

Wildlife within the majority of the Study Area is anticipated to consist of species that are adapted to suburban habitats, such as raccoons, squirrels, deer, rabbits, robins, mocking birds, grackles and starlings. The exception to this assumption is areas of forested upland, vegetated tidal wetlands, and freshwater wetlands, where a greater diversity of wildlife may inhabit, including interior forest birds, salamanders, shore birds, turtles, bivalves, and reptiles adapted for living in wetland habitats.

The New York Natural Heritage Program (NYNHP) was contacted to determine the presence/absence of rare, threatened endangered species or significant natural communities within the Study Area. Six significant natural communities are located within or adjacent to the Study Area and are:

- Red Maple-Blackgum Swamp
- Coastal Plain Atlantic White Cedar Swamp
- Coastal Plain Poor Fen
- Coastal Plain Pond Shore
- Pitch Pine-Oak-Heath Woodland
- Pitch Pine-Oak Forest

The NYNHP has also identified a number of rare, threatened or endangered plants and wildlife within or in the vicinity of the Study Area. Species identified include one endangered amphibian, one endangered butterfly, one threatened damselfly, one threatened fish, two special concern damselflies, two special concern moths, two unlisted damselflies, six unlisted moths, fifteen endangered plants, and fifteen threatened plants. It is also noted that the eastern tiger salamander has been identified as occurring within a half mile of the Study Area. Correspondence with the NYSDEC indicates that there are no documented breeding ponds within 1,000 feet of the Study Area, however, there are ponds in proximity to the Study Area that represent suitable habitat that have not been surveyed.

**Figure 3-17** also depicts NYS Significant Coastal Fish & Wildlife Habitats (SCF&WH) located in the vicinity of the Study Area. The Peconic River and Cranberry Bog County Park SCF&WH are the only ones located along the Study Area shoreline.

As previously mentioned, the Town, Army Corps and NYSDEC regulate activities in and/or adjacent to wetlands. NYSDEC also regulates rare, threatened and endangered wildlife through Article 11 of the ECL as implemented under 6 NYCRR Part 182. As indicated by the NYNHP, several threatened and endangered wildlife species are located in the vicinity of the Study Area. As a result, disturbance to sites that contain or may affect habitat of the endangered or threatened wildlife species would be subject to regulation under Article 11 of the ECL. The GEIS contains additional information about ecological issues and conditions. (See also DGEIS, October 8, 2015, Pages 5-1 thru 5-14.)

#### *Critical Environmental Areas*

The portion of the Study Area located south of SR 24 is situated within a Central Pine Barrens Compatible Growth Area (CGA) and development under the subject zoning amendments will be assessed as a “Development of Regional Significance” in order to provide a comprehensive review of the project in consideration of the Central Pine Barrens CLUP (see **Figure 3-18**).





**BOA Figure 3-17**  
**Significant Coastal**  
**Fish & Wildlife Habitats**

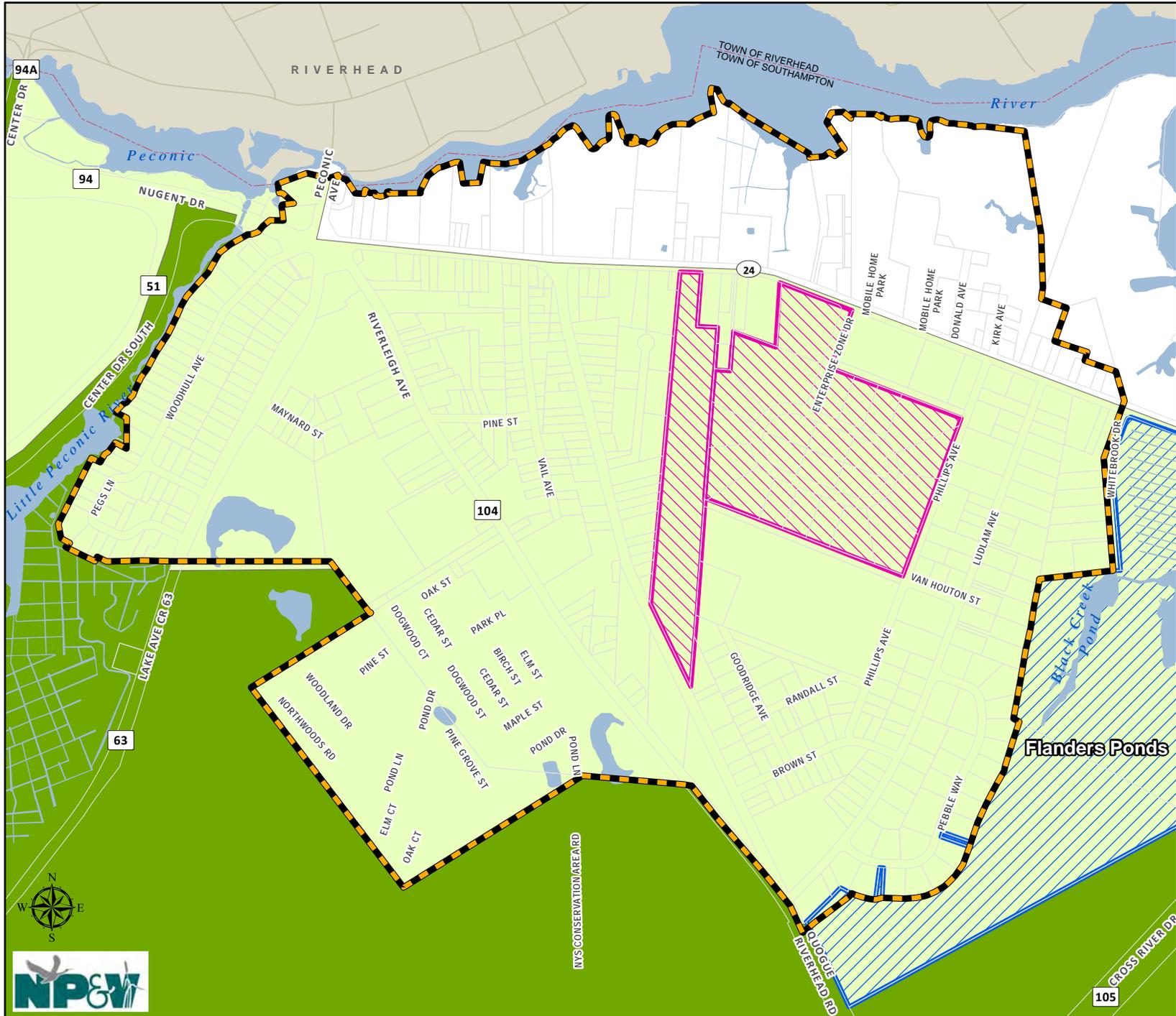
**Legend**

-  Study Area
-  NYS Significant Coastal Fish and Wildlife Habitats

Source: Town of Southampton, 2014;  
NYSDEC; USGS, 2010

1 inch = 600 feet





Town of Southampton



Riverside Hamlet Revitalization

BOA Figure 3-18

Central Pine Barrens

Legend

- Study Area
- Pine Barrens Plan**
- Compatible Growth Area
- Core Preservation Area
- Critical Resource Area
- Development Rights Receiving Area



