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***Full Environmental Assessment Form***  
***Part 1 - Project and Setting***

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Town of Riverhead Downtown Revitalization Projects		
Project Location (describe, and attach a general location map): Various sites located at East Main Street; Heidi Behr Way/Peconic River Water Front Park; First Street;Roanoke Ave. Griffing Ave Riverhead, NY See Map		
Brief Description of Proposed Action (include purpose or need): The proposed developments serve improve public access to the Peconic River and stimulate cultural, recreational, and commercial development The proposed developments are needed to improve the Main Street area through increased public awareness of the Riverfront, improved public safety, flood attenuation, storm resiliency, historic building preservation and educational opportunities within an Urban Renewal Area. The Proposed Action will be developed as a phased project in three (3) phases as described in the attached Narrative.		
Name of Applicant/Sponsor: Town of Riverhead Town Board		Telephone: 631-727-3200 E-Mail:
Address: Town Hall at 4-West Second Street		
City/PO: Riverhead		State: NY      Zip Code: 11901
Project Contact (if not same as sponsor; give name and title/role): Dawn Thomas, Esq. Administrator Dept. of Economic Development, Planning & Building		Telephone: 631-727-3200 ex. 287 E-Mail: thomas@townofriverheadny.gov
Address: 4 West Second Street		
City/PO: Riverhead		State: NY      Zip Code: 11901
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:		State:      Zip Code:

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Site Plan	October 2024
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Riverhead Sewer District, Riverhead Water District	March-2025
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Suffolk County Health Dept- sewer and water	March-2025
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	See Attached List of agencies & approvals	January-2025
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC, NYSDOS, GOSR	February-2025
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	US Army Corp of Engineers	January-2025
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the  Yes  No only approval(s) which must be granted to enable the proposed action to proceed?

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)

If Yes, identify the plan(s):

Urban Renewal Area-Brownfield Opportunity Area and Local Downtown Historic District

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan,  Yes  No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Downtown Center 1 (DC-1) and Downtown Center 2 (DC-2) Riverhead Waterfront Overlay District, Railroad Avenue Urban renewal Overlay District (TOD)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? NA

### C.4. Existing community services.

a. In what school district is the project site located? Riverhead Central School District

b. What police or other public protection forces serve the project site?  
Riverhead Town Police

c. Which fire protection and emergency medical services serve the project site?  
Riverhead Volunteer Ambulance, Riverhead Volunteer Fire Department

d. What parks serve the project site?  
Grangabel Park; Peconic Riverfront Park; Riverhead Town Square; John Lombardi Memorial Park

## D. Project Details

### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Uses: Commercial, recreational, tourist (hotel), cultural, educational, residential.

b. a. Total acreage of the site of the proposed action? +/- 12 max acres  
b. Total acreage to be physically disturbed? +/- 12 max acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-11.5 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_ 3  
• Anticipated commencement date of phase 1 (including demolition) May month 2025 year  
• Anticipated completion date of final phase Jun month 2026 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

The Phases are related by available funding and final plan development. The relationship among projects has been reviewed and adjusted for fire and emergency access, increased land elevation changes for flood attenuation and general infrastructure improvements to serve proposed Phases 1-3.

<p>f. Does the project include new residential uses? If Yes, show numbers of units proposed.</p> <table border="0"> <tr> <td><u>One Family</u></td> <td><u>Two Family</u></td> <td><u>Three Family</u></td> <td><u>Multiple Family (four or more)</u></td> </tr> <tr> <td>Initial Phase</td> <td></td> <td></td> <td>12 condos</td> </tr> <tr> <td>At completion of all phases</td> <td></td> <td></td> <td>24 condos 278 apartments</td> </tr> </table>				<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase			12 condos	At completion of all phases			24 condos 278 apartments	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>													
Initial Phase			12 condos													
At completion of all phases			24 condos 278 apartments													
<p>g. Does the proposed action include new non-residential construction (including expansions)? If Yes,</p> <ol style="list-style-type: none"> <li>Total number of structures <u>5-structures</u></li> <li>Dimensions (in feet) of largest proposed structure: <u>50</u> height; <u>      </u> width; and <u>      </u> length</li> <li>Approximate extent of building space to be heated or cooled: <u>      </u> square feet</li> </ol>					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No											
<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? If Yes,</p> <ol style="list-style-type: none"> <li>Purpose of the impoundment: <u>During storm/flood events an Amphitheater and Town Sq areas are designed to temporarily detain water</u></li> <li>If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input checked="" type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</li> <li>If other than water, identify the type of impounded/contained liquids and their source.</li> <li>Approximate size of the proposed impoundment. Volume: <u>      </u> million gallons; surface area: <u>      </u> acres</li> <li>Dimensions of the proposed dam or impounding structure: <u>      </u> height; <u>      </u> length</li> <li>Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>concrete</u></li> </ol>					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No											
<p><b>D.2. Project Operations</b></p> <p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p>If Yes:</p> <ol style="list-style-type: none"> <li>What is the purpose of the excavation or dredging? _____</li> <li>How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? <ul style="list-style-type: none"> <li>Volume (specify tons or cubic yards): _____</li> <li>Over what duration of time? _____</li> </ul> </li> <li>Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____</li> <li>Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe. _____</li> <li>What is the total area to be dredged or excavated? <u>      </u> acres</li> <li>What is the maximum area to be worked at any one time? <u>      </u> acres</li> <li>What would be the maximum depth of excavation or dredging? <u>      </u> feet</li> <li>Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>Summarize site reclamation goals and plan: _____ _____</li> </ol>																
<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? If Yes:</p> <ol style="list-style-type: none"> <li>Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Peconic River - existing adjacent area is dominated by paved parking fields. No native vegetated areas or natural shorelines will be impacted. This segment of the Peconic River and estuary is bulkheaded.</u></li> </ol>						<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

The proposed Rowing Facility is a floating facility similar to a floating dock-the square foot area of the Rowing Facility is approximately 24 feet in length x 16 feet width :384 SF where rowing shells will be stored using stacks. East End Rowing - a membership club will operate and maintain the facility.

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

• acres of aquatic vegetation proposed to be removed: \_\_\_\_\_

• expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_

• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_

• proposed method of plant removal: \_\_\_\_\_

• if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

• Name of district or service area: Riverhead Water District

• Does the existing public water supply have capacity to serve the proposal?  Yes  No

• Is the project site in the existing district?  Yes  No

• Is expansion of the district needed?  Yes  No

• Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

Water mains, hydrants, valves as required for upgrading existing water supply infrastructure as needed for the projects. Capacity is available.

• Source(s) of supply for the district: Sole Source Aquifer-various Town of Riverhead Well Sites/Storage Tanks/Pump Stations

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

• Applicant/sponsor for new district: \_\_\_\_\_

• Date application submitted or anticipated: \_\_\_\_\_

• Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

• Name of wastewater treatment plant to be used: Riverhead Sewage Treatment Plant

• Name of district: Town of Riverhead Sewer District

• Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No

• Is the project site in the existing district?  Yes  No

• Is expansion of the district needed?  Yes  No

<ul style="list-style-type: none"> <li>Do existing sewer lines serve the project site?</li> <li>Will a line extension within an existing district be necessary to serve the project?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>Describe extensions or capacity expansions proposed to serve this project: _____          minor extensions capable of managing 35,000 gpd from the new hotel/condo buildings and 278 unit mixed use apartments capable of 42,000 GPD will be needed to connect to the Riverhead Sewer District - pipe size and improvements to existing collection system TBD</li> </ul>	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>Applicant/sponsor for new district: _____</li> <li>Date application submitted or anticipated: _____</li> <li>What is the receiving water for the wastewater discharge? _____</li> </ul>	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	
If Yes: <ul style="list-style-type: none"> <li>How much impervious surface will the project create in relation to total size of project parcel?           <ul style="list-style-type: none"> <li>_____ Square feet or <u>+/-8.0</u> acres (impervious surface)</li> <li>_____ Square feet or <u>+/-12</u> acres (parcel size)</li> </ul> </li> <li>Describe types of new point sources. <u>Parking Garage, Parking areas to serve condominium and hotels; adaptive park and amphitheater</u></li> </ul>	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?	
On site recharge to groundwater via leaching pools-Town Square Adaptive Park and Amphitheater are designed to provide and enhance stormwater management along the Peconic River and for flood attenuation.	
• If to surface waters, identify receiving water bodies or wetlands: _____ _____	
• Will stormwater runoff flow to adjacent properties?	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?	
If Yes, identify: <ul style="list-style-type: none"> <li>Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  <u>Construction vehicles, trucks, excavators misc. heavy equipment</u></li> <li>Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  <u>on-site C&amp;D (concrete brick) crusher</u></li> <li>Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</li> </ul>	
No _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Federal Clean Air Act Title IV or Title V Permit?	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> <li>_____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>_____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>_____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>_____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>_____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>_____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ol style="list-style-type: none"> <li>Estimate methane generation in tons/year (metric): _____</li> <li>Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</li> </ol>
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ol style="list-style-type: none"> <li>When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input checked="" type="checkbox"/> Randomly between hours of <u>7:00 am</u> to <u>4:00 pm</u>.</li> <li>For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ Minor and temporary traffic impacts may be experienced during construction activities; construction planning and traffic controls will mitigate disruption.</li> <li>Parking spaces: Existing <u>2,881</u> Proposed <u>2,800</u> Net increase/decrease _____ decreased by 1</li> <li>Does the proposed action include any shared use parking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Realignment of local roadways for improved traffic flow and emergency response required for new development-see attached</u></li> <li>Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> </ol>
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ol style="list-style-type: none"> <li>Estimate annual electricity demand during operation of the proposed action: _____</li> <li>Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>PSEG Long Island - LIPA(electricity) and Key Span (natural gas)</u></li> <li>Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ol>
<p>l. Hours of operation. Answer all items which apply.</p> <ol style="list-style-type: none"> <li>During Construction: <ul style="list-style-type: none"> <li>Monday - Friday: <u>7:00 am-4:30 PM</u></li> <li>Saturday: <u>8:00 AM-2:00 PM</u></li> <li>Sunday: <u>None</u></li> <li>Holidays: <u>None</u></li> </ul> </li> <li>During Operations: <ul style="list-style-type: none"> <li>Monday - Friday: <u>8:00 AM-10:00 PM</u></li> <li>Saturday: <u>8:00 AM-10:00 PM</u></li> <li>Sunday: <u>8:00 AM-10:00 PM</u></li> <li>Holidays: <u>8:00 AM-10:00 PM</u></li> </ul> </li> </ol>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	<u>Temporary - ambient noise levels are expected to increase between 7:00 AM and 4:00 PM due to construction equipment and general construction activities common with heavy construction required for the First Street Parking Garage and to a lesser extent for the other projects.</u>
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	<u>All lighting will comply with the Town of Riverhead Dark Skies requirements, unless special security or safety requirements must be complied with.</u>
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Product(s) to be stored _____	
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	
iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	<ul style="list-style-type: none"> <li>• Construction: _____ 150 tons per _____ month misc/see attac (unit of time)</li> <li>• Operation: _____ 10-20 tons per _____ all projects/month (unit of time)</li> </ul>
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	<ul style="list-style-type: none"> <li>• Construction: <u>source separation of construction C&amp;D</u></li> <li>• Operation: <u>Riverhead SWMP requires residential generated recycling of comingled plastic/metals and paper/cardboard</u></li> </ul>
iii. Proposed disposal methods/facilities for solid waste generated on-site:	<ul style="list-style-type: none"> <li>• Construction: <u>NYSDEC Part 360 Approved C&amp;D facilities -TBD</u></li> <li>• Operation: <u>NYSDEC Part 360 Approved recycling facilities and municipal solid waste facilities-TBD</u></li> </ul>

s. Does the proposed action include construction or modification of a solid waste management facility? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____	
ii. Anticipated rate of disposal/processing:	<ul style="list-style-type: none"> <li>• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or</li> <li>• _____ Tons/hour, if combustion or thermal treatment</li> </ul>
iii. If landfill, anticipated site life: _____ years	
t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____	
ii. Generally describe processes or activities involving hazardous wastes or constituents: _____	
iii. Specify amount to be handled or generated _____ tons/month	
iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____	
v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: provide name and location of facility: _____	
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____	

