

Wading River Route 25A Preliminary Strategies

Public Workshop
Saturday, February 4, 2012



Team Introduction

Town of Riverhead

Sean Walter, Town Supervisor

Jill Lewis, Deputy Town Supervisor

Robert Kozakiewicz, Town Attorney

Rick Hanley, Planning Director

Rob Hubbs, GIS Supervisor

Town Board:

George Gabrielsen, Councilman

John Dunleavy, Councilman

Jodi Giglio, Councilwoman

James Wooten, Councilman

BFJ Planning

Frank Fish, FAICP, Principal

Todd Okolichany, AICP, Senior Planner

Project Timeline

Task	Description	2011				2012			
		Sept. 1	October 2	Nov. 3	Dec. 4	Jan. 5	Feb. 6	March 7	April 8
Task 1	Draft Comprehensive Plan Update	[Blue bar spanning Sept 1 to Dec 4]							
Task 2	Focus Group Meeting and Public Workshop		[Green squares]						
Task 3	Final Comprehensive Plan Update				[Blue bar spanning Dec 4 to Jan 5]				
Task 4	Zoning Text Modification					[Blue bar spanning Jan 5 to Feb 6]			
Task 5	SEQR						Establishment of Lead Agency		
Task 5.1	Preparation of Full EAF Part 1 and Attachments				[Blue bar spanning Jan 5 to Feb 6]				
Task 5.2	Preparation of Full EAF Part 2 and Negative Declaration							[Blue bar in April]	
Task 6	Town Board Work Sessions/Meetings/Public Hearing	[Red circle]				1/12 [Red circle]	2/4 [Red circle]	2/22 [Red circle]	[Yellow triangle]