Prepared By:  
The Town of Southampton Division  
of Geographic Information Systems  
Date: Friday, June 03, 2016



Parts of the Study Area are also located within the Town’s Aquifer Protection Overlay District (APOD) and/or contain freshwater wetlands and associated upland adjacent areas<sup>8</sup> that are currently subject to regulatory review by the Town pursuant to Chapter 157 of the Town Code as well as the NYSDEC per Article 24 of the Environmental Conservation Law of the State of New York. The Central Pine Barrens CGA, APOD, and NYSDEC designated freshwater wetlands and adjacent areas are considered “critical areas” under Section 157-10, “Critical areas,” of the Southampton Town Code.

The groundwater underlying much of Long Island has been federally-designated as a sole source aquifer, and is essential to the potable public water resources serving much of Long Island. The area of Long Island under which the largest volume and highest quality of such groundwater is found is the pine barrens area, which occupies much of the east-central portion of Suffolk County, an area dominated by lesser amounts of development and extensive tracts of natural forest. The forest composition of the area which has adapted to the unique soil properties of the area provides treatment of water entering the aquifer. The Long Island Pine Barrens Protection Act (the Act), signed into New York State law in 1993, established a State-assisted process to preserve those portions of the pine barrens so that the public potable water supply and overlying natural areas would be protected.

Pursuant to the Act, the CPB Joint Planning & Policy Commission (the Commission) was established, to prepare and administer the Comprehensive Land Use Plan (CLUP) to regulate future growth in the CPB. This plan was prepared and adopted in 1995, and was added to the NYS Environmental Conservation Law as Article 57. As intended by the Act, the CLUP provides procedures for the review of development applications in the CGA, based on a set of specific guidelines and standards. It is noted that, with few exceptions, development opportunities in the CPA are limited. Standards and guidelines for compatible development were established for areas located in the CGA in order to sustain habitat and unique ecosystems and preserve the quality of groundwater recharge in the region.

In addition to setting the standards and guidelines by which the Commission would review development applications, the CLUP allows for local municipalities to administer and conduct review of applications in the CPB. Such review must be performed under a locally-enacted ordinance that would be subject to the review and approval of the Commission. For applications undergoing local review, the CLUP standards are required to be incorporated into local land use and development procedures and ordinances, whereas the CLUP guidelines could be utilized by municipalities on a discretionary basis. The Town of Southampton adopted the standards of the CLUP into Article XXIV, Chapter 330 of its Town Code, and established Overlay Districts to implement many of the guidelines suggested in the CLUP.

The area located south of SR 24 is also located within the Long Island Regional Planning Board’s Central Suffolk Special Groundwater Protection Area (SGPA) (South), and borders the County’s “Peconic Bay and Environs” CEA which includes the lower Peconic River, Flanders

---

<sup>8</sup> “Adjacent area” means those areas of land or water that are outside a wetland and within 100 feet (approximately 30 meters), measured horizontally, of the boundary of the wetland. The Department may establish an adjacent area broader than 100 feet (approximately 30 meters) where necessary to protect and preserve a wetland, as set forth in subdivision 24-0701.2 of the Act and pursuant to Part 664.

Bay and the greater Peconic Estuary, which are County designated “Critical Environmental Areas.” Like the Town, the County also considers the Long Island Central Pine Barrens to be a CEA. CEAs are discussed in detail in the GEIS. (See also DGEIS, October 8, 2015, Pages 6-1 thru 6-28.)

### **3.3 Economic and Market Trends Analysis**

This section summarizes the preliminary market trends analysis that was prepared in connection with the RRAP. As part of this BOA process, Urbanomics was retained to review the analysis and assess the methodologies and findings regarding the recommended land use mix which could be supported from a market perspective. This section summarizes the results of this analysis. In addition, this section provides national market trends to supplement the market analysis included in the RRAP.

#### **3.3.1 National Market Trends**

Throughout the country Millennials, the age group born between 1978 and 1994, are reshaping every market, from housing to retail to industry. Born with access to computers and the internet, they are much more technologically proficient than any other generation. In addition, they have redefined the American Dream to suit their own needs—it has become finding the balance of what makes the individual happy, rather than working in order to acquire traditional status symbols of success. They work at what they love or if they cannot do that, work sufficiently to support the activities that they do enjoy. To achieve this balance, they often choose to live near social and recreational activities they enjoy, e.g., walkable downtowns with nightlife and shopping, beaches with surfing, mountains and parks with hiking, or ideally in proximity to many of these.

##### Housing Trends

In the housing market, this translates as demand for studio and one-bedroom units, because the units are affordable with first jobs and because young adults are choosing to have families later, if at all, there is rarely need for extra bedrooms. Interestingly, this corresponds with demand from aging Baby Boomers, many of whom are downsizing their housing due to difficulties with care or limited and/or retirement finances and choosing to live in 1 and 2-bedroom condos closer to convenience goods and services.

##### Retail Trends

Online shopping is the first option for a generation that came of age with access to the internet, but that does not mean that brick and mortar businesses are a thing of the past. Local retail needs to be about convenience and experience.

When almost anything can be delivered by Amazon within two days, local retail must either cater to the necessities that shoppers cannot or do not want to wait for, or stock items that require hands-on appraisal. Prices for convenience items must be competitive as well—online shoppers are inveterate comparison shoppers and high prices will not be accepted if there are other options—something that can be done if retail space and stock are limited. Retailers are also

enhancing convenience by creating a blended online/brick and mortar presence. The most basic of these is offering online or app ordering with in store to pick up or delivery.

Big box stores such as Walmart, Target and Best Buy as well as “clubs” maintain popularity for discount and bulk goods and electronics, but even they are responding to changing demographics by opening smaller outlets in downtowns to cater to younger and older clientele who are less likely to use cars and have more time or are more likely to drop in to just pick something up. However at this point, they are only doing so in major urban markets.

