

Town of Riverhead

East Main Street Urban Renewal Plan Update 2008



Prepared by:
Town of Riverhead Community Development Agency
with assistance from
AKRF, Inc.
and
Dunn Engineering Associates, P.C.

October 2008

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East Main Street Urban Renewal Plan Update 2008

A. INTRODUCTION

In 1993, the Town of Riverhead Community Development Agency (CDA) prepared the *East Main Street Urban Renewal Plan* (1993 Plan). The impetus for the CDA, acting as the Town's urban renewal agency, to prepare the 1993 Plan was to propose redevelopment of certain areas of the downtown that were blighted and deteriorated and where numerous structures had been vacant or underutilized for an extended period of time. Historically, the East Main Street Urban Renewal Area (EMSURA) served as a commercial downtown center for Riverhead residents. The decline of this area, as stated in the 1993 Plan, was a direct result of the development of larger commercial centers, such as shopping malls and large single-use retail stores that are situated along Suffolk County Route 58.

Since the adoption of the 1993 Plan, the Town has introduced various programs and improvements to the downtown area in conformance with the recommendations of the plan. Some of these improvements include the development of new and attractive structures, elimination of blighted buildings, and several land use and zoning changes, including the development of the waterfront park. Notwithstanding these improvements, the area continues to be plagued with blight and vacancy as a result of the decline of commercial retail uses, and therefore, further redevelopment should be encouraged. However, since 1993, there have been several land use and public policy changes within the EMSURA that impact the character and intent of the EMSURA. Such changes include the development of a key commercial anchor—Atlantis Marine World Aquarium; the adoption of several planning documents, including the *Town of Riverhead 2003 Comprehensive Plan* (2003 Comprehensive Plan); and a change in the zoning within the EMSURA from Business D District to the Downtown Center 1: Main Street (DC-1) and Downtown Center 2: Waterfront (DC-2) Districts. Further, changes in the Town's socioeconomic environment and commercial and retail development patterns also affected the land use pattern within the EMSURA. These changes, combined with the Town's intent to continue revitalization of the EMSURA, warrant an update to the 1993 Plan.

The intent of this East Main Street Urban Renewal Plan Update 2008 (2008 Update) is to assess the present day issues and conditions within the EMSURA and make recommendations that are consistent with the Town's current planning goals and objectives. Further, this 2008 Update will serve as the future roadmap to continued urban renewal and economic revitalization, lead and coordinated by the CDA.

This 2008 Update has been written in full compliance with the General Municipal Law Article 15: Urban Renewal Law.

EAST MAIN STREET URBAN RENEWAL AREA

The EMSURA is located in the south-central portion of the Town of Riverhead, Suffolk County, New York (see Figure 1). The total land area, including roadways, within the EMSURA

boundary is approximately 41 acres and includes 90 separate Suffolk County Tax Map parcels. More than 98 percent of the land within the EMSURA is developed or in active use, including parking, and the remaining 2 percent is undeveloped.

Figure 2 shows the geographic boundaries of the study area. The EMSURA is bounded on the north by East Second Street, on the east by land adjacent to the eastern property boundary of the Treasure Cove Resort and Marina, on the south by the Peconic River, and on the west by Peconic and Roanoke Avenues.

B. LEGISLATIVE HISTORY

ARTICLE 15: URBAN RENEWAL LAW

The Article 15 of the New York State General Municipal Law grants all New York State municipalities the authority to plan and undertake urban renewal projects as well as the power to carry out or effectuate such projects. As stated, the CDA has been designated as the Town's urban renewal agency. The 1993 Plan and the 2008 Update have been prepared pursuant to the State's Urban Renewal Law.

Sections 501 through 503 of Article 15 describe the circumstances that warrant the preparation of an urban renewal plan as well as the authority granted to an urban renewal agency. According to Section 501, slum or blighted conditions occur "because of substandard, unsanitary, deteriorated, or deteriorating conditions, factors, and characteristics, without tangible physical blight." Section 502 of Article 15 defines a substandard or unsanitary area as:

interchangeable with a slum, blighted, or deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial, industrial, vacant, or land in highways, railway and subway tracks, bridge and tunnel approaches and entrances, or other similar facilities, over which air rights and easements or other rights of user necessary for the use and development of such air rights, to be developed as air rights sites for the elimination of the blighting influence, or any combination thereof and may include land, buildings or improvements, or air rights and concomitant easements or other rights of user necessary for the use and development of such air rights, not in themselves substandard or unsanitary, the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs.

According to Section 503(h), the Town Board has the authority to require, for a maximum period of three years, the consent of the urban renewal agency before issuing building permits, alteration permits, or certificates of occupancy for a structure or use within the urban renewal area for which the urban renewal plan has been approved. The purpose of this provision is to allow the Town to preserve and secure the integrity of the newly adopted urban renewal plan.

ARTICLE 15-A: MUNICIPAL URBAN RENEWAL AGENCIES, ORGANIZATION AND POWERS

Article 15-A, Section 554 of the State's General Municipal Law provides urban renewal agencies with broad powers to plan and undertake urban renewal projects. Urban renewal agencies are given the powers "necessary or convenient" to complete urban renewal projects. Such controls include the power to prepare urban renewal plans; to sue and be sued; to use municipal employees and facilities with the municipality's permission; to enter contracts; to borrow money; to issue bonds, notes, and mortgages; to acquire and transfer property; to provide

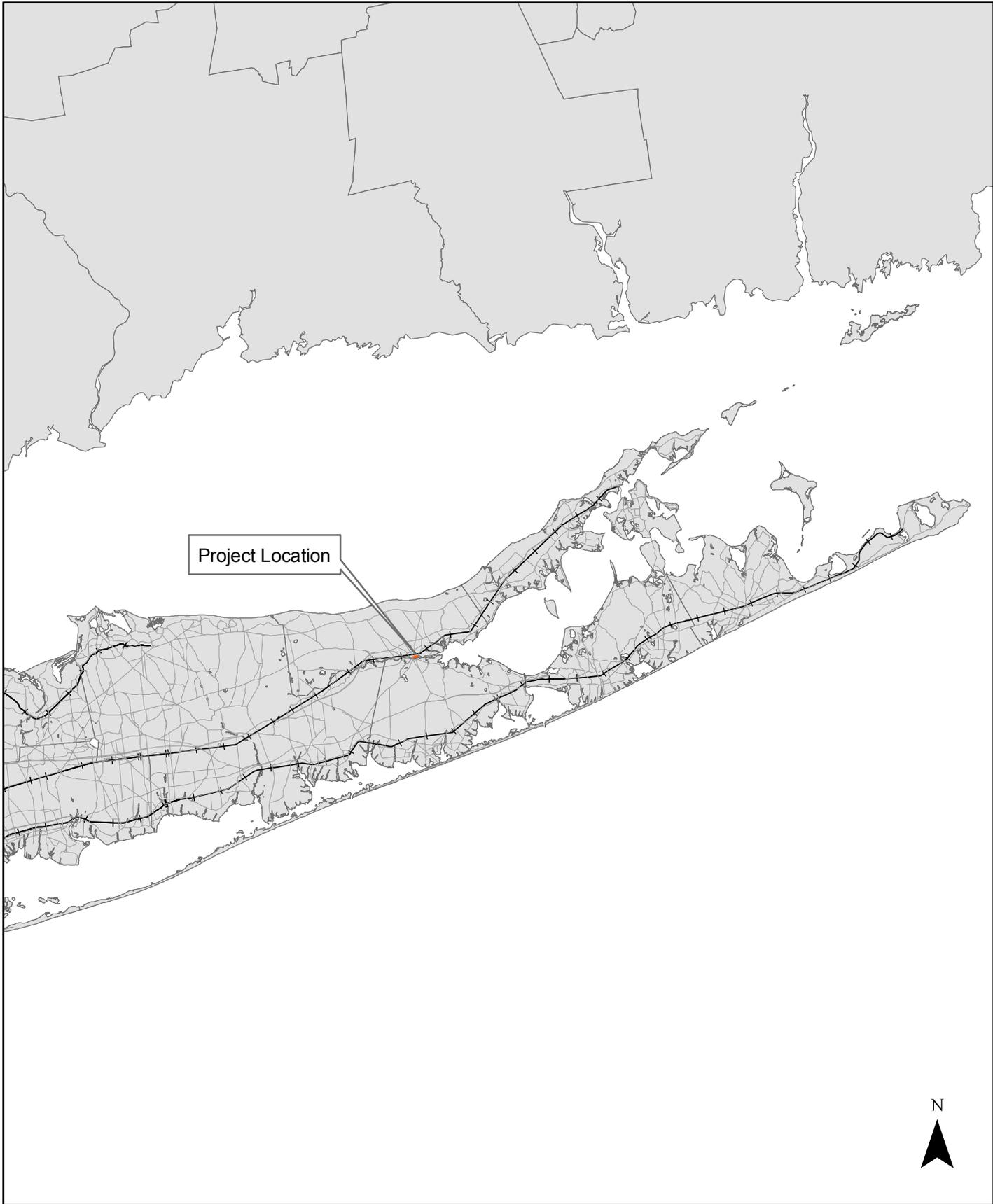


Figure 1
Regional Project Location



for demolition, clearance, and improvement of property; and to accept financial assistance from public and private sources.

ARTICLE 15-B: MUNICIPAL URBAN RENEWAL AGENCIES, CREATED

Pursuant to Title 116 of Article 15-B of the General Municipal Law (Section 680-c), the CDA was designated as the urban renewal agency for the Town of Riverhead in 1982.

TOWN BOARD RESOLUTION

Since its inception, the CDA has undertaken a number of steps to implement the policies and goals of the Urban Renewal Law. Specifically, the CDA has implemented the goals and objectives of the 1993 Plan through the undertaking of several projects between 1993 and 2008. Some of these projects include:

- In the mid 1990s, the CDA acquired property along the riverfront previously utilized as a lumber yard and identified in the plan as underutilized and appropriate for redevelopment as a tourist related destination.
- After undertaking significant predevelopment, architectural, and environmental studies for the development of an aquarium, the CDA sold the property and project development plans to a private sponsor following the requisite hearings and process. The result is the Atlantis Marine World Aquarium, a thriving economic development activity in the EMSURA.
- In 1994, the Town acquired Suffolk Theatre intending to renovate and operate the facility as a performing arts theatre. After determining that public support for public financing of the endeavor was insufficient, the Town transferred the theatre to the CDA and a request for proposals followed to identify a private sponsor for purchase and renovation of the theatre. The theatre was sold in 2005 to the entity determined best suited for restoration of the 1937 structure based upon the criteria in the Urban Renewal Law and policy of the CDA for disposition of real property.
- Again in the 1990s, the Town assembled properties for the development of a flagship department store. Upon transfer by the CDA to the private company, a change in corporate policy resulted in a decision not to proceed. The CDA then held new hearings to determine a new qualified and eligible sponsor pursuant to the law, and in 2005 transfer was authorized to a private developer for the construction of a facility to house the culinary arts program of the Suffolk Community College by lease from the developer. This use serves to further the goals and objectives of the Urban Renewal Law and the 1993 Plan.

CDA RESOLUTION 7

On May 18, 2004, the Town Board of the Town of Riverhead adopted CDA Resolution 7 setting forth the rules and procedures for designation of sponsors (pursuant to Article 15 of the General Municipal Law) for the implementation of urban renewal projects. Those rules and procedures will govern the implementation of projects within the EMSURA.

In 2005, following rezoning of the EMSURA by the Town Board, the CDA published a Request for Expressions of Interest for distribution to the development community to encourage redevelopment of this area. Several responses were received, and in October 2006 a Request for Proposals was issued by the CDA requesting additional information from three development groups including financial documentation, developer experience, and proposed plans for the

East Main Street Urban Renewal Plan Update 2008

EMSURA. Responses were received in January, evaluated by the CDA and a determination to proceed was made.

CDA RESOLUTION 2

The Town Board, on March 7, 2006, passed CDA Resolution 2 authorizing the CDA Chairman to commence negotiations with Apollo Real Estate Advisors, LP to develop a plan to revitalize downtown Riverhead.

CDA RESOLUTION 9

On September 9, 2006, the Town Board of the Town of Riverhead adopted CDA Resolution 9, authorizing the CDA to update the 1993 Plan and prepare a GEIS as mandated by the State Environmental Quality Review Act (SEQRA). CDA Resolution 9 is provided as Appendix A. Among the reasons given for the 2008 Update was the adoption of the Town's comprehensive plan in November 2003 and the subsequent amendment to the Town's zoning ordinance. It was determined that these two actions alone warranted an update of the 1993 Plan to ensure its consistency with the Town's recently enacted land use policies for the EMSURA.

CDA RESOLUTION 15

On October 17, 2006, the Town Board designated Riverhead Renaissance, LLP as the East Main Street Urban Renewal project Qualified and Eligible Sponsor, see Section F, "Proposed Land Use Plan" for additional information. According to Article 15 Section 507, a person who proposes to develop municipally owned property within an urban renewal area must be designated as a Qualified and Eligible Sponsor. A sponsor must agree to pay the minimum price or rental fee fixed by the agency for identified real property, and effectuate the proposed development within a definite and reasonable timeframe.

C. PUBLIC POLICY

Provided below is a discussion of public policies relevant to the EMSURA, including the 1993 Plan. Public policy serves as the basis for understanding past practices that have influenced the EMSURA as well as provides the foundation for future recommendations for the study area. In accordance with CDA Resolution 9, and as stated earlier, the public policies described below provide the purpose and need for preparing the 2008 Update.

EAST MAIN STREET URBAN RENEWAL PLAN (1993)

The 1993 Plan proposed a number of recommendations and implementation strategies for the EMSURA. The recommendations mainly proposed new land uses that encourage economic development consistent with the *Town of Riverhead Comprehensive Master Plan of 1973*, the zoning designation for the EMSURA, and the goals and objectives made in the 1993 Plan. Generally, the recommended land use changes were intended to fill existing vacancies with uses already permitted; encourage tourism; promote development associated with hotels, movie theaters, restaurants, and retail; promote waterfront uses; encourage maritime redevelopment of the Peconic Riverfront; foster the acquisition of deteriorated or blighted properties for clearance and redevelopment; redevelop and reuse buildings that are historically and/or culturally significant; and provide for the improvement of additional parking areas and public facilities and/or develop a multi-level parking facility.

Specifically, the 1993 Plan recommended the following land uses within the EMSURA pursuant to the Business D District (then the zoning classification of the EMSURA):

- Retail-commercial;
- Personal service-commercial;
- Office, business, professional;
- Financial institutions;
- Radio/television broadcasting studio;
- Food establishment/tavern;
- Marina;
- Theater;
- Single-family residential; and
- Recreational uses.

The 1993 Plan's density and parking recommendations for the proposed land uses were consistent with the Business D District regulations.

In addition to the uses listed above, the 1993 Plan stated that residential use of second- and third-story building space be provided by special permit. The plan also recommended the concurrent use of studio and artist residences in accordance with the following criteria: 1) artists be certified by an independent board, 2) the studio be the principal use with an accessory residential use occupying an area no less than 900 square feet, and 3) the studio may include a gallery.

The 1993 Plan identified several buildings that were used as multi-family residences, then a nonconforming use within the Business D District. All nonconforming and underperforming uses were considered "to imperil the success of the community plan and injure property values," and "offensive to the zoning ordinance due to their intensity of use." The 1993 Plan recommended that the Town consider either condemnation or amortization as a means to eliminate nonconforming and underperforming uses. Another recommendation was to encourage reuse of vacant structures.

The 1993 Plan also recommended that the Town maximize the public's visual and pedestrian access to the Peconic River by way of securing easements and air rights. The Peconic River is recognized as an invaluable resource that attracts visitors and tourists to the area. Thus, the Town created a waterfront park along the river, which is described in more detail in Section E of this report. As stated, the 1993 Plan also focused on real property acquisition of specific parcels for redevelopment of or improvement to the Riverhead Parking District as well as demolition and clearance of deteriorated structures. The CDA is the Town's lead agency for property acquisition within the EMSURA. Other recommendations set forth in the 1993 Plan included improvements to parking, lighting, signage and traffic patterns; placing overhead utilities underground; sidewalk improvements; and prohibiting the outdoor display of merchandise along East Main Street. All of these recommended improvements remain relevant and appropriate today.

Implementation strategies identified in the 1993 Plan include rehabilitation, demolition and clearance, acquisition, disposition, and redevelopment.

