

TOWN OF RIVERHEAD EAST MAIN STREET URBAN RENEWAL PLAN

as authorized under Articles 15 and 15A

*of the
General Municipal Law*



Adopted October 19, 1993

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East Main Street Urban Renewal Plan

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I. Introduction

A. Legislative Purpose

The creation of the Urban Renewal Law was intended to provide a vehicle for municipalities to address areas characterized by one or more of the following:

1. deteriorated or deteriorating owing to obsolete and dilapidated buildings and structures;
2. defective construction;
3. outmoded design;
4. physical deterioration;
5. lack of proper sanitary facilities or adequate fire or safety protection;
6. excessive land coverage;
7. structural alterations or conversions to a mixture of residential and nonresidential uses;
8. insufficient light and ventilation;
9. excessive population density;
10. illegal uses and conversions;
11. inadequate maintenance;
12. buildings abandoned or not utilized in whole or substantial part;
13. obsolete system of utilities;
14. hazardous or deteriorated industrial uses;
15. poorly or improperly designed sheet patterns and inter-sections;
16. inadequate access to areas;
17. traffic congestions hazardous to the public safety;
18. lack of suitable off street parking, inadequate loading and unloading facilities;
19. impractical street widths, sizes and shapes, blocks and lots of irregular form, shape or insufficient size, width or depth;
20. unsuitable topography, subsoil and other physical conditions all of which hamper or impede proper and economic development of such areas and which impair or arrest the sound growth and development of the area, community or municipality.

Legislative findings further state that title to real property in such areas is typically vested in numerous and scattered ownerships which makes assembly of such lands for slum clearance, rehabilitation, conservation or redevelopment by individual owners or private enterprise difficult to achieve and uneconomic in nature. Consequently, by reason of such conditions, factors, characteristics or combinations thereof, property owners in such areas lack the incentive or means to properly maintain, improve or redevelop their separate parcels. Furthermore, the continuance of such environmental conditions results in disuse, deterioration, health and safety hazards which perpetuate or tend to continue to create slums and blight which discourage builders and investors from developing the area and

causes the values of improvements in relation to land values to remain depressed and the amount of public revenue normally capable of being derived from the area to be impaired.

Additionally, it is found that such areas are highly susceptible to delinquency, crime and other antisocial manifestations which threaten the health, safety, morals and general welfare of the public; breed deterioration and blight resulting in housing and zoning violations, depreciation of values, neglect and curtailed investments; suffer reduced tax revenue and impairment of economic values, a breakdown in their physical, economic and social stability; all of which imposes added costs on the municipality for additional and increased public facilities and services.

Therefore, it has been found and declared by the New York State Legislative that is necessary and proper for municipalities to develop programs for the proper planning, clearance, redevelopment, rehabilitation or conservation of such areas to eliminate slums and blight or to prevent their deterioration into slums and blighted areas and to promote their community growth and development in a manner consistent with the furtherance of the public welfare. It has also been found that it is necessary to encourage and stimulate private investment and the participation of existing owners and other responsible persons in sound and comprehensive programs of urban renewal for such areas.

Consequently, it has been determined necessary to grant to municipalities of the State of New York the rights and powers provided by Article 15 and 15A of General Municipal Law in order to eliminate slums and blight and to prevent the spread of slums and blight through the clearance, replanning, rehabilitation, restoration, renewal, conservation, reconstruction or redevelopment of such areas pursuant to the powers and rights thereby authorized. Implementation of the Urban Renewal Law and specific programs of urban renewal are for a public purpose essential to and in furtherance of the public interest. The urban renewal process is designed to insure a close and working coordination between levels of government as well as effective participation of an informed public in the implementation of the urban renewal plan.

B. Appropriateness and Need

In the Town of Riverhead, the Downtown Business District contains pockets of blighted and deteriorated structures which are vacant or underutilized and which require significant investment in order to be restored to economic vitality. The existence of such buildings constitutes a serious and growing menace, is injurious to the public safety, health, morals and welfare of the community, contributes increasingly to the spread of crime, juvenile delinquency and disease, and constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenues.

In accordance with the purposes of the Urban Renewal Law to promote the safety, health, morals and welfare of the residents of the Town of Riverhead, it is necessary to correct such substandard, unsanitary, blighted, deteriorated or deteriorating conditions by clearing, replanning, reconstruction, redevelopment, rehabilitation, restoration or conservation of such areas, the undertaking of public and private improvement programs related thereto and the encouragement of participation in these programs by private enterprises.

The General Municipal Law, Articles 15 and 15 A, grants Municipalities the rights and powers to correct such conditions and to eliminate or prevent the development and spread of deterioration and blight through the removal, reconstruction, rehabilitation, conservation or renewal of such areas, for residential, commercial, industrial, community, public and other uses. The State Legislature has found that such activities constitute a public use and public purpose essential to the public interest, and for which public funds may be expended.

C. Historical Perspective

In the past two decades the Town of Riverhead has undertaken a vast array of programs and improvements within the Main Street area designated herein as an Urban Renewal Area. The efforts undertaken to promote the economic soundness and stability of the Main Street Central Business District have had a positive influence on the continued growth of the Town of Riverhead. In the 1980's the Town of Riverhead undertook the condemnation and demolition of lands along the Peconic River east of Peconic Avenue, for the development of public parking and park space along the estuary. The newly accessible riverfront was bulkheaded and transient boat dockage was provided which has been a focal point in Riverhead for such activities as the Country Fair and Nautical Festival. The arts were located downtown on Main Street by the provision of leased space from the Town at no cost to the East End Arts Council and Eastern Suffolk School of Music. Further, the Vail Leavitt Music Hall, an historic structure designated as a National Landmark on the National

Register of Historic Places, was acquired by the Town for rehabilitation and restoration. An active presence of the arts in the community is central to the promotion of the cultural and historical character of the Town. Public improvements in downtown Riverhead have included undergrounding of utilities, sidewalk improvements, street trees and improved lighting, all of which have enhanced the Main Street area.

In the 1990's the Town continued to aggressively promote the economic stability and beautification of the Main Street area. The Town applied for and was awarded New York State Urban Development Corporation funds for commercial revitalization which provided no-interest loans to property owners for improvements to building facades. Public land continued to be improved by the Town as the First Street Parking Lot was redeveloped through condemnation and land acquisition and the Roanoke Avenue/Griffing Avenue Parking Improvements were undertaken. Main Street Lighting was significantly improved and increased safety and comfort with the installation of new fixtures in character with the architectural style of the buildings.

A major improvement of parkspace was made possible by the acquisition and demolition of the "Riberio" building contiguous to Grangebél Park along Peconic Avenue. At Grangebél Park public access to the Peconic River was improved with the construction of new bulkheading and a pedestrian bridge, improvements to landscaping, the addition of lighting fixtures, sidewalk improvements, benches and tables for enjoyment by all. "John Lombardi Park was created at First Street and was dedicated in honor of a dedicated Councilman who died while in office. Made possible by private donations, this parkspace was improved with a gazebo and brick pathways on Town-owned land. The creation of an Urban Renewal Area will enable the Town of Riverhead to continue its efforts to promote and to generate economic growth and stability in the downtown area. The Urban Renewal Law provides the Town with the creative legal mechanisms to accomplish many of the redevelopment, economic development and beautification goals of the community.

