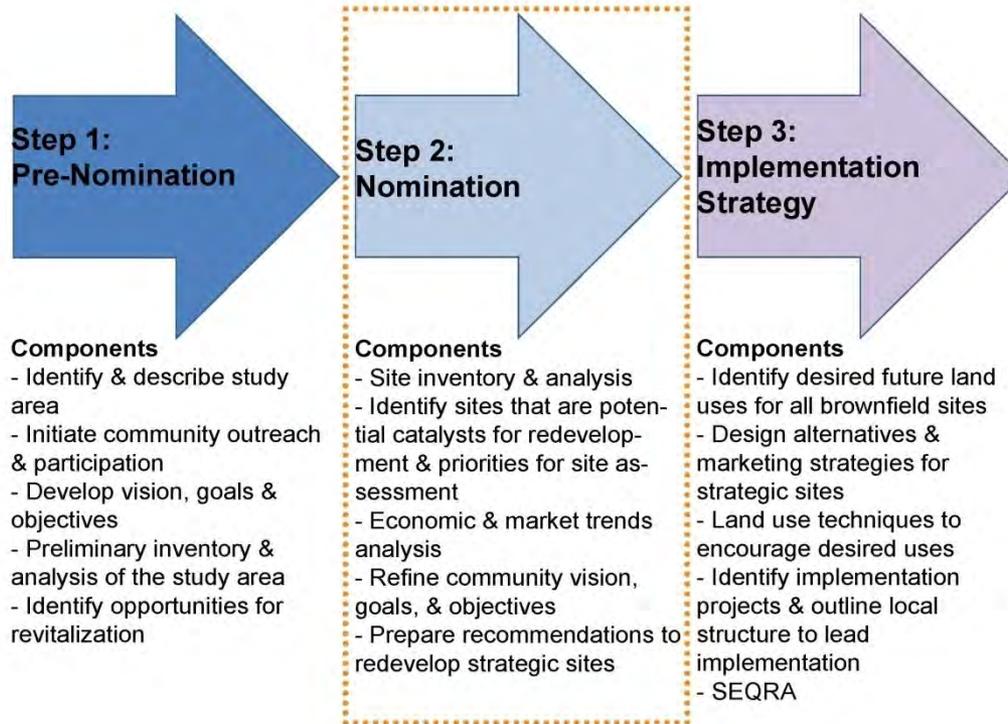
A Project Of



Project Team



NYS Brownfield Opportunity Area (BOA) Program Overview



The New York State BOA Program:

Provides resources to New York communities to establish effective revitalization strategies to return vacant, abandoned, or underutilized properties to productive use. NYS works in partnership with local communities and organizations to develop and realize community visions for redevelopment and community revitalization. BOA grants are funded by the NYS Department of State, with the intent to:

- Identify solutions for a range of problems posed by brownfields
- Build consensus on the future uses of strategic sites
- Create partnerships necessary to leverage funding to support community revitalization

Project Overview

TOWN OF RIVERHEAD
PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION

Process

- Winter/Spring 2013**
- Project Kick-Off
 - Meeting with Town Department Heads
 - Initial Interviews
 - Begin analysis



- Spring/Summer 2013**
- Steering Committee Meetings
 - Town Board Work Session
 - Develop Outreach Strategy
 - Field Tour
 - Interviews, continued



- Fall 2013**
- Conduct Community Survey
 - Steering Committee Meeting
 - Meetings with Dept. of Transportation, Town Board Work Session
 - Interviews, continued



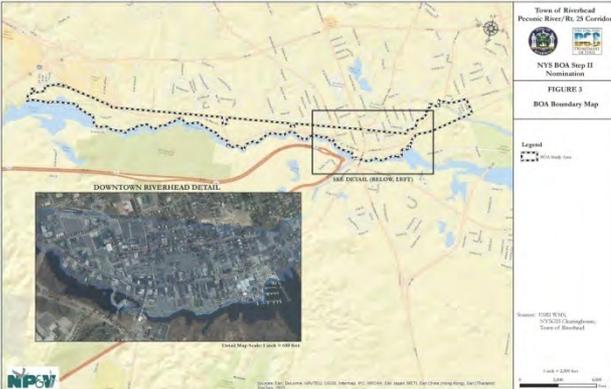
- Winter 2013/2014**
- Dept. of Public Works Meeting
 - Focus Groups
 - Steering Committee Meeting
 - Meetings on Marketing Strategy
 - Town Board Work Session