## E. Site and Setting of Proposed Action

### E.1. Land uses on and surrounding the project site

#### a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:

The area is a mix of typical uses of a commercial downtown area that services a suburban and rural community. Uses include retail stores, restaurants, boutique hotel (- 50 rooms) aquarium, hotel (+50 rooms) marina, single residential & multifamily dwellings (apartments) parks, paved surface parking

#### b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	+/- 10	+/- 8.0	-2.0
• Forested	None	None	None
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	None	None	None
• Agricultural (includes active orchards, field, greenhouse etc.)	None	None	None
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	None	None	None
• Non-vegetated (bare rock, earth or fill)	None	None	None
• Other Describe: <u>Lawn/landscapes</u>	1.0	3.0	+2.0

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: <u>Recreational uses include boating, fishing and passive (picnic) uses along the Peconic River Park</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: <hr/> <hr/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Dam's existing hazard classification: _____ ii. Provide date and summarize results of last inspection: <hr/> <hr/>	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: <hr/> <hr/>	
iii. Describe any development constraints due to the prior solid waste activities: <hr/> <hr/>	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: <hr/> <hr/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database _____ Provide DEC ID number(s): <u>see attached Appendix 7</u> <input type="checkbox"/> Yes – Environmental Site Remediation database _____ Provide DEC ID number(s): <u>see attached Appendix 7</u> <input type="checkbox"/> Neither database _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. If site has been subject of RCRA corrective activities, describe control measures: <hr/> <hr/>	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): <u>see attached Appendix 7</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <hr/> <hr/>	

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Explain: _____</li> </ul>		
NYSDEC Environmental Site Remediation database identified the nearest site as Riverhead Hortonshore # 152216, River Road, Riverhead, located more than 1-mile from the nearest proposed development. see attached Appendix 7 for details.		
<b>E.2. Natural Resources On or Near Project Site</b>		
a. What is the average depth to bedrock on the project site? _____ 800 feet		
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %		
d. What is the average depth to the water table on the project site? Average: _____ 5-15 feet		
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input checked="" type="checkbox"/> Moderately Well Drained: _____ 100 % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 85 % of site <input checked="" type="checkbox"/> 10-15%: _____ 15 % of site <input type="checkbox"/> 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____		
h. Surface water features.		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either i or ii, continue. If No, skip to E.2.i.		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		
<ul style="list-style-type: none"> <li>• Streams: Name Peconic River Classification _____</li> <li>• Lakes or Ponds: Name _____ Classification _____</li> <li>• Wetlands: Name _____ Approximate Size _____</li> <li>• Wetland No. (if regulated by DEC) _____</li> </ul>		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		
i. Is the project site in a designated Floodway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No		
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Name of aquifer: Long Island Sole Source Aquifer- _____		

m. Identify the predominant wildlife species that occupy or use the project site:	wrens, ice, rats, crows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Misc urban wildlife-grey squirrel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
shore birds: seagulls, brant, mallards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Does the project site contain a designated significant natural community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:			
i. Describe the habitat/community (composition, function, and basis for designation):	<hr/>		
ii. Source(s) of description or evaluation:	<hr/>		
iii. Extent of community/habitat:			
• Currently:	<hr/>	acres	
• Following completion of project as proposed:	<hr/>	acres	
• Gain or loss (indicate + or -):	<hr/>	acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:			
i. Species and listing (endangered or threatened):	<hr/> <hr/>		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:			
i. Species and listing:	<hr/> <hr/>		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use:	<hr/>		
Recreational fishing and boating - access to the Peconic Bay	<hr/>		
<b>E.3. Designated Public Resources On or Near Project Site</b>			
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number:	<hr/>		
b. Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site?	<hr/>		
ii. Source(s) of soil rating(s):	<hr/>		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:			
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	<hr/>		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	<hr/> <hr/>		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:			
i. CEA name:	<hr/>		
ii. Basis for designation:	<hr/>		
iii. Designating agency and date:	<hr/>		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: See Appendix 10	
iii. Brief description of attributes on which listing is based: See Appendix 10	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s):	
ii. Basis for identification:	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource:	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	
iii. Distance between project and resource:	miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation:	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

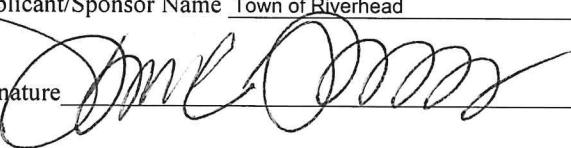
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Riverhead

Date 12/17/24

Signature 

Title Admin. Dept of Eco Dev, Planning & Bldg

**TITLE PAGE**

**Town of Riverhead**

**Downtown Revitalization Project**

**Sponsor:**

Town of Riverhead Town Board  
4 West Second Street  
Riverhead, NY 11901  
Contact: c/o Dawn Thomas, Esq.  
631-727-3200 ext. 287

**Date:**

December 17, 2024

**SEQRA Classification:**  
Type One Action

**Full Environmental Assessment Form: Part One**  
**&**  
**Narrative**

## Riverhead Downtown Revitalization

### SEQRA Full Environmental Assessment Form: Part One Narrative

#### *Section I.0: Introduction: Description of Action & Background*

##### *I-1 Purpose & Need*

The Town of Riverhead Town Board and Community Development Agency have developed plans for downtown Riverhead to achieve goals previously identified by prior studies and significant public involvement. The general goals to eliminate urban blight and revitalize the downtown region are listed as follows:

Improve public access to the downtown area and Peconic River waterfront.

Induce development opportunities and implementation that are consistent with New York State Department of State Coastal Management Policies, June 2017.

Implement flood mitigation and improve stormwater management control measures.

Improve public safety.

Improve parking availability.

Enhance walkability and encourage pedestrian traffic.

Encourage public awareness and support for historic preservation within the downtown historic district and waterfront resources.

Improve cultural programs and diverse cultural activities by providing public space.

Improve educational opportunities.

Improve vehicular traffic circulation.

Stimulate economic development and enhance economic stability.

Provide measured development of multi-family residential units.

Increase utilization of the downtown area through tourism.

Improve recreational opportunities.

Enhance opportunities for commercial investment.

Improve and expand public access to municipal utilities.

To develop architectural and planning standards for the downtown community character and identity.

Provide residential dwellings through sustainable mixed-use development.

Provide hotel space for visitors.

### ***1-2 State Environmental Quality Review Act (SEQRA)***

The proposed downtown renewal programs are primarily funded by public grant monies that have been procured through the Town of Riverhead Community Development Agency.

The environmental review of the proposed downtown redevelopment programs is being conducted pursuant to the New York State Environmental Quality Review Act (SEQRA) as described in 6NYCRR Part 617 and pursuant to Town of Riverhead Town Code Chapter 225 Environmental Quality Review.

The overall redevelopment plan encompasses more than 10 acres that will experience various degrees of disturbance. Pursuant to Part 617.4(b) (6)- a project that involves physical alteration of 10 acres, is designated as a Type-1 Action.

The Town Code classifies the action as Type 1 as specifically described under Chapter 225-11 (1) *Motel and hotel complexes of 20 units or greater.*

*(5) Parking facilities or other facilities with an associated parking area where the total number of parking spaces is 50 spaces or greater.*

*(10) Actions involving commercial or multifamily use within a Town of Riverhead Historic District or located within 500 feet of a Town of Riverhead Historic District boundary.*

Under SEQRA procedures, all Type 1 Actions require the sponsor to complete the Full Environmental Assessment Form (FEAF) and coordinate the environmental review with the Involved Agencies (those agencies that have jurisdictional responsibility to issue project decisions, permits and approvals).

Based on the diversity of the types of downtown projects proposed by the Town, available funds, and a mixture of construction schedules, the Town Board as the Project Sponsor will use the FEA-F-Part 1 and supplemental Narrative as an appropriate method to initiate the SEQRA review and make a Determination of Significance. The Determination of Significance will result in either additional environmental assessment through preparation of a Generic Environmental Impact Statement (GEIS) if the review results in a Positive Declaration; or if no significant adverse impacts are generated, a Negative Declaration may be issued.

A Generic Environmental Impact Statement (GEIS) is a type of EIS that is typically used to consider broad-based actions or related groups of actions that agencies may approve, fund, or directly undertake.<sup>1</sup>

This FEA-F Narrative will identify and broadly analyze the cumulative impact potential for the collective actions, evaluate options to avoid, minimize or mitigate impacts while likewise identifying important significant features, patterns and characteristics that are relevant and interrelated within the study area.

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<sup>1</sup> SEQRA Handbook, 4<sup>th</sup> edition.

This FEA-F Narrative will assess impact potential and recommend mitigation if necessary. The Narrative will provide a guide for sound environmental decisions.

Additionally, the projects are proposed as a Phased development, located within the same general geographic area, whereby individual SEQRA project reviews would not be an appropriate method of analysis for the “Whole Action.”

The proposed Action is described as a Multi-phased Development. The Phases are tentatively identified as:

Phase 1

- Upper Town Square
- Lower Town Square, Adaptive Playground, & Streetscape
- Science Museum Building Acquisition with development to be determined
- Mixed Use: 12-Unit Condominium and 72-Room Boutique Hotel within a single multistory building
- Amphitheater/East End Arts

Phase 2

- First Street Parking Garage (approximately 500 spaces)
- Connectivity/Complete Streets on East Main Street; Roanoke Avenue and Griffing Avenue

Phase 3

- Rowing Facility at the Peconic River waterfront
- West Marine Building Redevelopment (use to be determined).
- Railroad Avenue Urban Renewal Area Overlay District (Transit Oriented Overlay District) Projects

*1-3 Relevant Background*

In March of 2023, the Riverhead Town Board adopted Article XLIVA- Downtown Riverfront Overlay District (Chapter 301-221) into the Town Code. The purpose and intent of this Chapter is to improve the public welfare and economically challenges historically problematic for the downtown area. The complete Chapter 301-221 is included as an appendix to this Narrative, and a summary of the Code is stated below.

Downtown Riverhead sits along the Peconic River and is comprised of a compact, diverse, mixed-use commercial/residential neighborhood that is the gateway to Long Island's East End tourist region. The downtown contains a concentration of commercial and residential uses and is near other regional employment, tourism, and commercial centers.