II. Goals and Objectives

The major goals and objectives of the Town of Riverhead Urban Renewal Plan include:

A. The improvement of the Main St. Improvement Area by elimination of blighting influences and physical upgrade of substandard properties.

B. The encouragement of development and rehabilitation of structures within the Main Street Improvement Area to enhance the physical appearance of the Town.

C. The relocation or upgrading of marginal land uses.

D. The stimulation of economic development in the Main Street Improvement Area.

E. The promotion of tourist and river-related development within the Main Street Improvement Area.

F. The enhanced utilization of existing cultural and historic resources and promotion of potential cultural and historic resources within the Main Street Improvement Area.

G. The encouragement of improvement and development of public facilities supporting new land uses consistent with the Plan.

H. The encouragement of private financing, State funding, periodic subsidies, and capital grants to achieve desired Urban Renewal goals.

III. Project Description

A. Boundary Description

The boundaries of the Riverhead Central Business District Urban Renewal Area hereafter referred to as the "East Main Street Improvement Area" depicted on the map described by Appendix A, as adopted.

B. Existing Conditions and Trends

The improvement area includes a portion of the Riverhead Central Business District which is characterized as a retail center and which delivers a range of goods and services to the population of the Town of Riverhead and surrounding areas. The improvement area is considered to be fully developed with only two building lots remaining unimproved. The area is bisected by New York State Route 25 which serves as the main thoroughfare for the entire business district. A number of collector streets intersect with Main Street both feeding and relieving Route 25 vehicular traffic. The area is immediately accessible to County Routes 24 and 51, high speed arterial highways, and to County Roads leading east to the Hamptons.

The improvement area is served by the Riverhead Water District, Riverhead Sewer District and Riverhead Parking District. These special districts have the capacity to serve the existing uses within the improvement area. The water and sewer districts have adequate capacity to serve additional users, however the existing parking district may require expansion to accomodate future uses. The Urban Renewal Area lies wholly within the Town of Riverhead Business Improvement District, a special assessment district created by local law to restore and promote business activity by providing new or enhanced services within the destrict. The creation of Urban Renewal areas within the Business Improvement District is consistent with the legislated goals and objectives of both Business Improvement Districts and Urban Renewal, the efforts of one complimenting the other.

The Riverhead Lighting District currently exists within the Riverhead Parking District and relies on tax assessments for the expansion and upgrading of public lighting fixtures located on major transportation routes and in municipal parking areas. There exists within the improvement area substantial public facilities financed over time with public funds. This investment includes several public parking areas, parks, decorative lighting, sidewalks and a partial undergrounding of electric, telephone and cable TV utilities. Given the status quo, additional major improvements to existing public property are not necessary, with the exception of a continuation of the utility undergrounding effort for both aesthetic and practical reasons.

To support a major redevelopment project, however, public improvements involving parking facilities, bulkheading, lighting, and sidewalks may be required. Improvements to public pedestrian walkways are needed to improve their safety, appearance, and identification, and to increase their usage.

The Urban Renewal Area includes approximately 300,000 square feet of street level commercial space housing a mixture of retail, office, residential, service and quasi-public uses. A recent inventory of retail space identified approximately 30,000 square feet of vacant ground level space representing a vacancy rate of 10 %. An additional 50,000 square feet of second and third story space exists within the improvement area, of which approximately 24,000 square feet is vacant. A number of privately-owned and consistently vacant buildings existing within the improvement area are considered to be blighting influences to the Central Business District. Those buildings previously occupied by Suburban Furniture, Lentins, Rimlands and the Department of Labor have a substantial negative impact on the functioning of the central business district despite positive efforts to encourage uses and improve conditions by other owners.

Specific buildings determined to be deteriorated or deteriorating are identified in Appendix B. These buildings comprise 36% of the total number of buildings in the area. Vacant buildings deteriorate quickly, resulting in building decay, dampened economic expectations of the area and gradual disinvestment in real property. Consequently, buildings in this category need to receive priority in terms of acquisition, redevelopment, and reuse. Other vacant properties, although in standard condition, exert negative influences and need to be addressed as well.

In addition, there exists an underutilization of real property and marginal uses of improved properties within the improvement area. Commercial uses along Peconic Avenue are marginal and, with the exception of the Vail Leavitt Music Hall building, should be replaced with uses more in character with the revitalization efforts and consistent with this Plan in order to provide a physically attractive entrance to the Town. The Riverfront is vastly underutilized from the Peconic Yacht Basin to Peconic Avenue within this study area. The parcel currently owned and occupied by the Riverhead Building Supply and located on the eastern boundary of the improvement area, for example, is considered to be highly underutilized in terms of use. A more appropriate waterfront-related use is recommended, with public improvements if necessary.

The general condition of occupied buildings within the improvement area is good. However, a number of properties identified as deteriorated or deteriorating in Appendix B, including the Suffolk Theatre, most vacant buildings, and those owned by Northville Industries and leased to the Town for occupancy by the East End Arts Council and Eastern Suffolk School of Music must be addressed. Other privately owned properties are owned by absentee landlords, occupied by marginal tenants, and their acquisition and/or rehabilitation and upgrading of use is necessary and should be encouraged. Some deteriorated but primarily occupied buildings have been addressed by the voluntary efforts of owners participating in the Facade Improvement Program through the efforts of the Town of Riverhead Community Development Agency. This program is ongoing until the available funds are expended or the demand has been met. The overall impact of this program is potentially significant but requires the property owners' willing participation.

Abandoned dwellings are typically inadequately maintained, contain building deficiencies, are in poor condition and therefore cause a blighting influence to surrounding properties and adversely affect neighborhood property values. To the extent that they are found to exist, the Town, Urban Renewal Agency or Community Development Agency may certify a one, two, or three family dwelling as abandoned. Upon such certification, pursuant to Section 504-a of Article 15 of the Urban Renewal Law, an action to foreclose any mortgage on such dwelling may be commenced by service of process (pursuant to subdivision 4 of said section) upon persons who are record owners. The intent in following the procedures provided by the Law will be to undertake as comprehensive an approach as possible to achieve the maximum desired result.

Cultural resources within the Urban Renewal Area are several and must be recognized as significant assets of the Town. The Vail-Leavitt Music Hall, constructed in 1881 over a haberdashery, is an historic landmark listed on the National Register of Historic Places. It is a second story opera house which, once preserved, could serve as a center for the performing arts as well as for appropriate social and civic functions. Improvements to the building which are required for its operation are substantial and include the addition of sprinklers, adequate electrical service, heat, insulation, sanitary facilities and handicapped accessibility facilities.

Secondly, the Suffolk Theatre, a 1920's movie theater which retains much of its original decor, has great potential for reuse. It seats approximately 850 persons including balcony seating, however it has deteriorated significantly and requires a substantial investment to undertake the necessary renovations.