A new trend in retailing is selecting interesting and interactive space for brick and mortar outlets, rather than building the traditional box filled with rows of merchandise. The September 7-13 issue of Crain’s New York Business noted that retailers are seeking landmarked buildings and facades for their stores. Even if the architecture is modern, retailers are adding other draws including coffee and snack bars to bring customers in the doors and hopefully shop along the way. Another method is to make the shopping experience a social media event—special guests, who wore it best, even in-store social media outreach to select clothing lines (take a selfie with the shirt you prefer)—have been used to create buzz about a business.

Industry and Jobs Trends

As the Baby Boomers age, healthcare is the fastest growing industry sector in the Nation. According to the US Bureau of Labor Statistics, personal care aides, registered nurses, home health aides and nursing assistants are four of the top six professions in terms of growth in actual numbers between 2012 and 2022, with 1,953,700 new jobs in total. (Retail salespersons and food service workers are numbers 3 and 5.) Unfortunately, with the exception of registered nurses, all of these positions have a median annual wage of less than \$25,000 per year.

**Table 3-7**  
**BUREAU OF LABOR STATISTICS NATIONAL NEW JOB PROJECTIONS, 2012-2022**

Occupation	Number of New Jobs (Projected), 2012-2022	2012 Median Pay
Personal care aides	580,800	\$19,910
Registered nurses	526,800	\$65,470
Retail Salespersons	434,700	\$21,110
Home health aides	424,200	\$20,820
Combined food preparation and serving workers, including fast food	421,900	\$18,260
Nursing assistants	312,200	\$24,420

Source: <http://www.bls.gov/ooh/most-new-jobs.htm>

Other businesses are changing due to technology and the preferences of the workforce. Employees often carry laptops that plug in to workstations or can be used wherever they go, fewer employees lay claim to a desk and work is never left behind. Shared spaces both within and among firms are becoming more popular as well. A single office space, comfortably



furnished with basic assets such as wifi, printers and conference rooms can be shared by numerous individuals and companies for monthly fees, cutting down on overhead and allowing professional and social interaction and networking.

Even manufacturing in the United States is changing—no longer able to compete in bulk offerings with places like China, the manufacturing industry has shifted to a more artisanal/value-added approach, responding to the question, what is best NOT done in bulk. These shops, like new offices, are smaller in scale and run to extremes, either creating goods by hand, or being largely technologically driven using robotics and 3-D printers. The workforce required for these endeavors includes craftsmen, designers, programmers, and engineers.

Not only is the workplace starting to change, but so is firm location. Employers, especially tech employers, are returning to urban downtowns from suburban campuses to meet the demands of a younger workforce that wants to be near social and recreational activity as demonstrated by the locational choices of tech firms in Manhattan, Brooklyn and downtown Seattle.

### 3.3.2 Regional (Long Island/Suffolk County) Market Trends

#### Housing Trends

According to the American Community Survey 2009-2013, there are 569,196 housing units in Suffolk County, of which 87.4 percent are occupied. The vast majority (84.8%) are single family units, with fewer than 1 in 10 units located in buildings with 5 or more units. The housing stock also tends to be older (three out of every four units were constructed before 1980). In addition, as shown in the table below, unit sizes are quite large: 73.3 percent of units have 3 or more bedrooms, while less than one in every ten units is a studio or 1-bedroom.

**Table 3-8  
SUFFOLK COUNTY HOUSING BY BEDROOMS, 2009-2013**

	<b>Housing Units</b>	<b>Percent of Total</b>
<b>Total</b>	569,196	100%
Studio	6,308	1.1%
1-Bedroom	49,651	8.7%
2-Bedrooms	95,919	16.9%
3 Bedrooms	218,082	38.3%
4-Bedrooms	146,200	25.7%
5+ Bedrooms	53,036	9.3%

Source: American Community Survey 2009-2013, DP04

There is a disparity between the existing housing stock in terms of size and the actual number of persons in households. Table 3-13 shows the number of households in Suffolk County by household size (occupancy). As shown, there are just over 100,000 single person households, however there are only half that many studio and one-bedroom housing units.

**Table 3-9**  
**SUFFOLK COUNTY HOUSEHOLD SIZE, 2009-2013**

	Households	Percent of Total
<b>Total</b>	497,347	100%
1 person	101,459	20.4%
2-person	148,209	29.8%
3-person	84,549	17.0%
4+-person	163,130	32.8%

Source: American Community Survey 2009-2013, S2501

This disparity indicates that many Suffolk County households are paying for more real estate than is needed. This is born out in an analysis of affordability. According to the Census Bureau, in Suffolk County 58.5 percent of renters, 49.6 percent of owners with a mortgage, and 31.1 percent of owners without a mortgage pay more than is considered affordable (30% of household income) on housing costs<sup>9</sup>.

#### Industry and Job Trends

An analysis of industry trends seeks to identify the clusters that may be established or emerging in the local economy, as well as those that may serve to support stronger industries in the region. For the purpose of this analysis, industry trends – with regard to both the number of employees and the number of establishments – within the boundaries of Suffolk County were examined over eight years (between 2005 and 2013).

The values shown in **Table 3-10** compare the businesses in Suffolk County in 2005 to those in 2013<sup>10</sup> based upon the NAICS code and highlight significant changes in the overall number of business establishments during this period. The highest growth was in accommodation and food services, Administrative and Support and Waste Management and Remediation Services, and Health care/social assistance, and high growth occurred in professional, scientific and technical services, and other services. The biggest loss for the county was in construction, manufacturing and retail businesses, which declined by a total of 245, 311 and 234 businesses respectively.

The values shown in **Table 3-11** compare the change in the number of paid employees in Suffolk County in 2005 as compared to 2013 based upon the NAICS code of the company and highlights significant changes in overall employment during this period.

<sup>9</sup> Housing costs include, rent, mortgage, condo fees, property taxes, property insurance, utilities, etc.