- Spring/Summer 2014**
- First Public Workshop
 - Steering Committee Meeting
 - Town Board Work Session
 - Second Public Workshop
 - Prepare Draft Report



Submit Draft & Final Report to Town and New York State

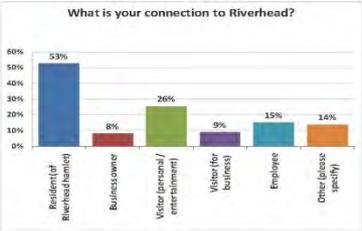


What We've Heard: Community Survey Results

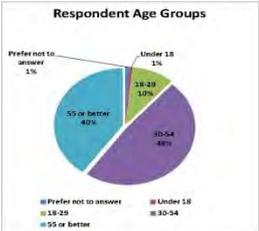
TOWN OF RIVERHEAD
PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION

Who took the survey?

53% of respondents are residents of Riverhead hamlet.

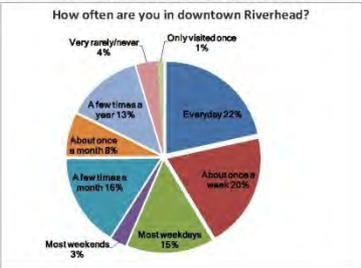


88% of respondents are over age 30.

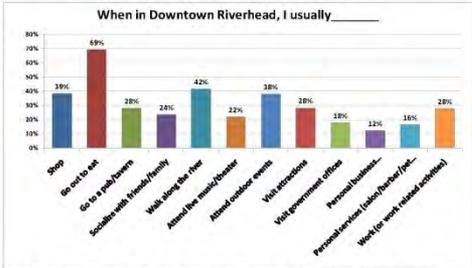


What do people do in Riverhead?

44% of respondents are in downtown Riverhead at least once a week.



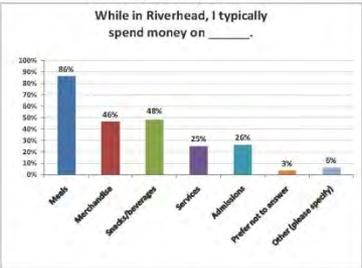
69% of respondents go out to eat when downtown.



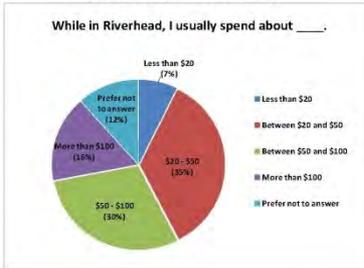
Other responses include, but are not limited to: Library, School, Pass Through, Banking, Worship (church, synagogue), Outdoor activities (boat, kayak, walk), Galleries, Museums.

How do people spend money in Riverhead?

86% of respondents typically spend money on meals in Riverhead.



65% of respondents spend between \$20 and \$100 while in Riverhead.



What We've Heard: Community Survey Results

TOWN OF RIVERHEAD
PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION

Building Toward a Vision - What do people want in Riverhead?

Several questions asked people to think about what they want or would like to see in the future in Riverhead. Below are the most common responses to what people wish to have in Riverhead.

"I wish there was/were ____ in Riverhead" (top 6)



Most common "other" ideas (from comments)



The answers suggest that a substantial proportion of participants are looking for places where they can interact, socialize and be entertained. Broadly categorized, these answers suggest a desire for "things to do" as well as for places to eat, drink, and be social - a common theme throughout comments made in response to survey questions.

Ideas for Downtown and the Study Area Corridor

The word clouds below represent the most commonly used words and phrases in response to an open-ended question asking participants for ideas they have for programs and activities, attractions, shops and businesses, and improvements in Riverhead.

Programs and Activities



Attractions

Types of Shops



Improvements





Economic Development

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PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION

The analysis will identify economically sustainable uses for the target market areas. Input from the people who live, work and visit Riverhead will assist in targeting the specific types of businesses that are needed here.