The existence of these two buildings, therefore, constitute at once physical assets and liabilities. As vacant, deteriorated spaces, they serve to deter rather than attract visitors. Consequently acquisition/redevelopment or rehabilitation of these properties and their reuse is critical to the overall urban renewal effort. To the greatest extent possible, private investment should be encouraged, however the pursuit of public and philanthropic subsidies and contributions is anticipated to be necessary to ensure the economic viability of either project.

Importantly, the existence of the Eastern Suffolk School of Music and the East End Arts Council within the target area currently provides a foothold for expansion of the arts and cultural resources as a major user and attraction downtown. The town is also home to the Suffolk County Historical Museum located on West Main Street and serving as an anchor for the downtown area. Visitors to the museum come from throughout Suffolk County. An 80,000 square foot aquarium/marine research facility is expected to be developed within the Urban Renewal Area in 1994-1995 and will serve as a primary attraction of tourists to the east end. A Manufacturers' Factory Outlet Center, also a major tourist destination facility, will be located proximate to the improvement area and is estimated to attract an estimated 6-7 million shoppers per year upon completion. The result will be a significant year-round tourism economy. Efforts to encourage and facilitate movement of visitors from tourist destinations to the central business district are critical. As a result, the improvement area is expected to become more tourist oriented, with corresponding changes in the types of land uses to be anticipated, particularly uses related to the Peconic Estuary, transportation needs, improved traffic flow patterns, and food services.

C. Inventory of Land Uses

The identified Urban Renewal Area is that area considered to be the core of the Riverhead Central Business District and is characterized as a mixture of general commercial and residential land uses with retail trade of consumer merchandise and personal service establishments being predominant. The area has been improved as a pedestrian oriented downtown with retail and service uses occupying groundfloor space and residential and office uses utilizing the second and third stories. The area incorporates approximately 350,000 square feet of improved space and is considered to be fully developed. There remain two unimproved parcels; one, referred to as SCTM# 0600-128-6-85.3, has received site plan approval for development, such approval having expired on September 25, 1993. It should be noted that the Riverhead Central Business District is a significant commercial area providing goods and services to the population of the Town as well as outlying areas. Further, the Suffolk County Comprehensive Plan described the Riverhead Central Business District as a major retail center for the East End of Long Island.

Beyond the identified commercial and residential uses, there exists significant public and quasi-public property which directly supports the viability of privately held real property. These uses include the Riverhead Parking District Number One, the Peconic River Park, John Lombardi Park, the Northville Properties (location of East End Arts Council and Eastern Suffolk School of Music) and the Vail Leavitt Music Hall. Grangebel Park, adjacent to the boundary of the Urban Renewal Area, is the primary improved public property providing recreational benefits to those individuals utilizing the Urban Renewal Area.

Properties considered to be underutilized or marginally utilized exist along Peconic Avenue. Such properties include the rear facades and entrances of certain buildings on the south side of Main Street, the rear yards of certain properties incorporating marginal accessory structures, and uses on the periphery of the Riverhead Parking District. These land uses are considered to be detrimental to the functioning of the Central Business District in that they are highly visible and could be converted to more optimal uses such as parking areas, pedestrian walkways, open space areas, or other facilities encouraging more profitable private sector use. A single vacant lot on Peconic Avenue (0600-128-6-85.3) could be incorporated as well, to increase parking area or open space.

Beyond marginal uses of land, there exist a number of uses which do not conform to those provided by the applicable zoning use district. Specifically, these include boarding houses and multi-family residential uses. The number of nonconforming residential units within the district is estimated at twenty.

A land use inventory of the Urban Renewal Area is graphically presented as Appendix B.

IV. Proposed Future Land Uses

A. Statement of Proposed Land Uses

It is the intent of the Riverhead Urban Renewal Plan to encourage new land uses which support the general economic development of the improvement area consistent with both the identified goals and objectives of the Urban Renewal Plan as well as with the Master Plan and Zoning Ordinance of the Town of Riverhead. More specifically, land uses expected to occur as a result of implementation of the Urban Renewal Plan include:

1. The filling of existing vacancies with uses already permitted under existing zoning regulations;
2. The development of one or more major tourist destination facilities and encouragement of land uses associated therewith, such as restaurants, hotels, manufacturers' outlets, retail of products indigenous to the region, and galleries;
3. The improvement of additional parking areas related to proposed uses and the significant demand expected to be generated;
4. The encouragement of commercial and recreational uses more directly related to the Peconic River;
5. The redevelopment and reuse of existing buildings with historic and/or cultural significance;
6. The development of public facilities required for the attraction and support of proposed land uses;
7. The creation of an Arts District to allow for studio uses including residential space and workspace.

The land uses to be encouraged by the Urban Renewal Plan are considered to be uses presently provided for as either permitted or specially permitted by the Zoning Code of the Town of Riverhead. These uses include the following:

1. Retail-commercial
2. Personal service - commercial
3. Office, Business, Professional
4. Financial institutions
5. Radio, television broadcasting studio

6. Restaurant, tavern
7. Marina
8. Theatre
9. Single Family Residential
10. Recreational Uses

Given this range of permitted land uses, encouragement of appropriate and compatible uses is probable without significant amendments to the existing zoning ordinance. Section B of Part V (Implementation) discusses those amendments to the Zoning Ordinance designed to encourage new uses and discourage marginal ones.

B. Permitted Densities and Parking

All development in the improvement area shall be subject to the lot, yard and height requirements as set forth in the Business D zoning use district of the Riverhead Zoning Ordinance. No changes to general lot development standards is required. Further, parking requirements shall conform to the Town of Riverhead Parking Schedule and Riverhead Parking District requirements.

C. Air Rights and Easements

In order to take full advantage of the riverfront resource existing within the Urban Renewal Area, it is necessary to provide for easy pedestrian access to parking areas and recreational resources as well as to conserve river views from buildings and public lands. These qualities could be achieved through the securing of easements in favor of the Town of Riverhead over private property.

As is evident from an inspection of the land use inventory accompanying this plan, a significant percentage of parking district lands are located north of Main Street. In order to provide for convenient pedestrian access from these parking areas to both Main Street proper and the riverfront, it is recommended that the Town secure perpetual pedestrian access over the lands of Mavin Realty adjacent to the building formerly occupied by Flower Alley and over the Northville/TOSCO property. Rights of way, together with existing town-owned access will provide the facilities necessary for the proper functioning of the commercial area.

Maximization of the Peconic River Estuary is a stated goal of this Plan. An important aspect of the river resource is its visibility, particularly from buildings of sufficient height on the north side of Main Street. The river view is considered to afford particular value in attracting certain land uses such as restaurants, taverns and professional offices. In order to ensure river views from the area north of Main Street, it is necessary to maintain the heights of buildings on the south side of Main Street. Since the existing zoning use district allows for increased height of these buildings as of right, the Town Board could control the ultimate height through the purchase of air rights via the power of eminent domain. This approach would provide for perpetual river views and would be cost effective if these could be sold as an interest in real property and re-applied in a receiving area as designated by the Town Board.