<sup>10</sup> Source: <http://censtats.census.gov>

**Table 3-10**  
**CHANGE IN BUSINESS ESTABLISHMENTS IN SUFFOLK COUNTY, 2005-2013**

NAICS code	NAICS code description	2005 Total establishments	2013 Total establishments	Change in Total establishments
-----	Total	47,611	48,689	1,078
11----	Forestry, Fishing, Hunting, and Agriculture Support	64	76	12
21----	Mining	21	15	(6)
22----	Utilities	85	81	(4)
23----	Construction	7,133	6,888	(245)
31----	Manufacturing	2,324	2,013	(311)
42----	Wholesale Trade	3,343	3,218	(125)
44----	Retail Trade	6,783	6,549	(234)
48----	Transportation and Warehousing	1,081	1,205	124
51----	Information	708	606	(102)
52----	Finance and Insurance	2,307	2,492	185
53----	Real Estate and Rental and Leasing	1,797	1,663	(134)
54----	Professional, Scientific, and Technical Services	5,437	5,722	285
55----	Management of Companies and Enterprises	142	175	33
56----	Administrative and Support and Waste Management and Remediation Services	3,160	3,488	328
61----	Educational Services	493	611	118
62----	Health Care and Social Assistance	4,356	4,711	355
71----	Arts, Entertainment, and Recreation	812	884	72
72----	Accommodation and Food Services	3,150	3,666	516
81----	Other Services (except Public Administration)	4,295	4,585	290
99----	Unclassified	120	41	(79)

**Table 3-11**  
**CHANGE IN PAID EMPLOYEES SUFFOLK COUNTY, 2005 – 2013**

NAICS code	NAICS code description	2005	2013	Change between 2005 and 2013	Percent change
-----	Total	555,718	557,995	2,277	0.4%
21----	Mining	228	137	(91)	-39.9%
23----	Construction	38,152	41,018	2,866	7.5%
31----	Manufacturing	60,840	53,039	(7,801)	-12.8%
42----	Wholesale Trade	54,243	42,906	(11,337)	-20.9%
44----	Retail Trade	79,815	78,845	(970)	-1.2%
48----	Transportation and Warehousing	19,031	17,492	(1,539)	-8.1%
51----	Information	18,318	13,836	(4,482)	-24.5%
52----	Finance and Insurance	24,077	22,175	(1,902)	-7.9%

NAICS code	NAICS code description	2005	2013	Change between 2005 and 2013	Percent change
53----	Real Estate and Rental and Leasing	7,687	6,483	(1,204)	-15.7%
54----	Professional, Scientific, and Technical Services	42,841	47,076	4,235	9.9%
55----	Management of Companies and Enterprises	10,030	11,039	1,009	10.1%
56----	Administrative and Support and Waste Management and Remediation Services	35,670	38,333	2,663	7.5%
61----	Educational Services	11,281	9,476	(1,805)	-16.0%
62----	Health Care and Social Assistance	84,588	95,503	10,915	12.9%
71----	Arts, Entertainment, and Recreation	7,477	9,781	2,304	30.8%
72----	Accommodation and Food Services	36,136	44,989	8,853	24.5%
81----	Other Services (except Public Administration)	23,182	24,317	1,135	4.9%

Source: Census; 2005 and 2013 County Business Patterns (NAICS) with analysis by NP&V. Shades of red identify relative levels of loss, while shades of green indicate relative growth.

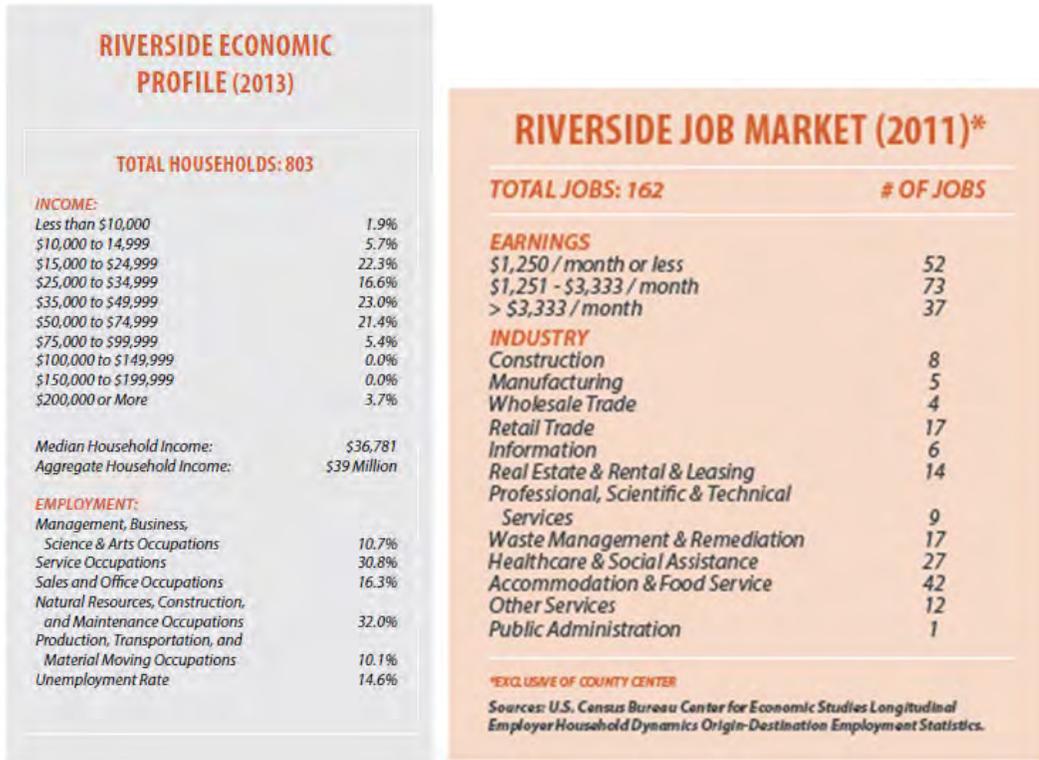
Several industries witnessed considerable growth, both in terms of the number of employees and the number of establishments within the county. An analysis of the industry data reveals several strong clusters in the regional economy with respect to job growth. This includes services pertaining to health care and social assistance, accommodation and food services, professional, scientific and technical services, and arts, entertainment and recreation, and construction. There was a significant decline in wholesale trade and manufacturing jobs in Suffolk County during this period, and to a lesser degree (though significant), job declines in information services, finance and insurance, educational services and real estate and leasing and management, transportation and warehousing and retail.

The office vacancy rate for Suffolk County is 17.1 percent according to first quarter 2015 real estate statistics prepared by CBRE. However, it should be noted that the area of assessment includes only western and central Suffolk and does not extend east beyond Highway 83 due to the limited amount of stock. Based upon the areas of growth, it appears that there may be opportunities for some local office space within the county – especially for medical uses.

Growth Areas for Long Island

Riverside has the lowest median income of any community on Long Island and thus, job creation in the area would be a tremendous asset for the population. The following graphics provided in the July 2015 RRAP illustrate the income levels by household, median income at \$36,781 and employment by sector (for the residents of the hamlet of Riverside) and the job market for 2011 (excluding the County Center).





The New York State Department of Labor has created a list of the fastest growing occupations on Long Island, projected between 2010 and 2020. The top twelve occupations with the fastest growth (percentage wise) are shown in **Table 3-12**.