Please provide feedback about specific businesses that are needed in Riverhead downtown and at its gateways.

Instructions: On the Flip Chart select or add the **2 businesses that you believe are most needed** in the downtown or along the gateways along Route 25.

You can either **write new items**

Or

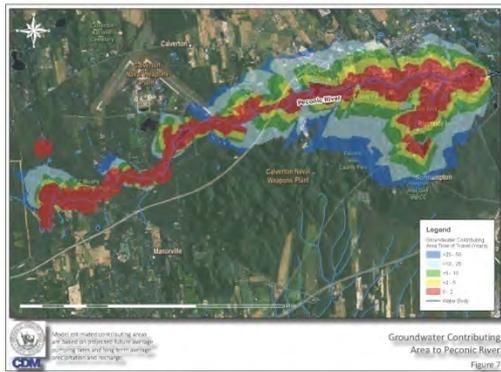
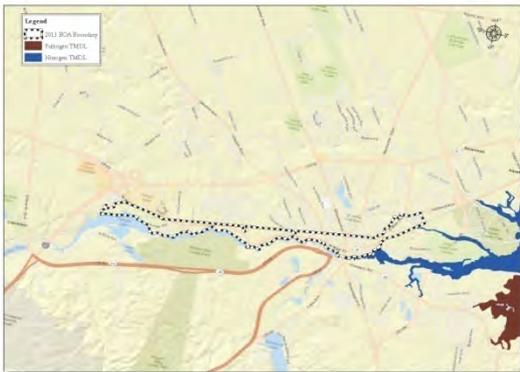
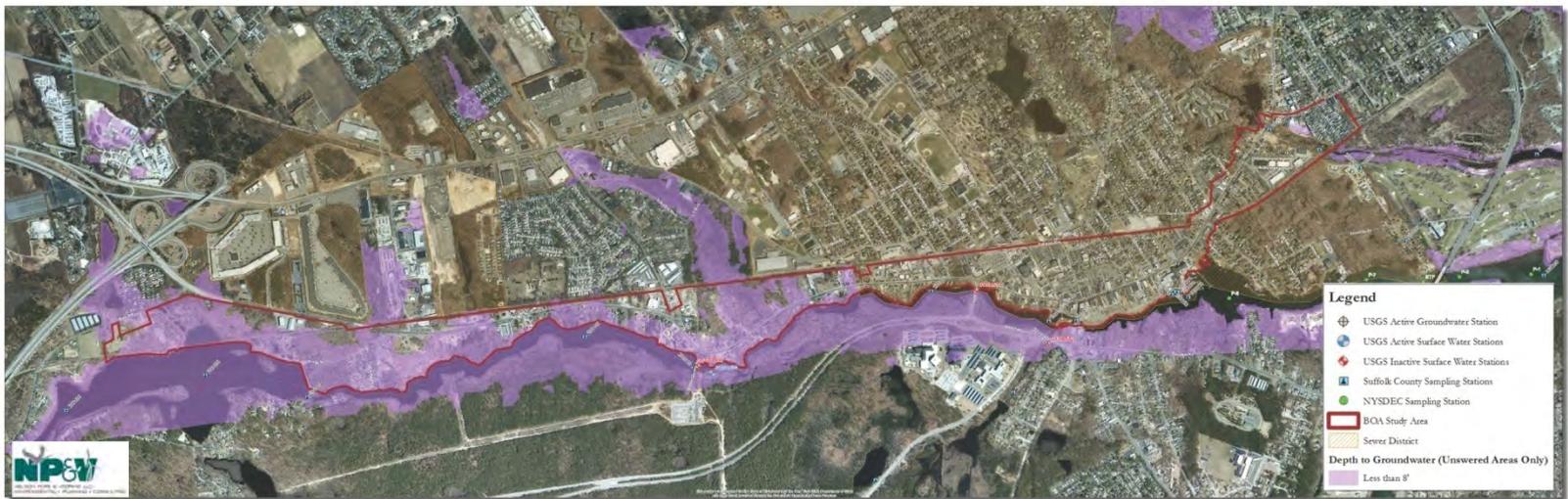
Vote for items already listed using a marker or sticker