The most unique feature of the downtown area, and its most underutilized asset, is the Peconic River. Although Riverhead is the county seat of Suffolk County, the downtown riverfront district has suffered from years of decline, disinvestment, crime, and blight, causing a high vacancy rate approaching 50%, which was exacerbated by the COVID-19 pandemic.

The downtown does not share in the relative prosperity of other East End communities and, in fact, residents and businesses struggle to make ends meet in a region where the cost of living is among the highest in the country.

The northern portion of downtown contains a mix of cultural, commercial, office, residential and institutional uses. The northwest portion includes offices, the public library, a historical museum, single-family residences, small retail, and institutional uses such as the Suffolk County Court and parking for the railroad and courts.

The northeast portion is developed with residential uses, and the downtown area includes restaurants, retail, offices, workforce and affordable apartments, the Suffolk County Community College Culinary Arts Center, as well as attractions such as Riverfront Park, Grangebel Park, Long Island Aquarium, Suffolk Theater, and the Vail-Leavitt Music Hall.

The surrounding land uses include the Long Island Railroad, Polish Town Civic Association's event pavilion, a railroad museum, Roanoke Avenue Elementary School, Riverhead Fire Department, the Polish Town business district, including restaurants and single- and two-family residences.

#### *1-4 Historical Studies*

The Town of Riverhead has spent years attempting to spark revitalization efforts and has completed many plans that analyze the specific problems and potential of Downtown Riverhead. For a variety of reasons, including the lack of funding and professional assistance required for implementation, the goals of these previous plans have not yet been fully realized. Town of Riverhead revitalization plans include:

Town of Riverhead East Main Street Urban Renewal Area Plan (1993).

The Analysis of the Opportunity for the Revitalization of the Main Street Corridor - Yeiser, Tkacik and Associates (1993).

The Vision Plan for Downtown Riverhead - Gary Jacquemin, AIA (1995).

Town of Riverhead Urban Renewal Plan Railroad Street Corridor (1997).

The Revitalization Strategy for Downtown Riverhead - Abeles Phillips Preiss & Shapiro (2000).

Town of Riverhead Comprehensive Plan - Abeles Phillips Preiss & Shapiro (2003).

Town of Riverhead East Main Street Urban Renewal Area Plan - AKRF (2008 update).

Peconic River/Route 25 Corridor Step II Brownfield Opportunity Area Nomination Study (BOA) - Nelson, Pope & Voorhis (2016). Peconic River/Route 25 Corridor Step II Brownfield Opportunity Area Creative Placemaking Supplement (2016).

Riverhead Strategic Parking Plan - Sam Schwartz (January 2020).

Transit Oriented Development Plan for the Railroad Avenue Urban Renewal Area - Nelson, Pope & Voorhis (October 2020)

Downtown Riverhead Pattern Book - Urban Design Associates (January 2021).

Railroad Street TOD Development - Request for Qualifications - Nelson, Pope & Voorhis (March 2021).

Town Square Design - Public Participation Process - Urban Design Associates (Preliminary Analysis July 2021).

Benefit Cost Analysis for Town Square and TOD - Dr. Martin R. Cantor, CPA (June 2021).

Army Corps of Engineers - Flood Plain Management Services Preliminary Analysis (July 2021).

Riverhead Town Square Market Analysis - Streetsense (August 2021)

Town of Riverhead Affordable Housing Demand Analysis Summary - AKRF (August 2021).

Draft/Final Environmental Impact Statement-203-213 East Main Street and SEQRA Findings Statement (2023-2024).

Although Downtown Riverhead has seen the beginnings of a new vibrancy in recent years with the new mixed-use commercial and affordable/workforce residential developments, construction of a world-class aquarium and Hyatt Conference Center and Hotel, the reopening of the Suffolk Theater, a healthy arts council, the new Preston House & Hotel and restaurant, as well as numerous popular restaurants and businesses, there are still blighted and underutilized properties flanking these improvements, along with many other obstacles to overcome to realize full revitalization.

These challenges include a high rate of commercial vacancies 50% and abandoned properties; the need for improved pedestrian environment, including better public access and views to the Peconic River; parking issues; Peconic River/ Estuary water quality; the need for wayfinding signage at gateways and throughout the downtown area; the need to overcome a negative image with a rebranding effort; homelessness; increasing crime; aggressive panhandling; retail sale of drug paraphernalia; loitering for the purpose of selling drugs; and interference with trash receptacles and fountains.

Consistent with the recommendations of the Town Square Discovery Process, in 2020, the Town purchased three buildings on Main Street to create a new Town Square to connect East Main Street to the riverfront area and to create a new public space for the community.

The Town demolished two of the buildings to make way for the new Town Square.

To better define the downtown target area, the Town established boundaries for an overlay district. The boundaries of the overlay district are shown on the map entitled the "Downtown Riverfront Overlay Map, Town of Riverhead, Suffolk County, New York," adopted by the Town Board and made a part of the Town Code. The map is on file in the Town Clerk's office.

Where uncertainty existed with respect to the boundaries of the aforesaid district on the map, the Town adopted the following rules:

Required that Design Associates create a Downtown Riverfront Activation Plan, which plans for an activated, family-friendly riverfront. The plan included the creation of the Town Square, which serves as a public space and access to the building that housed the former Long Island Science Center and Planetarium, outdoor educational and environmental sculptures, a splash pad, and adaptive playground for children of all abilities and an accessible river walk.

In 2022, the Town was awarded a \$10,000,000 Downtown Revitalization Initiative (DRI) grant for the purpose of catalyzing the planned development of the Town Square, the Transit Oriented Development, the Long Island Science Center and the Suffolk Theater as a family friendly tourist and community destination. These projects represent the collective public opinion and the determinations of the DRI Local Planning Committee, derived after numerous public engagement opportunities, of how Downtown Riverhead should be redeveloped and that its direction, particularly because there is an existing aquarium, science center and future planetarium, should be toward family-friendly activities.

It is noteworthy that the Town of Southampton has targeted the Hamlet of Riverside (located on the southside of the Peconic River, near Riverhead's Downtown) for redevelopment. These revitalization efforts are based on Southampton's 2015 Riverside Revitalization Action Plan (RRAP). The RRAP recommended zoning changes to incentivize private and municipal investment within the Hamlet. Southampton adopted many of the RAAP recommendations and has begun their implementation. Major development on the southside of the Peconic River are anticipated to significantly influence Riverhead's Downtown region with respect to municipal services, traffic at Peconic Avenue and the "Traffic Circle," changes in population density and similar growth inducing impact potential. Additional information can be found at [www.southamptonny.gov](http://www.southamptonny.gov)

Furthermore, Riverhead's flood mitigation planning will address local flooding currently experienced near Hedi Behr Way and improve water quality of the Peconic River and estuary. As a result of the flood mitigation plans, tidal wetlands and undeveloped parcels located along the River's shoreline in Southampton are not anticipated to experience significant changes. Overall downtown improvements on the southside of Main Street will alter the vistas along the northside of the River that are currently experienced.

### *1-5 Locations*

The primary location of the proposed development projects is the main area of the Downtown region, north of East Main Street, from Roanoke Avenue to East Avenue and south of East Main Street within proximity of the Peconic River waterfront. Revitalization goals of the Town have centered around increasing public access, awareness, use and visibility of the riverfront. The bulk of this area is dominated by the surface parking fields positioned behind the storefronts along the south side of Main Street. The initial project, Riverhead's Town Square, required acquisition of a former retail store, which was demolished to prepare the site for its long-term development as the gateway to the waterfront. This strategic planning opened the vista from Main Street to the River, and because the Town Square site is centrally located on the south side of Main Street, opposite the Suffolk Theater, provides the anchor on which further developments are tied to.

The Town Square will be developed as an Upper and Lower Town Square, terraced with landscaped public space from Main Street and sloping down towards the Peconic River. Planned developments compatible with the Town Square and integrated with the site are developments that complement the public space and are engineered components to the overall Flood Mitigation Plan. The development parcels are adjacent to each other and to the Town Square with a total combined area of 6.55 acres, including the 4.174 acres of existing paved parking lots located adjacent to Heidi Behr Way. The proposed developments are described as:

- *Upper and Lower Town Square, Children's Adaptive Playground and Splash Pad:*  
Parcels SSTM # 600-129-01-12 (0.235 acres) and SSTM # 600-129-01-13 (0.179 acres).
- *Proposed Five Story Hotel, Restaurant, Retail Shops and Condominium Project:*  
Parcels SSTM # 600-129-01-13 (0.179 acres) and SSTM # 600-129-01-14 (0.437 acres) located adjacent to and east of the Town Square.
- *Proposed Amphitheater with Flood Mitigation Project:*  
Parcels SSTM # 600-129-01-12 (0.235 acres), 600-129-01-13 (0.179 acres) and SSTM # 128-06-86.1 (4.174 acres) located at, east and south of the Town Square.
- *East End Arts Facility Building Relocation and Re-Grading Project:*  
Parcels SSTM # 129-01-15 (0.64 acres) and SSTM # 600-129-01-16 (0.581 acres) located east of the Town Square and east of and adjacent to the proposed Hotel and Condominium site.
- *Procurement and Reuse of the Former Science Museum:*  
Parcel SSTM # 600-129-01-11 (0.276 acres) located west and adjacent to the Upper and Lower Town Square.
- *First Street Parking Garage, Police Sub-Station, with Improvements to Existing Parking Field & First Street - Roanoke Avenue to East Avenue.*  
Parcel SSTM # 600-128-06-66.4 (4.153 acres). To replace lost parking spaces and address future parking needs, a new three-level parking garage will be constructed at First Street, located on the north side of Main Street, on a parcel currently used for parking. First Street will be improved from Roanoke Avenue to East Avenue with curbs, sidewalks, and street trees to provide better road definition. The garage will house a new Riverhead Police sub-station.
- *Rowing Facility Project:*  
The facility is a floating platform used to store rowing shells in racks. It will be attached to the bulkheading along the Peconic River and operated by East End Rowing Club. The proposed location is south of the Town Square.
- *Main Street Streetscaping:*  
Sections of East Main Street will be narrowed as a method of traffic calming. Pedestrian crosswalks will be lit at select crossovers, improved lighting compliant with the Town's Dark Skies initiative and security cameras will be added. Existing overhead utilities and utilities required for future developments will be placed underground. Street trees will be added along the Main Street walkways and specie selections will be integrated with the tree varieties selected for the Town Square. Existing sidewalks along Main Street will be widened to better accommodate pedestrian traffic, and where appropriate

outdoor signage boards and seating. Existing parking stalls that parallel Main Street will be re-striped and signed to permit passenger “drop offs” and other parking restrictions.

For the immediate Main Street area, with developments on the south side and north side of Main Street, the total area of the project parcels is 10.675 acres.

- *Mixed-use Residential-Commercial Facilities-Railroad Avenue Urban Renewal Area Overlay/Transportation Overlay District:*  
Parcel SCTM# 600-128-03-01 through 11. The area of these parcels is approximately 2.07 acres. The project developer, RxR-GGV has proposed construction of a mix-use commercial and residential apartment complex in the overlay district. The site is a block of parcels located south of the Long Island Railroad tracks and Riverhead Train Station, at Osborn Avenue and Railroad Avenue and Court Street and Cedar Avenue. The number of units proposed is 278, plus retail and commercial space on the first floor of the five-story complex. There is potential a second site could be developed for a parking garage at SCTM # 600-128-05-02 and 01. The parcel is located along the east side of Griffing Avenue and south side of Railroad Avenue. The purpose of including the project in the downtown assessment is to acknowledge potential mixed-use development and potential parking structure. The parking for the development was analyzed by Sam Schwartz, consultants that assessed parking for the downtown improvement projects. For purposes of evaluating municipal infrastructure needs, the 278 units are estimated to generate 42,000 GPD of wastewater and an estimated daily use of 50,000 GPD of potable water. Commercial wet and dry uses will need further evaluation once the uses have been refined. The developer's description of the project offered during a public presentation is included as Appendix A-12.