Neg Dec & adopt Comp Plan update

Public hearing on Comp Plan update & zoning

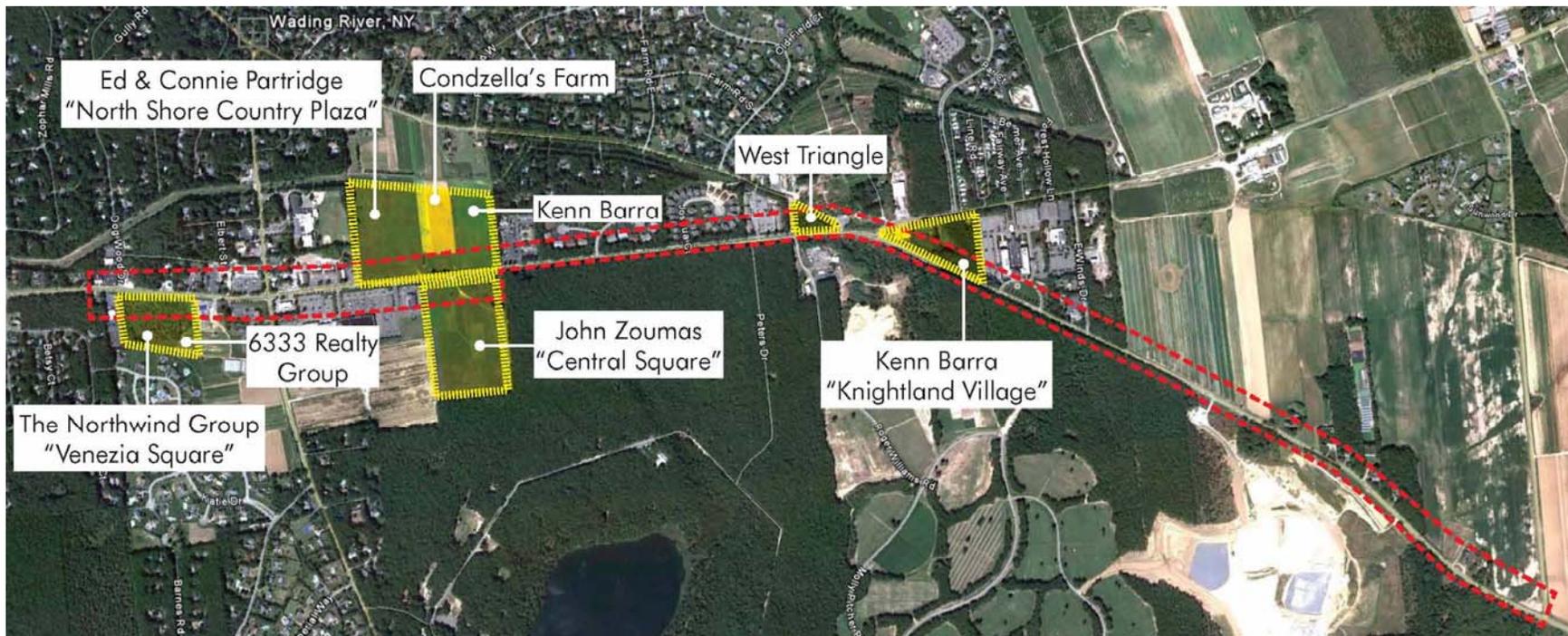
Study Goals

Prepare a selective update to the Town's Comprehensive Plan for the Route 25A Corridor in Wading River that:

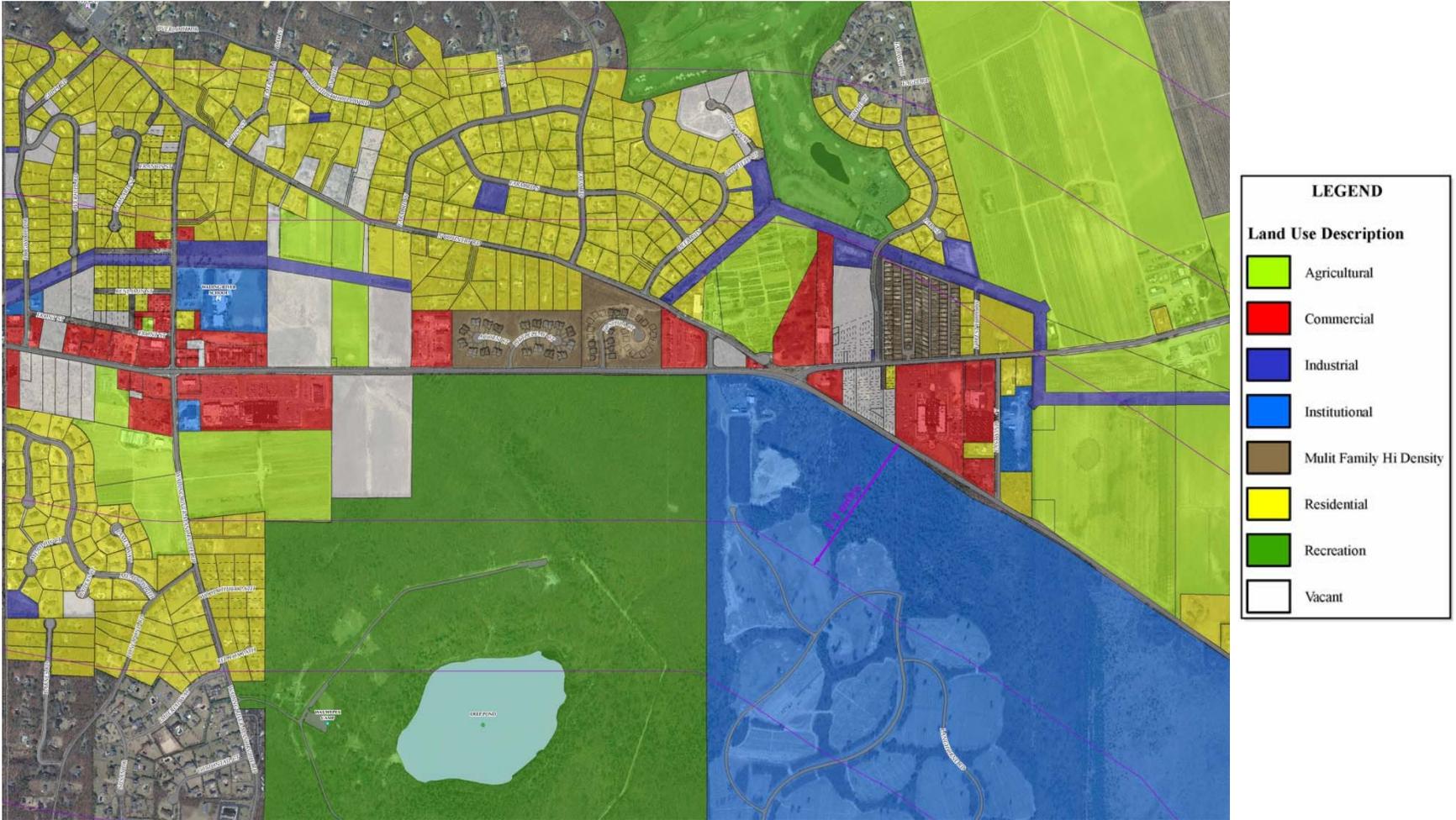
- Identifies potential development parcels
- Guides future development in a sustainable way
- Allows for orderly growth and development while balancing conservation and development/economic development
- Preserves community character and open space (and ensures compatibility)
- Promotes standards for a high quality of life