**Table 3-12**  
**FASTEST GROWTH OCCUPATIONS BY PERCENTAGE**

Title	Percent	Employment		Increase in jobs
	Change	2010	2020	
Personal Care Aides	53.3%	12,210	18,720	6,510
Home Health Aides	46.9%	13,150	19,320	6,170
Medical Assistants	25.6%	5,770	7,250	1,480
Coaches and Scouts	36.2%	2,710	3,690	980
Physical Therapists	33.7%	2,730	3,650	920
Market Research Analysts and Marketing Specialists	27.0%	3,180	4,040	860
Pharmacy Technicians	25.2%	2,620	3,280	660
Medical Secretaries	33.9%	1,920	2,570	650
Food Servers, Non restaurant	26.7%	2,210	2,800	590
Personal Financial Advisors	28.3%	2,050	2,630	580
Software Developers, Systems Software	25.4%	2,130	2,670	540
Dental Hygienists	28.5%	1,790	2,300	510

Source: NYSDOL with analysis by NP&V. Shades of red identify relatively small percent of increase, while shades of green indicate relatively high percent of increases in jobs.

It is also important to view the actual increase in employment opportunities (rather than a percent change) for the fastest growing occupations, to view the bigger picture. For example, while athletic trainers and audiologists are the top five and six growth occupations based upon the percent increase of 38.5%, this is somewhat misleading in considering the actual number of jobs that are expected to become available (which are quite low comparatively with only 50 new jobs projected). **Table 3-13** illustrates the top twelve growth occupations based upon the expected increase in the number of jobs. In this case, there are a number of occupations with a percent change in the lower values, but which overall will provide more opportunities, such as medical assistants, pharmacy technicians and medical secretaries (all within the larger health care industry).

**Table 3-13**  
**FASTEST GROWTH OCCUPATIONS BY INCREASE IN NUMBER OF JOBS**

Title	Percent	Employment		Increase in jobs
	Change	2010	2020	
Personal Care Aides	53.3%	12,210	18,720	6,510
Physical Therapist Aides	47.8%	690	1,020	330
Home Health Aides	46.9%	13,150	19,320	6,170
Veterinary Technologists and Technicians	41.5%	940	1,330	390
Athletic Trainers	38.5%	130	180	50
Audiologists	36.8%	190	260	70
Helpers--Brickmasons, Blockmasons, Stonemasons, and Tile and Marble Setters	36.5%	520	710	190
Helpers--Carpenters	36.5%	850	1,160	310
Coaches and Scouts	36.2%	2,710	3,690	980
Diagnostic Medical Sonographers	34.5%	550	740	190
Medical Secretaries	33.9%	1,920	2,570	650
Physical Therapists	33.7%	2,730	3,650	920

Source: NYSDOL with analysis by NP&V. Shades of red identify relatively small increases, while shades of green indicate relatively high increases in jobs.

While many of the fastest growing occupations are centered on medical/health-care industry, other fast-growing occupations projected to occur throughout the Long Island region include those centered on recreation and fitness; food service; tourism; restaurants and entertainment; personal services; construction; and a variety of scientific, technical and professional occupations.<sup>11</sup>

### 3.3.3 Riverside Market Trends

The Economic Market Study identifies numerous challenges under current conditions and opportunities in the redevelopment of Riverside. There are several potential challenges for retail

<sup>11</sup> New York State Department of Labor, Fastest Growing Occupations, Long-Term Occupational Projections, Long Island Region, 2010-2020. Accessed via <http://labor.ny.gov/stats/lproj.shtm>.

development in Riverside including the lack of on-street and off-street public parking options for through traffic on NY SR24, the current socioeconomic climate and high crime rate in Riverside, and a lack of diverse offerings. Additionally, there are many opportunities for retail development in Riverside including but not limited to Riverside’s location as a gateway area for the East End, cultural diversity which can differentiate the available retail offerings, history of locally owned businesses that suggests a healthy foundation for entrepreneurship, the need for a fresh start and will for a new identity, County Center, and strong mass transit bus connections.

Housing Trends

Current trends among the Millennial and baby boomer generations have demonstrated a growing demand for rental units in recent years. At its current rate of growth the Towns of Southampton and Riverhead are likely to add a demand of over 3,100 new rental units between 2010 and 2030. Given the growing propensity of Millennials and boomers to rent and the smaller household sizes of Millennials, this number could be even greater. The demand for rental housing is quickly growing and is not likely to stop soon. More rental units, and more types of rental units beyond single family homes, are a must if the Riverside community is to meet the challenges of the next generation.

<b>LOCAL HOUSING MARKET (2010):</b>			
	<b># OF UNITS</b>		
	<i>Riverside</i>	<i>Southampton</i>	<i>Riverhead</i>
<b>TENURE</b>			
Renter-Occupied	229	5,704	10,271
Owner-Occupied	579	21,913	2,572
Seasonal	0	17,399	1,528
Vacant	232	3,167	919
<b>GROSS RENT</b>			
< \$500	0%	3%	14%
\$500-\$999	11%	18%	26%
\$1000-\$1499	73%	27%	39%
\$1500-\$1999	0%	30%	13%
> \$2000	16%	22%	8%
<b>HOME VALUE</b>			
< \$50,000	20%	3%	6%
\$50k - \$99,999	42%	3%	4%
\$100k - \$200k	14%	3%	7%
\$200k - \$300k	9%	6%	14%
\$300k - \$500k	15%	28%	50%
\$500k - \$750k	0%	22%	13%
\$750k - \$1mil	0%	13%	4%
> \$1,000,000	0%	22%	2%
<b>UNIT SIZE</b>			
Studio	3%	1%	0%
1 Bed	13%	6%	10%
2 Bed	54%	21%	31%
3 Bed	27%	40%	36%
4 Bed	1%	21%	20%
5 Bed or more	2%	11%	3%

Sources: U.S. Census Bureau, American Community Survey 5-year estimates.