D. Real Property Acquisition

In order to support the general goals of the Urban Renewal Plan and the investment of private capital within the Urban Renewal Area, the public acquisition of certain real property is essential. First, the anticipated redevelopment of existing cultural resources, the location of a significant downtown tourist destination facility and the substitution of existing marginal land uses with more viable commercial enterprises is expected to generate significant private vehicle traffic requiring additional public parking facilities. Properties which could be acquired, cleared of existing structures, and improved by the Riverhead Parking District to support the aforementioned development include:

1. 315-319 East Main St.
0600-129-4-13.2
2. Peconic Avenue properties
0600-128-6-83 40 Peconic Avenue
0600-128-6-82 30 Peconic Avenue
0600-128-6-81 28 Peconic Avenue
3. Unimproved rear portions of existing lots contiguous to the public parking district; ie, 0600-129-1-14, 0600-129-1-18, 0600-129-1-19.
4. Vacant lot 0600-128-6-85.3

Alternatively, the Town, the Parking District, or other appropriate entity should consider the construction of a multi-level parking facility on property currently owned by the Town or Parking District. This approach would serve to minimize cost, consolidate potential parking areas at a central location, and eliminate acquisition and assemblage requirements.

Second, in order to effect the goal of encouraging economic development and the elimination of blighting influences, certain real property should be publicly or privately acquired and redeveloped to achieve a higher and better use. Substandard properties which currently exert a deteriorating influence on the business district include:

- | | |
|--|--------|
| 1. Rimland Building
18-20-22 East Main St.
0600-128-6-50 | vacant |
| 2. Lentin Building
54-56-62 East Main St.
0600-128-6-64 | vacant |
| 3. Suffolk Theatre
118 East Main St.
0600-129-1-7 | vacant |
| 4. Vail Leavitt Music Hall
18-22-24 Peconic Avenue
0600-128-6-80 | vacant |
| 5. Department of Labor | vacant |
| 6. Suburban Furniture | vacant |
| 7. Accessory uses to principal uses contiguous to the public parking district. | |

Several of these properties exhibit unique qualities and their functioning in a highest and best use capacity is critical to the successful revitalization of the area. Further, for those properties which are structurally sound, but are vacant or occupied by marginal uses which result in a negative impact on the community, redevelopment is considered to be economically viable and is strongly recommended. Said redevelopment may involve acquisition, substantial renovations/resoration activities to attract improved users; it may include renovations to meet the needs of a particular user or be limited to rehabilitation efforts involving exterior improvements. To the greatest extent possible, private sector property acquisition and redevelopment within this district shall be encouraged and undertaken consistent with this plan and particularly with the goals and objectives stated herein.

Third, it is the intent of this plan to provide a mechanism for the termination of land uses which do not conform to the Town of Riverhead Zoning Ordinance in terms of either use or intensity of use. The basis of this intent is the generally held theory of zoning that nonconforming uses are considered to "imperil the success of the community plan and injure property values" and ideally should be discontinued. In this regard, there exist within the Urban Renewal area several multi-family residential uses and boarding house uses, neither of which are provided for within the Business D Zoning Use District. These uses are offensive to the Zoning Ordinance due to their intensity of use and the fact that certain dwelling units are substandard relative to the Zoning Ordinance and the Housing Code of the Town of Riverhead. Further, the applicable zoning use district provides for a wide range of uses which could legally occupy these premises and provide a reasonable rate of return to the owner.

In order to achieve the goal of the elimination of nonconforming uses within the Urban Renewal Area, and to do so in an equitable fashion, the Town Board may consider either a condemnation or amortization of nonconforming uses, particularly of the identified boarding houses. Utilization of the power of eminent domain to eliminate the use would require compensation to the owner for property interest taken. Given the range of uses already provided for and the expectation of significant increases in property values within the central business district, this approach could be reasonably defended, though as a last resort. A more equitable approach to the elimination of nonconforming uses would be by their amortization; that is, their termination over a reasonable period of time. The time period is intended to give the nonconforming owner the opportunity to amortize his investment in the nonconforming use and, to the extent that the improvements therein cannot be used for a conforming purpose, the investment

in those improvements. Given the practicality of conforming use and the already long duration of the nonconforming use, amortization is the preferred approach in this regard.

E. Demolition and Clearance

Substandard and blighted properties acquired publicly or privately and not appropriate for rehabilitation and reuse, may be cleared in order to accomplish one or more of the goals set forth above in the Statement of Goals and Objectives. Public acquisition and clearance may be accomplished by the Town of Riverhead, Community Development Agency or Business Improvement District, as provided for by law. Private acquisition of blighted properties for clearance and redevelopment to achieve Plan Objectives will be encouraged. In assessing the appropriateness of demolition of particular structures, the historic significance and environmental impacts shall be determined in compliance with national, state, and local regulations.

F. Public, Semi-public, Private, or Community Facilities and Utilities

Improvements recommended to be implemented as funds permit include beautification, safety, and identification improvements to the pedestrian walkways located between Main Street and the parking areas to the north and south of East Main Street.

A major redevelopment project with direct impact on the downtown business district could necessitate additional public improvements including parking, lighting, signage, and modifications to existing traffic patterns. Given a major land use change in this area, a structured parking facility may be warranted to provide significant condensed parking to meet anticipated demand. The Town of Riverhead, Parking District, Community Development Agency, Business Improvement District and private sector are all anticipated to be involved in this effort to identify and accomplish the necessary improvements to support a significant number (1 million or more annually) of tourists/visitors to the area for single or multiple destination facilities. Appropriate sites include the First Street Parking Field and the Suffolk County Parking area west of Griffing Avenue. Utilization of public property will significantly minimize the time and cost to create a large number of parking spaces. In keeping with the Town of Riverhead Planning Board's condition upon this plan, the Town Board shall, in its findings statement regarding the special permit petition of Okeanos, set forth the method in which the necessary improvements to the parking district shall be achieved.

Changes to the transportation network of local and collector streets providing internal circulation within local development areas and access to individual properties would also be expected in order to address intensive development within the downtown business district of the Riverhead Hamlet. Reinstitution of diagonal parking along Main St. should be considered to increase the number of parking places with direct access to retailers. Improved crosswalk delineation at intersections and directional flow markings in public parking lots are recommended to improve pedestrian and vehicular flow patterns.

The undergrounding of overhead utilities was initiated in the early 1980's and contributed significantly to the beautification of the downtown business district. Completion of this effort along Main St. from McDermott St. eastward (as well as along Griffing Ave. to Railroad Ave. and West Second St. between Roanoke Ave. and Griffing Ave. outside the subject URA) is strongly recommended. In addition to supporting the relocation of utilities, as described, the business community has proposed, and the town should pursue, both redeveloping the nonfunctioning comfort station building on West Main Street into a police substation and relocating the West Main Street bus stop to an alternative transportation hub located in the Railroad Avenue area in order to deter loitering within the business district and centralize transportation facilities. Expansion of railroad usage based on a significant increase in out-of-region visitors to the tourist destination facilities to be developed in Riverhead is expected. Taxi service, feeder buses, private common carriers and private trolley and other specialized transportation services should all operate through the Railroad Avenue Transportation Center in order to improve circulation in the downtown area, limit the potential for accidents that might result from on-street boardings and alightings on Main Street proper, and provide provisions for rider shelters, bus layover bays, and display and disbursement of information regarding the area.