REVITALIZATION STRATEGY FOR DOWNTOWN RIVERHEAD

The Town of Riverhead adopted the *Revitalization Strategy for Downtown Riverhead* in August 2000. This downtown strategy was developed to be incorporated into the 2003 Comprehensive Plan and relied upon public focus groups and surveys conducted for the 2003 Comprehensive Plan. The strategy set forth the following goals and policies relative to the downtown area, including the EMSURA:

- Develop tourist and specialty shopping niches and a variety of tourist attractions;
- Expand and improve the waterfront park;
- Establish a land use framework, while preserving and promoting an appropriate and improved mix of uses;
- Promote housing revitalization and artist housing;
- Preserve and enhance historic character;
- Preserve and promote traditional building layouts and development patterns, while allowing variety in building design;
- Promote pedestrian and bicycle access and circulation;
- Manage traffic circulation while maintaining auto access;
- Ensure adequate parking;
- Design parking lots that are walkable, attractive, and integrated with downtown buildings; and
- Enhance gateways and arrival points.

PECONIC ESTUARY PROGRAM COMPREHENSIVE CONSERVATION AND MANAGEMENT PLAN

The *Peconic Estuary Program Comprehensive Conservation and Management Plan* (CCMP) was adopted by the Peconic Estuary Program in 2001. The Peconic Estuary comprises more than 125,000 acres of land and 158,000 acres of surface water, including those within the Towns of Riverhead (including the EMSURA), Southold, Shelter Island, Southampton, and East Hampton, as well as a small portion of the Town of Brookhaven. The CCMP was established to help preserve, protect, restore, and enhance natural resources and water quality. The plan indicates that the management of habitats and living resources in the Peconic Estuary will require a combination of education, protection of existing natural areas, and restoration or enhancement of other areas to achieve a high quality ecosystem.

The CCMP suggests that the most effective means of protecting natural resources is for government or private conservation organizations to acquire property or purchase conservation easements and manage them for preservation purposes. However, if neither of these options is viable, the plan recommends that local government work with landowners and developers to maximize protection of resources through creative land use controls. According to the CCMP, the responsible entities for carrying out this initiative include New York State Department of Environmental Conservation, New York State Office of Parks, Recreation and Historic Preservation, the Suffolk County Planning Department, the five East End towns, and the Town of Brookhaven. The plan also indicates that coordinated and comprehensive land use planning at the local level can be used to ensure protection of natural resources and habitats from cumulative impacts on the East End. Consistency and agreement among the towns in the development of the

individual plans would ensure uniform implementation of policies affecting such a large and diverse estuary. It further states that the development of a master plan in each town and minimization of allowed variances are good measures for achieving such control.

TOWN OF RIVERHEAD 2003 COMPREHENSIVE PLAN

As a result of an intense community outreach process that involved public workshops and interviews and community surveys, the Riverhead Town Board, in November 2003, adopted the comprehensive plan update. Early in the planning process, the Town gathered input from focus groups, residents, merchants, and community leaders on their vision for Riverhead and the issues related to land use and development in the Town. With regard to the downtown area, there was a general agreement that emphasis should be placed on the revitalization of the downtown as a critical issue in the overall improvement of the Town. It was recommended that the downtown be primarily developed as an entertainment, tourism, and cultural center.

The 2003 Comprehensive Plan set forth recommendations and policies specific to the area in and around the EMSURA, including the Peconic River waterfront. As a result of the adoption of the 2003 Comprehensive Plan, the Town amended their zoning code in accordance with the recommendations in the plan. This included rezoning the EMSURA from the Business D District to the Downtown Center (DC) District. This district was separated into five distinct categories (DC-1 through -5), “each tailored to a distinct part of the downtown area, intended to carefully balance downtown land uses and development patterns in a manner that fits into the historic and natural context of the area.”

The intent of the DC district is to limit sprawl, thereby protecting open space; promote and develop the downtown as the cultural, civic, and tourist center of Riverhead by providing a vital, high-density, mixed-use environment; accentuate the visual quality of the waterfront as well as increase public access to the waterfront; promote transit, pedestrian, and bicycle use; embrace the historic character of the area through preservation of significant historic structures and architectural review of new structures; and provide community facilities.

LOCAL WATERFRONT REVITALIZATION PLAN (DRAFT)

The Town of Riverhead and New York State Department of State are in the process of preparing the Local Waterfront Revitalization Plan (LWRP) in accordance with Article 42 (Waterfront Revitalization and Coastal Resources Act) of the New York State Executive Law. The LWRP is a plan developed for the stewardship and management of the Town’s waterfront areas including issues related to shoreline erosion, flooding, and land uses. Initiated with a \$20,000 grant procured from the Department of State, the LWRP has incorporated input and information from the Riverhead Conservation Advisory Council, Riverhead Planning Board, Bay Constable, and other interested parties, and will be the subject of a public hearing prior to adoption by the Town Board and Department of State. The LWRP would be consistent with the 1993 Urban Renewal Plan Update, DGEIS, and FGEIS (prepared to assess impacts of the Update), and will incorporate the findings of these reports, support the recommendations, and provide guidance for implementation.

CODE OF THE TOWN OF RIVERHEAD

CHAPTER 108: ZONING

Subsequent to the adoption of the 2003 Comprehensive Plan, the Town Board held a series of public hearings and special meetings in the spring and fall of 2004 to receive public comment on each of the new districts proposed in the plan. The outcome was an amended zoning ordinance that rezoned the EMSURA to the Downtown Center District. The majority of the EMSURA was rezoned to DC-1 while a small swath of land along the Peconic River waterfront was rezoned as DC-2 (see Figure 3). The DC-1 district was intended to foster a traditional downtown character along East Main Street with a mix of uses and a pedestrian friendly streetscape. The full DC-1 zoning code is included as Appendix B. The DC-2 district similarly encourages walkability as well as pedestrian access to the waterfront and open space and watershed protection. See Section D, “Existing Conditions,” below for a detailed discussion of the use and bulk restrictions within the DC-1 zone.

CHAPTER 73: LANDMARKS PRESERVATION

Article III: Designation of Landmarks and Historic Districts

On July 5, 2006, the Town of Riverhead designated an area encompassing East Main Street and nearby neighborhoods as the Town’s first historic district (see Figure 4). The newly formed historic district covers the entire EMSURA as well as the areas to the north and west. As shown in Figure 4, the district extends from the railroad crossing at Riverside Drive (the easternmost border) to just west of Osborn Avenue (the westernmost border), to Pulaski Street between Roanoke and Osborn Avenues (on the north), and to the Peconic River (on the south).

The historic district is regulated by Chapter 73, “Landmarks Preservation,” of the *Code of the Town of Riverhead*, which states that the “protection, enhancement, and perpetuation of landmarks and historic districts is necessary to promote the economic, cultural, educational, and general welfare of the public.” This legislation, which was revised on June 20, 2006, gives the Town’s Landmark Preservation Commission the authority to oversee and provide input on all alterations, demolition, construction, repairs, or relocation of structures within the district. Owners of individual landmarks or structures within the historic district do not face any additional notification requirements. The Town’s building department maintains a map showing all designated landmarks and historic districts. Whenever a property owner requests a building or demolition permit for a structure in a historic district or a designated structure, the building department automatically notifies the Landmark Preservation Commission. The Landmark Preservation Commission has 60 days to approve, modify or disapprove the application. The Town Board may call a hearing to review the Landmark Preservation Commission actions.

Figure 4 also depicts a number of parcels that are listed on the National Register of Historic Places, the State Register of Historic Places, and the Town’s designated landmarks inventory. In addition, Figure 4 identifies properties of historic significance within the EMSURA. Sites of historic significance are those sites that have been nominated by the Town of Riverhead Landmarks Commission for potential landmark status and are recognized by the CDA as contributing to the historical quality of the EMSURA. These structures are a part of the Town’s development history and include Vail Leavitt Music Hall, Suffolk Theater, Davis-Corwin House, Benjamin House and Barn, Star Confectionary building, Suffolk County Trust Company building, First Congregational Church, Methodist Episcopal Church, Tuthill Funeral Home,



Base Map Source: Suffolk County Real Property, 2007

0 200 400 Feet

Figure 3
Project Zoning

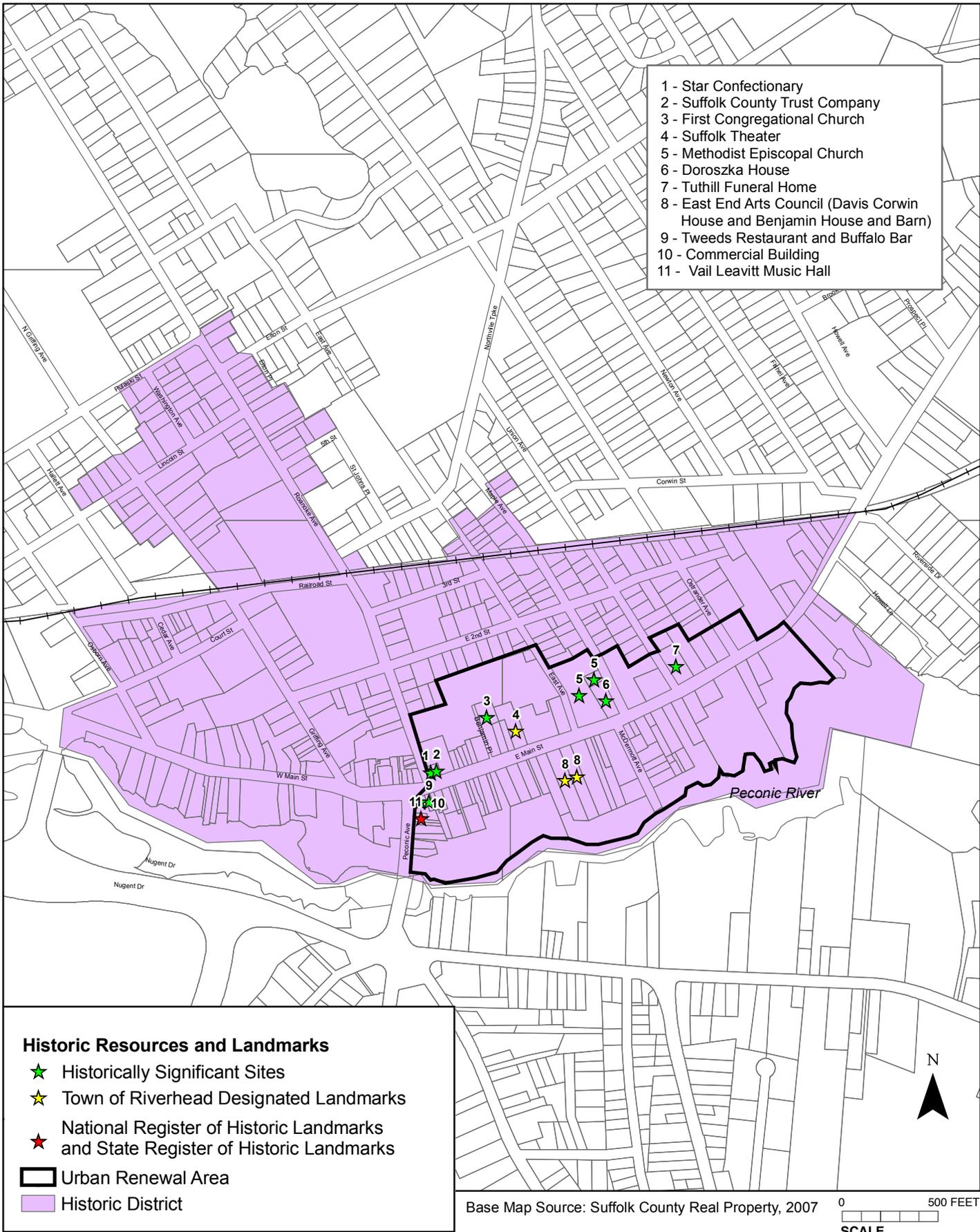


Figure 4
Historic Resources

Tweeds Restaurant and Buffalo Bar, a single-family home owned by the Doroszka family, and a commercial structure located on the corner of Peconic Avenue and East Main Street.

PARKING DISTRICT

The Riverhead Parking District No. 1 was adopted as an official Town of Riverhead Special District regulated by Article 12, Section 190 of the New York State Town Law. The district is a taxing jurisdiction that levies taxes on all property owners within the district on an ad valorem basis. Figure 5 depicts the geographic boundaries of the district, which have been extended since its inception. The district is not required to provide parking for all uses located downtown. Rather, the purpose of the district is to demand and create additional parking spaces that serve the downtown area. According to §108-60(I) of the *Code of the Town of Riverhead*, owners of property within a parking district do not have to provide off-street parking. The Town Board, which serves as the regulating board of the district, may vote on issues including changing the district boundaries and maintenance and improvement projects. An extension of the district requires a public hearing prior to a vote by the Town Board. Decisions made must be based on the overall benefit of the district to downtown.

NEW YORK STATE EMPIRE ZONE PROGRAM

In 2003, the Town of Riverhead received approval for the designation of 61 acres as eligible for tax credits under the New York State Empire Zone program. The boundary amendment, effective September 18, 2003, designated five distinct geographic areas within the Suffolk County/Town of Riverhead Empire Zone, including the EMSURA (see Figure 6). The *Suffolk County/Town of Riverhead Empire Zone Development Policy* found that

...the high cost of operating a business and the substantial increase in property taxes in this area creates a hurdle for small businesses to remain competitive. The ability to provide incentives for development in this area makes it more attractive to entrepreneurs in the tourist industry opening small businesses that compete with big box retail in the surrounding area, and provides existing businesses the ability to compete and expand. By further using this policy to benefit real estate investors, the Zone Administrative Board intends on encouraging the rehabilitation of blighted and/or vacant buildings for mixed use.¹

The EMSURA is referred to as Sub Zone 2: Downtown Riverhead, and encompasses 61 acres. The stated objective for Sub Zone 2 is to reduce vacancy rates; encourage redevelopment; revitalize deteriorated and underutilized space and structures; revitalize the East Main Street corridor; encourage small business growth and affordable housing; and increase entrepreneurship.

D. EXISTING CONDITIONS

LAND USE AND ZONING

This section provides a discussion of land uses that presently exist within the EMSURA, as well as presents an inventory of blighted properties. It is important to note that not all properties within the EMSURA need to exhibit blight for the area to be considered blighted. Assessing the extent of blight within the EMSURA requires an evaluation of the area's existing land uses,

¹Town of Riverhead Empire Zone, <http://www.riverheadzone.com/development-policy.pdf>

soundness of building structures, and underutilization of properties; identification of vacancy rates; and consideration of the effect that the blight may have on the area's economic stability as well as public health and safety issues.

LAND USE

The EMSURA is largely characterized by commercial uses (such as retail, office, and restaurants) with some residential units interspersed throughout the area (see Figure 7). Outside the EMSURA, commercial development, primarily big-box stores and shopping centers on Suffolk County Road 58 (CR 58), has increased significantly in the last several years, changing CR 58 into a regional commercial corridor for the East End of Long Island. This increased development outside of the EMSURA has resulted in a deterioration of the downtown area.

Although land uses within the EMSURA are primarily commercial in nature, recent land use trends in the area show a growth in cultural and recreation oriented uses, including Atlantis Marine World Aquarium, East End Arts Council, Suffolk County Community College Culinary Art Institute, the Dinosaur Museum, restoration of the Vail Leavitt Music Hall, and development of the John Lombardi and Grangebel Parks and the waterfront boardwalk.

Limited residential uses are found within the EMSURA. Currently, there are five single-family units on individual lots and at least five apartments on second and third floors above commercial space. These uses constitute the smallest overall proportion of land uses that characterize the area.

Provided as Appendix C is a land use inventory for the EMSURA, organized by section, block and lot and presented in table format (Tables C-1 through C-5). The inventory was derived from a combination of sources, including field surveys as well as data provided by the Town of Riverhead Tax Receiver and Assessor. Tables C-1 through C-5 denote the tax parcels that had and/or currently have a vacant and/or deteriorated structure. The data presented in the tables is based on information presented in the 1993 Plan and/or on recent field surveys of existing conditions.