AREA WIDE RENTAL HOUSING DEMAND PROJECTION (2010-2030)							
Age Cohort	2000 Population	2010 Population	2020 Population	2030 Population	Population Change* 2010-2030	Rental Headship Rate**	New Rental Units Demanded
Under 5 years	4,810	4,794	4,781	4,771	(23)	0.0%	0
5 - 9 years	5,311	5,527	5,209	5,167	(90)	0.0%	0
10 - 14 years	5,060	5,253	5,453	5,661	408	0.0%	0
15 - 19 years	4,625	5,532	6,664	8,088	2,556	5.4%	138
20 - 24 years	4,048	4,963	6,201	7,904	2,941	5.4%	159
25 - 34 years	9,670	10,353	11,084	11,867	1,514	20.0%	303
35 - 44 years	13,762	11,961	10,445	9,167	(2,794)	14.8%	(414)***
45 - 54 years	12,233	14,065	16,312	19,089	5,024	12.8%	642
55 - 59 years	4,701	6,277	8,495	11,660	5,383	12.9%	696
60 - 64 years	3,982	6,108	9,568	15,317	9,209	13.3%	1,226
65 - 74 years	7,223	8,286	9,683	11,531	3,245	6.2%	202
75 - 84 years	5,110	5,165	5,260	5,398	233	10.0%	23
85 years & Over	1,857	2,282	2,824	3,521	1,239	11.3%	140
<b>TOTAL</b>							<b>3,115 Units</b>

Source: U.S. Census Bureau 2000 & 2010 Decennial Censuses; US Census Bureau American Community Survey 2010 5-Year Estimates  
\*Numbers in parenthesis indicate population loss  
\*\* Age group rental households

### Retail Trends

To best understand the commercial uses that are viable in Riverside, Renaissance Downtowns prepared a retail gap analysis study in order to determine which uses are likely to have sufficient market demand necessary to be viable. The focus has been on market niches that might complement, rather than compete with, independently owned businesses in Riverhead Downtown, the extent to which existing businesses in the project area might absorb additional sales, and the tools and resources that might be helpful in stimulating new business development and growth of existing businesses.

The potential for local retail sales is determined through the estimation of potential consumer expenditures (purchasing power) of resident households based upon their income, which is then compared to local retail sales. If local retail sales are less than the aggregate buying power of local households, there is “leakage” (i.e., local residents are spending money outside of the local area). If local sales are greater than local spending potential, there is an “injection” of spending from other areas.

### Retail Sales Leakage

The economy of Riverside currently suffers from a retail sales leakage, that is, local residents are spending their money outside of Riverside. This loss to a community’s local economy may occur due to factors such as a void within a certain business type or a lack of an attractive retail

<b>RIVERSIDE RETAIL INVENTORY</b>	
<b>TOTAL ESTABLISHMENTS: 22</b>	
<b>SECTOR:</b>	
<i>Motor Vehicle &amp; Parts Dealers</i>	<b>5</b>
<i>Furniture &amp; Home Furnishings Stores</i>	<b>1</b>
<i>Electronics &amp; Appliance Stores</i>	<b>2</b>
<i>Bldg Materials, Garden Equip. &amp; Supply Stores</i>	<b>0</b>
<i>Food &amp; Beverage Stores</i>	<b>3</b>
<i>Health &amp; Personal Care Stores</i>	<b>0</b>
<i>Gasoline Stations</i>	<b>2</b>
<i>Clothing &amp; Accessory Stores</i>	<b>3</b>
<i>Sporting Goods, Hobby, Book &amp; Music Stores</i>	<b>1</b>
<i>General Merchandise Stores</i>	<b>0</b>
<i>Miscellaneous Store Retailers</i>	<b>1</b>
<i>Food Services &amp; Drinking Places</i>	<b>3</b>

Source: ESRI Business Analyst Online



environment such as a walkable, mixed use hamlet center. Based upon the retail gap analysis prepared for the RRAP dated July 27, 2015, approximately \$8.2 million in consumer spending “leaks out of” the primary market area alone every year. When looking at the larger Riverside, Flanders and Northampton market area, total leakage is \$44.3 million per year. New development can leverage this lost spending by tapping into undersupplied sectors. Riverside exhibits significant leakage due to the relative lack of places for residents to shop, dine and play. Community mapping exercises conducted as a part of the Crowdsourced Placemaking process revealed that residents often travel far to spend their money at stores and restaurants outside the community. Accounting for the combined existing incomes of Riverside, Flanders and Northampton, there is a substantial opportunity for local entrepreneurs to capture spending that currently takes place outside of these communities, bringing in additional income and job creation. Residents of the community would easily be able to support additional commercial space, assuming that retailers cater to the types of goods and services that are currently underrepresented in the local economy. This will ensure that future businesses fulfill an existing consumer demand while targeting sales of those goods and services that are currently underserved in the target market area. Recommended uses are shown in **Table 3-14**.

**Table 3-14**  
**STUDY AREA RETAIL OPPORTUNITIES**

Store Type	Leakage	Sales (PSF)	Floor space Demand (SF)
Full Service Restaurant	\$2,369,011	\$300	7,897
Grocery Store	\$8,989,409	\$400	10-12 K
Hobby, Sport Goods, Music Instruments	\$1,362,684	\$250	5,451
Clothing and Shoes	\$3,699,230	\$250	14,797
Electronics and Appliances	\$1,947,829	\$1,000	1,948
Health and Personal Care	\$2,747,801	\$400	6,870

Sources: RRAP Appendix 3. (Consumer Expenditure Surveys; American Community Survey 2009- 2013 5 Year Estimates <http://www.statista.com/statistics/240970/average-weekly-sales-per-square-foot-of-us-supermarket-stores/> <http://smallbusiness.chron.com/industry-standard-gross-margin-groceries-38121.html>)

The greatest untapped potential in Riverside include: full service restaurants, furniture and home furnishings, clothing and shoe stores, health and personal care stores, sporting good, hobby and musical instrument stores, and electronics and appliance stores. The neighboring Town of Riverhead is a major hub for consumer spending, home to the Tanger Outlets and a plethora of big box retail establishments. New business development in Riverside must differentiate itself from Riverhead's offerings by focusing on smaller, independent establishments and restaurants that fill a niche beyond the chain stores and restaurants in Riverhead. This way both centers can complement, rather than detract from, one another.

RETAIL Sales Leakage	Purchasing Power	Existing Sales	Sales Leakage	Approx. Sales / SF	Potential SF	Approx. Job Creation
Riverside Alone	\$11,390,104	\$3,144,559	\$8,245,545	250	32,982	33
Riverside, Flanders, Northampton	\$51,013,540	\$6,675,446	\$44,338,094	250	177,352	176

RESTAURANT Sales Leakage	Purchasing Power	Existing Sales	Sales Leakage	Approx. Sales / SF	Potential SF	Approx. Job Creation
Riverside Alone	\$1,478,232	\$2,204,381	\$(726,149)	300	(2,420)	-
Riverside, Flanders, Northampton	\$6,205,140	\$3,558,240	\$2,646,900	300	8,823	50

Source: U.S. Census Bureau American Community Survey 5-Year Estimates, Bureau of Labor Statistics Consumer Expenditure Survey, ESRI Business Analyst Online, Urban Land Institute, Baker Tilly

Source: RAPP, July, 2015, Page 154

Grocery Store/Food Market

A food market needs assessment conducted by the Town of Southampton concluded that there is a need for a medium sized supermarket to serve the Riverside community. The study cited the lack of accessible food options within the community, a strong desire from residents, Riverside's geographic position as a gateway, stable population growth, high vehicular traffic, and a customer base in nearby Flanders and Northampton as drivers of demand for a food market.