(Please feel free to email info@sustainableli.org with the businesses you believe are most needed)

Please provide input by responding to Question 1 in the virtual Open House on SurveyMonkey: <https://www.surveymonkey.com/s/RiverheadBOA-OpenHouse1>

PECONIC RIVER WATER QUALITY

TOWN OF RIVERHEAD
PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION



Station	Date Range for Samples	Sampling Frequency (Years)	Number of Samples for Coliforms	Geometric Mean of Total Coliforms (MPN/100 ml) (Regulatory limit of 300 MPN/100 ml)	Geometric Mean of Fecal Coliforms (MPN/100 ml) (Regulatory limit of 40 MPN/100 ml)	Number of Samples for Nitrogen	Average Total Nitrogen (mg/l) (PEF limit of 0.45 mg/l)
20010	7/20/1978 - 11/14/2012	35.35	876	753.36	85.41	67	0.47
20017	8/26/1989 - 11/14/2012	23.23	273	472.33	108.06	42	0.48
20026	7/25/2001 - 10/27/2012	11.22	55	2,036.16	1,232.88	48	3.53
20030	1/28/2003 - 10/27/2012	7.70	99	161.82	69.36	25	1.06
20033	11/26/2005 - 4/27/2012	3.36	13	1,083.57	518.83	13	2.17
20032	11/26/2005 - 4/27/2012	3.36	12	1,103.46	1,032.64	12	19.37
20031	6/22/1987 - 9/18/1989	2.24	7	530.25	124.13	0	N/A
20010	7/20/1978 - 11/14/2012	36.35	95	836.07	196.82	64	0.89
20042	4/22/2002 - 11/25/2002	0.51	2	894.45	124.13	0	N/A
20043	4/22/2002 - 11/25/2003	0.51	2	302.09	40.00	0	N/A
20044	3/6/1996 - 3/20/1996	0.04	2	93.83	18.44	0	N/A
20045	4/22/2002 - 11/25/2002	0.51	2	99.56	28.28	0	N/A
20046	4/22/2002 - 11/25/2003	0.51	2	193.89	56.90	0	N/A
06028	7/20/1978 - 9/18/1989	13.17	75	637.45	159.16	63	0.83

Issues:

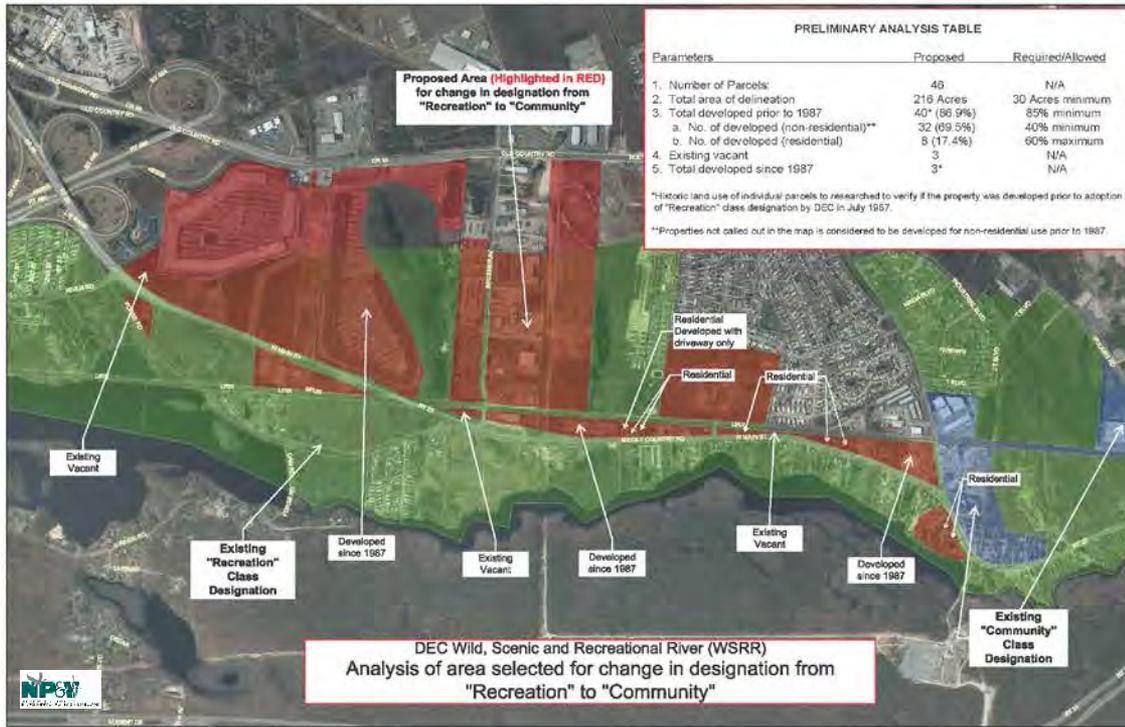
- BOA Study Area is within the Peconic Estuary Nitrogen Total Maximum Daily Load (TMDL) and close to the Pathogen TMDL.
- This means that there is a recognized problem with nitrogen and pathogen inputs to the waterbody. The TMDL's were developed to limit input of these pollutants over time.
- High levels of nitrogen and pathogens detected in Peconic River surface waters (see values in red in the table).
- Nitrogen & phosphorus contribute to inedibility of shellfish, harmful algal blooms, and reduced dissolved oxygen which can cause die-offs of marine life.