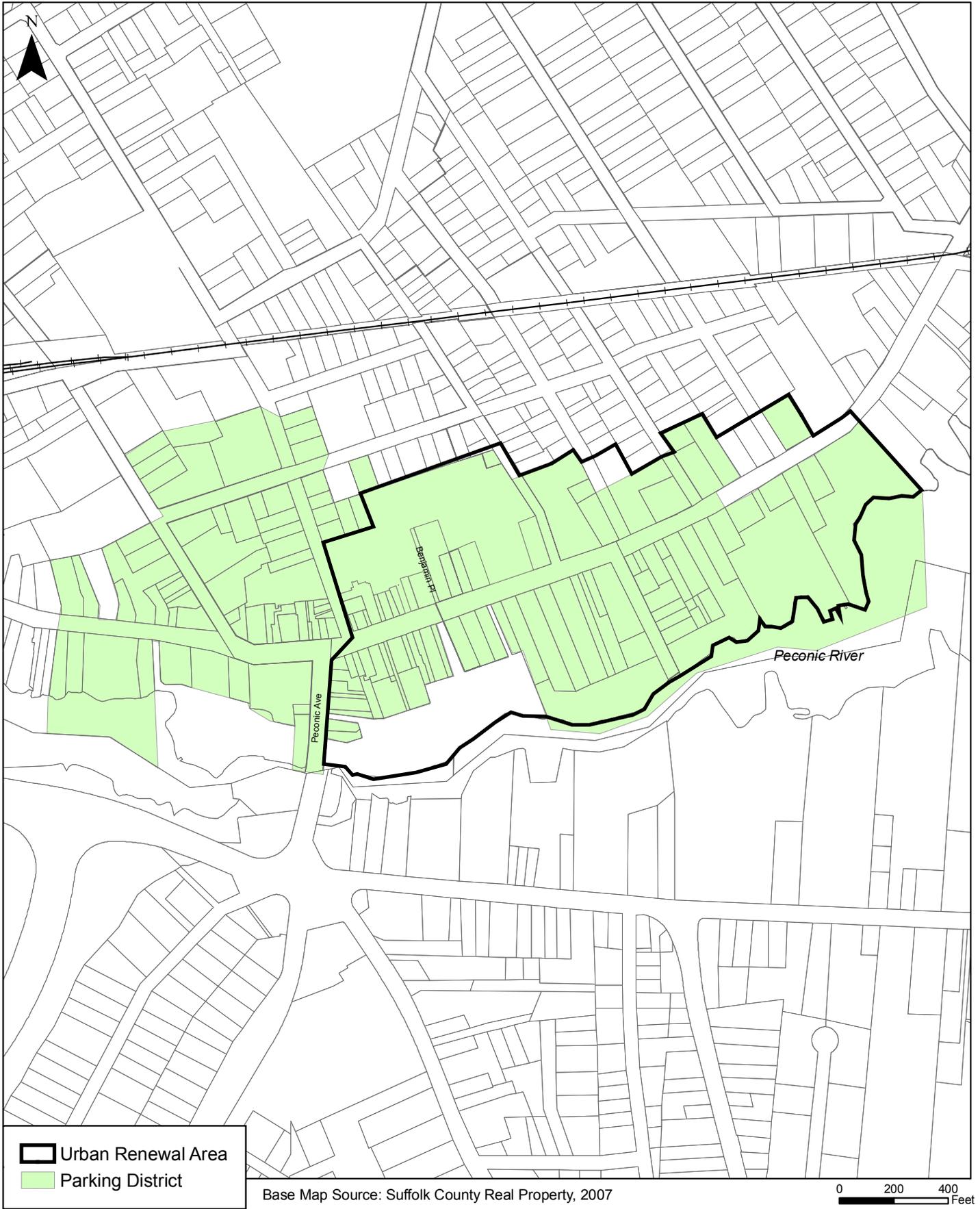
Architecture and Design

Architecture and design have a direct relationship on the overall streetscape of an area. The following paragraphs describe the façade and building orientation by specific blocks on East Main Street and area side streets. Photographs depicting the blocks as discussed below are provided as Appendix D.

South Side of East Main Street from Peconic Avenue to McDermott Avenue

Exhibits D-1 through D-18 in Appendix D provide a visual depiction of this section of the EMSURA. Peconic Avenue, the western boundary of the EMSURA, serves as the primary access point into the public parking lot (south of East Main Street) and the waterfront park. Building façades along Peconic Avenue include brick, shingle, and vinyl siding, while roof styles vary from pitched and mansard with dormers to flat roofs. Building heights range from one to three stories and buildings abut the sidewalk and form a common street wall.

On East Main Street, the attached structures located in the western portion of this block form an urban type streetscape. Building heights range from one to three stories and form a common street wall. The interior of ground floor uses are visible by way of large glass windows.



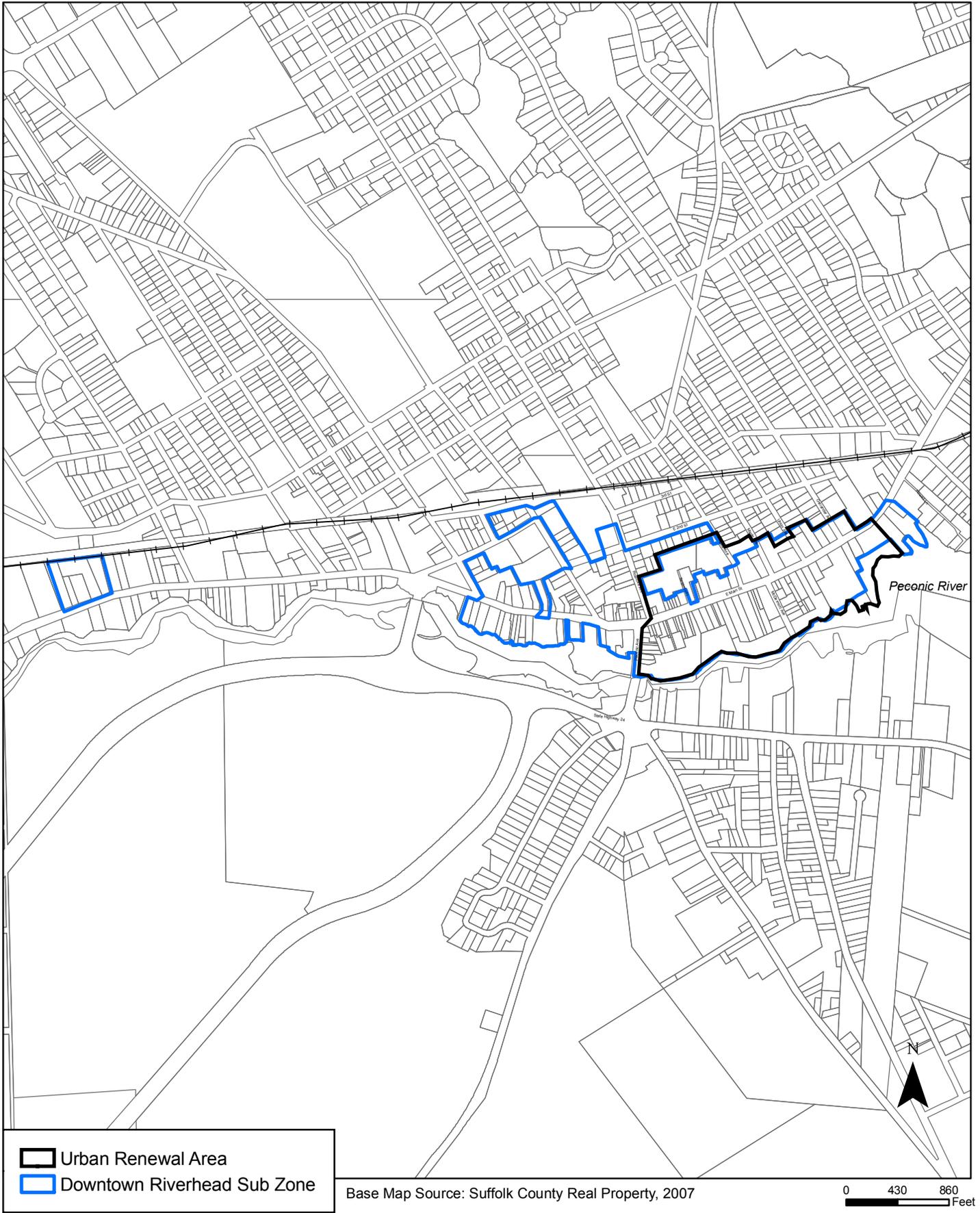
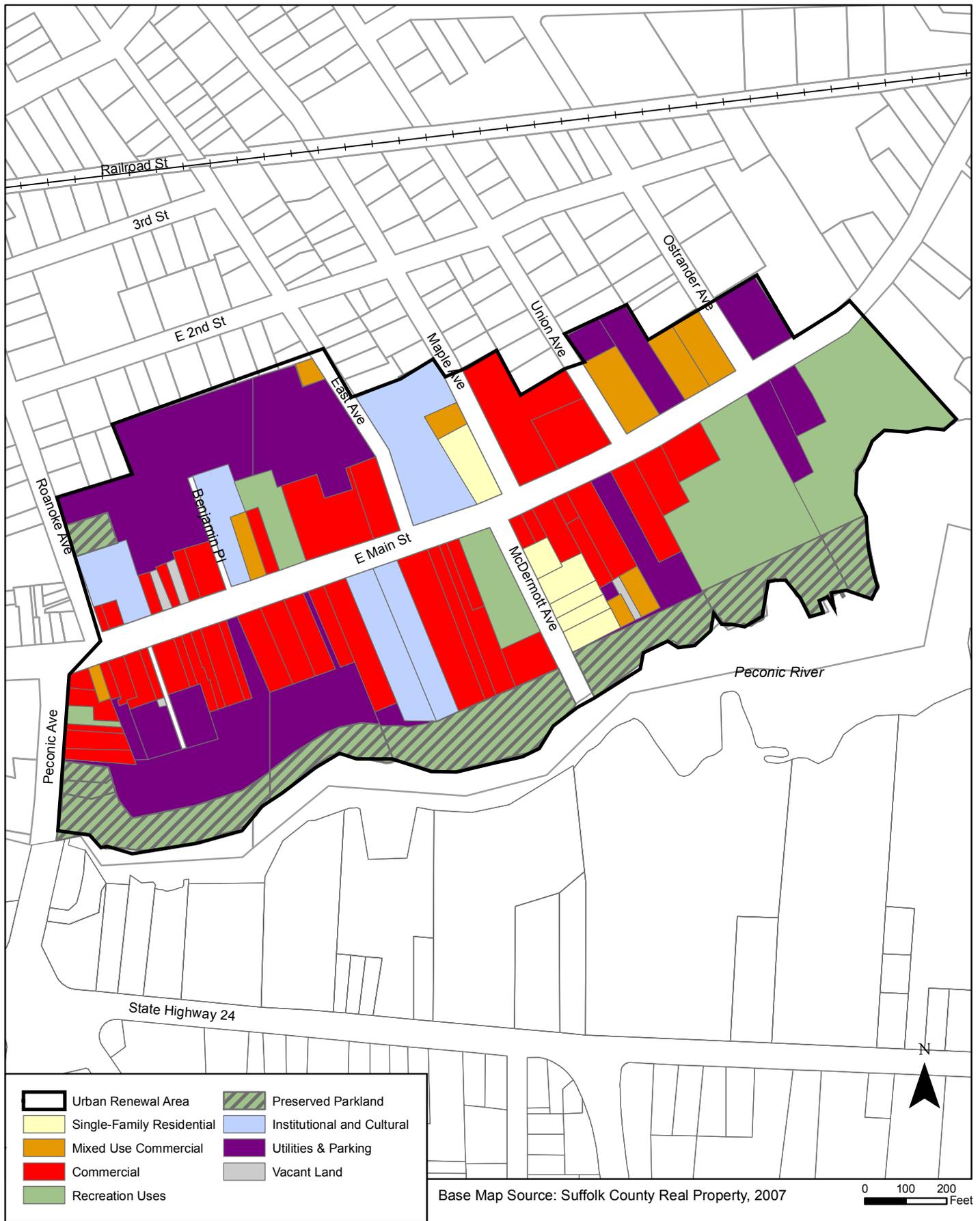


Figure 6
Empire Zone



In the eastern portion of this block, there is increased vacancy, free standing structures, and several alleys. Within this portion of the block, the area is occupied by a strip of single-story structures that are currently vacant. The variety of rooflines and building façades gives the appearance of a fragmented and disjointed architectural style.

South Side of East Main Street from McDermott Avenue to the Treasure Cove Resort Marina

The east side of McDermott Avenue comprises single-family residential units built in colonial revival architecture with associated landscaped front and side yards.

On East Main Street, buildings are free standing with relatively large single-occupancy stores with varying layouts and designs. The condition of buildings ranges from poor to good. The eastern end of this block is occupied by Atlantis Marine World Aquarium and Treasure Cove Resort Marina, which are vital anchors within the EMSURA. The streetscape on this block is lacking in cohesive design due to the disconnected building setbacks, façades, and uses. See Exhibits D-19 through D-36 for a visual depiction of this section of the EMSURA.

North Side of East Main Street from Eastern End of EMSURA to Maple Avenue

Buildings on this row of blocks are predominantly converted residences that now serve as office space and a funeral home. The architectural style of these buildings is colonial revival. Buildings are set back from the road, buffered by landscaped lawns. A Town parking lot is situated between the two converted residences and the funeral home. Within this section, there are a total of three parcels utilized for parking, with two of the parcels owned by the Town of Riverhead.

The western portion of this section is occupied by a single-story multi-occupant commercial use, a large bank, and associated parking lots. The building materials are brick and concrete. Glass windows allow passersby to view the interior of each use.

Exhibits D-37 through D-46 are the photographs that represent this section of the EMSURA.

North Side of East Main Street from Maple Avenue to East Avenue

Exhibits D-47 through D-52 provide a visual depiction of this section of the EMSURA. A large church, an associated parish house, and a large single-family residence, all with white exteriors, front East Main Street and are set back from this roadway. The properties on this block are elevated above the sidewalk where a stone retaining wall divides the property and the sidewalk.

North Side of East Main Street from East Avenue to Roanoke Avenue

This area maintains a variety of uses and structures (see Exhibits D-53 through D-69). The building types vary from single-story detached single-occupancy to multi-story attached buildings. The façades of these buildings are almost a mirror image of the south side of East Main Street just east of Peconic Avenue. Some buildings on this block are free standing with greenspace dividing the buildings.

On the east side of Roanoke Avenue, within the EMSURA, is the future location of Suffolk County Community College Culinary Institute, which is currently under construction. Behind this use, along Roanoke Avenue, is a Town park with a wooden gazebo and an access point to the Town owned parking lot.

Peconic River Waterfront

Exhibits D-70 through D-80 provide a visual depiction of this section of the EMSURA. The Peconic River waterfront is located at the southern border of the EMSURA, behind the buildings

on the south side of East Main Street. Along the waterfront is a recently constructed park and boardwalk and further north is an extensive area of public parking owned by the Town. Contiguous to and north of the parking lot are the rear of the buildings, which form an unattractive view from the waterfront.

Vacancy Rates

According to page 7 of the 1993 Plan, the EMSURA contained approximately 350,000 square feet of total building area, of which approximately 54,000 square feet was identified as vacant. This represents a vacancy rate of 15 percent. Specifically, Appendix C of the 1993 Plan identified 8 of the 90 tax parcels within the EMSURA as having vacant structures. Those parcels have been depicted in Figure 8.

A vacancy survey of the EMSURA was performed for the 2008 Update in November and December of 2006. For the purposes of this analysis, buildings identified during field reconnaissance as being partially vacant were classified as being entirely vacant. The existing vacancy rate is comparatively higher than the 1993 rate of 15 percent. As shown in Figure 8, buildings that are partially or entirely vacant in 2008 were situated on 23 of the 90 developed Suffolk County Tax parcels. According to the Town's property record cards, provided by the Assessor's office in December 2006, there are 465,252 square feet of building area in the EMSURA, an increase of 124,982 square feet over the 1993 condition. Of the total existing 465,252 square feet existing, approximately 178,982 square feet are either partially or entirely vacant. This represents a vacancy rate of 38 percent, an increase of 23 percent over the 1993 condition. This increase may be attributed to the increase in commercial development in other areas of the Town, including development along the CR 58 corridor. For comparative purposes, vacancy rates in 1993 and 2008 are provided by tax parcel in Appendix C and in Figure 8. Additionally, provided in Appendix D are photographic illustrations of several of the vacant structures within the EMSURA. Examples of vacant structures within the EMSURA are shown in Exhibits D-2, D-17, D-28, D-38, and D-57.

Deteriorated (Substandard) Structures

According to the 1993 Plan, 31 of the tax parcels in the EMSURA had deteriorated buildings or structures (see Figure 9). A recent survey of the existing building condition was performed in November and December of 2006. Several of the deteriorated buildings identified have either structural damage or are in need of façade and building design improvement. Buildings identified as having structural damage were photographed and have been included in Appendix E. These buildings are situated on 18 of the 90 parcels in the EMSURA (see Figure 9), and were identified by the presence of cracks in the structure, boarded-up windows or doors, roof damage, rusting, and other safety or structural issues. Figure 9 also identifies those parcels with buildings that are found to be aesthetically unsound or in need of overall improvement but do not necessarily have structural damage. These structures impede the economic viability of the area, and contribute to the overall blight and are situated on 13 of the 90 parcels in the EMSURA.