✓ Acquisition of the "Northville Properties" or negotiation of a long-term lease by the Town is encouraged in order to provide the Town with the economic basis and incentive for making the necessary physical improvements to the historic buildings located on the properties and housing two important cultural assets to the community. Utilization of these resources could be vastly improved with greater local control and investment.

✓ Sidewalk improvements from Ostrander Avenue west, beyond the area addressed by this plan, are appropriate and should be undertaken as public funds become available or by special district assessment in order to accomplish such improvements in a comprehensive manner. In addition, improvements to the town boat launching ramp adjacent to the parcel currently owned by Riverhead Building Supply and bulkheading improvements between said parcel and McDermott Avenue are necessitated and should be undertaken either in conjunction with or distinct from other public improvements in the area.

The Riverhead Downtown enjoys a unique geography and cultural heritage. Contiguous with the Peconic Estuary, downtown Riverhead was, historically, the hub of various seafaring enterprises including shipbuilding, fishing, and transport of farm produce to New York City. The resurgence of this maritime heritage is a critical element in the redevelopment of the Riverhead Business District from both a cultural and economic standpoint. It is the recommendation of this plan that the Town Board undertake efforts to encourage maritime redevelopment of the Peconic Riverfront. Specific actions should include the following:

1. The encouragement of commercial uses which rely on the Riverfront;
2. Improvements to boat launching facilities;
3. The utilization of appropriate public lands for river-related tourist destination points and maritime cultural facilities.

It is the intent of the plan to encourage private investment in the improvement of private property as a mechanism for effectuating revitalization. The substantial investment of private organizations in such major capital projects as the proposed aquarium and paddle boat require support from the town but the initiative is based on free-market economics. Consistent with this approach, the town has, and may in the future, intervened in the transfer of real property in order to facilitate the integration of supply and demand in an otherwise untenable situation. It is intended that the acquisition of the Rimland Building will result in significant private investment by a project sponsor motivated by the expectation of profit to be realized in the long term.

Pursuant to Urban Renewal Law and the goals of this plan, other Town, Community Development Agency, Business Improvement District, or Parking District investments are appropriate. Acquisition of waterfront property contiguous to existing public property in order to expand the town's ability to encourage waterfront-related activities is encouraged, particularly if such acquisition serves to encourage or leverage substantial private investment in the area and/or maritime redevelopment. Encouragement of waterfront orientation of commercial enterprises in development or redevelopment is consistent with this objective.

The Vail-Leavitt Music Hall, located on Peconic Avenue, is an historic structure listed on the National Register of Historic Places. Title to the property was acquired in 1981 by the Town of Riverhead with community development funds and was subsequently transferred to the Vail-Leavitt Music Hall Council in 1982 with the expectation that restoration efforts would result in an operational theatre and major community facility. In order to achieve the extent of rehabilitation required to utilize the building at its highest and best use, it is apparent that major funding is required. As a significant asset to the Town of Riverhead, it is crucial that the Town be instrumental in achieving the improvements necessary to render the theatre operational consistent with restoration guidelines required for nationally-recognized historic buildings. Renovations needed to comply with the New York State Building Code include the installation of an elevator.

The Suffolk Theatre was constructed and operated as a movie theater from the late 1920's until the mid-1980's when it was closed and boarded. It has deteriorated and therefore exerts a negative impact on the downtown area. The potential, however, for the building as a physical asset and successfully operating use is significant. Acquisition of the theatre by the public or private sector, its major rehabilitation and productive reuse consistent with the goals and objectives of this Plan are crucial for the rejuvenation of the central business district and stimulation of the tourist industry in Riverhead and on the east end consistent with other such proposed development. Redevelopment as a performing arts center, film theatre, cultural, educational, or sports-related display hall, are all potential uses in conformance with the plan and could be incorporated individually or collectively.

V Implementation

A. Proposed Methods or Techniques of Urban Renewal

The primary treatments proposed for urban renewal include acquisition, demolition, redevelopment, rehabilitation, code enforcement and public improvements.

Commercial and Residential Rehabilitation

Appropriate structures and uses within the District will receive priority from the Town of Riverhead/Community Development Agency for preservation, improvement, and property rehabilitation. Available incentives will be provided where feasible to assist owners and businesses in improving their properties. Properties to be rehabilitated or redeveloped shall comply with all applicable statutes, codes, and ordinances currently in force relating to the use, maintenance, facilities and occupancy of the property, including but not limited to the following:

- New York State Building Code
- National Electrical Code
- Fire Prevention Code
- Town of Riverhead Zoning Ordinance
- Sign Permit/Site Plan Requirements

Low and moderate income homeowner-occupants are eligible for the Town of Riverhead/Community Development Agency Home Improvement Program which provides low interest loans and grants for minor residential rehabilitation activities. This program and others will continue to upgrade the housing stock in the Town. Of primary importance is the availability of funds to rehabilitate both residential and commercial properties within the District which will contribute to the implementation of this Plan. Continuation of the New York State funded Commercial Revitalization Program, which provides for facade improvements to commercial buildings is important to the overall urban renewal effort. In 1992, 15 properties received storefront improvements under this program. An additional 15 facades will be improved in 1993. Other property owners have made improvements to their Main Street properties as an indirect result of the facade program.

As state and federal financing incentives become available they should be utilized to the greatest extent possible for implementation of the activities proposed under this plan for accomplishment of the goals and objectives stated herein.

Demolition and Clearance

Properties acquired by the Town or its Community Development Agency needed to effect the development and implementation of this Plan may be cleared to eliminate substandard conditions and blighting influences and to accomplish goals set forth herein. The Town will encourage the acquisition, clearance and redevelopment of blighted, underutilized and/or unutilized properties by private developers/sponsors consistent with the Town's Urban Renewal objectives.

Standards and Controls for Redevelopment

The standards and controls for redevelopment shall be in accordance with all applicable federal and state legislation and as set forth in the New York State Building Code, and Town of Riverhead Zoning Ordinance, as these codes and ordinances conform to the land use provisions contained in Section IV of this Plan and to the recommendations of the Town of Riverhead Master Plan. In the event of conflict between the standards and controls of the Plan and the provisions of the Town's codes and ordinances, the more restrictive provisions shall govern.

The New York State Department of State is currently in the process of amending the New York State Uniform Fire Prevention and Building Code in order to reduce restrictions on existing buildings to facilitate the redevelopment of buildings in downtown areas. Specifically, the proposed modifications would allow for the adaptive reuse of older buildings which are presently underutilized, particularly above the groundfloors. The codification of these amendments is expected to facilitate the development of proposed future land uses as envisioned by this Plan.

Obligations of Sponsors

Property acquired by the Town or CDA shall be disposed of subject to acquisition and disposition agreements between the CDA and the purchase/redeveloper herein called sponsor as stipulated by Articles 15 and 15A of the General Municipal Law, enabling legislation for Urban Renewal and Urban Renewal Agencies. The Agency will solicit and evaluate redevelopment proposals in terms of proposed price, use of property, time schedule for redevelopment, efficiency and effectiveness of proposal in meeting the goals and objectives of the Urban Renewal Plan, and conformance of the proposed redevelopment with the guidelines and controls of the Urban Renewal Law and with the Town of Riverhead Urban Renewal Plan.