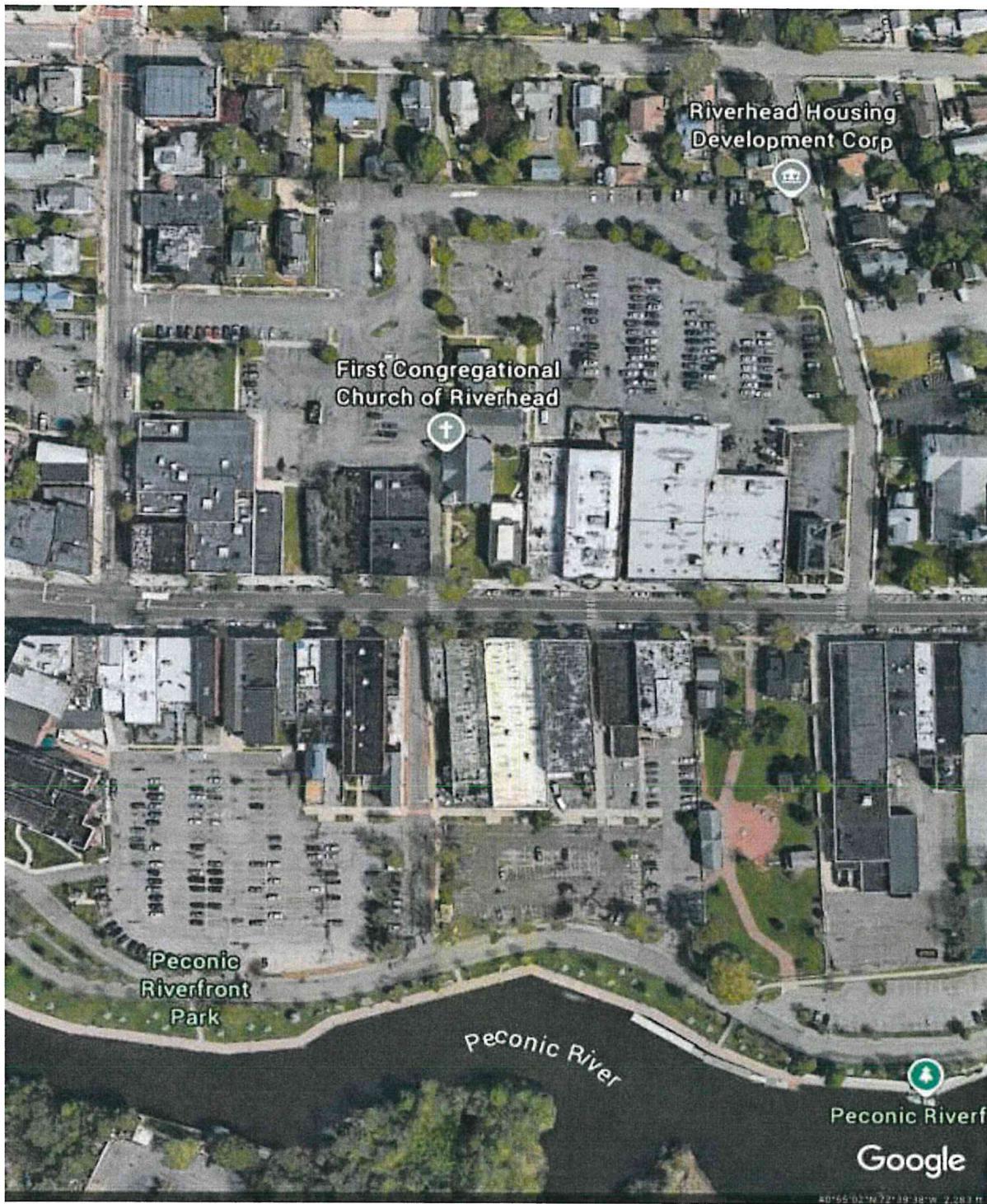
The proposed development is located within the Railroad Avenue Overlay District (RRA-OD). As confirmed in the Town of Riverhead Town Code Section 301-151-11 Compliance with the State Environmental Quality Review Act, the adoption of the RRA-OD was analyzed pursuant to SEQRA under a theoretical build out. The SEQRA analysis resulted in adoption of a Negative Declaration, by the Town Board as Lead Agency, for projects permitted under the code, without application of required community benefits to increase density. Projects seeking an increase in allowable density, and the proposed community benefits, are subject to additional SEQRA review to evaluate traffic volumes and potential mitigation measures to address traffic impacts.<sup>2</sup> Therefore currently for this Downtown Area SEQRA review, no further assessments are being presented. Once the RRA-OD project is formally presented and details are clear in the latter stages of the overall phased in downtown improvements, a determination of potential traffic impacts can be evaluated.

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<sup>2</sup> Riverhead Town Code Article XXXIA Railroad Avenue Urban Renewal Area Overlay District, 301-151.11, added 1-5-2021 by L.L. No. 1-2021



## COMPREHENSIVE DOWNTOWN ACTIVATION



General Location- See Appendix A1-13 for additional information and project site identification.

### 1-6 Flood Concerns

The subject parcels located on the south side of Main Street have existing elevations above and below the Federal Emergency Management Administration (FEMA) shaded Zone X (depicted on the Flood Insurance Risk Map-FIRM as Zone AE) and reported as an elevation of 7.0 feet above mean sea level (ft. abmsl).

The general elevations at the proposed development sites range between (+/-) 12-ft. absl to (+/-) 4.0-ft. abmsl. The elevation of 7.0-ft. abmsl is the limit where at, or above the elevation of 7.0-ft. abmsl, the annual occurrence of flooding is 0.2% and therefore properties located at this elevation experience a moderate to low risk of flooding.

Due to a history of flooding during particular storm events and to address the waterfront properties cited for development potential with elevations below the 7.0-ft. contour, the Town requested the US Army Corp of Engineers prepare a *Flood Plain Management Services Preliminary Analysis* (July 2021). The analysis examined the flood occurrences in this region of the Downtown.

Urban Design Associates (UDA), a planning consultant retained by the Town of Riverhead to assist with the Downtown's revitalization efforts including preparation of the "Pattern Book," prepared a memorandum dated February 14, 2022, titled "Summary of Army Corps Findings and UDA Recommendations." The memorandum identifies solutions for mitigating the effects of flooding in Downtown Riverhead, specifically the subject parcels around the Town Square, and to find an appropriate balance between flood mitigation, economic development, and the preservation views.<sup>3</sup>

UDA recommended a "stair-step" approach for flood mitigation. The method incorporates multiple structural and non-structural solutions by terracing the Upper Town Square at the higher elevations nearest Main Street, to the lower elevations near the Peconic River in increments that correspond to specific flood events (1-year, bulkhead, 10-year, 100 year). Additionally, the Amphitheater site and Adaptive Playground/Lower Town Square sites are designed as flood-water detention areas, where floodwater is temporarily stored, and released post flood events. The designs release water slowly, use leaching pools, and landscape plant materials as passive methods for control of sediments and pollutants prior to releasing the floodwater that currently adversely impact terrestrial properties, ground, and surface waters.

As a component of the flood mitigation planning, the East End Arts site will have its existing grade elevations raised. The East End Arts' existing elevations range from (+/-) 12-ft. abmsl to (+/-) 4.0-ft. abmsl. The existing buildings that are located below the 7.0-ft. contour will be relocated above the designated shaded Zone X. The relocations will depend on an assessment of structural conditions that can tolerate relocation and reconstruction.

Additional information on flood elevations and mitigation information can be reviewed in Appendix A1-2; A1-4; and A1-6.

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<sup>3</sup> UDA Memorandum, "Riverhead Flood Mitigation," Feb. 14, 2022

The quantity of fill required to raise the elevations at the subject sites located on the southside of Main Street to elevations above the 7.0-ft. contour and/or sloped toward the Peconic Riverfront and match existing elevation of Heidi Behr Way (+/- 4.0-ft. abmsl) is estimated to be between 10,000 and 15,000 cubic yards (CY). The terracing of the Upper and Lower Town Square, possible use of knolls to accommodate the East End Arts' building relocations, and building footprints of the hotel/condominium and Science Museum site will influence the quantity of fill required. The final engineering designs and site plans will require an engineer's estimate to define fill requirements more accurately.



Flooding south of the Town Square

#### *I-7 New York State Department of State: Coastal Policies*

The proposed hotel/condominium, acquisition of and redevelopment of the Science Museum site, the Town Square and Children's Adaptive Playground and alterations at the East End Arts property for flood protection (development projects concentrated south of Main Street along the Peconic River) require compatibility with the New York State Coastal Zone Policies. These Policies and standards are provided in Appendix 8.

As stated in the Policy each of the 44 policy statements either promotes the beneficial use of coastal resources, prevents their impairment, or deals with major activities that substantially

affect numerous resources. In all cases State agencies are required to adhere to each policy statement as much as is legally and physically possible.

A summary of the Policies applicable to the Downtown revitalization efforts are:

Those Policies designed to promote the use of coastal resources:

- Revitalize underutilized waterfronts (Policy 1): The redevelopment plans are consistent with the policy because the results are intended to avail the waterfront to the public and stimulate economic growth in a currently underutilized riverfront area.
- Facilitate water dependent uses (Policy 2): The proposed projects include the rowing facility, does not restrict public access to the riverfront for water dependent activities including recreational fishing, marinas, and boating.
- Expand public access and water related recreation (Policies 9, 19, 20, 21, 22): The purpose of the redevelopment efforts is to expose the waterfront along the Main Street areas, increase public access and use through the Town Square, amphitheater, rowing center, and adaptive park. These activities also provide educational and cultural uses that will enhance the public's understanding of surface water protection, pollution prevention and flood attenuation.
- Redevelop the existing built environment (Policies 1, 4, 5): The proposed developments are consistent with these Policies.
- Expedite permitting procedures (Policy 6):

Use of all coastal resources is, however, constrained by the realization that to assure a reasonable quality of life. The resources identified as needing protection are as follows:

- Significant fish and wildlife habitats (Policies 7, 8): The upper reaches of the Peconic River are designated as significant habitats as described in Appendix 9. These areas will not be impacted by the proposed Action, however the downstream area River discharges to the Peconic Estuary are known as important natural resources. The water quality of the Estuary will be enhanced once the flood attenuation program is implemented. The flood mitigation designs will restrict discharge of urban generated pollutants including sediments, oils, and greases that are the result of uncontrolled discharges during post flood events.
- The traditional character and purposes of small harbors (Policy 4): The characteristics of the riverfront area will be altered from an area of paved surface parking fields to areas of enhanced and universal public accessibility with diverse public activities. The actual marine uses along the bulkheaded waterfront and existing waterfront park will remain unchanged.
- Historic and cultural resources (Policy 23): The Downtown of Riverhead includes a designated historic corridor and existing cultural resources (Appendix A1-11). The redevelopment plans expand the public's cultural opportunities, provides exposure to additional educational and historical values that have been requested by the public during extensive public participation programs hosted by the Town during the planning stages for the downtown's redevelopment.
- Exceptional scenic areas (Policy 24): There is no officially designated scenic area within the proposed project areas, however the spirit of the Policy may apply. The major goals of the

redevelopment efforts are to expose vistas to the waterfront and encourage the public's access.