Consider changes to zoning regulations that accomplishes the above goals

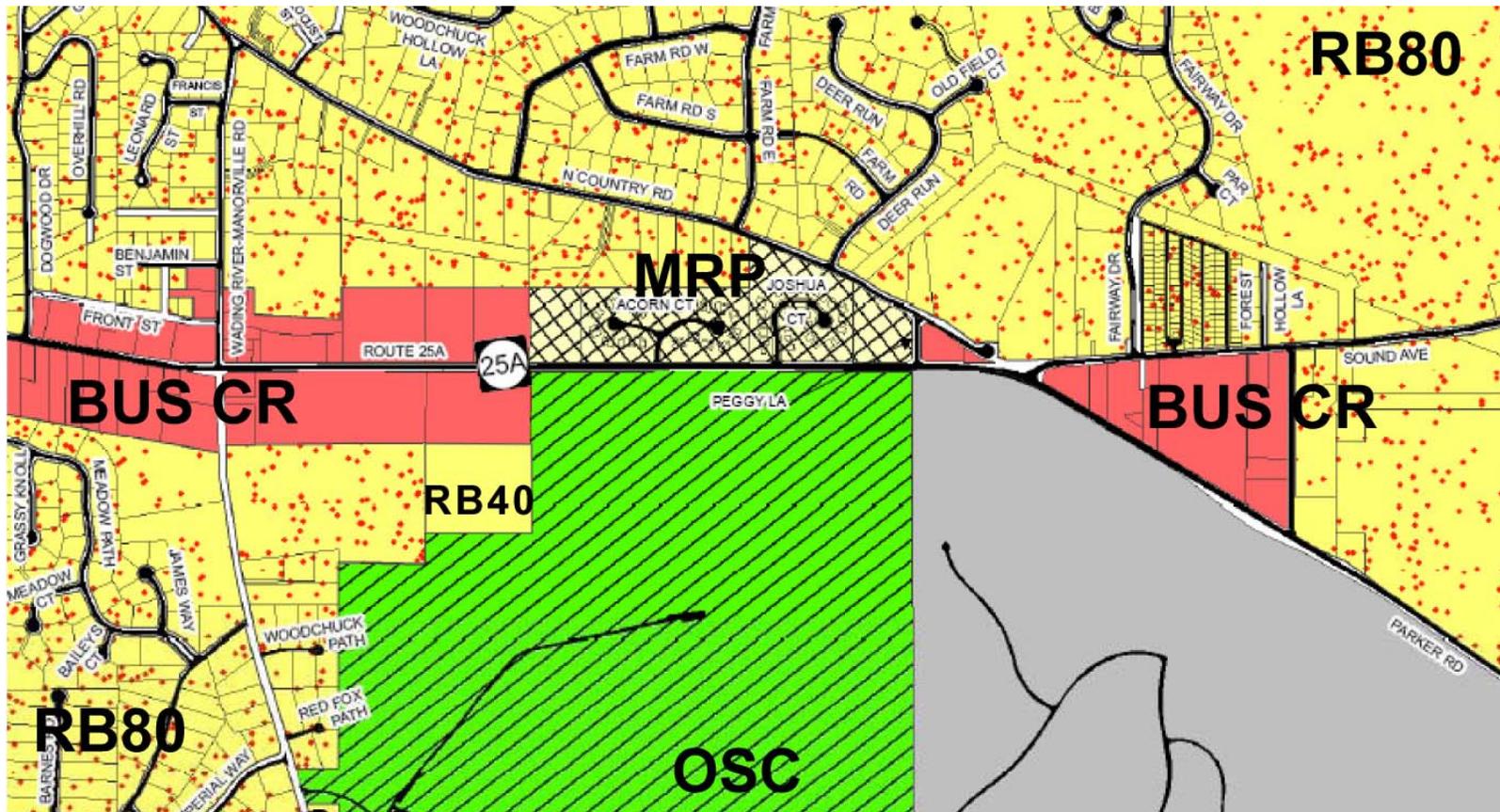
Key Undeveloped Parcels and Proposed Developments