For comparative purposes, the number of tax parcels with deteriorated or substandard structures in 1993 and 2008, have been provided in a table format in Appendix C. Based on the recent field survey, the number of deteriorated structures since 1993 have remained the same.

Alleys and Narrow Access Streets

Approximately 18 alleys, driveways to parking lots, and narrow areas were identified between structures found throughout the EMSURA, including 12 alleys/driveways that are poorly lit.

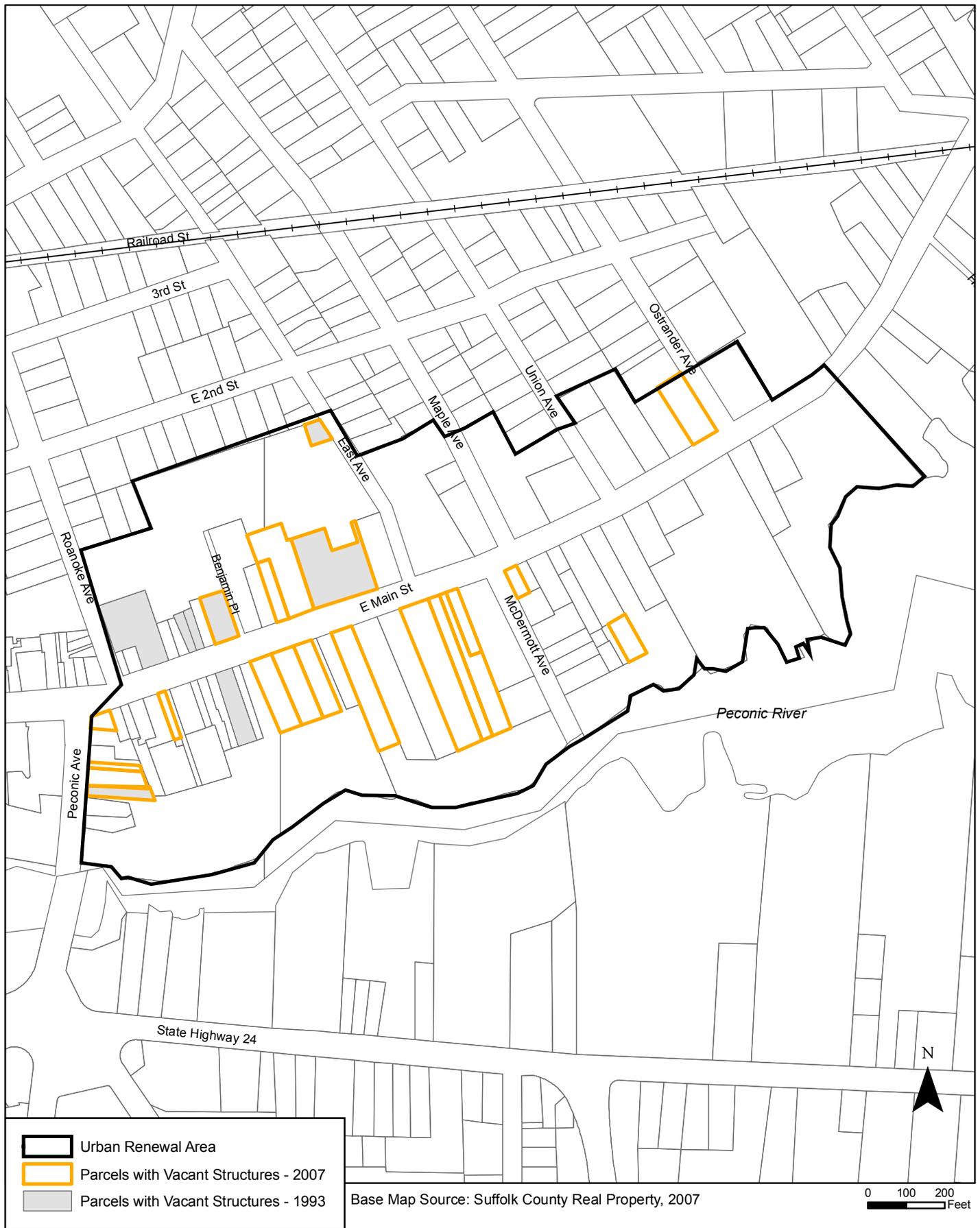


Figure 8
 Parcels with Vacant
 Structures in 1993 and 2007

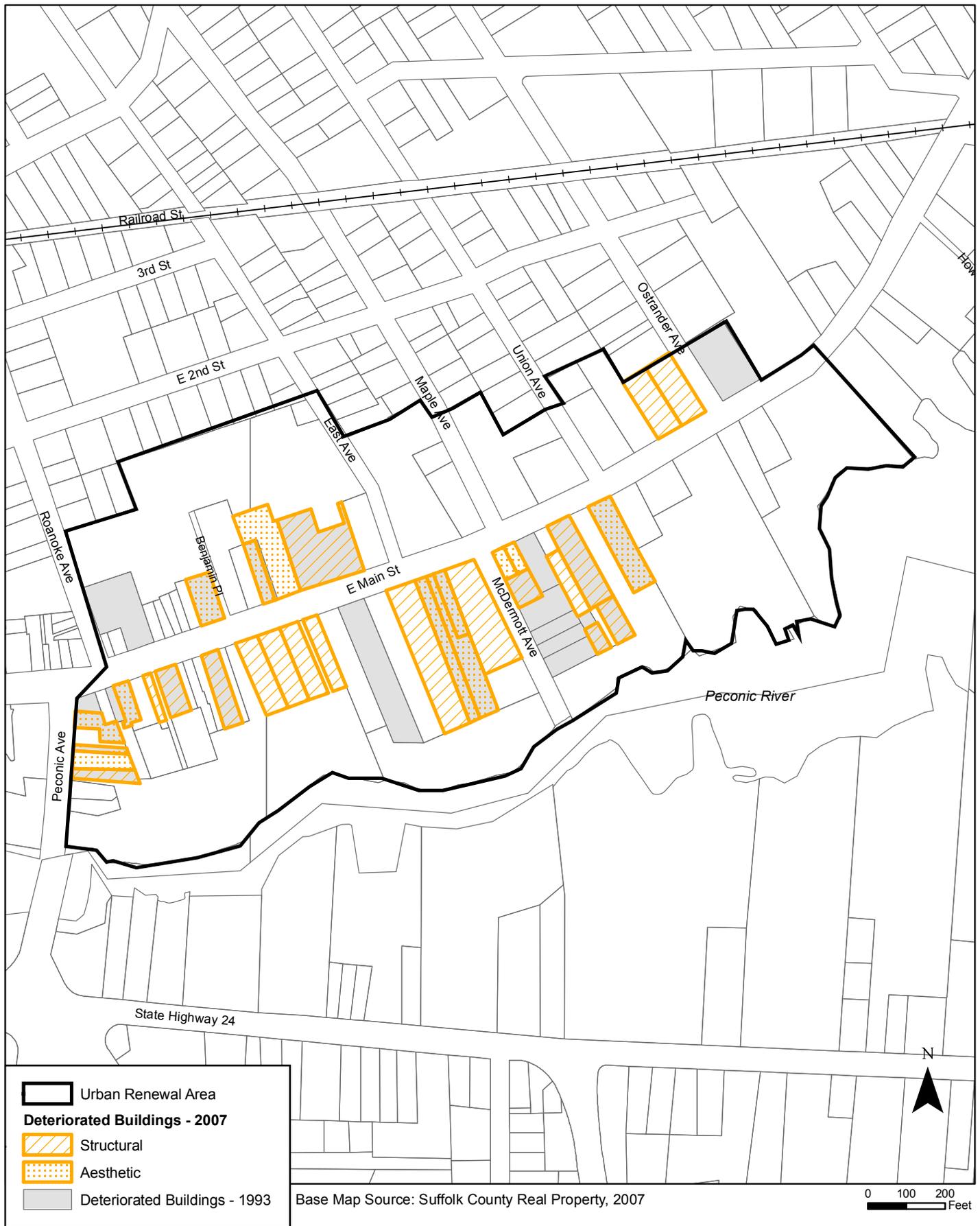


Figure 9
Deteriorated Buildings in 1993 and 2007

Field investigations also found that several alleys/driveways contained garbage and debris. The condition of these “spaces” poses a health and safety concern, especially for pedestrians. Alleys are present on the north and south side of East Main Street as well as behind buildings located on the south side of East Main Street north of the parking area with three alleys closed on one end or gated. Photographs depicting these spaces are included in Appendix D, see Exhibits D-6, D-12, D-14, D-24a and 24b, and D-33.

Nonconforming Uses

As stated in the 1993 Plan, nonconforming uses are a violation of the zoning ordinance, and hinder the success of the urban renewal project. Based on the DC-1 code, the predominant nonconforming uses within the EMSURA are buildings entirely dedicated to office space and single-family residential structures.

Article XXIII, Section 108-51, “Supplementary Use Regulations,” of the *Code of the Town of Riverhead* addresses the issue of nonconforming buildings and uses. The code provides regulations for alterations to all nonconforming uses, lots, and buildings in the Town and states that these uses, lots, and buildings may continue to exist, and even expand with various approvals, dependent on the nature of the alteration.

Solid Waste Management

The Town of Riverhead provides solid waste pick-up services to residential uses with the exception of large multi-housing complexes. Currently, all uses with the exception of single-family residential uses in the EMSURA have on their property individual dumpsters for the temporary storage of refuse. Solid waste collection in the EMSURA is currently handled by private carters that are hired or contracted by individual property owners and/or tenants. Nonresidential uses maintain individual dumpsters in the rear or side yard of their property. The presence and frequency of these dumpsters creates a negative aesthetic component in the EMSURA, especially near the Peconic River waterfront. Other issues presented by the current collection method include lack of coordinated collection days and times and lack of tonnage information needed to assess and monitor the quantity and type of solid waste.

ZONING

The 2003 Comprehensive Plan proposed DC zoning “to make downtown the center of Riverhead by providing a vital, high-density, mixed-use environment for shopping, eating out, cultural activity, entertainment, and professional services year-round.” There are five categories within the general DC zone: DC-1 (main street), DC-2 (waterfront), DC-3 (office), DC-4 (office and residence), and DC-5 (residential). As stated, the EMSURA is located within the DC-1 and DC-2 districts (see Figure 3). The intent of the DC-1 district is to maintain and foster a traditional downtown character along East Main Street, with a pedestrian-friendly streetscape and retail and office ground-floor uses combined with upper-story residential space of a compact, walkable scale. Table 1 provides the bulk restrictions for the DC-1 zone. The minimum lot area requirement in the DC-1 zone is 5,000 square feet. It should be noted that approximately 32 lots are less than 5,000 square feet in the EMSURA (see Figure 10).

Table 1
DC-1 District Regulations*

Minimum Lot Area (square feet)	Maximum Lot Coverage (percent)	Minimum Lot Width (feet)	Maximum Impervious Surface (percent)	Maximum Height (feet)	Maximum Floor Area Ratio (FAR)
5,000	80	50	100	60	4
Notes: * The minimum front, rear, and side yard setbacks are zero. Source: Chapter 108, "Zoning," <i>Code of the Town of Riverhead</i> .					

Permitted uses in the DC-1 district include:

- Retail stores;
- Banks;
- Personal service businesses;
- Indoor public markets;
- Art galleries and studios;
- Museums, libraries, aquariums and other cultural attractions;
- Restaurants, cafes, bakeries with retail sale on premises, banquet facilities, specialty food stores, and ice cream parlors;
- Theaters and cinemas;
- Professional offices (except for veterinary offices) on the ground floor;
- Schools (including business and secretarial);
- Places of worship;
- Residential units on upper floors with a minimum unit size of 650 square feet;
- Bed-and-breakfast establishments; and
- Townhouses on lots with frontage along public highways other than New York State Route 25.

The following uses are prohibited in the DC-1 district:

- All ground-floor offices, with the exception of real estate and professional offices;
- Office-only buildings;
- Ground-floor residential units, with the exception of townhouse uses;
- Flea markets, with the exception of farmers' markets;
- Gas stations, car washes, and other automobile-oriented uses;
- Drive-through windows for restaurants and banks; and
- Antennas for wireless providers.

The DC-2 zone is located along the southern portion of the EMSURA. The intention of the DC-2 zone is to create a downtown waterfront area that provides continuous pathways and public waterfront access, generous open space and landscaping, and watershed protection through limits on impervious surfaces. Permitted uses include marina, resort, and retail stores. Hotels, inns, and indoor recreation facilities are permitted by special exception. The uses prohibited in the DC-1 district are also prohibited in the DC-2 district. The DC-1 and DC-2 regulations were

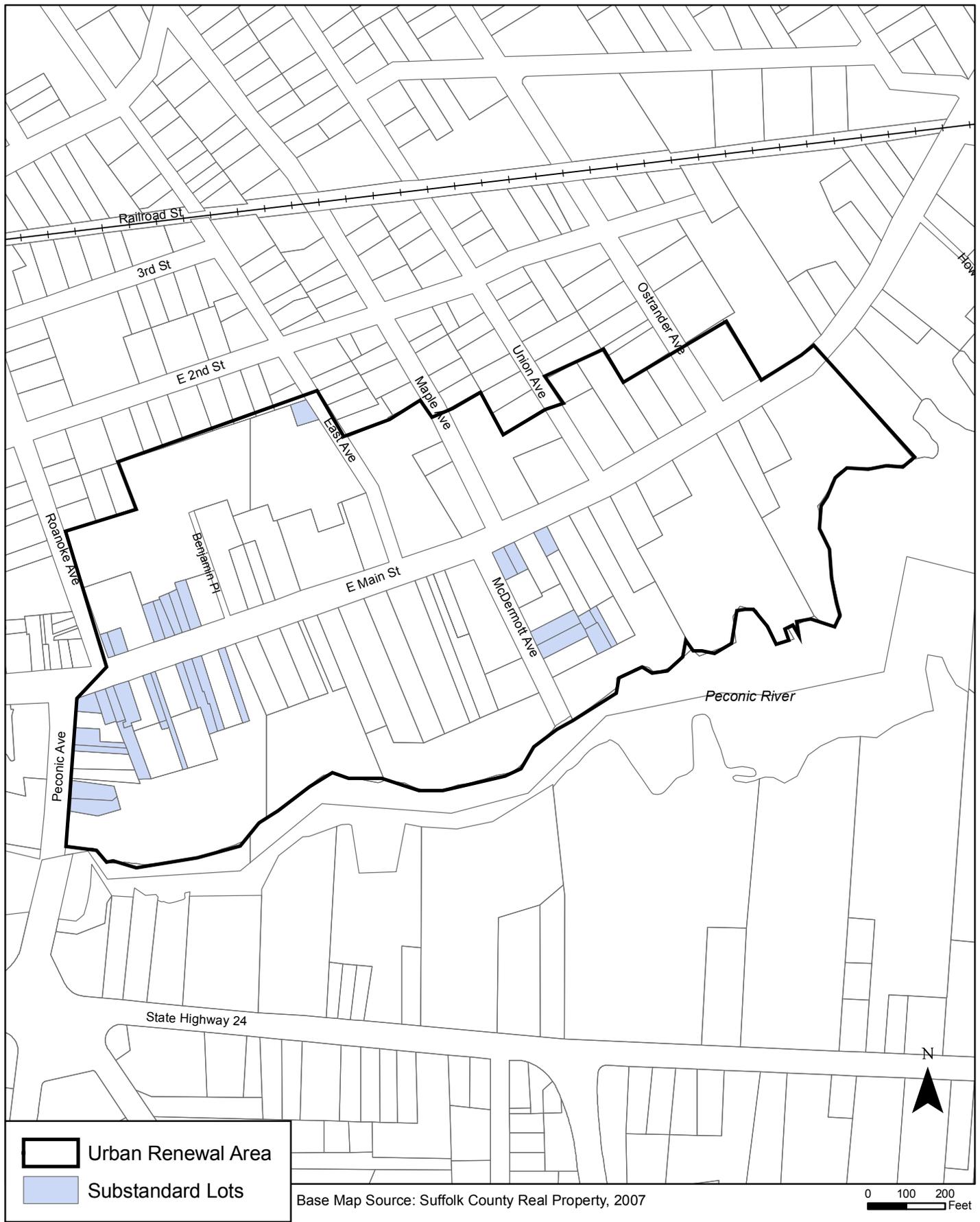


Figure 10
 Substandard Lots (less than 5,000 Sq Ft)

created and enacted to provide compatibility between the various permitted uses and the Peconic River waterfront.