Policies which address major activities clearly state that in undertaking these activities, special care must be taken not to impair valued coastal resources.

- Siting and building structures in erosion hazard areas (Policies 11, 13, 14, 16, 17): New and existing structures will be located above the flood hazard zone, and for specific projects, flood attenuation and mitigation are major components of the engineered designs.
- Adequate consideration of State and public interests for all major coastal activities (Policy 18): The activities are consistent with the State and public interests, welfare, safety, and efforts for environmental protection.

The Town of Riverhead has engaged professionals to prepare several studies that have evaluated the needs, benefits, and impact potential for the Downtown development projects. The studies are included as an appendix to this Part 1 Narrative.

Recent environmental impact assessments have been conducted by the Town of Riverhead for projects located within the downtown region. The impact potential and proposed mitigation analyzed for these projects considered the long-term improvements anticipated for the Phased Revitalization of the downtown area. These assessments provided details on the findings of prior studies and recommendations for Riverhead's downtown improvements. The 2023 completion of the SEQRA review requiring environmental impact statements for 203-213 East Main Street, a mixed use commercial and residential five-story complex with 165 residential apartments, and the 2024 Town of Riverhead Updated Comprehensive Plan and Generic Environmental Impact Statement provide important foundations for the proposed revitalization program. These environmental impact assessments evaluated community characteristics, municipal infrastructure limitations, traffic generation, municipal services, utilities, historic and cultural preservation efforts, flooding.

The major underpinnings spawning the direction and purpose for current downtown development are the 2015 Brownfield Opportunity Area Step II Nominations Study (which assessed impacts of full build-out of redevelopment located within the Railroad Avenue Overlay District), East Main Street Urban Renewal Area (EMSURA), Downtown Pattern Book and Comprehensive Plan 2003 and Comprehensive Plan Update 2023-24.

Pursuant to Riverhead Town Code Chapter 301-151.11 *Compliance with the State Environmental Quality Review Act* the Railroad Avenue Overlay District zoning use district and permitted uses have completed the necessary SEQRA review.

#### *1-8 Access for Fire and Emergency Response*

The Town of Riverhead Fire Marshal has developed a fire access plan so that fire apparatus and emergency response teams can effectively address access to the proposed development projects. The emergency response plan is depicted in Appendix A1-8. The fire access plan provides the mapping of routes for access to the hotel/condominium site, as well as the other proposed downtown developments (amphitheater, adaptive playground, town square), and the private

mixed-use developments recently constructed or about to be constructed (203-213 East Main Street, The Shipyard, First Street Parking Garage, etc.).

### *Section 2.0 Existing Conditions*

The project area is described as "Urban" with most of the land area developed with residential, commercial (retail, office, restaurant, etc.) single and multi-story buildings, roadways, and parking fields. The exceptions are the Peconic River/Riverhead Waterfront, small parks, (2021) lawn area of the Town Square, which was a site previously occupied by the "Sweezy Department Store" building. The site was acquired by the Town of Riverhead, and the building was demolished with the purpose of opening the vista and space for public access from the south side of Main Street to the Peconic Riverfront.

This region of Riverhead has experienced economic decline, with several buildings in severe disrepair. The region is designated as a proposed Environmental Justice Area, and Urban Renewal Area as well as Brownfield Opportunity Zone. For two decades, the Town of Riverhead has completed numerous downtown area studies and public participation programs to identify land use and zoning needs that will initiate strong economic and social improvements.

#### *2-1 Zoning Use Districts*

The majority of the proposed downtown revitalization projects occur within the Downtown Riverfront Overlay District as an overlay within the Downtown Center-1 (DC-1) zoning use district. These projects include:

- Proposed Hotel and Condominium Project
- Proposed Upper & Lower Town Square, Adaptive Playground Amphitheater and Flood Mitigation Project
- East End Arts Facility Building Relocation and Grading Project
- Procurement and Reuse of the Former Science Museum
- Rowing Facility

DC-1 Zoning Use District includes:

- First Street Parking Garage, Police Station, and First Street Improvements from Roanoke Avenue to East Avenue

Downtown Center-3 (DC-3) Zoning Use District within the Railroad Avenue Urban Renewal Area Overlay District:

- RxR Mixed-use Residential-Commercial Facilities-Railroad Avenue Urban Renewal Area (TOD)

There are no conflicts between the proposed revitalization projects and the existing zoning and permitted uses, or conflicts with these proposed uses and the Comprehensive Plan recommended changes to the existing zoning.

The current zoning use districts present in the downtown area allow for several uses that are more specifically described and limited in a riverfront overlay district, so that the uses that are permitted would not be inconsistent with the creation of a family-friendly downtown area as planned.

Uses placed within this overlay district are those uses that will promote or enhance the development of a specific area of the downtown in response to the Comprehensive Plan goals and objectives and recommendations of specific area studies.

The intent of the Downtown Riverfront Overlay District is to enhance implementation of the recommendations of the Comprehensive Master Plan and the Riverhead Downtown Pattern Book and the Downtown Riverfront District Activation Plan, promote waterfront development to enhance recreation and tourism, and manage land uses to develop the district as a civic area that is people-friendly with active uses, additional entertainment facilities and events, specialty retail and restaurants.

The use, dimensions and other requirements for the underlying zoning use district shall apply, unless further restricted by the Code. Where there are conflicts between the regulations, the more restrictive use shall apply.

Accordingly, the Town Board created this specific overlay district to enable specific site zoning and implementation of the Pattern Book design recommendations to be enumerated and applied. Such standards promote public welfare, enhance the implementation of specific area studies, and promote the goals and objectives of the Comprehensive Plan.

Permitted uses include those principal uses listed in the underlying zoning use district, unless specifically listed as a prohibited use below.

Accessory uses include those accessory uses listed in the underlying zoning use district, unless specifically listed as a prohibited use below.

Prohibited uses include the following:

- (1) Those uses not principally or conditionally permitted in the underlying zoning use district.
- (2) Fraternity, sorority houses and dormitories.
- (3) Smoke shops and tobacco stores, including those selling smoke/vape paraphernalia
- (4) The public display of firearms, knives, and weapons.
- (5) Any assembly, business or mercantile uses deemed to be adult entertainment establishments, as defined at § 301-3.
- (6) Hospitals, surgical centers, convalescent and rest homes, rehabilitation facilities, clinics, urgent care centers, drug treatment centers.
- (7) Pawnshops.
- (8) Tattoo or body piercing parlors.

- (9) Convenience stores with fuel stations or without fuel centers.
- (10) Automobile rentals.
- (11) Automobile service stations, with or without fuel centers.
- (12) Automobile and truck repair stations, with or without fuel centers.
- (13) Car washes, self-service or automatic, with or without fuel centers.
- (14) Self-serve laundry and/or laundromats.
- (15) Storage yards or storage yards for delivery vehicles.
- (16) Residential Group (R-2), nontransient hotels and motels; R-2 being defined as occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including congregate living facilities (nontransient) with more than 16 occupants, boardinghouses (nontransient), convents, dormitories, fraternities and sororities, monasteries, hotels (nontransient), live/work units, motels (nontransient).

(17) Motels

Additional information including zoning maps, zoning codes and land uses are included in Appendix A4 and A5. Suffolk County tax maps are included in Appendix 1,

### **Section 3.0 Project Descriptions and Assessments**

#### ***3-1 First Street Improvements, Parking Garage & Riverhead Town Police Sub-station***

The proposed First Street Parking Garage will provide for parking that was reduced due to the other Downtown proposed development projects (that are located on the existing Town parking fields) and provide additional parking based on the improvements and general parking needed to serve the region. The at grade and two-level structure (3-floors) will have a capacity of up to 510 parking spaces, with approximately 170 spaces on each level.

The 2020 Strategic Parking Plan, the 2020 Strategic Parking Plan Addendum and Town of Riverhead Parking Generation and Analysis Memorandum, prepared by Sam Schwartz Consulting, (dated October 13, 2022) is summarized below:

The consultant updated the Town's Strategic Parking Plan completed in 2020, and in 2022 included the additional developments of the Town Square Site, the Transit Oriented Development (TOD) Transformation and the Suffolk Theater Residential/Green Room Renovation. The study assessed the demand for parking and evaluated the potential for two parking garages, one at Griffing Avenue and Railroad Avenue (the TOD Garage) and a second garage at Roanoke Avenue and First Street.

According to the Sam Schwartz parking analysis, to facilitate the proposed Downtown Development projects, there will be a loss of existing parking spaces.

The study area's existing parking infrastructure is 2,881 spaces, with an existing parking demand of 1,671 spaces. Parking removed (due to proposed redevelopment) totaled 728 spaces. The new demand for parking was calculated as 1,129 spaces.

Therefore, after the existing parking infrastructure is reduced the total parking spaces is limited to 2,153 spaces. However, there will be a new demand for parking spaces that must be combined with the existing demand for parking spaces. The sum of existing demand and new demand were calculated as 2,800 spaces, always resulting in the need for 647 additional parking spaces (assuming 100% capacity).

The study assumed 333 parking spaces would be provided at the TOD/Griffing Avenue and Railroad Avenue Parking Garage. The study recommended that the proposed Roanoke Avenue and 1<sup>st</sup> Street Garage hold approximately 428 vehicles and if the garage could not provide that capacity, the recommendation is to increase parking capacity at the TOD garage location.

Most of the proposed new developments in the Downtown area are closer to the Roanoke Avenue and 1<sup>st</sup> Street Parking Garage and parking garage capacity should favor this location.<sup>4</sup> Table 1 describes the uses and parking generation.