Existing Land Uses



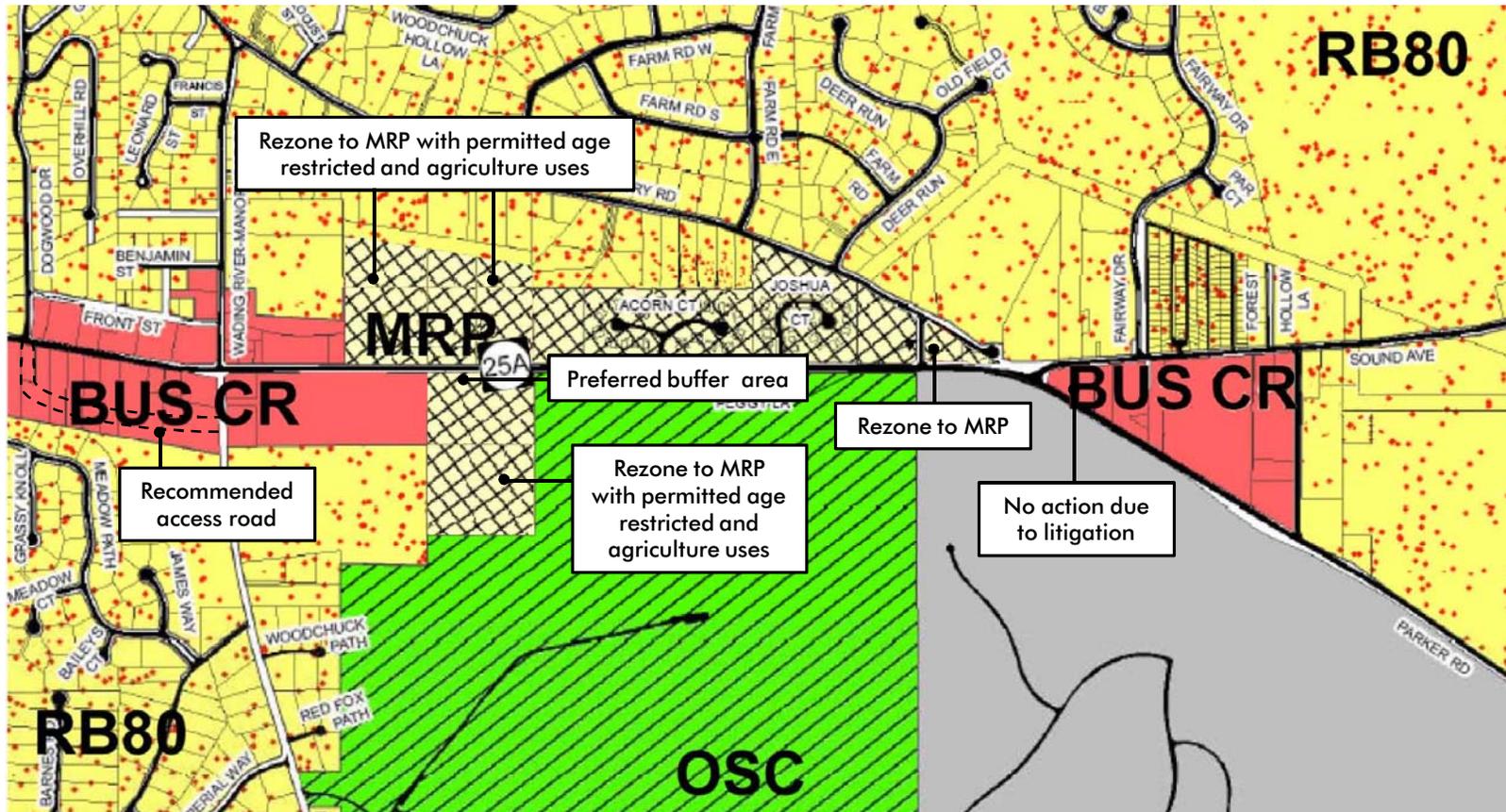
Existing Zoning



RB40 – Residence B-40
RB80 - Residence B-80
BUS CR – Neighborhood Rural Business

MRP– Multi Family Residential
Professional Office
OSC – Open Space Conservation
DEF INS – Defense Institutional

Proposed Zoning and Land Use Recommendations

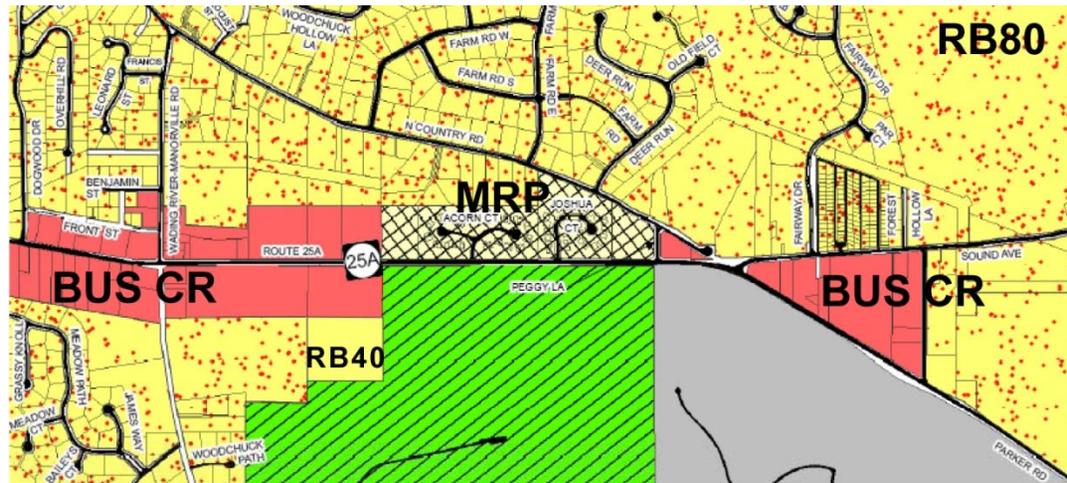


RB40 – Residence B-40
 RB80 - Residence B-80
 BUS CR – Neighborhood Rural Business

