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

BFJ Planning

Frank Fish, FAICP, Principal
Todd Okolichany, AICP, Senior Planner

Town Board:
George Gabrielsen, Councilman
John Dunleavy, Councilman
Jodi Giglio, Councilwoman
James Wooten, Councilman
## Project Timeline

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>2011</th>
<th>2012</th>
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</thead>
<tbody>
<tr>
<td>Task 1</td>
<td>Draft Comprehensive Plan Update</td>
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<tr>
<td>Task 2</td>
<td>Focus Group Meeting and Public Workshop</td>
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<td>Task 3</td>
<td>Final Comprehensive Plan Update</td>
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<td>Task 4</td>
<td>Zoning Text Modification</td>
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<td>Task 5</td>
<td>SEQ</td>
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<tr>
<td>Task 5.1</td>
<td>Preparation of Full EAF Part 1 and Attachments</td>
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<td>Task 5.2</td>
<td>Preparation of Full EAF Part 2 and Negative Declaration</td>
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<tr>
<td>Task 6</td>
<td>Town Board Work Sessions/Meetings/Public Hearing</td>
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**2011**
- Sept. 1
- Oct. 5
- Nov. 3
- Dec. 4

**2012**
- Jan. 5
- Feb. 6
- March 7
- April 8

- Establishment of Lead Agency
- 1/12
- 2/4
- 2/22
- Neg Dec & adopt Comp Plan update
- Public hearing on Comp Plan update & zoning
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

- Ed & Connie Partridge “North Shore Country Plaza”
- Condella’s Farm
- 6333 Realty Group “Venezia Square”
- John Zoumas “Central Square”
- Kenn Barra “Knightland Village”
- West Triangle
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

Rezone to MRP with permitted age restricted and agriculture uses

Preferred buffer area

Rezone to MRP with permitted age restricted and agriculture uses

No action due to litigation

MRP – Multi Family Residential Professional Office
OSC – Open Space Conservation
DEF INS – Defense Institutional
 Existing v. Proposed Zoning

Existing Zoning

Proposed Zoning

Rezone to MRP with permitted age restricted and agriculture uses

Rezone to MRP

No action due to litigation
Proposed acreage to be rezoned = approx. 42 acres
## Existing v. Proposed Zoning Acreage

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Existing Acreage</th>
<th>Proposed Acreage</th>
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</thead>
<tbody>
<tr>
<td>BUS CR</td>
<td>24.5 ac</td>
<td>0 ac</td>
</tr>
<tr>
<td>RB40</td>
<td>10 ac</td>
<td>0 ac</td>
</tr>
<tr>
<td>RB80</td>
<td>7.5 ac</td>
<td>0 ac</td>
</tr>
<tr>
<td>MRP</td>
<td>0 ac</td>
<td>42 ac</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>42 ac</strong></td>
<td><strong>42 ac</strong></td>
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# Commercial and Multi Family Zoning Schedule

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

- Town Board Lead Agency
- Determination of Significance
- Preparation of Environmental Assessment Form (Parts 1 & 2)
- Pos Dec (EIS)
- Neg Dec (process ends)
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