E. ACCOMPLISHMENTS SINCE 1993 PLAN

Significant actions taken by the Town relevant to the EMSURA include adopting the 2000 *Revitalization Strategy for Downtown Riverhead* and the 2003 Comprehensive Plan, and amending the Town zoning ordinance and Town zoning map in 2005. In addition to these actions, the Town also recently created a historic district, which includes the entire EMSURA.

Since the 1993 Plan, the CDA has implemented programs and projects intended to improve the EMSURA and fulfill the goals and objectives of the plan. The most notable of the projects and programs that occurred after the adoption of the 1993 Plan are listed below, including park improvements, acquisition and redevelopment, and beautification. These projects helped to initiate the transformation of the EMSURA into an area that is economically viable while fostering the goals and recommendations of the 1993 Plan. An assessment of the recent urban renewal projects discussed below outlines the success of the urban renewal program as a whole and demonstrates the Town's ability to promote an area that is rich in cultural, recreational, and community-based facilities.

PARK IMPROVEMENTS

GRANGEBEL PARK

The Grangebel Park Improvement Project Phases I and II (1990-2000) utilized State and federal funds totaling \$800,000. A Phase III project utilizing \$1 million in federal funding will complete the replacement of bulkheading, installation of lighting and pedestrian walkways, and landscaping and other amenities to improve safety and utilization of the park. The park occupies 3 acres and is situated on the Peconic River waterfront on the west side of Peconic Avenue. Although the park is located outside the EMSURA, there is a connection to the park facilities on the east side of Peconic Avenue, which is located inside the EMSURA. The Town is renovating the Grangebel Park Comfort Station with funding assistance from a Suffolk County Downtown Revitalization Round VII Grant awarded to the Town of Riverhead Business Improvement District.

WATERFRONT BOARDWALK

Peconic Riverfront Pedestrian Improvement Project, completed in 2005-2006, utilized \$2 million in State and federal grant funds to replace deteriorated bulkheading, provide bicycle paths, extend the pedestrian boardwalk, and improve the public park space along the riverfront for enjoyment of residents and tourists alike.

JOHN LOMBARDI PARK

This Town park is currently being restored and includes a gazebo and garden area. The park is situated 100 yards north of East Main Street on the east side of Roanoke Avenue.

AQUISITION AND REDEVELOPMENT

The CDA successfully redeveloped several parcels within the EMSURA, some of which had been identified for redevelopment in the 1993 Plan. Redevelopment projects that the CDA completed pursuant to the 1993 Plan are described below.

SUFFOLK THEATER

The 1937 art deco theater was acquired by the CDA in 1991 as an urban renewal project. The Town renovated the roof, façade, and marquee using State and federal grants. In 2005, the theater was sold to a private sector historic building specialist, Robert Castaldi (Castle Restoration & Construction), who intends to complete the renovations and reopen the theater as a performing arts center.

VAIL LEAVITT MUSIC HALL

The CDA procured several hundred thousand dollars in grants to renovate this 1881 music hall, which is listed as a National Register Landmark site. The theater officially reopened in June 2004 and hosts community events on a regular basis.

ATLANTIS MARINE WORLD AQUARIUM

The Town acquired waterfront property in the early 1990s and prepared a feasibility study, architectural design, and Environmental Impact Statement. The Town then sold the property to a private developer who opened the Atlantis Marine World Aquarium in 2000. The aquarium includes indoor and outdoor exhibits. According to the facility's estimates, the aquarium has attracted more than one million visitors since its opening.

EAST END ARTS COUNCIL

The CDA successfully renovated the historic Benjamin and Corwin Houses that are home to the arts and music programs offered by the East End Arts Council. Site improvements and renovations were also made to the historic Carriage House in order to provide additional year-round space for programming.

RIMLAND (SWEZEY) PROPERTY

The CDA acquisition of the Rimland property located on East Main Street eventually resulted in the purchase and development of the property by the Swezey's Department Store chain. After the recent closing of the regional chain, the property was resold to a private developer for the construction of the Suffolk County Community College Culinary Arts Program facility.

BEAUTIFICATION

The Town of Riverhead has spent several million dollars for improvements to the façades of existing buildings, building renovations, encouragement of residential uses in the downtown area, and other beautification measures. The Town has also been awarded Community Development Block Grants for town-wide improvements every year since the 1993 Plan.

F. PROPOSED LAND USE PLAN

Section 503(h) of Article 15 (Urban Renewal Law) of the New York State General Municipal Law gives the CDA, as the Town's urban renewal agency, the authority to implement the recommendations and implementation strategies put forth in this update. Section 503(h) states the following:

“for the purposes of preserving the integrity of an urban renewal plan, to require, for a maximum period of three years after approval of an urban renewal plan pursuant to section five hundred five of this article, the consent of the agency to the issuance of a building construction or alteration permit or certificate of occupancy for a structure or use within the urban renewal area or within that part or portion of such area for which a plan has been so approved (except for construction, alteration or use which is necessary for the immediate protection of public health or safety). Such consent shall be based upon a determination by the agency that the proposed construction, alteration or use is not inconsistent with the plan.”

The CDA, for a period of no more than three years after the adoption of this plan, shall have an advisory role to the Town's building department on all applications for building permits and certificate of occupancies within the EMSURA. The CDA, upon being informed of an application, shall review the application for compliance with the proposed land use, recommendations, and urban renewal efforts put forth in this 2008 Update. The CDA may formally advise the Town's building department of their findings and/or opinions on such applications. As stated earlier, the Town has the authority, by Section 503(h) to require all applicants to the building department receive the consent or approval of the CDA.

RECOMMENDATIONS AND STATEMENT OF PROPOSED LAND USES

Existing conditions offer an opportunity to provide the kind of redevelopment proposed in the 1993 Plan and this 2008 Update. Some of the existing issues and concerns within the EMSURA include vacant and underutilized buildings, the presence of deteriorated structures, an underutilized waterfront, a large parking lot that fronts on the waterfront, the presence of several alleyways and narrow streets, and the overall aesthetic considerations, especially near the waterfront.

It is the intent of this 2008 Update to encourage land uses that are consistent with the policies set forth in the 2003 Comprehensive Plan Update, the Town's zoning ordinance, and the *Revitalization Strategy for Downtown Riverhead*. The recommendations made in this update are intended to promote a mix of uses that foster a balance between residential, commercial, cultural, and tourist accommodations; reduce vacancy and blight; provide connectivity within the EMSURA; and incorporate the natural amenities of the area, including the waterfront. Provided below are the recommendations and proposed land uses that aim to meet the overall objectives of the Town to rehabilitate and revitalize downtown:

1. Fill and redevelop existing vacancies with uses permitted under current zoning regulations. As applications for site plans, building permits, or certificates of occupancy for structure or uses are submitted, the CDA, consistent with Section 503(H) of the General Municipal Law, should ensure that the reuses are appropriate (e.g., uses near the waterfront should incorporate the scenic value and public space of the Peconic River and associated waterfront park as part of their overall design and use). Additionally, interaction between uses should encourage pedestrian walkability and promote shared public spaces. Buildings identified as vacant in this report should be given priority for all redevelopment projects.

2. Deteriorated and vacant structures that pose a risk to public safety and welfare, and impede economic viability should be considered for public and/or private acquisition and redevelopment. Redevelopment of these properties should be in conformance with zoning regulations and be considered for the highest and best use. Buildings identified as deteriorated in this report should be given priority for redevelopment projects.
3. Redevelop and rehabilitate dilapidated buildings using contemporary and environmentally-friendly design in conformance with Chapter 73, "Landmarks Preservation," of the *Code of the Town of Riverhead*, which gives the Town's Landmark Preservation Commission the authority to oversee and provide input on alterations, demolition, construction, repairs, or relocation of structures within the historic district.
4. Preserve and maintain buildings, sites, and structures of historical, cultural, or architectural interest. New development and uses should be cognizant of historic structures and other significant cultural buildings.
5. The CDA and Town should review those structures that currently do not have a landmark designation but possess historic significance for potential inclusion into the Town's list of official designated landmarks.
6. Strengthen the tax base while promoting the integration of commercial and residential uses through development of multi-family residential units with ground floor commercial uses; providing a mix of uses that tie the residential and cultural components of the EMSURA, and encouraging meeting and gathering places to accommodate tourists and residents.
7. Provide multi-family residential developments that accommodate a mix of incomes. This could be accomplished through an incentive zoning program for affordable housing within multi-family developments.
8. Encourage personal service uses related to tourists and residents.
9. Support applications for commercial and recreation uses that are more directly related to the waterfront and incorporate site layout requirements, including minimum setback requirements from the waterfront so that public access is not inhibited.
10. Promote additional open space and community facilities for tourists and local residents. Public spaces should be strategically placed throughout the EMSURA to encourage pedestrian access, tourism, and improved scenic vistas. Additionally, within the western portion of the EMSURA, south of East Main Street across from Benjamin Street, the Town should encourage land or access easements that accommodate open areas allowing pedestrian access to the waterfront ensuring connectivity between East Main Street and the Peconic River.
11. Maintenance and enlargement of public space along the river corridor, south of East Main Street by reducing land dedicated to parking, should be considered a high priority; and the Town should seek public/private partnerships to make improvements and maintain view sheds. Further, development other than public open space should be discouraged within this area to eliminate a conflict of use.
12. Encourage more scenic vistas along the Peconic River corridor within the DC-2 zoning district. Development in this area should be limited to and reserved for public uses, including pedestrian oriented parks, courtyards, and strategic parking areas. All uses in this area should have streetlights, signs, and demonstrate a positive aesthetic quality.
13. Although current zoning permits a building height of no more than 60 feet or five stories, future development should consider the character of existing structures in conformance with existing heights on a block by block basis. Specifically, the buildings located on the east side

- of McDermott Avenue do not exceed two stories while buildings west of McDermott Avenue reach three stories in height. Future development should consider these existing building heights. Waterfront vistas or views from buildings on the north side of East Main Street should also be maintained and, where possible, enhanced by ensuring that building heights on the south side are restricted and do not block access or prohibit these views.
14. Provide outside courtyards at the rear entrance of buildings along East Main Street and allow outside merchandise displays within these courtyards. This dual-entrance design would connect commercial and retail uses to the waterfront and parking areas, encouraging better designs.
 15. Ensure new development provides connectivity between the eastern and western portions of the EMSURA by way of walkways, building layouts, and greenways.
 16. Encourage maritime uses, including retail, restaurants, boat and canoe rentals, and commercial use of the Peconic River, in the portion of the EMSURA that is west of Atlantis Marine World Aquarium. This block could also include workforce housing for employees of maritime trade and a museum dedicated to the history of the waterfront.
 17. Minimize the occurrence of alleyways and hidden spaces that pose a risk to public safety (e.g., alleyways could be reused as pedestrian access points to the waterfront). The Town should ensure that design standards address line of sight issues and encourage building clarity that identifies pedestrian access points by incorporating the use of lighting and signage that better identifies these spaces.
 18. Improve the overall safety of the area by enhancing the design, layout, and lighting of alleys, streets, and parking areas as well as provide safe road crossings.
 19. Implement beautification projects that address façade, landscape, and streetscape improvements as well as encourage an aesthetically pleasing and functional transition between public spaces and parking areas.
 20. Establish additional parking areas within the eastern end of the EMSURA where a tourist information center, public amenities, and police substation could be developed.
 21. All uses and development in the EMSURA should incorporate designs that consider pedestrian use and safety. Give priority to uses that create minimum conflicts between pedestrians and vehicles by creating a pedestrian-oriented street design, including roadway markings and signage, and provide pedestrian spaces, including benches and safe walkways.
 22. Adopt and incorporate building design guidelines that reflect unity and coherence within the EMSURA and maintain the intended integrity of the downtown atmosphere. Standards would include signage, streetscape, and landscape regulations and should provide increased corner lot setbacks to increase vehicular visibility and eliminate and/or reduce gaps in building facades to reduce commercial inactivity.
 23. Due to the important nature of encouraging redevelopment activities within the EMSURA, the Town should ensure that applications are responded to in a timely fashion and handled in such a way that avoids unnecessary delays. Specifically, applications that require more than one agency or commission involvement should be coordinated in advance. Advisory commissions and agencies (e.g., the Landmarks Commission) should accommodate and encourage pre-submission meetings prior to, or simultaneously with, building department application submissions.
 24. Promote sustainable development in the downtown area to redevelop existing structures while conserving resources. Buildings should be constructed to provide a long life span and a flexible design to accommodate future uses. Multi-family residential developments of four

units or less must be consistent with federal Energy Star standards. Further, green building designs should be promoted in conformance with the Leadership in Energy and Environmental Design (LEED) standards.

Infrastructure

25. Continue test well program and construct production wells to meet additional demand.
26. Increase connection fees to mitigate costs associated with supplying additional capacity.
27. Encourage or mandate water conservation throughout the water district.
28. In the event of development on the East First Street right-of-way, the existing 6-inch water main and existing 8-inch sewer line must be relocated.
29. Investigate existing flows and capacities of the sanitary sewer piping within the EMSURA and of the DeFriest Pump Station to determine whether any upgrades are necessary to handle anticipated additional flows for the interim and long-term development scenarios. This effort should consist of the preparation of a "Map and Plan" similar to that which has been recently developed for the Howell Avenue Pump Station.
30. Encourage Suffolk County to implement measures to reduce sanitary flow from the County Center facilities through the installation of water saving devices, conservation measures, etc.
31. Conduct a thorough inventory to determine where/whether roof drains are connected to the sewer system, and require property owners to provide alternative means for handling flows from roof drains.
32. Explore the possibility of creating a storm drainage district to provide common storm drainage facilities located on public property.
33. Collect impact/mitigation fees to be utilized to handle excess runoff from on-site drainage facilities.
34. Encourage or mandate green stormwater management techniques such as roof gardens and the installation of cisterns.
35. Incorporate drainage improvements into any new parkland/green space provided by elimination of parking along the riverfront, maximizing pervious surfaces that allow percolation.
36. Investigate and inventory those existing facilities that direct stormwater flows to the drainage system, either directly piped or flowing across sidewalks, streets, and parking areas.
37. Initiate a program to encourage retrofitting properties with such conditions to contain some or all of their stormwater on-site.
38. Investigate the opportunity to upgrade or eliminate direct stormwater outfalls to the Peconic River during future development, similar to the ongoing Suffolk County project at Peconic Avenue.

Traffic, Transportation, and Pedestrian Access

39. The Suffolk County Department of Public Works (SCDPW) has indicated its intention to reconstruct the traffic circle and the intersection of CR94 at County Center Drive into modern two-lane roundabouts. The analyses conducted by SCDPW to evaluate the effectiveness of these improvements did not consider impacts due to redevelopment of the EMSURA. It is therefore recommended that the CDA work with the New York State Department of Transportation, the SCDPW, and the Town of Southampton to develop an

improvement plan that will provide a roadway system capable of accommodating the traffic anticipated to be generated by the development envisioned in the EMSURA as well as any plans that the Town of Southampton has for the hamlet of Riverside, as envisioned in the newly released DEIS for the Riverside Planned Development District. To accommodate the traffic anticipated due the short-term Phase 1 development in the EMSURA, the following low-cost, readily implemental measures should be considered for implementation, subject to Suffolk County and/or NYSDOT concurrence:

- Change operation of Roanoke Avenue between Second Street and Main Street to provide one-way southbound operation and restripe to provide two southbound lanes;
 - Revise lane use at the intersection of Roanoke Avenue at Main Street to reflect the one-way operation. Two southbound lanes should be carried through the intersection and onto southbound Peconic Avenue. The rightmost lane should transition to a separate right turn lane at the traffic circle;
 - Provide one-way northbound operation on East Avenue between Second Street and Main Street. This will provide the northbound compliment to the southbound operation of Roanoke Avenue;
 - Prohibit parking on both sides of East Avenue, due to the narrow right-of-way, so that two travel lanes can be provided;
 - Revise the operation of the traffic signal at Roanoke Avenue at Main Street;
 - Provide a separate eastbound left turn lane on Main Street at East Avenue to accommodate the additional demand due to the one-way operation of Roanoke Avenue. Signalization of the intersection of East Avenue at Main Street should be considered, in consultation with NYSDOT; and
 - Install a traffic signal at the intersection of CR 94 at County Center Spur.
40. Revise the *Code of the Town of Riverhead* and/or to the Parking District guidelines to require that any development with a residential component of more than four units provide parking for those units on-site at a rate of at least one parking space per unit. Commercial components of mixed-use developments could be accommodated in the Town-owned parking provided by the Parking District.
 41. Upgrade all mid-block pedestrian crossing locations to provide signing requiring motorists to yield to pedestrians.
 42. Upgrade the pedestrian crossing at East Avenue and at Atlantis Marine World Aquarium to provide overhead signing requiring motorists to yield to pedestrians, contrasting pedestrian crosswalk material, and pavement markings, and pedestrian bumpouts to enhance pedestrian safety.
 43. Install full pedestrian signals at all existing and proposed signalized intersection locations. Pedestrian signals should be equipped with countdown timers for crossing arterials.
 44. Provide a mid-block pedestrian crossing between Grangebél Park on the west side of Peconic Avenue and Riverfront Park on the east side of Peconic Avenue with overhead signing requiring motorists to yield to pedestrians, contrasting pedestrian crosswalk material, and pavement markings.