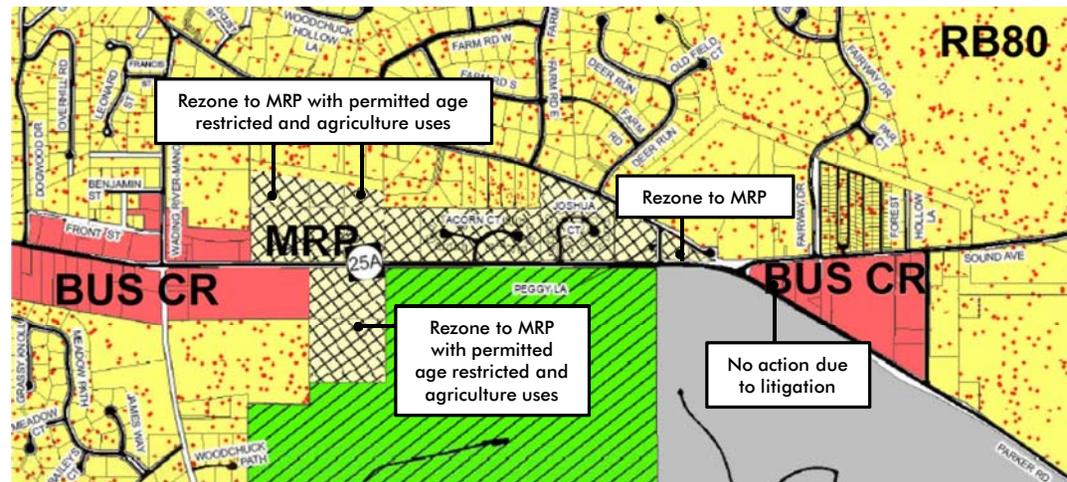
MRP– Multi Family Residential Professional Office
 OSC – Open Space Conservation
 DEF INS – Defense Institutional