Table 1. Downtown Parking Generation-Sam Schwartz-October 2022

Development	LUC	Description	Units	Quantity	ITE Parking Generation
<b>Future Town Square Site</b>					
Hotel, General Urban/Suburban, Person Trips	310	Hotel	Rooms	80	59
High-Turnover (Sit-Down) Restaurant, General Urban/Suburban, Assumed Person Trips	932	High-Turnover (Sit- Down) Restaurant	KSF GFA	3.85	36
Museum (First Floor Hotel), General Urban/Suburban, Person Trips	580	Museum	KSF GFA	4.175	3
Retail Shops, General Urban/Suburban, Person Trips	820	Shopping Center	KSF GFA	12.7	119
Museum (Firehouse), General Urban/Suburban, Person Trips	580	Museum	KSF GFA	0.8	1
Communal Office Rentals, General Urban/Suburban, Person Trips	710	General Office Building	KSF GFA	5.083	46

<sup>4</sup> Memorandum, Sam Schwartz Consulting Project Team, October 13, 2022

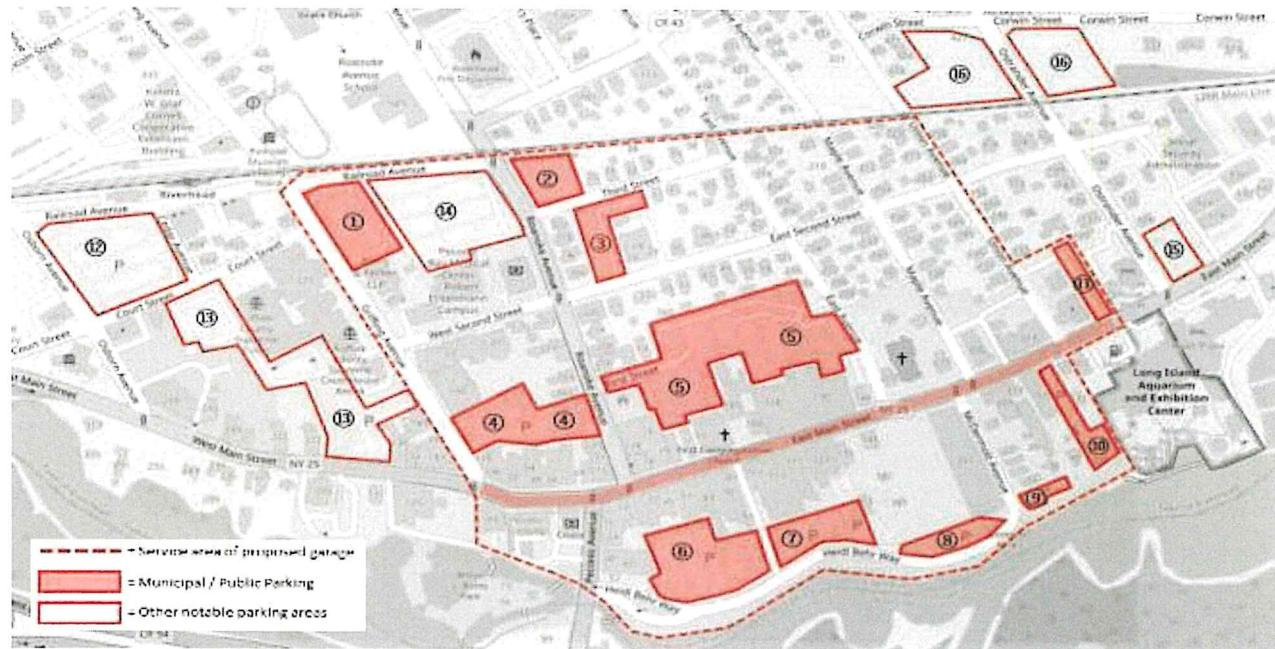
Residential Condominium Ownership Building, General Urban/Suburban, Person Trips <sup>1</sup>	221	Mid-Rise Residential	Units	30	4
Plaza, General Urban/Suburban, Person Trips <sup>2</sup>			Employees	20	20
Amphitheater, General Urban/Suburban, Person Trips <sup>3</sup>	444	Movie Theater	Seats	1,324	129
Youth Recreational Area, General Urban/Suburban, Person Trips	495	Rec Community Center	KSF GFA	30	62
					Total Parking Spaces 479
<b>Transit Oriented Development</b>					
Retail, General Urban/Suburban, Person Trips	820	Shopping Center	KSF GFA	2.34	104
Flex/Commercial, General Urban/Suburban, Person Trips	820	Shopping Center	KSF GFA	12.8	119
Residential Units, Studio and 1-Bedroom, General Urban/Suburban, Assumed Person Trips	221	Mid-Rise Residential	Units	243	179
Cafe, General Urban/Suburban, Person Trips <sup>4</sup>	936	Coffee/Donut Shop w/o Drive-Through	KSF GFA	2.6	27
					Total Parking Spaces 429
<b>Suffolk Theater Renovation</b>					
Suffolk Theater, General Urban/Suburban, Assumed Person Trips <sup>56</sup>	444	Movie Theater	Seats	950	-
Residential Units, Studio and 1-Bedroom, General Urban/Suburban, Assumed Person Trips	221	Mid-Rise Residential	Units	28	3
Retail Shops, General Urban/Suburban, Person Trips (PM Only)	820	Shopping Center	KSF GFA	3	105
					Total Parking Spaces 108

Miscellaneous/Buffer Developments					
Retail, General Urban/Suburban, Person Trips	820	Shopping Center	KSF GFA	5	108
Mid-Rise Apartments, General Urban/Suburban, Person Trips <sup>7</sup>	220	Low-Rise Residential	Units	6	5
					Total Person Trips 113
					Total Spaces 1,129

The size of the First Street Parking Garage was modeled by Level G Associates. The size of the garage was based on the needs of the service area, existing parking and parking spaces lost due to development within the service area. Appendix A2-1 depicts the First Street conceptual site plan, reconfiguration of the existing parking spaces that remain after construction, and general alignment and definition of First Street.

**PARKING PROGRAM SIZING MODEL**  
**1st Street Parking Garage**  
**Riverhead, NY: G Level Associates**

*Draft for SEQRA  
 Review ONLY.*



Line	Description	See Note	Summer Saturday					
			10am	12:30pm	3pm	6pm	3pm	7pm
a	Number of Vehicles Parked	1	520	584	546	548	557	819
b	Available Spaces (Existing)	2	1131	1131	1131	1131	1131	1131
c	Existing Surplus or (Deficit)		611	547	585	583	574	312

d	Number of Vehicles Parked	3	520	584	546	548	557	819
e	Available Spaces (Proposed)	4	604	604	604	604	604	604
f	Surplus or (Deficit)	4	84	20	58	56	47	(215)

g	Surplus or (Deficit) - After Loss of Lots 1, 5 and 7	5	84	20	58	56	47	(215)
h	Impact 1: Loss of Ostrander Lots	6		(182)			(164)	(8)
i	Impact 2: Loss of Hotel Lot	6, 7		(23)			(62)	(58)
j	Impact 3: Spillover Demand From Proposed Local Redevelopment	8		(54)			(75)	(157)
k	Projected Surplus or (Deficit)			(239)			(254)	(438)
l	Design Factor (15% Addition)	9						(66)
m	RECOMMENDED PARKING CAPACITY TARGET - Lot ⑤							504

Notes

- 1 Peak recording of counts conducted on 11/12/22, 11/17/22, 8/19/23 and 8/23/23 in Lots ① thru ⑪ + Main Street
- 2 Lots ① thru ⑪ + Main Street = 1131 spaces
- 3 Line "a" restated
- 4 After loss of Lots ①, ⑤ and ⑦

- 5 Line "f" restated
- 6 Based on counts of 8/19/2023 (Saturday) and 8/23/2023 (Wednesday)
- 7 It is assumed all Hotel cars will be valet-parked in new parking garage
- 8 203-213 E. Main; 103-105 E. Main; 118 E. Main and 12 McDermot
- 9 Safety Factor to enable "Practical" Utilization of parking facilities

The garage capacity recommended by Level G Associates for the Service Area is 504 parking spaces. This recommendation is in considers the loss of parking spaces generated by the proposed redevelopment projects, and the need for parking generated by the new development uses.

The proposed location of the garage on First Street is consistent with the existing land use, described as a surface level municipal/public parking field and shown in the above figure as Lot 5 (described as "Lot L" in the Sam Schwartz Memorandum, dated October 13, 2022). According to the Sam Schwartz analysis, this municipal/public parking field will experience a loss of 287 parking spaces due to the proposed development projects.

First Street is currently not well defined. The addition of the parking garage will provide for a defined roadway, with curbing, stormwater controls, and sidewalks that will extend from the west at Roanoke Avenue and terminate at First Street's eastern intersection with East Avenue. The improved definition of First Street will include signage and traffic controls (stop signs, pedestrian crosswalks) as necessary. No signalized intersections at First Street and Roanoke Avenue and First Street and East Avenue are planned currently.

#### First Street Garage Overview of Potential Impacts and Mitigating Measures

The location of the parking garage is currently used as a grade level parking field, with no true definition of First Street (no striping, curbs, sidewalks, and minimum signage as shown in Appendix A3-4). Existing vistas will be altered by the construction of a mulit-story parking garage and improvements to First Street running from Roanoke Avenue east to East Avenue. There are residential houses and professional offices north and east of the First Street site. Within the viewshed to the west are two landmark buildings, known as the Corwin House and Fenimore Meyer Building and the rear of the First Congregational Church located south of the proposed garage, with the church's frontage on Main Street.

The garage structure will require architectural elements that do not significantly contrast with the cultural and existing visual resources within the surrounding areas. The general location of the garage includes existing paved areas that are available for landscaping to screen the garage. Consideration should be given to constructing a Mayawaki Forest, and/or substantial landscaping adjacent to the garage and along the First Street improvements. Landscaping will provide post construction visual improvements and reduce urban generated heat typically associated with paved surface parking and roadway areas and provide potential for stormwater controls.

### Public Safety & Security

A new Riverhead Police Substation will be in the First Street Parking Garage. The Downtown improvement projects include installation of additional Riverhead Town Police monitored security cameras, increased street lighting, lighting within the Upper and Lower Town Square and Amphitheater. Together with increased public presence and dedicated events, areawide safety is expected to improve.

### Traffic Control

Traffic flow goals include reducing vehicular speed by narrowing NYS Route 25 through sections of East Main Street. Plans include widening the existing sidewalks and cubing by extending the width into Main Street. Crosswalks will be lighted in areas where pedestrian crossings are the most intense, and improved street lighting, placement of utilities underground, street tree plantings and signage will improve pedestrian traffic and re-direct vehicular traffic to areas such as the First Street Parking Garage, surface lots and provide a more walk friendly downtown environment. Hotel parking will require guests to use valet services.

### Landscape as Buffers for Stormwater Control

Landscape as stormwater control (rain gardens) and as visual impact mitigation. The potential impacts are low because the location is used as a parking field, and there is no change in use. The use of landscaping to screen the structure and use of architectural designs for the building's exterior must address potential visual impact concerns. Stormwater generated by the improvements will not exceed the volumes currently experienced under the no build conditions (because the site is currently impervious). Consideration should be given to integrate the future stormwater controls with landscaping including the use of Mayawaki Forest, rain gardens and bio-swales and dedicated greens space that provide attractive landscapes during non-storm events while controlling stormwater during rain events.

### *3-2 Five Story Condominium and Hotel*

The project is located at 117 East Main Street (SCTM # 600-129-13), Riverhead, NY 11910, The site is adjacent to the east side of the Town Square and opposite the Suffolk Theater on the south side of Main Street. The site is currently developed with a two-story masonry structure which is commonly identified as the Craft'd (brewing company) building and was occupied by the Riverhead Chamber of Commerce.

The proposed project is described as having a total number of 88 units, this will be comprised of 12 condominium units and 76 hotel rooms with commercial use(s) on the first-floor. The number of onsite parking is limited to accommodate the condominium owners and staff, with 12 parking stalls provided, and controlled by a lock-out system. The condominium homeowner's association will be a separate entity and contract with the hotel for facility maintenance and operations. The hotel will occupy the second, third and fourth floors. The first floor will provide a 976 square foot (SF) coffee shop and two retail shops measuring approximately 2,339 SF. The condominium units will be located on the fifth floor. There will be two (2) studio units, eight (8) one-bedroom units and two (2) two-bedroom units.