45. Encourage installation/maintenance of sidewalks with a comfortable, uniform, accessible cross-section with a minimum of street furniture on private development plans, and adopt such a policy when sidewalks are installed by the Town.
46. Investigate funding sources for additional traffic calming measures within the EMSURA. In recent years, New York State Department of Transportation administered the Local Safe Streets and Traffic Calming Program, which provided funding to local governments to investigate and implement pedestrian safety improvements. This program was not funded for the current fiscal year, but is expected to be funded in the future.
47. Monitor parking demand in the EMSURA as development proceeds, and provide additional off-street parking to accommodate demand. In order to make certain that sufficient parking is in place to accommodate demand, applicants should be required to provide parking demand analyses as part of their site plan packages, or the Town should perform parking demand analyses for each approved site plan, so as to anticipate the need for new parking sufficiently in advance.
48. Work with Suffolk Transit to ensure they are kept abreast of increasing demand due to development in the EMSURA to make appropriate adjustments to routes and schedules as needed.
49. Provide bus shelters at all bus stops within the EMSURA. Bus shelters should be provided with copies of schedules, at a minimum. Investigate funding sources and the availability of real time information technology to provide information on route conditions and delays.
50. Encourage private developers to provide incentives for patrons and employees to use public transportation to travel to and from the EMSURA. Movie and hotel discounts, free or discounted merchandise, shuttle service between the EMSURA and the LIRR station should be considered.
51. Engage the LIRR in discussion on the possibility of shuttle service between the LIRR station and the EMSURA, similar to the program on the South Fork. Funding opportunities should be examined also.

Solid Waste Management

52. Develop a comprehensive solid waste collection strategy that uses either the local Business Improvement District (BID), in which the EMSURA is located, or a similar approach for solid waste collection and disposal. To develop the most efficient and effective strategy, the Town or BID should work with landowners and/or tenants to assess the different comprehensive collection strategies and select the best plan or approach considering cost, traffic, visual quality, equity, needs, resources, as well as the potential for future growth.
53. All containers should be kept in good repair (e.g., painted to prevent rust and deterioration), be structurally sound, leak proof, easily accessed, and vermin proof.
54. Garbage and other waste materials should be completely contained within the container. No accumulation of garbage or waste materials should be permitted outside the confines of the container, and garbage should not accumulate so that the container cover cannot be firmly closed as to prevent animals from gaining access to the container.
55. Containers should be strategically located, angled, and screened, yet still allow for removal. Containers should be screened from public view with a solid enclosure or enclosure of dense vegetation on at least three sides to a height of the container. No container should be located in or on a public right-of-way.

56. Efforts should be taken to consolidate all containers within the area, with the assistance of the BID and/or a creation of a garbage district. Such consolidation may include requirements such as the installation one litter receptacle or receptacle area for several uses placed in an inconspicuous and safe location.
57. Garbage should be removed frequently to avoid unpleasant odors.
58. Deliveries, collection of refuse, and other activities should be confined to such hours and such type as will not create any unreasonable disturbance to neighboring residential areas.
59. Heighten code enforcement of mandatory recycling.
60. Require tonnage reports describing the quantity and types of refuse generated.

PROPOSED IMPLEMENTATION

To achieve the objectives of the 2008 Update, the activities described below would be undertaken either by or on behalf of the CDA, in accordance with applicable federal, State, and County laws, policies, and procedures. The CDA, as the Town's designated urban renewal agency, may fund these activities in full or in part, or may seek other sources of funding for implementation. The description of projects herein provides general authority to undertake these activities. These projects may be modified or expanded upon as needed to meet the plan objectives.

LAND ACQUISITION

The CDA plans to acquire a parcel located within the DC-2 zone adjacent to Town-owned property and the Peconic Avenue entrance to the waterfront park. This parcel, identified as Suffolk County Tax Map number District 0600, Section 128, Block 6, Lot 85.3, would provide additional open space in association with Riverfront Park. Public and private acquisition is recognized as an integral measure to revitalize the EMSURA and could be used to redevelop deteriorated and/or other properties for the purposes of improving overall public safety and welfare of the urban renewal area. Currently, there are properties both north and south of East Main Street and West of McDermott that are being considered for public and private acquisition. Public acquisition of additional lands, where warranted, may be necessary to foster the overall goals of this update. Public land within the EMSURA, such as areas utilized for parking, should be reviewed periodically and a determination rendered as to whether parking is the appropriate use. If not, public/private funding for reuse of parking with acceptable development or conversion to parkland should be considered. The CDA and the Town have acquired numerous sites since the 1993 Plan and would continue to do so in the future.

DEMOLITION AND REMOVAL OF STRUCTURES

Deteriorated and blighted properties, whether acquired publicly or privately, deemed not appropriate for rehabilitation and reuse, should be cleared to advance one or more of the goals set forth in this 2008 Update.

AIR RIGHTS AND EASEMENTS

The Town Board and Planning Board should be granted the authority to reduce permitted heights as appropriate to mitigate impacts between proposed new development and historic and other structures of local significance. In accordance with the DC-1 zone, all structures are permitted to be five stories in height, within the allowable density. Since it is the intent of this

2008 Update to preserve historic and significant structures (which are primarily one to two stories), air rights could be purchased, either publicly or privately, to increase density in other areas of the EMSURA that do not conflict with these structures or important views in the area.

The 1993 Plan recommended that preserving visual and physical access to the waterfront should be achieved through securing easements in favor of the Town of Riverhead over private property. Easements should be secured for perpetual pedestrian access in the form of a cross access between uses on East Main Street and the waterfront. Connections should be well lit and maintained as part of the landscape design.

METHODS AND TECHNIQUES OF URBAN RENEWAL

By initiating and sponsoring urban renewal programs and projects, the CDA would foster the goals and objectives of the update as well as the 2003 Comprehensive Plan. Such projects would revitalize the economy; improve the appearance and vitality of the EMSURA; and promote the health, safety, and welfare of the general public. To accomplish these goals, the CDA may participate—through loans, grants, or both—in assisting development of new public and private buildings and facilities in the project area, and in maintaining and improving interior and exterior conditions of existing buildings within the EMSURA.

Urban renewal efforts within the EMSURA would occur through new construction or rehabilitation of existing buildings, creation or improvement of public spaces, reuse of vacant buildings, and beautification projects, all of which further the intended goals of this update. All activities may be achieved by public and/or private property owners, with or without financial assistance by the CDA (Town), County, State or federal government. The CDA is authorized to set financial guidelines, establish loan programs and provide other forms of financial assistance to property owners and those that wish to acquire and redevelop property, as it may deem appropriate to achieve the objectives of this update. The CDA may also acquire property within the EMSURA by any legal means necessary (including condemnation) to achieve the objectives of this update.

Redevelopment activities should be encouraged for the deteriorated and vacant structures identified in Tables C-1 through C-5 in Appendix C. In addition to redevelopment activities, the CDA may create programs, incentives, and other measures pursuant to the Urban Renewal Law of New York State to occupy, either fully or partially, vacant structures within the EMSURA.

Coordinated review of projects, particularly redevelopment projects, should be carried out.

Urban Renewal Actions to Date

On June 15, 2005, the Town issued a Request for Interest and Qualifications (RFIQ) for a developer to plan, finance, construct, operate, and manage a high-quality, mixed-use development encompassing the entire EMSURA.

On October 15, 2005, the Town invited three developers to submit proposals for redevelopment of the EMSURA for review by the Town Board. The Town Board subsequently conducted a review of the responses and held a series of interviews with these developers. By Resolution dated March 7, 2006 and adopted that same date, the CDA authorized the Chairman of the CDA to commence negotiations with Apollo Real Estate Investors, LP on a proposal for a planned development to revitalize downtown Riverhead (CDA Resolution #2).

On August 10, 2006, the Town, CDA, and Riverhead Parking District No. 1 (collectively referred to as the “Municipal Entities”) entered into a Master Developer Designation Agreement

(MDDA) with the Company (i.e., Riverhead Renaissance, LLP, the entity created by Apollo for the Riverhead project). Among other things, the MDDA gave the Company the first option to develop publicly owned property within the EMSURA. It identified two proposed areas within the EMSURA which the Company intended to pursue during the initial phase of its redevelopment plans and it outlined, in general terms, a framework by which the Company and the Municipal Entities would proceed on the development, permitting, and construction of projects within the EMSURA. These projects are supported by and consistent with the goals and objectives of the 1993 Plan, this 2008 Update, and are subject to the completion of this update, the subsequent GEIS for the update, and the customary zoning and planning reviews which apply to any development project within the Town.

On October 17, 2006, the Town Board designated the Company as the Qualified and Eligible Sponsor for the two projects identified in the MDDA (CDA Resolution #15). This designation was subject to the execution of the Land Disposition Agreement or other appropriate agreements between the Company and the Municipal Entities, among other conditions.

INFRASTRUCTURE/COMMUNITY FACILITIES/UTILITIES

As stated in the 1993 Plan, future development may necessitate additional public improvements within the EMSURA. Additionally, improvements such as placing utilities underground, façade and building restoration, sidewalk improvements, and the creation of public spaces are to be implemented as funds become available.

The recommendations below call for the improvements of infrastructure, community facilities, and public utilities. These recommendations are in accordance with the proposed goals of this update. It should be noted that improvements of this kind may be sponsored, initiated, or implemented by the CDA, Town of Riverhead, or project applicant, depending on the nature and scope of the project. Further, project-specific infrastructure improvements would be provided by the applicant.

Street Construction and Circulation Improvements

The CDA may construct or require project applicants to improve streets throughout the project area. These projects would include landscaping, construction, reconstruction, repair or replacement of streets, sidewalks, bike and pedestrian amenities, and public transit facilities; and acquisition of land, right-of-ways, easements, and other land rights for street and access improvements.

Infrastructure and Utilities Improvements

The CDA may initiate or sponsor projects that include construction, reconstruction, repair, upgrading, and replacement of electric, water, sanitary sewer and storm drainage facilities; relocation of overhead lines to underground locations; and acquisition of land, right-of-ways, easements, and other land rights as may be necessary to support redevelopment of the EMSURA. As stated, the CDA could require applicants to undertake infrastructure improvements as part of the approval process.

Public Facilities

The CDA may initiate or seek funding opportunities for the purposes of the acquisition, construction or rehabilitation of public facilities within the urban renewal area. Public facilities may include public parking facilities, police facilities, recreation centers, conference facilities, community centers, and performing arts facilities.

East Main Street Urban Renewal Plan Update 2008

Parks, Recreation, Pedestrian, and Bike Paths

The CDA may initiate or sponsor the development of parks and recreation facilities in addition to improvements to pedestrian and bicycle facilities, and other civic-type spaces. In so doing, the CDA may acquire and improve land or buildings for public parks, open space, bicycle and pedestrian uses, as well as construct facilities for public use.

NEW CODES, ORDINANCES, AND AMENDMENTS

The Town may adopt design standards and/or a concept plan as part of the DC-1 zoning district and amend the DC-1 zoning code to emphasize waterfront uses and connectivity as well as provide for transitional development in close proximity to the DC-1 district.

CODE ENFORCEMENT

The use and development of land within the EMSURA shall be in accordance with the regulations set forth in the 2003 Comprehensive Plan, the Town’s zoning ordinance, and any other applicable local, federal, State, or County laws regulating the use and development of property in an urban renewal area.

The CDA must be notified of any building or annexation application, building permit, and design review, variance, conditional use or other development permits or applications requested within the EMSURA.

TIME SCHEDULE

Table 2 below is an approximate time schedule for the implementation of this update. Implementation of the 2008 Update would commence upon the completion of the SEQRA process and adoption of this plan by the Town Board. Start and completion dates for all actions, including land acquisition, clearance, disposition of property, redevelopment and rehabilitation, are subject to change as a result of funding, State loans, periodic subsidies, and capital grants.

**Table 2
Recommended Time Schedule**

Action	Start Date	Date of Completion
Submission of Update to the Town Planning Board	May 2008	July 2008
Planning Board Determination Public Hearing	July 2008	
New York State Environmental Quality Review Process	Late 2006	August 2008
Adoption of the East Main Street Urban Renewal Plan Update 2008	Late 2006	September 2008
CDA’s Advisory Role to the Building Department as per Section 503(h) of New York State Article 15 (Urban Renewal Law)	Late 2008	36 months
Reuse of Vacant Structures	September 2008	2012
Rehabilitation of Identified Deteriorated Structures	September 2008	2012
Disposition of Land	September 2008	2017
Acquisition of Land	2008	2017
Infrastructure and Public Space Improvements	September 2008	2022
Approval of Development Applications	Late 2008	2022
Private Development of Underdeveloped or Undeveloped Properties	Late 2008	2022

It is strongly recommended that the implementation of this plan be carried out in three five-year consecutive phases or stages, immediately following the adoption of this report. Those phases would be as follows: short term (2012); interim (2017) and long term (2022). By focusing redevelopment and urban renewal efforts into separate and consecutive phases, the CDA would be able to ensure that the recommendations put forth in this plan are implemented in a manner that is not disruptive to the environment, protects and promotes the safety, health, and welfare of the public, and promotes the sound growth and development of the urban renewal area.

It is intended that the implementation of recommendations put forth in this plan will be carried out in phases or stages extending over a 20-year period from the adoption of this plan and will be subject to modification or amendment thereto by the Riverhead Town Board

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LIST OF APPENDICES

- A. CDA Resolution # 9
- B. DC-1 Zoning Ordinance
- C. Land Use Inventory
- D. Photographs
- E. Deteriorated Buildings

APPENDIX A

CDA Resolution # 9

09/19/06

Adopted

TOWN OF RIVERHEAD

Community Development Agency

Resolution # 9

AUTHORIZES THE AGENCY TO UNDERTAKE AND
UPDATE THE 1993 EAST MAIN STREET URBAN RENEWAL PLAN
AND TO PREPARE A GENERIC ENVIRONMENTAL IMPACT STATEMENT
IN CONJUNCTION WITH THAT COMPREHENSIVE PLANNING PROCESS

Councilman Bartunek offered the following resolution, which was seconded by Councilwoman Blass.