Existing v. Proposed Zoning

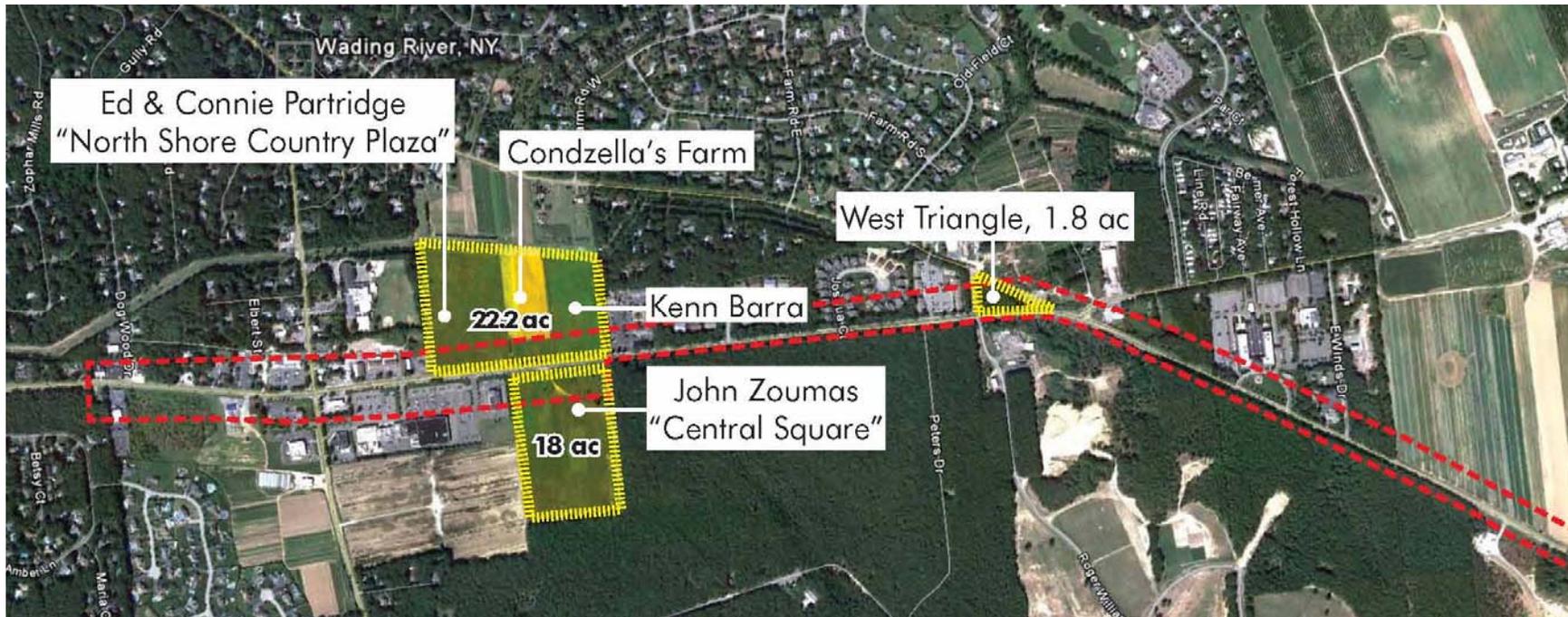
Existing Zoning



Proposed Zoning



Rezoning Acreage



Proposed acreage to be rezoned = approx. 42 acres

Existing v. Proposed Zoning Acreage

Zoning District	Existing Acreage	Proposed Acreage
BUS CR	24.5 ac	0 ac
RB40	10 ac	0 ac
RB80	7.5 ac	0 ac
MRP	0 ac	42 ac
Total	42 ac	42 ac

Commercial and Multi Family Zoning Schedule

Requirement	Business CR (Rural Neighborhood Business)	MRP (Multifamily Residential Professional Office)	RC (Retirement Community, 55+)
Minimum Lot Area (square feet)	40,000	160,000	653,400 (15 ac)
Minimum Lot Width (feet)	200	400	150
Maximum Building Lot Coverage (no sewer/with sewer/with TDR) (%)	15/15/-	17 (prof. office)	-
Maximum FAR (no sewer/with sewer/with TDR)	0.20/0.20/-	-	-
Maximum Number of Dwelling Units	-	1 br. d.u. = 4/ac. 2 br. d.u. = 3/ac.	1 d.u. per 40,000 sf
Maximum Impervious Surface (%)	75	-	15
Maximum Building Height (feet)	35	35	35
Minimum Front Yard Depth (feet)	30	50	25
Minimum Side Yard/Both Side Yards - Interior Lot (feet)	25/50	25/-	10/25
Minimum Rear Yard Depth (feet)	25	50	40

Potential Impacts

- Density (i.e. building square footage)
- Impervious cover
- Traffic/parking
- School children
- Environmental

Existing v. Proposed Zoning Impacts

EXISTING ZONING

BUS CR – Neighborhood Rural Business (24.5 acres)

- Maximum allowable retail square footage = 213,444 sf
- Maximum allowable impervious coverage = 800,415 sf
- Number of parking spaces (1 space/200 sf) = 1,068 spaces