### GROCERY STORE DEMAND ANALYSIS

AGGREGATE SPENDING ON "FOOD AT HOME"

Riverside	\$2,473,812
Flanders	\$6,278,472
Northampton	\$758,292
Total Potential Sales	\$9,510,576
Existing Sales	\$521,167
Leakage	\$8,989,409
Estimated Sales / SF	\$400.00
Estimated SF Demand @ 50% Capture	10-12 ksf

Sources: Consumer Expenditure Surveys; American Community Survey 2008-2013 5 Year Estimates  
<http://www.statista.com/statistics/240970/average-weekly-sales-per-square-foot-of-us-supermarket-stores/>  
<http://smallbusiness.chron.com/industry-standard-gross-margin-groceries-38121.html>

Source: RRAP, July 2015, Page 155

Full Service Restaurant

Riverside, Flanders and Northampton are all sorely underserved in this area and limited service restaurant options are relatively sparse as well. While the existing income levels of the community in general are not conducive to a strong restaurant market, these are largely offset by the near complete lack of options. There is therefore a strong market for full-service restaurants, particularly those that take advantage of the community's existing resources by tying into the riverfront and the local Farm-to-Table Movement.

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$3,722,870	\$1,353,859	\$2,369,011	\$300	7,897



Hobby, Sporting Goods, Music Instruments

There is a demand for nearly 5,500 square feet of retail space in this category such as a fishing establishment that could offer both fresh and salt water same day guided tours, lunch provided at on-site restaurant, shore, kayak and motorboat fishing, gear rental and sales.

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$1,362,684	-	\$1,362,684	\$250	5,451

Electronics and Appliances

The Riverside-Flanders-Northampton area has a sales gap of nearly \$2 million on electronics and appliances which could yield a roughly 2,000 square foot small format retailer such as a small computer, camera, cell phone, video game or accessories store.

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$2,428,526	\$480,697	\$1,947,829	\$1,000	1,948

Clothing and Shoes

Demand for nearly 15,000 square feet of retail space for apparel could be filled by a variety of vendors including shoe stores, clothing boutiques and other retailers. Given the proximity to the Tanger Outlets in Riverhead, a smaller footprint, niche product would serve to differentiate the Riverside market from nearby competition.

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$4,189,267	\$490,037	\$3,699,230	\$250	14,797

Health and Personal Care

A sales leakage of over \$2.7 million reveals the opportunity for a small health and personal care store. This could be an opportunity for a small format pharmacy, beauty supply store, or health products store. Additionally, the community involvement process demonstrated community support for these types of health and personal care establishments.

Purchasing Power Potential	Existing Sales	Sales Leakage	Est. Sales / SF	Potential SF
\$2,747,801	-	\$2,747,801	\$400	6,870

Office

It is imperative that Riverside be positioned to tap into the employment growth occurring in the region. An analysis of the projected need for office space in the future reveals an opportunity to bring employment centers to Riverside, providing much needed economic development, commercial activity and job opportunities to the community, particularly for those residents who lack access to reliable transportation. The analysis projects the growth of office users in a 10 mile radius of Riverside in each industry sector. Assuming each worker occupies 150 SF of space, this analysis yields a total demand for nearly 810,000 SF of office space. Among the fastest growing sectors in this region (in terms of absolute number of jobs) are “Health Care and Social Assistance” and “Educational Services”. Attracting employers in these industries would be particularly feasible.



Industry Sector	2011 Jobs	Annual Projected Growth	Estimated 2015 Jobs	Projected 2030 Jobs	% Work in Office	Projected 2015-2030 Office Job Growth
Agriculture, Forestry, Fishing and Hunting	1258	-1.10%	1,189	993	83%	-163
Utilities	131	-1.10%	124	103	20%	-4
Construction	3066	2.60%	3,465	4,816	91%	1230
Manufacturing	1461	-0.50%	1,424	1,318	82%	-88
Wholesale Trade	1018	0.80%	1,059	1,186	58%	73
Retail Trade	6582	0.70%	6,812	7,528	58%	415
Transportation and Warehousing	936	0.70%	969	1,070	20%	20
Information	673	-0.20%	666	646	78%	-16
Finance and Insurance	802	0.90%	838	951	78%	88
Real Estate and Rental and Leasing	314	1.10%	331	386	78%	43
Professional, Scientific, and Technical Services	4584	1.80%	4,997	6,346	70%	944
Management of Companies and Enterprises	571	1.10%	602	702	78%	78
Administration & Support, Waste Management and Remediation	1654	1.00%	1,737	1,997	81%	211
Educational Services	4721	1.90%	5,169	6,643	58%	855
Health Care and Social Assistance	5613	2.60%	6,343	8,816	58%	1435
Arts, Entertainment, and Recreation	856	1.10%	903	1,052	20%	30
Accommodation and Food Service	2448	0.90%	2,558	2,904	20%	69
Other Services (excluding Public Administration)	1400	1.00%	1,470	1,691	58%	128
Public Administration	1595	0.20%	1,611	1,659	81%	39
<b>TOTALS</b>						
New Jobs						5,386
SF / Worker						150
Total SF						807,957
Assuming only 10% Capture of the Office market in Riverside*						80,796*

*\*This number is a relatively conservative estimate as it assumes a well below-average space per worker, and assumes that 100% of vacated office space can be re-filled, regardless of the sector.*

*Sources: U.S. Census Bureau Center for Economic Studies Longitudinal Employer Household Dynamics Origin-Destination Employment Statistics; Bureau of Labor Statistics Employment Growth Projections; Rena Mourouzi-Sivitanidou "Market Analysis for Real Estate"*

### Hotel

Riverside’s scenic natural amenities and strategic position as the gateway to tourist attractions on both forks make it a prime location for a hotel. A hotel that ties into the existing waterfront, planned boardwalk and proposed new bridge could capitalize on the community’s local assets and proximity to regional destinations as well as increase job opportunities for Riverside residents. Community support for a "Hotel Hospitality Center" and "The Gateway Center", which includes visitor and tourist services could successfully be integrated with the hotel.

### Assisted Living

There is a significant market opportunity for an assisted living or similar facility. The closest assisted living facility to Riverside is over 10 miles away in Center Moriches. Between the Towns of Southampton and Riverhead there are approximately 3,000 seniors classified as having a “self-care” or “independent living” difficulty. Assuming that many of these people do and will continue to reside outside of assisted care facilities, a conservative estimate that 20% of this population can be tapped into yields a demand for roughly 600 beds. Such establishments would provide an important service for a growing demographic in the region and provide significant well-paying career opportunities to local residents.