Culprits contributing to pollution:

- Cesspools/sanitary systems situated in shallow depth to groundwater (A minimum of two feet of separation distance from the sanitary system to groundwater is necessary to allow for attenuation of nitrogen).
- Direct runoff from paved surfaces in close proximity to the waterbody.
- Waterfowl
- Lack of vegetated areas to act as buffers to surface waterbody

Opportunities for Redevelopment:

- Redevelop sites according to Suffolk County Sanitary Code and connect to sewer district where possible.
- Upgrade old cesspools to solid septic tanks with leaching systems.
- Use of community wastewater treatment where feasible.
- Revegetate/create buffer areas to the Peconic River and limit the use of paved surfaces where possible.
- Use Green Infrastructure/Low Impact Development techniques in redevelopment.



DEC Wild, Scenic and Recreational River (WSRR)
Analysis of area selected for change in designation from "Recreation" to "Community"

PRELIMINARY ANALYSIS TABLE

Parameters	Proposed	Required/Allowed
1. Number of Parcels	48	N/A
2. Total area of delineation	218 Acres	30 Acres minimum
3. Total developed prior to 1987	40* (86.9%)	85% minimum
a. No. of developed (non-residential)**	32 (69.5%)	40% minimum
b. No. of developed (residential)	8 (17.4%)	60% maximum
4. Existing vacant	3	N/A
5. Total developed since 1987	3*	N/A

*Historic land use of individual parcels is researched to verify if the property was developed prior to adoption of "Recreation" class designation by DEC in July 1987.
**Properties not called out in the map is considered to be developed for non-residential use prior to 1987.

BENEFITS OF CHANGING TO "COMMUNITY" DESIGNATION:

Selected area for change in designation from "Recreation" to "Community":
46 parcels comprising 216 acres (area shown in RED on the map).

Majority of the parcels selected for change in designation are already developed with non-conforming uses.