The first floor will also provide a 133-seat restaurant, restrooms, and bar. A gym (workout room) without showers will be provided for hotel guests and residents, with access and security controlled by the hotel management.

The proposed hotel/condominium project will occupy the site where the “Craft’d” brewing company previously operated, and where the existing structure will be demolished (Appendix 3: Photos P-1, P-2, P-3). Inspections to the existing (“Craft’d”) building, conducted by the Town of Riverhead Engineering Department, found the structure is in disrepair, including a severely damaged roof. The existing building will therefore be demolished to make way for the proposed hotel/condominium project.

The proposed hotel responds to the market analysis conducted by Streetsense (Appendix 1-A). Streetsense concluded there is a year 2026 demand for 30 condominium units and an additional 60 units by year 2031. Their analysis determined the hospitality market has a current (2023) demand for 100 hotel rooms, with future demands of 80 units more by the year 2026, and 80 additional rooms by year 2028.

#### Water Supply & Wastewater

Based on the Suffolk County Department of Health Services wastewater standards (Appendix A6-3) the projected hydraulic load generated by the hotel, restaurant, amenities, and condominiums is estimated at 35,000 gallons per day (GPD). Adjusting the wastewater value by 20 percent estimated the potable water usage at 42,000 GPD.

#### Solid Waste

Solid waste generated by the condominium units is estimated at five pounds per capita per day with a projection of 24 occupants or 120 pounds per day. A monthly generation of 1.8 tons. The hotel is estimated to generate 268.69 pounds per day based on full occupancy of all 76 rooms and restaurants. This equals a monthly generation of 8,060.12 pounds of solid waste. A combined total for the hotel and residential waste generation is approximately 6.0 tons per month.

#### Main Street to Riverfront- Grade Adjustments

The U.S. Army Corps of Engineers analyzed the existing flood mitigation efforts in Downtown Riverhead and found that the existing bulkhead, located at 3.5-ft, above mean high water level of the Peconic River, is not adequate for even moderate flood events. It was estimated that the current bulkhead would need to be increased an additional 8.5-ft. (a total of 12-ft, when added to the existing bulkhead) to provide flood mitigation for the 100-year floodplain.

Urban Design Associates (UDA), planning consultant retained by the Town of Riverhead to assist with the Downtown’s revitalization efforts prepared the “Summary of Army Corps Findings and UDA Recommendations” in a February 14, 2022 memorandum to identify solutions for mitigating the effects of flooding in Downtown Riverhead, specifically around the

Town square, and to find an appropriate balance between flood mitigation, economic development, and the preservation views.<sup>5</sup>

UDA recommended a “stair-step” approach for flood mitigation. The method incorporates multiple structural and non-structural solutions by terracing the Town Square down from Main Street to the Peconic River in increments that correspond to specific flood events (1-year, bulkhead, 10-year, 100 year). This method prioritizes the protection of buildings on Main Street while retaining views and access to the Peconic River (that would be restricted by erecting a 12-ft. high bulkhead). A retaining wall will be constructed along the east side of the parcel between the subject site and the East End Arts site. Until the East End Arts’ site grades are elevated, the retaining wall is needed as a temporary structure because the hotel/condominium and Town Square finished ground elevations will be elevated to accommodate the “stair-step” design. Once the elevation of the East End Arts site is raised, and the East End Arts’ structures are relocated to the higher elevations, the retaining wall will no longer serve its purpose but will remain in place.

#### Hotel/Condominium Parking

Parking for the condominium residents and staff will be located beneath the building. Hotel guests will be required to use the hotel management’s valet parking arrangement including space at the First Street parking garage and Riverhead Parking District designated lots.

#### Engineering and Architectural Design Considerations

The building will incorporate “stepped back/wedding cake” design to minimize visual impacts and massing for floors 4 and 5, together with additional design features as recommended by the UDA “Pattern Book.” The Town of Riverhead’s Architectural Review Board, Planning, Building and Engineering Departments and the Town Board will review the proposed design features prior to considerations for approval. The proposed development will require letters of availability for connection to the Riverhead Water District for portable water service, and Riverhead Sewer District for connections to the Town’s sanitary collection and treatment facilities. Suffolk County Department of Health Services will review wastewater engineering plans. Upgrades to the existing municipal water supply and wastewater systems will be determined during the site plan reviews and costs for such improvements borne by the sponsor/developer and where appropriate funded through grant programs.

#### Stormwater & Erosion Control

Stormwater runoff generated on the property from a 24-hour, 3-inch rain event will be managed within an on-site drainage system, subject to review by the Town Engineering Department. These designs will be coordinated with the improvements at the Town Square, Adaptive Park, East End Arts grade adjustments and Amphitheater I response to the flood mitigation recommended improvements. Stormwater Pollution Prevention Plans for all the projects located

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<sup>5</sup> UDA Memorandum, “Riverhead Flood Mitigation,” Feb. 14, 2022

along the Peconic River waterfront will be reviewed and coordinated by the Town Engineering Department.

#### Hotel/Condominium Traffic

The addition of twelve additional residential units will not have a significant impact on local transportation and traffic conditions during the weekday and weekend peak traffic periods. The hotel guest arrivals and departures will vary, and as is typical of hotel operations occur during off-peak traffic periods (check-in after 3:00 pm and check-out by 10:00 am). The required valet parking arrangements may provide a mechanism to stagger departures based on traffic patterns.

The site is currently developed by inactive, and therefore, it is expected that due to the redevelopment of the site to accommodate the hotel/condominium facilities, a slight increase in traffic will be experienced at the intersections of Main Street/McDermott Avenue; Main Street/East Avenue; Main Street/Roanoke Avenue; Main Street/Ostrander Avenue; Main Street/Maple Avenue; Main Street/Peconic Avenue; First Street/Roanoke Avenue and Peconic Avenue/Heidi Behr Way.

In 2023, the Town of Riverhead completed the SEQRA review of 203-213 *East Main Street*, a mixed use residential/commercial development with 165 residential units. The project review included preparation of a DEIS/FEIS and issuance of a Findings Statement, with the Town Board as Lead Agency. As part of this review, an extensive Traffic Impact Study was conducted which included assessments of the area roadways. The preparers, Nelson Poper Voorhis stated, “Based on the results of the (TIS) as detailed in the body of this report, it is the professional opinion of Nelson & Pope, LLP that the proposed project will not result in significant impacts in the study area.”

The 203-213 *East Main Street* DEIS/FEIS and the TIS are available through the Town Planning Department via the Town website at [townofriverheadny.gov](http://townofriverheadny.gov).

#### Hotel/Condominium Access for Fire and Emergency Response

The Town of Riverhead Fire Marshal has developed a fire access plan so that fire apparatus and emergency response teams can effectively address access to the proposed development projects. The emergency response plan is depicted in Appendix A1-8. The fire access plan provides the mapping of routes for access to the hotel/condominium site, as well as the other proposed downtown developments (amphitheater, adaptive park, town square), and the private mixed-use developments recently constructed or about to be constructed (203-213 *East Main Street*, The Shipyard, First Street Parking Garage, etc.).

#### ***3-3 Amphitheater/East End Arts***

*East End Arts* buildings to be relocated above flood zone (at or above the 7.0-ft absl contour). The buildings will be placed on knolls with the site regraded, sloping down towards the Peconic River. The amphitheater area is designed as part of the flood mitigation engineering strategy and serves as a detention area for flood waters.

The Amphitheater is positioned just southwest of the existing structures at the *East End Arts* site and north of Heidi Behr Way. The amphitheater has a maximum capacity of 500 people,

that are positioned on three viewing levels to disperse the audience evenly. The stage and “egg shaped” bandshell are open without obstructing the vista to the Peconic River. Sound is directed towards Main Street and controlled to minimize nuisance noise.



Amphitheater Location

3-4 Science Museum: Town of Riverhead Acquisition and Future Site Redevelopment

The Science Museum Building is located at 111 East Main Street (SCTM # 600-129-1-11), on the south side of Main Street adjacent to the west side of the Town Square. The site is located within the defined FEMA designated flood zone. Development or reuse of the site will need to comply with building codes for flood protection. The existing building does not currently meet flood protection requirements.

The site is developed with a single-story masonry building with a basement and is currently unoccupied.

The Town of Riverhead Chief Building Inspector and Town Fire Marshal conducted a detailed inspection of the premises in response to an application filed by "The Place for Learning, Inc." as applicant for a Building Department permit for the building's first floor proposed renovations.

The inspection of the building determined that a significant amount of damage exists, caused by salt and freshwater intrusion into the basement and first floor. There is extensive damage to the basement interior and exterior foundations; corrosion to bearing walls and tie beams; damage to wood joists, electrical, plumbing, and mechanical systems.

The first-floor damage included interior and exterior walls and facades; damage and corrosion to bearing walls and tie beams; damage to wood joists, bathroom tiles and fixtures, plumbing piping, electrical, HVAC systems, insulation, and hardware.

In addition, it was noted that the exterior of the building has gaps in the foundation, walls, and flooring, with crumbling bricks and concrete with large vertical and horizontal cracks and a collapsing soffit, all of which is a danger to the public. Based on the inspection report, the Town Building Department denied the applicant's request for "Substantial Improvements" because the structure has 'Substantial Damage' and is not in compliance with Section 701.3 of the Existing Building Code of NYS 2020.<sup>6</sup>

Furthermore, a Notice of Violation was issued to the owners in August 2024 for possible Unsafe Structure conditions, with no known response by the owners to undertake necessary corrective actions. The Town requires the owners secure the structure to protect nearby pedestrian traffic and the public welfare at large. Furthermore, any proposed redevelopment at the site must be compatible with the Town of Riverhead's implementation of its Town Square and flood migration plans.

The Town Board directed the Town of Riverhead Town Attorney to identify and pursue necessary procedures to acquire the building and land.

Upon the site's acquisition and ownership of the property, the Town of Riverhead intends to sell or lease the property, with conditions that require the purchaser or lease holder demolish the building, clear the site and provide a development plan for re-use that is consistent with the goals of the Downtown revitalization efforts, and are compatible with the flood mitigation plan.

Except for investigations for acquiring the property and re-selling/leasing the property with conditions including safe demolition of the structure, clearing of post demolition debris, there

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<sup>6</sup> Town of Riverhead Building Department, correspondence dated March 26, 2024

are no specific plans for the site provided the uses(s) is consistent with the DRI and Downtown Riverfront Overlay District.

To address the environmental assessment and potential impacts of the site's reuse, the site's redevelopment was assessed under similar conditions as the proposed hotel and condominium development. The scenario selected is based on the Streetsense market study that determined hotel rooms are in great demand and that a mixed use of residential and general commercial (retail, office) space are consistent with the zoning use district. These uses tend to generate greater demand and potential for impact on available municipal wastewater and water supply systems, traffic generation during peak hours, energy, municipal services (fire, police, schools) and yet, provide strong incentives for private developer investments.

There has also been a strong trend in Riverhead for mix-use residential-commercial development projects, which resulted in significant environmental impacts and mitigation information.

For purposes of this FEA/Narrative, using the impact thresholds set forth under the proposed hotel/condominium assessment is reasonable. Once the future use of the Science Museum is refined, a determination of whether the proposed use exceeds the potential impact projected for the hotel/condominium project. If the use(s) exceed these levels further evaluations need to be conducted to quantify and qualify the impact potential.

