



Town of Riverhead Community Development Agency

200 Howell Avenue, Riverhead, New York 11901 Tel (631) 727-3200 Fax (631) 727-5772

Sean Walter, Chairman

John Dunleavy, CDA Board member

Jim Wooten, CDA Board member

George Gabrielsen, CDA Board member

Jodi Giglio, CDA Board member

Chris Kempner, Director, Secretary x287

Joseph Maiorana x236

Frank Messina x238

THE TOWN OF RIVERHEAD is a rural municipality located in Suffolk County, Long Island, New York with a downtown revitalization objective to create walkable neighborhoods connected to the Peconic River; each neighborhood to foster distinctive, attractive communities with a strong sense of place. Integration of mixed land uses that provide a variety of transportation choices coupled with improvements for safe pedestrian, bicycle and paddler access along waterfront. We encourage Transportation Alternatives: Pedestrian, Bicycle, Electric Car, Trolley, Public Transportation, and enhancement of existing infrastructure using sustainable practices (i.e., sewers, water supply). The Town of Riverhead has the authority to implement policy options developed through zoning amendments, capital investment, policy revisions and similar tools available to a municipality. In addition to Town of Riverhead Board Members and staff, we expect the availability and participation upon the Town's request of many of the private developers, non-profits, other governmental entities and funders mentioned within that maintain on-going relationships with the Town. The Town of Riverhead enjoys strong support of local, county, state and federal elected officials.



The Community Development Agency actively pursues grant funding to incentivize private developments in Downtown Riverhead. In the past 4 years the Town has secured several million dollars in funding towards private and public projects ([see attached information](#) regarding current projects under construction or recently completed). A partnership with NYS DHCR Main Street program provides up to 75% towards façade and interior renovations for businesses in the Business Improvement District (BID) area. Downtown Riverhead has an active BID Association that provides extensive programming to attract visitors <http://riverheadbid.com/>. Additionally the Downtown area has a shared municipal parking district to provide parking, an historic district triggering historic rehabilitation tax credits, and an urban renewal area triggering New Market Tax Credit availability for projects over \$5 million. Extensive information regarding the downtown infrastructure and special districts is available online in the East Main Street Urban Renewal Area Plan and accompanying GEIS located at <http://www.riverheadli.com/E.Main.Street.Renewal.Plan.pdf>



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DOWNTOWN RIVERHEAD DEVELOPMENTS

Downtown Riverhead is a walkable hamlet center that historically served as center for community life and the Town of Riverhead continues to implement projects to create a revitalized downtown emphasizing and capitalizing upon Regional Agro- and Eco-Tourism, with unique cultural attractions, a bustling Main Street, an Arts District, an Historic District with protected historic buildings, as well as an expanded and improved waterfront including a system of parks and greenways that provide abundant recreational opportunities for all age, economic, social and ability group; improved access to waterfront areas for recreational purposes, including the Peconic River and the Great Peconic Bay (Peconic Estuary is designated Estuary of National Significance by the EPA).