WHEREAS, in October 1993, pursuant to the General Municipal Law of the State of New York, the Town of Riverhead Community Development Agency adopted an Urban Renewal Plan for East Main Street and through which the Community Development Agency created the Town of Riverhead East Main Street Urban Renewal Area; and

WHEREAS, in November of 2003, the Town Board of the Town of Riverhead adopted a Comprehensive Master Plan pursuant to section 272 of the Town Law of the State of New York; and

WHEREAS, In November 2003, in compliance with rules and regulations promulgated by the Department of Environmental Conservation and set forth in 6 NYCRR Part 617 (State Environmental Quality Act), the Town Board of the Town of Riverhead completed a Generic Environmental Impact Statement in connection with the adoption of the Comprehensive Master Plan and adopted a Findings Statement supporting the conclusions and determinations set forth in the Comprehensive Master Plan; and

WHEREAS, in accordance with the recommendations set forth in the Comprehensive Master Plan, the Town Board adopted new zoning use districts which includes the area encompassed by the East Main Street Urban Renewal Plan; and

WHEREAS, Riverhead Renaissance, LLC, has proposed to redevelop certain property within the East Main Street Urban Renewal Area provided it is determined to be a Qualified and Eligible Sponsor by the Community Development Agency; and

WHEREAS, the adoption of the Comprehensive Master Plan, together with the amendments to the Town's zoning ordinance which includes the East Main Street Urban Renewal Area, warrant a review of the East Main Street Urban

Renewal Plan to ensure its consistency with the Comprehensive Master Plan and the recent amendments to the Town's zoning ordinance; and

WHEREAS, it is anticipated that this review will result in the need for modifications and amendments to the Town of Riverhead's East Main Street Urban Renewal Plan, and

WHEREAS, the potential redevelopment of the East Main Street Urban Renewal Area by Riverhead Renaissance, LLC and others may generate environmental and/or socio-economic impacts which should be the subject of further environmental review; and

WHEREAS, the Community Development Agency believes that the most appropriate means of evaluating these potential impacts is by undertaking a Generic Environmental Impact Statement in conjunction with the update of the Urban Renewal Plan for the East Main Street Urban Renewal Area; and

WHEREAS, in August of 2006, Riverhead Renaissance, LLC was designated to be the Master Developer for the Town's East Main Street Urban Renewal Area; and

WHEREAS, as the Town's designated Master Developer, Riverhead Renaissance, LLC, has agreed to fund the cost of updating the East Main Street Urban Renewal Plan as well as the cost of preparing the aforementioned GEIS, according to terms and conditions of the Master Developer Designation Agreement ("MDDA") between Riverhead Renaissance, the CDA and other Town Agencies dated August 10, 2006,

NOW, THEREFORE, BE IT

RESOLVED, that for all of the foregoing reasons, the Agency hereby agrees to authorize the review and, if appropriate, proposed amendment of the Riverhead East Main Street Urban Renewal Plan by consultants and special counsel selected in accordance with the MDDA; and be it further

RESOLVED, that the amendment of the Town of Riverhead East Main Street Urban Renewal Plan constitutes a Type I action pursuant to 6 NYCRR Part 617.4(b)(1); and be it further

RESOLVED, that since there are a number of redevelopment projects proposed for the East Main Street Urban Renewal Area, a Generic Environmental Impact Statement ("GEIS") should be prepared in connection with the review and amendment of the Riverhead East Main Street Urban Renewal Plan ("URP"); and be it further

RESOLVED, that the following are potentially involved agencies: the Town Board of the Town of Riverhead, and the Town Planning Board; and be it further

RESOLVED, that the Community Development Agency wishes to assume Lead Agency status in connection with the SEQRA review of the project, and be it further

RESOVLED, that the Community Development Agency directs that a Lead Agency coordination letter be circulated among the involved agencies together with a distribution package of a location map, and such other information as has been prepared to date regarding such review and amendment of the URP, and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a copy of this resolution to Philip J. Cardinale, Chairman, Town of Riverhead Community Development Agency; Town of Riverhead Community Development Department, Andrea Lohneiss, Director; Town Attorney; Twomey, Latham, Shea, Kelley, Dubin, Reale and Quartararo, LLP; Riverhead Renaissance, LLC; Richard Hanley, Planning Director; and The Weber Law Group.

THE VOTE
Dunleavy yes ___ no ___ Bartunek yes ___ no ___
Blass yes ___ no ___ Denesleki yes ___ no ___
Cardinale yes ___ no ___
THE RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED

APPENDIX B

DC-1 Zoning Ordinance

ARTICLE LVI Downtown Center 1: Main Street (DC-1) Zoning Use District [Added 11-3-2004 by L.L. No. 45-2004]

§ 108-297. Purpose and intent.

The intent of the Downtown Center 1: Main Street (DC-1) Zoning Use District is to allow, maintain, and foster a traditional downtown character along Main Street, with a pedestrian-friendly streetscape, active ground-floor uses, a twenty-four-hour presence from upper-story residential, with a compact, walkable scale.

§ 108-298. Uses.

In the DC-1 Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for that following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses: [Amended 2-7-2006 by L.L. No. 8-2006]

1. Retail stores.
2. Banks.
3. Personal service businesses.
4. Indoor public markets.
5. Art galleries and studios.
6. Museums, libraries, aquariums and other cultural attractions.
7. Restaurants, cafes, bakeries with retail sale on premises, banquet facilities, specialty food stores, ice cream parlors.
8. Theaters and cinemas.
9. Professional offices (except for veterinary offices) on the ground floor.
10. Schools (including business and secretarial).
11. Places of worship.
12. Residential units on upper floors with a minimum unit size of 650 square feet.
13. Bed-and-breakfast establishments.
14. Townhouses upon lots with frontage along public highways other than New York State Route 25.

*Note: Subsequent to the date of enactment of this article, upon the issuance of certificates of occupancy for 500 residential units, such residential units as set forth in § 108-298(A)(13) shall be prohibited within the DC-1 Zoning Use District.

B. Special permit uses:

1. Hotels.
2. Marinas.
3. Taverns.
4. Indoor recreation facilities.
5. Day-care, nursery schools.
6. Dormitories, on upper floors.
7. Retail stores with greater than 10,000 square feet of gross leasable floor area.

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

(1) Artists' studios, provided that they occupy 40% or less of a principal residence or are located in a detached accessory building on a residential parcel, and do not exceed 1,000 square feet of floor area.

D. Prohibited uses:

1. All ground-floor offices, with the exception of real estate and professional offices.
2. Office-only buildings.
3. Ground-floor residential units, with the exception of townhouse uses.
4. Flea markets, with the exception of farmers markets.
5. Gas stations, car washes, and other automobile-oriented uses.
6. Drive-through windows for restaurants and banks.
7. Antennas for wireless providers.

§ 108-299. Lot, yard, bulk, and height requirements.

No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule *Editor's Note: The Zoning Schedule is included at the end of this chapter.* incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.

§ 108-300. Supplementary requirements.

The following design and parking standards shall apply:

A. Design standards.

1. The principal building entrance and front shall face the primary street frontage and sidewalk. Secondary building entrances on the south side of Main Street shall face the Peconic Riverfront.
2. At least 75% of linear width of the front facade shall be comprised of transparent windows. Where shade is desired, awnings are encouraged. Windows may not be obscured more than 10% by opaque banners, or either permanent or temporary advertisements or signs.
3. Building shape, massing, and siting should reflect the prevalent character of surrounding buildings on the block.
4. Facades of commercial buildings that face sidewalks or pedestrian walkways shall be required to have variations in facade plane, piers, or other architectural features.
5. Signage in the DC-1 Zoning Use District shall be provided in accordance with § 108-56, Signs.
6. Buffering and transitions:
 - a. Trash and/or dumpster areas shall be screened by wood fences or landscaping, or a combination thereof pursuant to § 98-8.
 - b. Buffer plantings or landscaping or opaque fences, preferably wood fences, shall be provided between commercial businesses and adjoining residential uses.
 - c. Deliveries and loading activities shall, to the extent possible, be restricted to the hours between 8:00 a.m. and 5:00 p.m. on weekdays.

B. Parking standards.

1. The number of off-street parking spaces in the DC-1 Zoning Use District shall be provided in accordance with § 108-80, Off-street parking.
2. Where credible evidence is provided by traffic counts or data by a licensed traffic engineer, up to a twenty-percent reduction in off-street parking may be permitted for shared parking, where the peak parking of two or more uses occurs at different times.
3. The parking requirement may be reduced with payment of a fee in lieu of providing off-street parking as provided for in § 108-60.
4. Off-street parking shall not be permitted in the front yard. Parking shall be sited to the rear of buildings, away from street frontage(s) when possible, or to the side of buildings. In all cases, garages and parking areas shall be recessed at least five feet from the primary front facade plane of the main building, and at least 15 feet back from the front property line.

5. Parking may also be located fully below buildings, partially below grade in a building, or at-grade within a building, provided it is fully enclosed and no entry is provided facing a public street or front yard. Structured parking that is partially below grade shall be screened from the street by steps, trellises, or screens.
6. Curb cuts to parking lots and garages shall be minimized by sharing driveways for access to adjacent parking lots. However, curb cuts and driveways are prohibited along the front property line for properties less than 30 feet in width; in these situations, parking must be accessed from a rear alley, side street, or shared rear lot.
7. Curb cuts, driveways, and garages shall meet the following dimensional regulations:
 - a. Curb cuts and driveways at the front property line leading to parking areas of 10 or fewer spaces shall not exceed 10 feet in width along any point.
 - b. Curb cuts and driveways at the front property line leading to parking areas of 11 or more spaces shall not exceed 14 feet in width at any point.
 - c. The maximum width of garage entryways facing a front street shall not exceed 18 feet.

APPENDIX C

Land Use Inventory

Appendix C:

Land Use Inventory Tables

**Table C-1
Land Use By Parcel: Section 128, Block 6**

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
49.2	Commercial building, multi-story, restaurant on the ground floor	✓				
66.6	Cultural and institutional use, multi-story (Suffolk County Community College Culinary and Hospitality Center)					
52.1	Commercial building, multi-story, restaurant on the ground floor					
52.2	Commercial building, multi-story, office on the ground floor					
57.3	Commercial building, retail use					
58.1	Vacant lot					
61.2	Vacant lot	✓				
63.2	Commercial building, retail use					
64	Commercial building	✓	✓	✓		✓
65	Place of worship					
66.4	Parking lot					
67	Commercial building, multi-story, office on the ground floor					
68	Commercial building, multi-story		✓	✓		
69	Commercial building, multi-story, restaurant on the ground floor					
70	Commercial building, multi-story, retail on the ground floor		✓			
71	Commercial building, restaurant use		✓			✓
72.1	Commercial building, retail					
72.2	Parking lot					
72.3	Parking lot					
72.4	Parking lot					
73.1	Commercial building, multi-story, retail on the ground floor			✓	✓	
73.2	Parking lot					
74	Commercial building, multi-story		✓		✓	
75	Commercial building					

Table C-1 Continued
Land Use By Parcel: Section 128, Block 6

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
76.1	Commercial building					
76.2	Commercial building					
77	Commercial building, multi-story	✓	✓		✓	
78	Commercial building, restaurant use					
79	Commercial building, multi-story, church on the ground floor		✓			✓
80	Recreational use, music hall					
81	Commercial building, multi-story			✓		✓
82	Commercial building, multi-story, restaurant on the ground floor			✓		✓
85.1	Public park					
85.3	Parking lot					
86.1	Parking lot					
86.3	Commercial building, multi-story		✓	✓	✓	
88	Parking lot					

Note: * Includes partially vacant structures.
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.

Table C-2
Land Use By Parcel: Section 129, Block 1

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
4	Commercial building	✓		✓		
6	Commercial building		✓	✓		✓
8.2	Commercial building	✓	✓	✓	✓	
8.4	Recreational use, multi-story theater			✓		✓
9	Commercial building, multi-story, office on the ground floor					
10	Commercial building			✓	✓	
11	Commercial building			✓	✓	
12	Commercial building			✓	✓	
13	Commercial building, retail use				✓	
14	Commercial building			✓		
15	Cultural and institutional use (East End Arts Council)		✓			
16	Cultural and institutional use (East End Arts Council)					
17	Commercial building			✓	✓	
18	Commercial building		✓	✓		✓
19	Commercial building		✓	✓		✓
20	Commercial building		✓	✓		✓
21	Recreational use, museum				✓	
22	Commercial building, retail use					
23	Parking lot					

Note: * Includes partially vacant structures.
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.

Table C-3
Land Use By Parcel: Section 129, Block 2

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
11	Community use, multi-story, place of worship					
12	Single-family residence					
13	Commercial building, multi-story, office on the ground floor					
32	Commercial use, bank					
34.1	Commercial building					
Note: * Includes partially vacant structures.						
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.						

Table C-4
Land Use By Parcel: Section 129, Block 3

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
9	Parking lot					
10	Commercial building, multi-story, funeral home					
11	Vacant lot					
12	Commercial building, multi-story, office use				✓	
13	Commercial building, multi-story			✓	✓	
31	Parking lot		✓			
Note: * Includes partially vacant structures.						
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.						

**Table C-5
Land Use By Parcel: Section 129, Block 4**

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
1	Commercial building, multi-story, office on the ground floor					✓
2	Commercial building, multi-story, office on the ground floor					✓
3	Commercial building, retail use		✓			
5.2	Single-family residence		✓		✓	
6.1	Single-family residence		✓			
7	Single-family residence		✓			
8	Single-family residence		✓			
9	Single-family residence		✓			
10.1	Commercial building, multi-story		✓	✓	✓	
10.6	Commercial building, multi-story		✓	✓	✓	
10.7	Vacant lot					
11	Sewage treatment and water pollution control		✓			
12	Commercial building, restaurant use					
13.1	Commercial building, warehouse				✓	
13.2	Commercial building, restaurant use		✓		✓	
14	Parking lot					
15	Commercial building, restaurant use		✓			
17	Commercial building, gas station with minimart					
18.3	Commercial building					✓
19.1	Recreation use, aquarium					
20	Parking lot					
21.1	Marina					
21.2	Parking lot					
Note:		* Includes partially vacant structures.				
Sources:		Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.				

APPENDIX D

Photographs



Exhibit D-1: Looking southeast from the east side of Peconic Avenue toward the waterfront park access road.



Exhibit D-2: Looking northeast toward the east side of Peconic Avenue at several commercial and vacant uses.



Exhibit D-3: Looking east toward the northeast corner of Peconic Avenue near East Main Street at vacant and cultural uses.



Exhibit D-4: Looking southwest toward the corner of East Main Street and Peconic Avenue at commercial uses.



Exhibit D-5: Looking southwest toward the south side of East Main Street at the streetscape, east of Peconic Avenue.



Exhibit D-6: Looking south from a gated alley on the south side of East Main Street toward the waterfront, east of Peconic Avenue.



Exhibit D-7: Looking southeast toward the south side of East Main Street at commercial uses and streetscape.



Exhibit D-8: Looking south toward the south side of East Main Street at commercial uses.



Exhibit D-9: Looking south from the entrance to the parking lot located on the south side of East Main Street toward the waterfront within the southwest portion of the EMSURA.



Exhibit D-10: Looking southwest toward the south side of East Main Street at vacant structures and streetscape.



Exhibit D-11: Looking south toward the south side of East Main Street at vacant structures and commercial uses, west of McDermott Avenue.

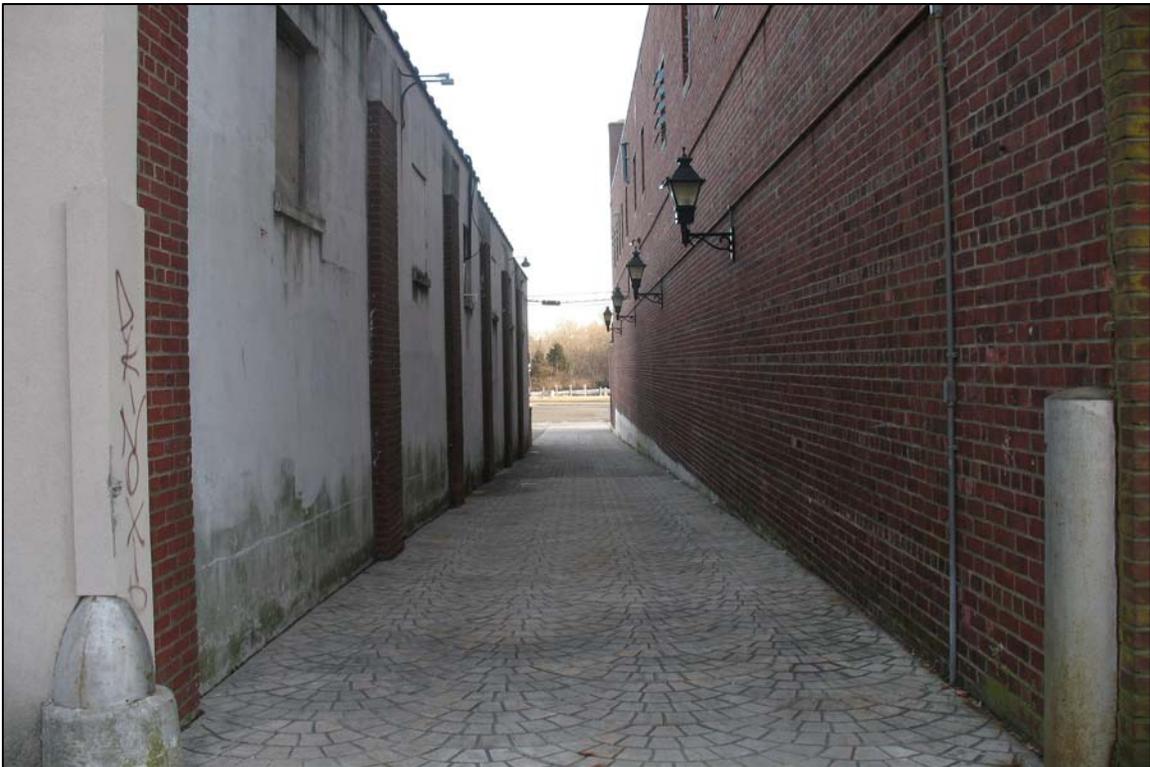


Exhibit D-12: Looking south toward the waterfront, from an alley located on the south side of East Main Street.