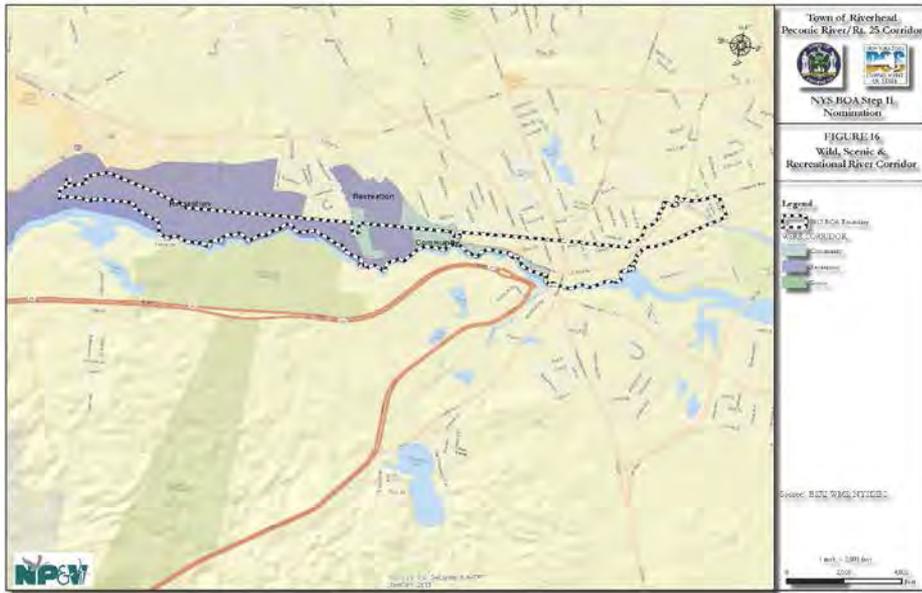
"Recreation" designation restricts potential future use of the property to uses indicated below.

Recreation designation limits development to residential use (2 acre minimum lot size) or retail or rental facilities directly associated with river recreation.

Community designation is less restrictive than recreation designation.

Community designation allows Commercial, Industrial, and Institutional Uses.

Community designation may encourage redevelopment of existing dilapidated non-conforming uses more consistent with Riverhead's goals for this gateway area.



RECREATIONAL RIVER REGULATIONS

- 1a. In recreational river areas, new single and two-family homes may be built only on lots two acres or larger.*
- 1b. If a new lot fronts on the river or its designated tributary, it must have a shoreline frontage of at least 200 feet.
2. New structures other than fences, docks, bridges, water-access parking areas, boat launching sites and agricultural-use structures shall be constructed at least 150 feet from the river bank or beyond the limit of the 100-year floodplain, whichever distance is greater.†
3. A new multiple family dwelling (three or more units) must be developed in a maximum ratio of one living unit per acre. Clustering is encouraged.
4. Commercial uses are limited to retail or rental facilities directly associated with river-area recreational uses with 10,000 or less square feet of floor space. Structures must be compatible with the natural and scenic qualities of the river area.
5. Industrial uses are limited to light manufacturing or warehousing served by appropriate transportation facilities, and compatible with existing uses on adjacent and nearby sites.

BASE CONDITION LEVEL OF SERVICE

TOWN OF RIVERHEAD
PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION



PROPOSED IMPROVEMENTS LEVELS OF SERVICE

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PARKING AREAS

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 PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION



WHERE IS IT MOST DIFFICULT TO FIND A PARKING SPOT? (FEEL FREE TO MARK MORE THAN ONE LOCATION)

LOT A	LOT O
LOT B	LOT P
LOT C	LOT Q
LOT D	LOT R
LOT E	LOT S
LOT F	LOT T
LOT G	LOT U
LOT H	LOT V
LOT I	LOT W
LOT J	LOT 1
LOT K	LOT 2
LOT L	LOT 3
LOT M	LOT 4
LOT N	LOT 5

HOW MANY BLOCKS WOULD YOU WALK TO A DOWNTOWN DESTINATION?

ONE BLOCK (300 FEET)	
TWO BLOCKS (600 FEET)	
THREE BLOCKS (900 FEET)	
FOUR BLOCKS (1200 FEET)	
FIVE BLOCKS (1500 FEET)	
MORE THAN FIVE BLOCKS (>1500 FEET)	

See Questions 2 and 3 in SurveyMonkey.



One component of the BOA project is to create a vision for redevelopment of the study area, and we want your help to do it!



Instructions: On the Flip Chart at right or on an index card, write down the words you would use to complete the sentence below. Your answers will be used to help create a vision for the Peconic River/Route 25 Corridor. Please make sure to place your completed index card in the box provided.