PROPOSED ZONING

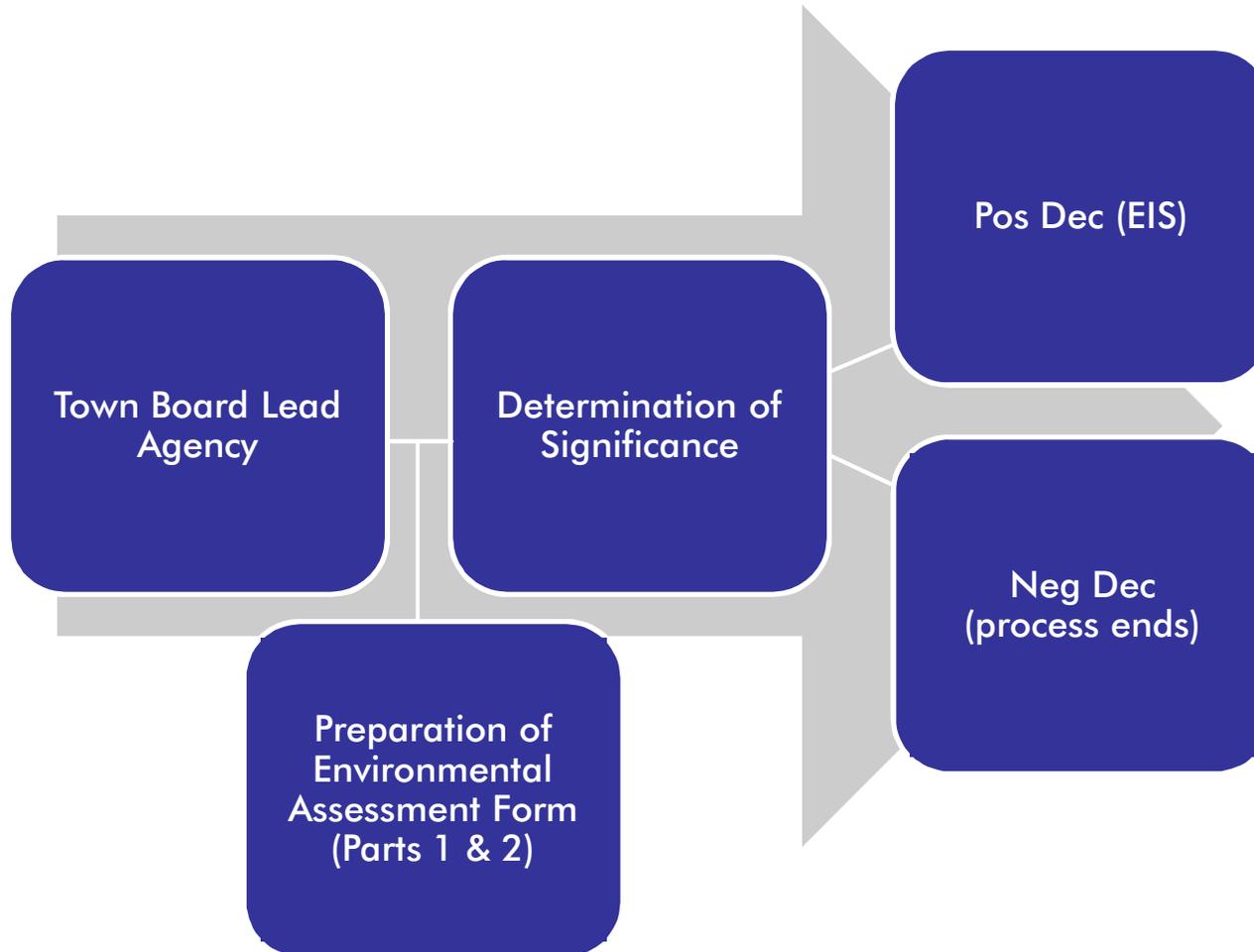
MRP – Multi Family Residential Professional Office (42 acres)

With Residential:

- Approximate number of dwelling units² = 147 d.u.
- Approximate square footage = 147,000 sf to 220,500 sf
- Number of parking spaces (1.5 spaces/d.u.) = 221
- Number of public school children³ = 14 to 16 children

- Notes:
1. The above numbers are based on Town of Riverhead zoning requirements and exclude additional Pine Barrens Compatible Growth Area requirements.
 2. Assumes 50% 1 br d.u. and 50% 2 br d.u., and an equal (50-50) distribution of rental/ownership units.
 3. Based on Rutgers University, Center for Urban Policy Research. "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006.

SEQR Process



Next Steps

- Draft Plan Update Text (February)
- Open House/Town Board Meeting (February 22)
- Final Plan and Zoning Text Amendments (March)
- SEQR (March)
- Public Hearing (April)

After the Presentation



- Plus/delta visioning exercise
 - ❖ Identify positive assets and liabilities
 - ❖ Dot exercises
- Coffee break
- Roundtable discussions
 - ❖ Master Plan
 - ❖ Zoning
 - ❖ Development projects
 - ❖ Environmental impacts
- Roundtable presentations