Exhibit D-13: Looking southwest from East Avenue toward the south side of East Main Street at the East End Arts Council and streetscape.



Exhibit D-14: Looking south from an alley located within a vacant structure on the south side of East Main Street, just west of the East End Arts Council.



Exhibit D-15: Looking south from a pedestrian path located on the East End Arts Council property on the south side of East Main Street toward the waterfront.



Exhibit D-16: Looking south from an access road on the south side of East Main Street, between the East End Arts Council and the old Sears building, toward the waterfront.



Exhibit D-17: Looking southwest toward the south side of East Main Street at the East End Arts Council and a vacant structure, west of McDermott Avenue.



Exhibit D-18: Looking southwest toward the south side of East Main Street at a recreational use and vacant structures, immediately west of McDermott Avenue.



Exhibit D-19: Looking southeast toward the east side of McDermott Avenue at single-family residences.



Exhibit D-20: Looking east toward the east side of McDermott Avenue at a single-family residence. Proposed for demolition and new construction for a commercial building.



Exhibit D-21: Looking east from the corner of McDermott Avenue and East Main Street, toward the streetscape east of McDermott Avenue.



Exhibit D-22: Looking south toward East Main Street at commercial use, immediately east of McDermott Avenue.



Exhibit D-23: Looking south at an alley on the south side of East Main Street, east of McDermott Avenue.



Exhibit D-24a: Looking south at an alley on the south side of East Main Street, just east of McDermott Avenue.

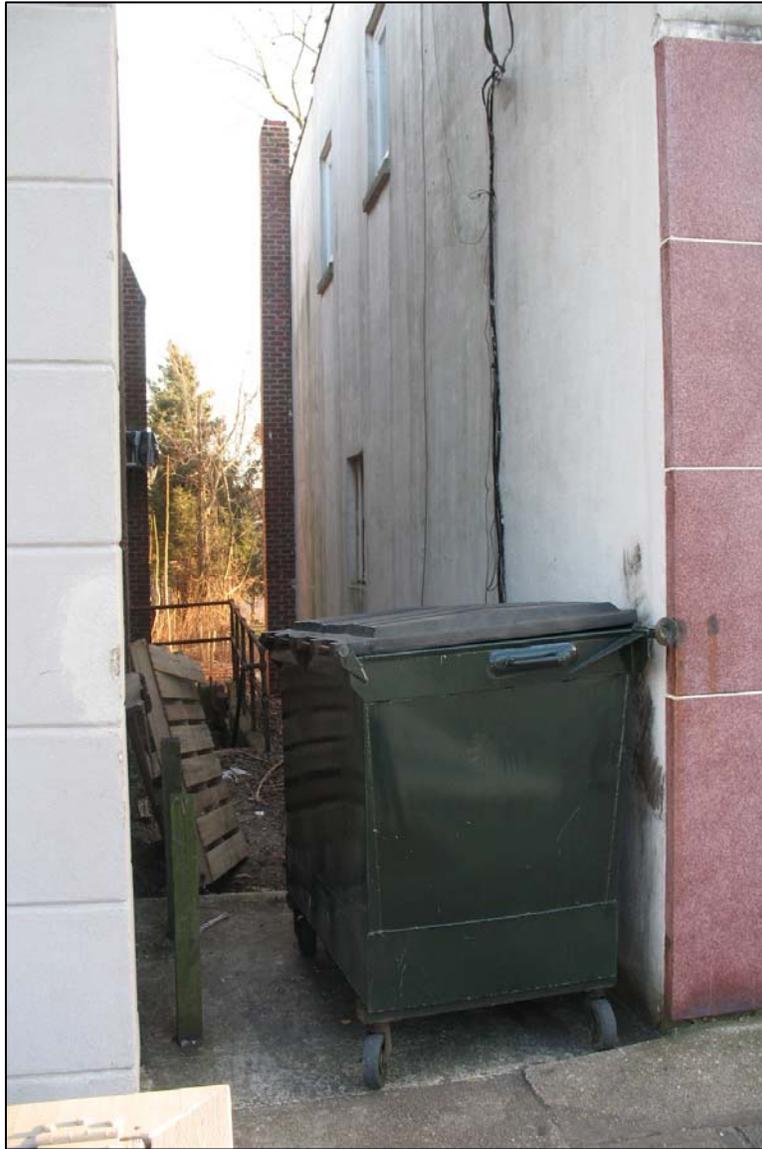


Exhibit D-24b: Looking south at an alley on south side of East Main Street, just east of McDermott Avenue (close-up).



Exhibit D-25: Looking southwest from Maple Avenue toward the south side of East Main Street at commercial uses east of McDermott Avenue.



Exhibit D-26: Looking southwest from Union Avenue toward the south side of East Main Street at commercial uses and streetscape.



Exhibit D-27: Looking south from an alley located on the south side of East Main Street toward the waterfront, east of McDermott Avenue.



Exhibit D-28: Looking west toward the side of a vacant building located north of the waterfront parking lot, east of McDermott Avenue.



Exhibit D-29: Looking south toward East Main Street at a commercial structure, west of an access road/parking lot to the waterfront and east of McDermott Avenue.



Exhibit D-30: Looking south from the south side of East Main Street at an access road/parking lot to the waterfront, east of the Thrift Store.



Exhibit D-31: Looking southeast from the south side of East Main Street toward a commercial structure located across from Union Avenue.



Exhibit D-32: Looking southeast from an access road between two commercial structures toward the waterfront across from Union Avenue.



Exhibit D-33: Looking south toward the western end of a building on the south side of East Main Street across from Union Avenue.



Exhibit D-34: Looking south toward the Atlantis Marine World Aquarium entrance on the south side of East Main Street, just west of the eastern boundary of the EMSURA.



Exhibit D-35: Looking south toward the south side of East Main Street at the easternmost boundary of the EMSURA.



Exhibit D-36: Looking south toward Treasure Cove Resort and Marina entrance at the easternmost boundary of the EMSURA.



Exhibit D-37: Looking east from the north side of East Main Street near the easternmost EMSURA boundary at a parking lot located just east of Ostrander Avenue.



Exhibit D-38: Looking north from the north side of East Main Street at a vacant structure, just west of Ostrander Avenue.



Exhibit D-39: Looking north at a commercial use on the north side of East Main Street, west of Ostrander Avenue.



Exhibit D-40: Looking north from the south side of East Main Street at a funeral home located on the corner of East Main Street and Union Avenue.



Exhibit D-41: Looking northeast from the south side of East Main Street toward the intersection of Union Avenue and East Main Street.



Exhibit D-42: Looking north from the south side of East Main Street at commercial uses east of Maple Avenue.



Exhibit D-43: Looking north from the south side of East Main Street at a strip mall between Union and Maple Avenues.



Exhibit D-44: Looking northwest from the south side of East Main Street at various uses and streetscape, west of Union Avenue.



Exhibit D-45: Looking north from the eastern corner of East Main Street and Maple Avenue at Maple Avenue.



Exhibit D-46: Looking northwest from the eastern corner of East Main Street and Maple Avenue at single-family residences.



Exhibit D-47: Looking northeast from the south side of East Main Street toward the corner of Maple Avenue and East Main Street at a single-family residence.



Exhibit D-48: Looking northwest toward the corner of Maple Avenue and East Main Street at a single-family residence.



Exhibit D-49: Looking north from the south side of East Main Street at Methodist Episcopal Church and a single-family residence located between Maple Avenue and East Avenue.



Exhibit D-50: Looking east from the south side of East Main Street at the Methodist Episcopal Church.



Exhibit D-51: Looking north toward the north side of East Main Street at the Methodist Episcopal Church and parish house, just east of East Avenue



Exhibit D-52: Looking north from the intersection of East Main Street and East Avenue at East Avenue.



Exhibit D-53: Looking north toward the northwest corner of East Avenue and East Main Street at a commercial bank.



Exhibit D-54: Looking north from the south side of East Main Street toward the north side of East Main Street at a commercial use, just west of North Fork Bank.



Exhibit D-55: Looking north from the north side of East Main Street at an alley adjacent to and west of North Fork Bank.



Exhibit D-56: Looking northwest toward the north side of East Main Street at a largely vacant retail strip mall west of East Avenue.



Exhibit D-57: Looking northeast at the western portion of a largely vacant retail strip mall located on north side of East Main Street, west of East Avenue.



Exhibit D-58: Looking north from the north side of East Main Street at an alley adjacent to and east of the Suffolk Theater.



Exhibit D-59: Looking north from the south side of East Main Street at vacant structures and commercial uses, east of the First Congregational Church.



Exhibit D-60: Looking north at an alley between a vacant structure and commercial use on north side of East Main Street, just east of the First Congregational Church.



Exhibit D-61: Looking north from the south side of East Main Street at a commercial use and a portion of the First Congregational Church, just east of Benjamin Place.



Exhibit D-62: Looking north from the corner of East Main Street and Benjamin Place at Benjamin Place.



Exhibit D-63: Looking north from the south side of East Main Street at a vacant structure, just west of Benjamin Place.



Exhibit D-64: Looking northwest toward the north side of East Main Street at the western portion of EMSURA, west of Benjamin Place.



Exhibit D-65: Looking north from the north side of East Main Street at an alley between Eastenders Coffee House and Green Earth retail store on East Main Street.



Exhibit D-66: Looking northeast toward a commercial use on the north side of East Main Street ,west of Benjamin Place.



Exhibit D-67: Looking north from the south side of East Main Street toward a commercial structure and construction site, east of Roanoke Avenue.



Exhibit D-68: Looking north from the south side of East Main Street at commercial uses located on the northwest corner of the EMSURA, just east of Roanoke Avenue.



Exhibit D-69: Looking east from the east side of Roanoke Avenue at the Town of Riverhead's John Lombardi Park.



Exhibit D-70: Looking south toward the south easternmost boundary of the EMSURA.



Exhibit D-71: Looking southeast from the parking lot on the south side of East Main Street toward the waterfront, west of the parking lot access road.



Exhibit D-72: Looking north from the parking lot on the south side of East Main Street and west of the parking lot access road toward the rear entrances of commercial buildings located within the western portion of the EMSURA.



Exhibit D-73: Looking west from the parking lot access road on Peconic Avenue at Peconic Avenue.



Exhibit D-74: Looking southeast from the waterfront park toward the boardwalk along the waterfront, west of McDermott Avenue.



Exhibit D-75: Looking southwest from the major access road into the parking on the south side of East Main Street toward the parking lot and waterfront.

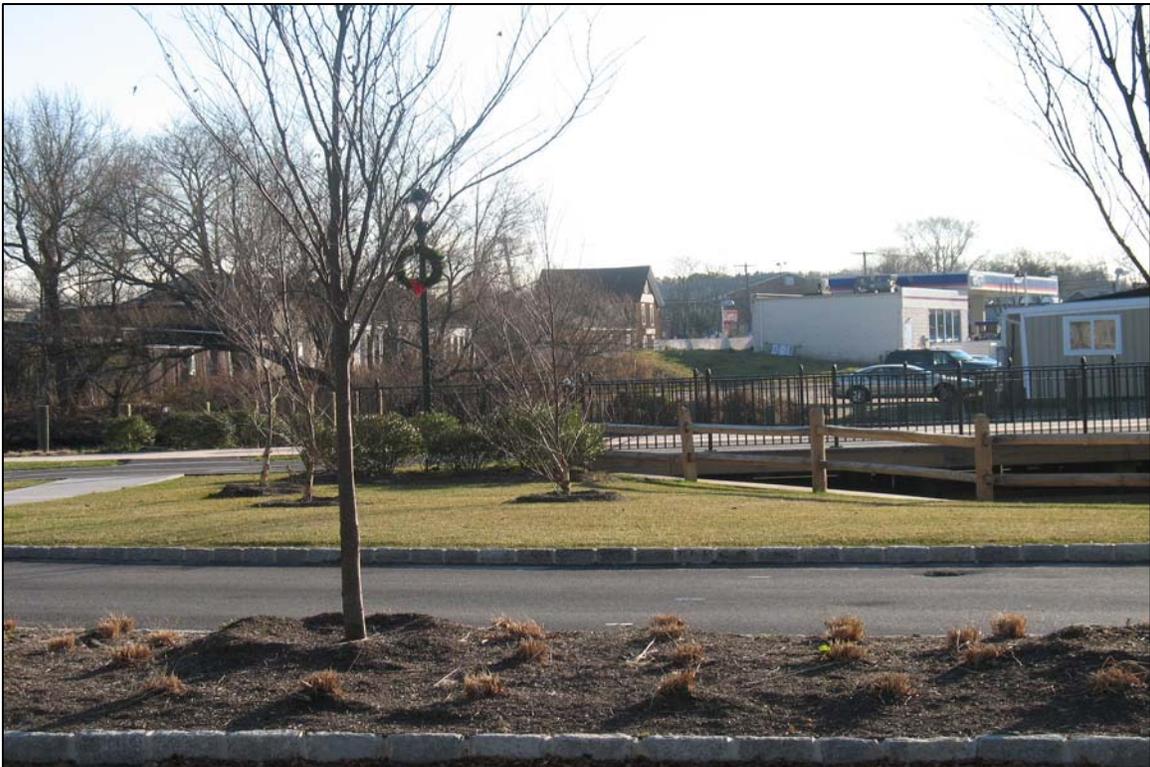


Exhibit D-76: Looking south from the east side of Peconic Avenue toward a pedestrian bridge located on southeastern portion of Peconic Avenue.



Exhibit D-77: Looking northeast from the waterfront toward the rear entrance of buildings that front the south side of East Main Street, west of McDermott Avenue.



Exhibit D-78: Looking north from the south side of the Peconic River toward the waterfront, west of McDermott Avenue.



Exhibit D-80: Looking east from the road/bike path along the waterfront toward the waterfront park within the southeastern portion of the EMSURA.

APPENDIX E

Deteriorated Buildings



Exhibit E-1: A deteriorated building (Tax map number 0600-128-6-86.3) located on the east side of Peconic Avenue, north of the parking lot access road.



Exhibit E-2: Side view of Exhibit E-1 (Tax map number 0600-128-6-86.3) located on the east side of Peconic Avenue, north of the parking lot access road.



Exhibit E-3: Side view of a deteriorated building (Tax map number 0600-128-6-73.1) located on the south side of East Main Street, east of the major access road into the parking lot.



Exhibit E-4: Rear view of a deteriorated building (Tax map number 0600-128-6-75) located on the south side of East Main Street, north of the parking lot within the southwest portion of the EMSURA.



Exhibit E-5: Rear view of a deteriorated building (Tax map number 0600-128-6-77) located on the south side of East Main Street, north of the parking lot within the southwest portion of the EMSURA.



Exhibit E-6: Side view of a deteriorated building (Tax map number 0600-129-1-10) located east of the parking lot access road within the southeast portion of the EMSURA.



Exhibit E-7: Side and rear view of Exhibit E-6 (Tax map number 0600-129-1-10) located east of the parking lot access road within the southeast portion of the EMSURA.



Exhibit E-8: Rear view of deteriorated buildings (Tax map number 0600-129-1-12 and part of 129-1-11) located on the south side of East Main Street, west of McDermott Avenue and north of the parking lot within the southeast portion of the EMSURA.



Exhibit E-9: Side view of a deteriorated building (Tax map number 0600-129-1-17) on the south side of East Main Street, just east of the East End Arts Council.



Exhibit E-10: Side view of a deteriorated building (Tax map number 0600-129-1-21) located on the south side of East Main Street, just west of McDermott Avenue.



Exhibit E-11: Side view of a deteriorated building (Tax map number 0600-129-4-13.1) located west of McDermott Avenue behind structures fronting on East Main Street.



Exhibit E-12: Side view of a deteriorated building (Tax map number 0600-129-4-13.2) located west of the access road/parking lot on the south side of East Main Street, west of McDermott Avenue.



Exhibit E-13: Side view of a deteriorated building (Tax map number 0600-129-4-10.6) located behind the Thrift Store on the south side of East Main Street within the southeast portion of the EMSURA.



Exhibit E-14: A deteriorated building (Tax map number 0600-129-3-13) located on the north side of East Main Street, just west of Ostrander Avenue.



Exhibit E-15: A deteriorated building (Tax map number 0600-129-3-12) located on the north side of East Main Street, just west of Exhibit E-14.



Exhibit E-16: A deteriorated building (Tax map number 0600-129-1-8.2) located on the north side of East Main Street, west of East Avenue.



Exhibit E-17: A view of the eastern portion of Exhibit E-17(Tax map number 0600-129-1-8.2) located on the north side of East Main Street, west of East Avenue.