The following obligations shall be required of a sponsor:

1. The regulations and controls put forth in Section IV hereof will be implemented wherever applicable, by covenants and

restrictions or other provisions to be stipulated in agreements for land disposition and conveyance to be executed by the Agency and sponsor.

2. A sponsor shall propose and redevelop land included within the boundaries defined by this Plan in a manner exclusively consistent with the uses specified herein.

3. A sponsor shall undertake and complete the development of land for the uses stipulated in this Urban Renewal Plan and the construction of improvements agreed upon in the respective Land Disposition Agreements within a reasonable period of time, as set forth in said agreements between the Agency and project sponsor.

4. A sponsor shall not sell, lease, or in any way transfer or encumber land which is subject to a Land Disposition Agreement with the Town of Riverhead/Community Development Agency at any time prior to the completion of the redevelopment thereof without the prior written consent of the Town/CDA except as set forth contractually between the Town/CDA and the sponsor.

5. Land Disposition/redevelopment agreements with sponsors shall include requirements for adherence to all applicable federal, state and local laws.

6. In addition to submission required for building permit, site plan and sign permit approvals, sponsor shall be required to submit site plans, elevations, building plans, and any additional details to the CDA for determination of compliance with the intent and controls of the Urban Renewal Plan. The design and character of proposed redevelopment must be submitted to and approved by the CDA at the design concept stage, at the preliminary design stage and prior to the commencement of construction. Any material changes proposed after approval by the Agency must be similarly approved. As built drawings shall be submitted to the Agency for final determination of compliance upon completion.

7. The intent of this Plan is to encourage cooperative revitalization efforts by public and private entities. Consistent with this philosophy and the intent of the Urban Renewal legislation, sponsors shall cooperate with appropriate local officials and applicable requirements in carrying out activities pursuant to this Plan.

Overall Development Strategy

Recommended development strategies and approaches for the Urban Renewal District include rehabilitation, demolition and clearance, acquisition, disposition and redevelopment. Conservation, defined as the ongoing maintenance of currently acceptable conditions, is appropriate for those properties currently in standard condition. Rehabilitation, recommended for

the majority of properties within the District, includes a variety of proposed activities including improvements to the rear facades of buildings otherwise in standard condition, and facade renovations to improve the curb appeal of commercial establishments. Rehabilitation is also indicated for currently vacant structures requiring action to encourage occupancy and specific to the needs of prospective occupants.

Major redevelopment is recommended for properties not requiring demolition and clearance including those with substandard accessory occupant uses, and several with historic significance to be preserved.

Code Enforcement

The Riverhead Town Board is presently pursuing a townwide enforcement of the New York State Building Code and the New York State Multiple Residence Law. The rigorous enforcement of all building codes is essential to the ultimate success of this Plan in general and the abandonment of nonconforming uses in particular.

B. Proposed New Codes and Ordinances and Code Amendments

In order to fully implement the land use recommendations inherent in the Urban Renewal Plan, it is necessary to amend the zoning ordinance of the Town of Riverhead pursuant to Section 265 of the Town Law. The purpose of the amendments is to create the legal framework necessary to achieve the goals and objectives of this plan by specifically providing for the utilization of second and third story space, and the re-use of marginal land uses. The proposed amendments are consonant with the recommendations of the Urban Renewal Plan which considered the overall needs of the community.

Residential use of second and third story space

The Business D Zoning Use District exclusively regulates real property within the Urban Renewal Area. The District provides for a range of uses, many of which are considered to be inappropriate for second and third story non-elevated space, resulting in a 50% vacancy rate for space above street level. Further, the traditional residential use of second and third story space is not provided for by the Business D Zoning Use District. Therefore, in order to encourage full utilization of available space while supporting the development of cultural resources and a tourist-related economy, the re-use of upstairs space for artist studio, gallery and residential use is necessary and appropriate. It is the intent of this amendment to allow, by special permit, the concurrent use of studio and artist residence within the Urban Renewal Area. The criteria for the consideration of such a special permit should include:

- i. Artists to be certified by an independent board;
- ii. The studio shall be the principal use with the residential area to be an accessory use with a minimum area of 900 square feet and not exceeding 50% of the total area;
- iii. The studio area may include a gallery area

Outdoor display of merchandise

There exists within the Urban Development Area certain retail establishments which rely upon outdoor display of merchandise to an extraordinary degree. This practice is designed to call attention to the establishment, serving essentially as outdoor advertising, however at the same time negatively affecting the visual appearance of the central business district. The problem is of particular concern when outdoor display is located in the front yard or within the public right-of-way. It is a legitimate function of a zoning ordinance to control the visual quality of a community as a function of the general welfare. In this regard, it is recommended that the Business D Zoning Use District be amended to affirmatively prohibit retailers from displaying merchandise out of doors. Additionally, Section 108-55 of the Zoning Ordinance should be amended to ensure consistency.

C. Proposed Time Schedule

Implementation of this Urban Renewal Plan will commence upon its adoption by the Riverhead Town Board subsequent to review and certification by the Riverhead Planning Board and satisfaction of citizen participation and SEQRA/NEPA requirements. Land acquisition, clearance, disposition of property, redevelopment and rehabilitation activities shall be undertaken consistent with this plan, in cooperation with private sponsors, and as funds become available.

All land use provisions and building requirements adopted herein shall remain in effect for a period of 10 years from the date of Town adoption of the Urban Renewal Plan and subject to any modification or amendment thereto by the Riverhead Town Board, except as provided for in Section E hereof.

It is intended that the undertaking of the Urban Renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of the designated area.

The overall program encompassing private and public actions is estimated to extend over a three year period with activities generally anticipated as follows:

Activity	Begin	Complete
1. Town Board Adoption of UR Plan	April 1993	October 1993
2. Environmental Review Process	April 1993	October 1993
3. Acquisition of Properties public/private		
Rimland Building	April 1993	
other buildings	1994	March 1995
vacant land	1994	March 1995
4. Site Clearance	June 1994	June 1995
5. Disposition of Property	June 1994	
6. Rehabilitation public/private	June 1993	ongoing
7. Public Improvements	May 1993	ongoing
8. Private Development of underdeveloped or undeveloped properties	September 1993	

D. Relocation Plan

On July 18, 1989 the Town of Riverhead adopted a Relocation Plan in compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). This act applies to all HUD-assisted programs. Consequently, all individuals, families, businesses and non-profit organizations comprising owners and tenants of properties acquired by the Town of Riverhead or Community Development Agency with HUD funds will be afforded assistance pursuant to the Town of Riverhead Relocation Plan.

Residential and commercial relocatees not covered by the URA who are displaced as a direct result of Town of Riverhead/Community Development Agency property acquisition may be provided assistance in their search for replacement housing or business relocation services. Where relocation efforts are necessary for the accomplishment of a project within the District, the Town of Riverhead/Community Development Agency shall take the steps necessary to ensure cooperation and coordination among government agencies, neighborhood groups and affected persons so that the project can proceed efficiently with minimal duplication of effort, with minimal displacement, and as economically as possible.