### *3-5 Upper and Lower Town Square & Adaptive Playground & Splash Pad*

The project is described in Appendix A1-10 and includes an upper and lower sectioned public square that offers a variety of amenities for broad based public needs. The Square includes a lower portion nearer the waterfront that provides an children's adaptive playground. The facilities enhance a child's senses regardless of abilities such that the use is universal.

The upper section of the square is designated toward attracting adults uses, albeit also "family friendly" and therefore universal. It provides sitting and relaxing spaces, coupled with landscaping and hardscapes, as shown in Appendix A1-4 and A1-10.

A splash pad is included in the main area of the Square which can be converted to an ice-skating rink during the winter. The landscaping and grading are designed as a major component of the flood mitigation plan. Using both a terracing approach that gently steps the elevations from a high point in the Upper Square to a low point in the Lower Square, landscaping and leaching pools are provided to store stormwater and flood water as a method of controlled release. The project provides an increase in public space and access to the waterfront. These results are consistent with the NYS Coastal Policies, and FEMA requirements for structures located in proximity to floodways. Reduction of land generated by urban pollutants conveyed to the Peconic River and Estuary is consistent with positive environmental benefits of surface water protection and water quality improvements.

From the perspective of environmental protection, the importance of designing the projects located on the south side of Main Street for use as flood mitigation cannot be understated. The protection of properties and water coupled with access to public spaces that exclude restrictions based on limitations of personal abilities, is consistent federal standards, and is

forward thinking in long range planning necessary for sustainable communities. The universal attraction of the Upper and Lower Town Square will benefit the economic stimuli needed for a community designated as a proposed environmental justice area. Investment in projects like the hotel/condominium and re-purposing of the blighted Railroad Avenue and Science Museum sites will create construction jobs as well as long term employment opportunities.

### *3-6 Rowing Facility Project*

The facility is a floating platform used to store rowing shells in racks. It will be attached to the bulkheading along the Peconic River and operated by East End Rowing Club. The proposed location is south of the Town Square. The East End Rowing Club, located at McDermott Avenue, Riverhead will provide instruction and host events to introduce recreational and competitive rowing. The rowing facility project and its overall administration by qualified personnel is expected to enhance the public interest in recreational use of the Peconic River and Estuary and raise awareness of this local and federally important natural resource. These are public benefits with small to no potential impacts.

### *3-7 Main Street Streetscaping:*

Sections of East Main Street will be narrowed as a method of traffic calming. Pedestrian crosswalks will be lit at select crossovers, improved lighting compliant with the Town's Dark Skies initiative and security cameras will be added. Existing overhead utilities and utilities required for future developments will be placed underground. Street trees will be added along the Main Street walkways and specie selections will be integrated with the tree varieties selected for the Town Square. Existing sidewalks along Main Street will be widened to better accommodate pedestrian traffic, and where appropriate outdoor signage boards and seating. Existing parking stalls that parallel Main Street will be re-striped and signed to permit passenger "drop offs" and other parking restrictions. These actions are minor roadway improvements that mitigate concerns for public safety.

### *3-8 Mixed-use Residential-Commercial Facilities-Railroad Avenue Urban Renewal Area Overlay/Transportation Overlay District*

The area is located on the south side of Railroad Avenue, near the courts and occupies approximately 2.07 acres. The existing conditions are best described as blighted and have been a target area for improvements commensurate with transportation-oriented development. The Long Island Railroad Riverhead Train Station provides for a centerpiece of the development potential.

The project developer, RxR-GGV has proposed construction of a mix-use commercial and residential apartment complex in the overlay district. The site is a block of parcels located south of the Long Island Railroad tracks and Riverhead Train Station, at Osborn Avenue and Railroad Avenue and Court Street and Cedar Avenue. The number of units proposed is 278, plus retail and commercial space on the first floor of the five-story complex.

There is potential a second site could be developed for a parking garage at SCTM # 600-128-05-02 and 01. The site is along the east side of Griffing Avenue and south side of Railroad Avenue.

The purpose of including the project in the downtown assessment is to acknowledge potential mixed-use development and potential parking structure. The parking for the development was analyzed by Sam Schwartz, consultants that assessed parking for the downtown improvement projects. For purposes of evaluating municipal infrastructure needs, the 278 units are estimated to generate 42,000 GPD of wastewater and an estimated daily use of 50,000 GPD of potable water. Commercial wet and dry uses will need further evaluation once the uses have been refined. The developer's description of the project offered during a public presentation is included as Appendix A-12.

The proposed development is located within the Railroad Avenue Overlay District (RRA-OD). As confirmed in the Town of Riverhead Town Code Section 301-151-11 Compliance with the State Environmental Quality Review Act, the adoption of the RRA-OD was analyzed pursuant to SEQRA under a theoretical build out. The SEQRA analysis resulted in adoption of a Negative Declaration, by the Town Board as Lead Agency, for projects permitted under the code, without application of required community benefits to increase density. Projects seeking an increase in allowable density, and the proposed community benefits, are subject to additional SEQRA review to evaluate traffic volumes and potential mitigation measures to address traffic impacts.<sup>7</sup> Therefore currently for this Downtown Area SEQRA review, no further assessments are being presented. Once the RRA-OD project is formally presented and details are clear in the latter stages of the overall phased in downtown improvements, a determination of potential traffic impacts can be evaluated.

### *3-9 Construction Related Impacts*

The phasing of the projects will provide construction scheduling to minimize and avoid potential impacts during construction. Construction staging areas and construction vehicle movements are routinely planned to minimize potential for impacts and therefore considered easily controlled through administrative methods and engineering standards.

### *4.0- Summary Comments*

At this stage of environmental review, with flood attenuation and the public's increased access to the riverfront, with at least one structure in violation of building codes, violations issued and non-responsive actions by the owners, coupled with the Town's intentions of the site's acquisition to implement the Downtown revitalization and flood mitigation efforts, the compliance with urban renewal needs and consistency with NYS Coastal Policies, as well as improving the quality of life in a proposed Environmental Justice Area, there are strong social benefits resulting from the Proposed Action.

At this stage of the Phased Development, there have been no significant or moderate potential environmental impacts identified that would warrant justification of a Positive Declaration and require preparation of an Environmental Impact Statement. There are many public benefits that, pursuant to SEQRA environmental qualitative and quantitative assessment procedures,

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<sup>7</sup> Riverhead Town Code Article XXXIA Railroad Avenue Urban Renewal Area Overlay District, 301-151.11, added 1-5-2021 by L.L. No. 1-2021

would qualify the proposed Action as having potential for impacts that could not be balanced, if not outweighed, by the public social and economic benefits.

As quoted from the SEQRA Handbook, 4<sup>th</sup> edition,

“It is not the intention of SEQRA for environmental factors to be the sole consideration in agency decision-making.

The purpose of SEQRA is to ensure that the environmental impacts of an action are weighed and balanced with social, economic, and other considerations so that a suitable balance of social, economic, and environmental factors may be incorporated in the planning and decision-making processes of state, regional, and local agencies.

How should an agency balance environmental harm against social and economic benefits in order to approve an action?

SEQRA gives considerable discretion to agencies to make decisions consistent with social, economic, and other essential considerations. This allows agencies to approve actions providing social or economic benefits even if all environmental impacts cannot be totally avoided or mitigated. However, the underlying requirements that adverse environmental impacts must be avoided or minimized, and mitigation measures applied, remain. Thus, the more a project fulfills needs and provides important, public, social, and economic benefits, the more an agency may conclude that it can accept certain adverse environmental impacts.”

Based on the above statement, the following projects and DRI awards the Proposed Action is consistent with the spirit and intent of the State Environmental Quality Review Act.

Because the Action requires multiple phases and individual project designs are in different stages of completion, impact potential variables are currently unknown. For consistency with SEQRA, the following Standards will be applied as methods to avoid, minimize and mitigate moderate to significant impact potential.

#### DOWNTOWN REVITALIZATION STANDARDS

1. Individual projects shall be subject to further SEQRA review for compliance with the Narrative and Standards set forth herein.
2. Project designs and implementation shall follow the *Downtown Riverhead Pattern Book* (UDA, January 2021). (FinalPatternBook2021-01-141505092833011421AM.pdf (townofriverheadny.gov))
3. The Fire Access Plan shall not be modified or obstructed unless authorized by the Town of Riverhead Fire Marshal.
4. All projects located along the south side of Main Street shall comply with the Flood Mitigation Design and Construction requirements as specified by the Town of Riverhead.
5. Projects are subject to further Traffic Impact assessment as may be determined by the Town of Riverhead environmental review process as specified in item 1 of these Standards.

6. Infrastructure improvements (including but not limited to, signalized and unsignalized intersections, water mains, sanitary sewers, stormwater controls, etc.) shall be determined during the Town of Riverhead site plan and environmental review process, with infrastructure improvement costs subject to standard conditions set forth under the standard site plan review procedures and requirements. (Riverhead Town Code: Chapter 301 Zoning and Land Development).
7. Landscaping and Stormwater Management Systems shall incorporate bio-engineering principals to mitigate potential urban pollution (rain gardens, bio-swales, Mayawaki Forest, etc.) and include formal landscape and stormwater management maintenance plans as specified by the Town of Riverhead Town Engineering and Planning Departments.

Enhanced Streetscapes and Public Gathering Places Creating a New Town Square - DRI Award: \$3,240,000

Build a new public plaza and gathering space that can facilitate year-round activation and provide accessible pedestrian connections and vistas from Main Street to the riverfront.

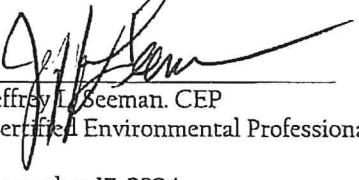
- Enhancing Peconic Park with an Adaptive Playground - DRI Award: \$245,000 Construct a playground and park space with a water feature and educational activities that relate to the waterfront location and utilizes green infrastructure and design to aid in downtown resiliency efforts.
- Enhancing the Pedestrian Realm Along Main Street - DRI Award: \$750,000 Install traffic calming design elements to improve pedestrian safety along Main Street at two prominent intersections, including curb bump-outs, raised crosswalks, and pedestrian signalization. Install new street trees and landscaping.
- Building a New Town Rowing Facility - DRI Award: \$250,000 Construct a floating ADA accessible community boat launch facility in the Peconic River with space to maneuver and launch crew boats and, if feasible, racks to store the crew boats.
- Expanded Arts and Cultural Activity Implementing Public Art Program - DRI Award: \$250,000 Engage local artists to build permanent public artworks in Downtown Riverhead, building on success of existing community artworks.
- Expanding the Suffolk Theater - DRI Award: \$2,000,000 Expand an existing, historic theater stage and add green room and back of house functions, all as a component of a larger development with residential units that include workforce housing.

- Building a New Entrance and Welcome Center for the Library - DRI Award: \$215,000

Provide a new accessible entrance and pedestrian path with signage, lighting and landscaping and include interior space for a self-serving visitor center providing promotional materials for Downtown businesses and events.

- Increased Housing and Business Opportunities

Creating a Mixed-Use Development at Griffing Avenue - DRI Award: \$2,750,000  
Construct a new mixed-use development consisting of workforce housing and retail/commercial space lining a public parking structure.



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December 17, 2024.



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