Finish this sentence:

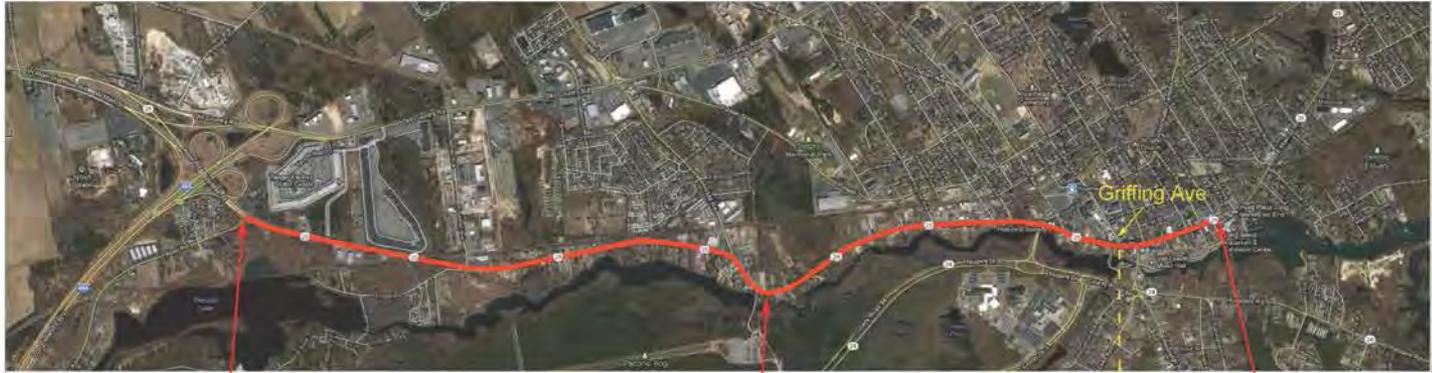
See Question 8 in SurveyMonkey.

“In 5 years, I hope that the Riverhead redevelopment area is ...”

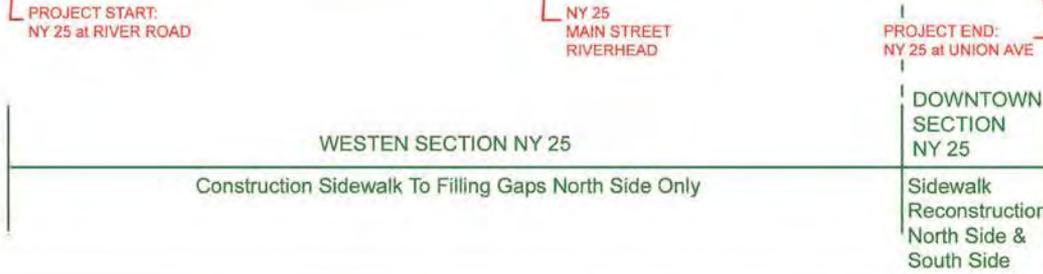
D.O.T. ROUTE-25 SIDEWALK PROJECT

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 PECONIC RIVER/ROUTE 25 CORRIDOR, NYS BOA STEP II NOMINATION

COMING SOON.... IMPROVED SIDEWALKS ON ROUTE 25!



Project Location Map



EXPECTED START DATE: SPRING 2014

EXPECTED COMPLETION: FALL 2014

FOR PROJECT INFORMATION SEE FACT SHEET BELOW

If you have any question, please contact:
 Margaret Conklin, NYS DOT Regional Public Involvement Coordinator (RPIC)
 Phone: 631-952-6929 Email: R10-RPIC@dot.ny.gov

Existing Conditions:

- Steep Sidewalk Slopes
- Mismatched paving materials
- Missing or damaged curb around tree pits.

After Construction:

- Some areas include wider sidewalks.
- Smooth new concrete.
- Flexible porous paving material around tree pits.

Visualizations for upcoming changes to the sidewalk along main street from Union Ave. to Griffing Ave.

Riverhead, NY
 NYS DOT Sidewalk Construction Job D262392

Sample Improvement Visualization

Town of Riverhead Peconic River/Route 25 Corridor - BOA Step II Nomination

Thank you for your time!

If you have any **comments** or want to **respond to the questions and activities** from the Open House (in this presentation), please **send an email** to: info@sustainableli.org

Save the date!!

The next Public Open House will take place **May 20, 2014** at the Suffolk County Community College Culinary Center.