E. Plan Amendments

i. Pursuant to Section 574 of the Urban Renewal Law, the Town of Riverhead has filed with the Commissioner of Housing and Community Renewal of the State of New York the Town of Riverhead East Main Street Urban Renewal Plan. No changes are permitted in the Urban Renewal Program for projects which are assisted by State loans, periodic subsidies, or capital grants without approval of the Commissioner of Housing and Community Renewal of the State of New York.

ii. Town Code Amendments: Zoning Changes will be adopted which are consistent with the Urban Renewal Plan. Such zoning changes are accomplished by amendments to zoning ordinances or local laws. The amendments are presented to the Town Board for consideration and referred to the Planning Board for comment. Thereafter a notice of public hearing is published in the official newspaper and posted at the Town Clerk's office. At a public hearing comments are received and considered. The Town Board may subsequently adopt the code amendments.

Minor Changes

Minor modifications to the Plan in regard to the literal enforcement of physical standards and requirements defined in Sections III, IV, and V herein for reasons of practical difficulty, unreasonableness beyond the intent or purpose of these restrictions, or unnecessary hardship may be authorized by the Community Development Agency, upon appeal in specific cases. Such minor changes, variations, or minor modifications to the restrictions imposed by Sections III, IV, and V must conform with the intent and purpose of this Plan and may not be less restrictive than or contrary to applicable state and local codes and ordinances.



KEY

	SINGLE FAMILY (SF)		NEW RETAIL COMM (NRC)
	MULTI FAMILY (MF)		INSTITUTIONAL (INST)
	BOARDING HOUSE (BH)		OFFICE SPACE (OS)
	PERSONAL SERVICES (PS)		WATERFRONT DEPO/WHARF (WD)
	RETAIL (R)		THEATER (TH)
	VACANT (V)		VL = VACANT LOT

• DETERIORATED / DETERIORATING BLDGS

TOWN OF RIVERHEAD			
210 HOLLIS AVE. RIVERHEAD, NEW YORK 11901			
COUNTY OF SUFFOLK			
DOWNTOWN RIVERHEAD			
APPENDIX B			
LAND USE INVENTORY			
PREPARED BY: MARK E. WARDEN	TOWN	REVISOR BY: RICHARD HUBERT	DATE: 10/17/92
DESIGNED BY: DANIELA DANIELA WARDEN	SCALE: 1"=200'	DATE: 10/17/92	REV:



TOWN OF RIVERHEAD

SUPERVISOR JOSEPH F. JAMES
200 MCCELL AVE. RIVERHEAD, NEW YORK 11901
COUNTY OF SUFFOLK

DOWNTOWN RIVERHEAD

APPENDIX A

URBAN RENEWAL BOUNDARY AREA

BY: MARK C. HENRY
1 DRAFTS
--- TESTED BY: RICHARD HALEY

TOWN OF RIVERHEAD

RESOLUTION #717

AUTHORIZES PREPARATION OF AN URBAN RENEWAL PLAN

ADOPTED DECEMBER 15, 1992

WHEREAS, pursuant to General Municipal Law Article 15-b, Title 116, Section 680-c, the Town of Riverhead Community Development Agency was established for the purposes outlined in Article 15 and Article 15-a of General Municipal Law; and

WHEREAS, the Riverhead Community Development Agency is an urban renewal agency; and

WHEREAS, pursuant to Article 15 Urban Renewal Law and Article 15-a of General Municipal Law, the Supervisor, as Chairman, and the Town Board constitute the members of the Urban Renewal Agency; and

WHEREAS, the Riverhead Town Board desires to undertake certain redevelopment activities within the Riverhead Hamlet pursuant to an acceptable Urban Renewal Plan; and

WHEREAS, the Planning Department has recommended to the Town Board that the creation of an Urban Renewal Plan should be considered a Type I Action pursuant to the New York State Environmental Conservation Law; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Riverhead Community Development Agency and the Riverhead Planning Department prepare or cause to be prepared an Urban Renewal Plan in conformance with the General Municipal Law, such plan to incorporate that land area as depicted on the map accompanying this resolution; and

BE IT FURTHER RESOLVED, that as depicted on the attached map, the Downtown Renewal Area shall be considered Stage One and the Railroad Avenue Renewal Area shall be considered as Stage Two; and

BE IT FURTHER RESOLVED, that the first component of Stage One to be addressed shall include the Rimland Building, located at 20-24 East Main Street, Riverhead, New York, known and designated as SCTM #0600-128-6-50 in that the property has been vacant for many years, is in dilapidated condition, and requires extensive rehabilitation;

BE IT FURTHER RESOLVED, that in the matter of the subject Urban Renewal Plan, the Riverhead Town Board hereby declares

itself to be the Lead Agency and determines the action to be Type I without a significant impact upon the environment and that an Environmental Impact Statement need not be prepared; and

BE IT FURTHER RESOLVED, that the Planning Director be authorized to publish a Notice of Non-Significance as required by the Environmental Conservation Law; and

BE IT FURTHER RESOLVED, that the Town Clerk be and is hereby directed to forward a certified copy of this resolution to the Planning Department, and the Community Development Agency.

THIS IS TO CERTIFY that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, New York, have compared the foregoing copy of a resolution with the original resolution now on file in this office and which was duly adopted on the 15th day of December 1992, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the said Town of Riverhead, this 16th day of December 1992.



TOWN OF RIVERHEAD PLANNING BOARD

200 Howell Avenue
Riverhead, New York 11901-2596
516-727-3200 Ext. 267

July 27, 1993

Mrs. Barbara Grattan
Town Clerk
200 Howell Avenue
Riverhead, NY 11901

RE: URBAN RENEWAL PLAN OF THE RIVERHEAD TOWN BOARD

Dear Mrs. Grattan:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on July 1, 1993:

WHEREAS, the Riverhead Town Board has referred to this Planning Board a Draft Urban Renewal Plan for its review pursuant to Article 15 of the General Municipal Law, and

WHEREAS, this Board has reviewed the draft document as presented by the Planning Director and the Community Development Director, and

WHEREAS, a public hearing was held by this Board on May 20, 1993 in order that all interested persons might be heard to comment upon the specific recommendations of the Urban Renewal Plan, and

WHEREAS, the Riverhead Planning Board has carefully considered the merits of the Urban Renewal Plan as drafted, the report of the Planning Director, the report of the Community Development Director, the Master Plan of the Town of Riverhead, as well as all other relevant planning, zoning, and environmental information, now

THEREFORE, BE IT

RESOLVED, that the Riverhead Planning Board hereby endorses and approves the Town of Riverhead Urban Renewal Plan subject to the following conditions and recommendations:

1. That the boundary of the Urban Renewal area as described in resolution #717 (1992) of the Riverhead Town Board be amended to bound certain parcels eastward

Mrs. Barbara Grattan
RE: Urban Renewal Plan
July 27, 1993
Page 2

to include the under utilized property of the Riverhead Building Supply located on the southside of East Main Street and the under utilized property now or formerly of Robert B. Solomon located on the northside of East Main Street;