Projects Underway/Completed

- Long Island Aquarium Expansion - New mixed use hotel project (\$2.4 Million NYS Empire State Development Corporation award towards Atlantis Marine World Grand Hyatt Hotel)
- Summerwind Square - 52 unit mixed use next generation housing development to replace 3 abandoned and vacant parcels/buildings (Suffolk County subsidy of approx \$2 Million)
- 1 East Main Street – over \$1 million dollar renovation to highly visible, anchor gateway property at the heart of the Downtown Business District (corner of East Main Street & Peconic Avenue).
- 10 Peconic Avenue – over \$1 million dollar renovation to formerly vacant building on Peconic Avenue to create community event space & 10 live/work unit artist units above
- Thriving Restaurants accentuating Fresh Local Ingredients (world class cuisine and local wines)
- The Riverhead Project – retrofit of 1962 Bank to upscale, white-tablecloth restaurant
- Codys BBQ & Grill – family friendly sports restaurant with Country music theme (12 HD TVs)
- Spring 2012 businesses to open: Curves, Ralphs Ice Cream, Twin Forks Bike Rentals
- Approximately 770 municipally owned parking spaces walkable to downtown
- Coordination with newly formed East End Tourism Alliance between North & South Fork
- \$1.5 Million NYS DOT Renovation to 3-acre Grangebél Park overlooking Peconic River & connecting Riverhead to Southampton to provide community space with event stage
- \$750,000 Habitat Restoration (fish passage) NYS DEC Peconic Estuary (PEP) Program
- \$2.2 Million Peconic River Walk improvement
- Suffolk County Downtown Revitalization Grant Peconic Avenue Crosswalk (\$85,000) to connect Peconic River Walk to Grangebél Park
- Suffolk County Downtown Revitalization Grant Information Kiosks
- Suffolk County Downtown Revitalization Grant Grangebél Park Comfort Station Upgrade
- Suffolk County Downtown Revitalization Grant EEAC Site Improvements (\$180,000)
- Suffolk County Downtown Revitalization Grant Boathouse Improvements (\$90,000)
- Suffolk County Downtown Revitalization Grant Ice Rink on Peconic Waterfront (\$99,500)
- Downtown Historic District designation
- 2009 Downtown Historic Guidelines/Bulk Study (NYS DOS Quality Communities grant project)
- 2010 NYS Department of Housing and Community Renewal Main Street Grant \$500,000
- 2009 NYS Department of Housing and Community Renewal Main Street Grant \$200,000
- 2004 NYS Department of Housing and Community Renewal Main Street Grant \$200,000
- East End Arts Council in Downtown Riverhead is gathering place for local East End artists
- Multi-million NYS Parks/Community Preservation Fund acquisitions to create Green space
- 2008 Town of Riverhead East Main Street Urban Renewal Plan Update & GEIS (\$850,000)
- New York Metropolitan Planning Council Parking Management Workshop and Summary



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DOWNTOWN RIVERHEAD 2011 CONSTRUCTION PROJECTS HIGHLIGHTS COMPLETED/UNDERWAY

Long Island Aquarium & Exhibition Center Hyatt Place Hotel Expansion (2011). Long Island Aquarium www.LongIslandAquarium.com opened as Atlantis Marine World in Riverhead, NY, on June 15, 2000, as the first large-scale Aquarium to open in New York State in more than 35 years. Situated on 3.2 acres along the Peconic River, the Aquarium is ranked by Parents Magazine as one of the “Top Ten Aquariums for Kids” and is also the home of The Riverhead Foundation for Marine Research and Preservation, New York’s only authorized marine mammal and sea turtle rescue and rehabilitation center. **The 2011 Completion of Hyatt Place Hotel, two-story changing exhibit gallery and catering hall** expanded underutilized properties adjacent to existing Aquarium into 5-story, 100-room Hyatt Place Hotel (69,291-square-foot) with 2-story changing exhibit gallery and catering hall (28,207-sq ft.) to host catered events.



Summerwind Square Smart growth green design project demolished 3 decaying, vacant substandard structures on 3 separate lots to create a single 14,000 s.f. lot with 52 rental units & 8472 s.f. retail. Accentuates adjacent federally designated historic Vail Leavitt Theatre.



MAITRELL & BENTLEY ARCHITECTS A.L.L.A.
ARCHITECTURAL PLANNERS
2009-2011 DESIGN
Eastern Property Investor Consultants, LLC
40 PECONIC AVE, RIVERHEAD NY
DECEMBER 22, 2009 FINAL DESIGN DEVELOPMENT



Suffolk Theatre Renovation – 2011 Rehabilitation of 1933 Art Deco Suffolk Theatre, a historically significant structure, the two-story, 896-seat theatre was a major entertainment venue on the East End until its closure in 1987. Original Art Deco features (tile water fountain, oak ticket booth) remain intact.

One East Main Street Revitalization is a \$1 million dollar plus renovation to the anchor gateway property situated at the heart of the Downtown Business District, on the corner of East Main Street and Peconic Avenue. The building is the highly visible cornerstone of Riverhead’s beautiful historic district. Opened in Spring of 2010, the project renovated and restored the prominent three-story building to its former elegance creating retail, professional and residential space.