2. That the Planning Board considers those properties located west of Peconic Avenue to be an integral part of the identified Urban Renewal area; however due to the land use development constraints imposed by the New York State Department of Environmental Conservation through the Wild, Scenic and Recreational Rivers program affecting those lands west of Peconic Avenue, a separate and distinct urban renewal plan should be developed to address those land use issues and opportunities inherent in the West Main Street corridor;
3. That the Town Board consider the obligations of the Town for the potential relocation of households resulting from the amortization of preexisting, nonconforming multifamily land uses within the urban renewal area, including those required by the Uniform Relocation Act and the associated costs;
4. That the proposed development of a major tourist destination facility (Okeanos Aquarium) is expected to have significant impacts upon motor vehicle parking and traffic patterns and that the Town Board should ensure that an approach for mitigation consistent with environmental impact study data, recommendations, and conclusions is made part of the final document;
5. That the urban renewal planning effort described in Resolution Number 717 (1992) of the Riverhead Town Board and known as "Phase II - Railroad Avenue Area", should be undertaken by the Planning Department and the Community Development Department upon the Town Board's approval of Phase I plan;

BE IT FURTHER

RESOLVED, that in accordance with Section 505 (3) of Article 15 of the Urban renewal Law, the Planning Board hereby certifies its qualified approval of the plan together with the modification recommendations identified herein, and

BE IT FURTHER

Mrs. Barbara Grattan
RE: Urban Renewal Plan
July 27, 1993
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RESOLVED, that a copy of this resolution be forwarded to the Riverhead Town Board, the Community Development Department, and the Town Attorney.

Very truly yours,

PLANNING BOARD

Jane Stromski,
Administrative Assistant

js



TOWN OF RIVERHEAD

BARBARA A. GRATTAN

Town Clerk

Registrar of Vital Statistics

(516) 727-3200

October 20, 1993

Commissioner of Housing & Community Renewal of NYS
NYS Division of Housing & Community Renewal
Hampton Plaza
38-40 State Street
Sixth Floor
Albany, NY 12207

Dear Sir:

ENCLOSED PLEASE FIND Resolution #692 which was duly adopted by the Riverhead Town Board at their regular meeting of October 19, 1993.

PLEASE BE ADVISED that this resolution states Adopting the East Main Street Urban Renewal Plan .

Sincerely,

Barbara Grattan
Town Clerk

BG:mf

Enc:

cc: Riverhead Planning Board
Suffolk County Planning Comm
Planning Dept.
Community Development Agency
Town Attorney
Chamber of Commerce
Business Improvement District

TOWN OF RIVERHEAD

RESOLUTION # 692

ADOPTING THE EAST MAIN STREET URBAN RENEWAL PLAN

ADOPTED: OCTOBER 19, 1993

WHEREAS, the Riverhead Town Board by resolution #717, dated December 15, 1992 authorized the preparation of an Urban Renewal Plan to address the East Main Street Area; and

WHEREAS, pursuant to Article 15 and 15A of General Municipal Law, the draft plan was reviewed by the Riverhead Planning Board and a public hearing was held on May 20, 1993 to solicit comments on the specific recommendations of the Urban Renewal Plan; and

WHEREAS, in accordance with Section 505 (3) of Article 15 of Urban Renewal Law, the Riverhead Planning Board carefully considered the merits of the draft plan and has endorsed and approved said plan subject to recommendations identified in Resolution dated July 27, 1993 and adopted July 1, 1993; and

WHEREAS, the Town Board held a public hearing on September 7, 1993 to hear comments on the draft plan as required by the Urban Renewal Law and has reviewed the Plan and the recommendations of all interested parties; and

WHEREAS, the Riverhead Town Board, as lead agency, has referred the draft Urban Renewal Plan to involved agencies pursuant to Article 8 of the Environmental Conservation Law; and

WHEREAS, the Town Board has considered the impact of the implementation of the Urban Renewal Plan upon the environmental, social, and physical environment of the Town of Riverhead in general and the central business district in particular.

THEREFORE, BE IT RESOLVED, that in the matter of the adoption of the Town of Riverhead East Main Street Urban Renewal Plan, the Riverhead Town Board hereby determines that implementation of such plan will have a positive impact upon the economic, social and physical environment and that an environmental impact statement need not be prepared; and

BE IT FURTHER RESOLVED, that the Planning Director be authorized to publish and post that notice of non-significance as required by the New York State Environmental Conservation Law; and

BE IT FURTHER RESOLVED, that pursuant to General Municipal Law, Article 15, Section 505, the Town Board hereby approves the Plan together with the modifications and recommendations set forth by the Planning Board, as follows:

1. That the boundary of the Urban Renewal Area as described in Resolution #717 (1992) of the Riverhead Town Board be amended to bound certain parcels eastward to include the underutilized property of the Riverhead Building Supply located on the southside of East Main Street, the property currently known as the Peconic River Yacht Basin, and the underutilized property now or formerly of Robert B. Solomon located on the northside of East Main Street;

2. That the Planning Board considers those properties located west of Peconic Avenue to be an integral part of the identified Urban Renewal area; however, due to the land use development constraints imposed by the New York State Department of Environmental Conservation through the Wild, Scenic and Recreational Rivers program affecting those lands west of Peconic Avenue, a separate and distinct urban renewal plan should be developed to address those land use issues and opportunities inherent in the West Main Street corridor;

3. That the Town Board consider the obligations of the Town for the potential relocation of households resulting from the amortization of preexisting, nonconforming multifamily land uses within the urban renewal area, including those required by the Uniform Relocation Act and the associated costs;

4. That the proposed development of a major tourist destination facility (Okeanos Aquarium) is expected to have significant impacts upon motor vehicle parking and traffic patterns and that the Town Board should ensure that an approach for mitigation consistent with environmental impact study data, recommendations, and conclusions is made part of the final document;

5. That the urban renewal planning effort described in Resolution Number 717 (1992) of the Riverhead Town Board and known as "Phase II - Railroad Avenue Area", should be undertaken by the Planning Department and the Community Development Department upon the Town Board's approval of Phase I plan.

BE IT FURTHER RESOLVED, that in accordance with Section 505 of Article 15 of the General Municipal Law, the Town Board also finds that:

(a) The area is in danger of becoming a substandard or deteriorated area, which tends to impair or arrest the sound growth and development of the municipality.

(b) Any financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the plan.

(c) The plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program.

(d) The plan conforms to a comprehensive community plan for the development of the municipality as a whole.

(e) There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe, and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

BE IT FURTHER RESOLVED, that the Town Board finds that the undertaking and implementation of the proposed urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of such designated area.

BE IT FURTHER RESOLVED, that pursuant to Section 514 of New York State General Municipal Law, the Plan and Map shall be filed with the Commissioner of Housing and Community Renewal of the State of New York.

BE IT FURTHER RESOLVED, that the Town Board hereby directs the

STATE OF NEW YORK,
COUNTY OF SUFFOLK,
TOWN OF RIVERHEAD,

ss:1

THIS IS TO CERTIFY that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, New York, have compared the foregoing copy of

a resolution with the original resolution now on file in this office and which was duly adopted on the 19th day of October 19 93, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the said Town of Riverhead, this 20th day of October 19 93

Town Clerk.

Pauline Chatter