### Light Industrial/Production Space

A measure of job creation and economic development can be attained through certain light industrial uses. Artisan production facilities for local artists and craftsmen to create specialty items to sell online or locally, for example, could generate opportunities for entrepreneurial ventures and local employment while attracting creative and artistic people to live and work in Riverside.

### Branding Strategies

As the geographic gateway to the North and South Forks of Long Island, Riverside is well positioned to take advantage of the many attractions of the East End.

Riverside has numerous natural resource assets. The local beaches promote Riverside as a place for beachgoers to shop, dine, stay, and play while the access to the Riverfront and planned boardwalk provide an excellent venue for water-based recreation. Trails offer opportunities for hiking, nature walks, exercise and exploration which makes Riverside an incredible prospect for ecotourism and nature-based recreation.

Local food growing would provide economic, social and health benefits to Riverside while shaping its unique identity as a place where food, community, nature and culture intersect. Riverside's proximity to wineries on the North and South Forks offers excellent opportunities to tap into viticulture and viculture for tourism, recreation and education.

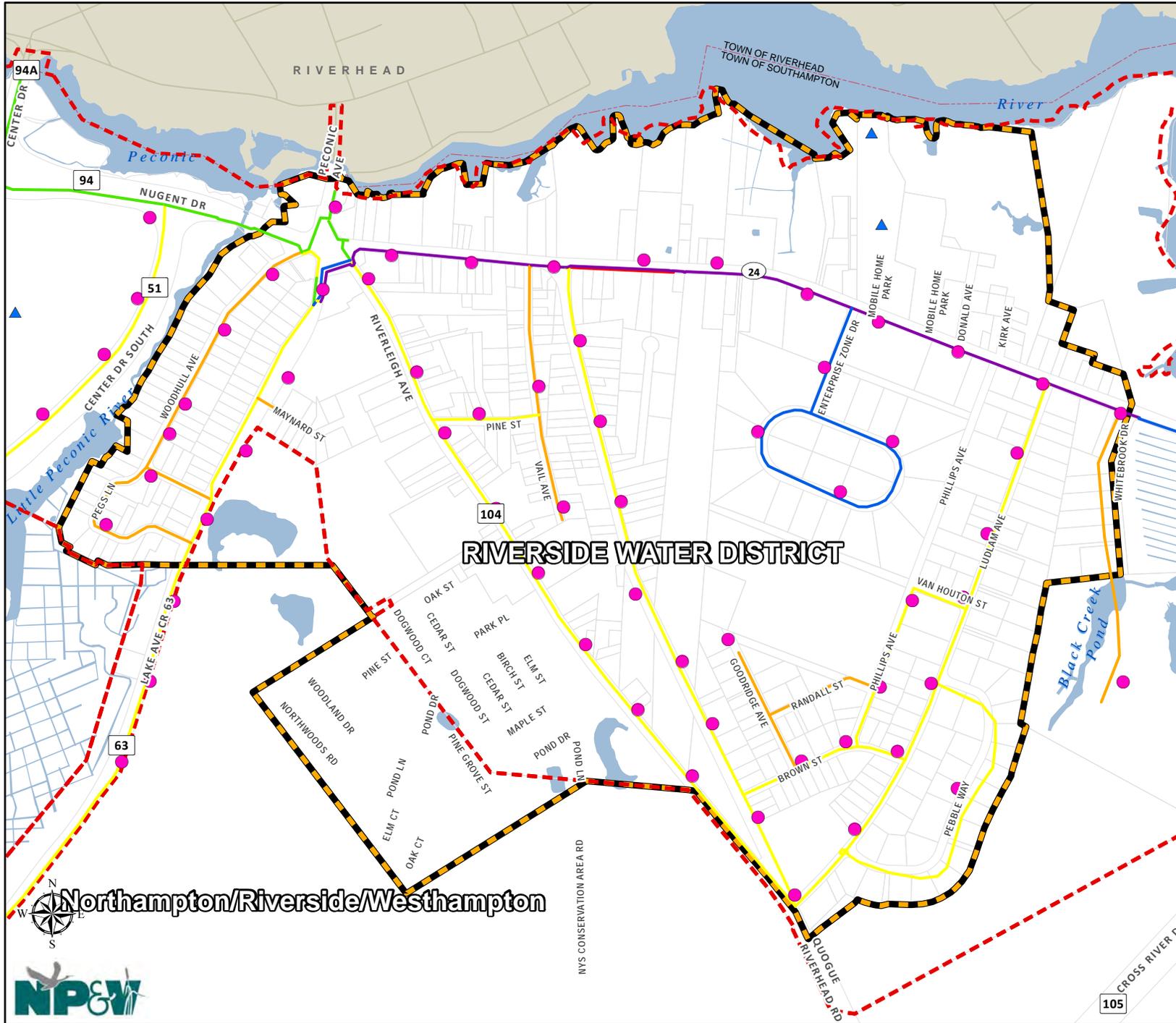
Riverside can also utilize nearby East End Arts to act as a powerful catalyst for economic and cultural revitalizations. There is significant community support for a Riverside Children's Museum which would make Riverside a unique place to visit while also providing an important educational opportunity for underprivileged children who typically lack access to quality educational offerings. Another attraction to promote Riverside as a unique destination is WaterFire, a public art installation and community arts event that could bring new interest and investment to Riverside.

By leveraging its existing assets and potential opportunities, Riverside can brand itself as a unique and attractive destination. A wealth of natural resources as well as community inspired events and establishments can make Riverside a truly incredible place to be. Renaissance Downtowns and Riverside Rediscovered have been working with art organizations and local artists to leverage on existing creating powers and initiatives, community location and waterfront amenity.

## **3.4 Infrastructure Analysis**

### **3.4.1 Water Analysis**

The area is served by the Riverside Water District, which is operated by the Suffolk County Water Authority (SCWA) and according to the 2015 SCWA budget, 588 customers are currently served through operating agreements in the district. **Figure 3-19** shows the SCWA water distribution system in the area including water mains, pipe diameters and hydrant locations.



Town of Southampton



Riverside Hamlet Revitalization

**BOA Figure 3-19**  
**Suffolk County Water Authority**  
**Distribution System**

Legend

- Study Area
- Private Hydrants
- Hydrants
- Water Mains**
- Diameter (inches)**
- 4
- 6
- 8
- 10
- 12
- 16
- Distribution Areas

The map indicates the SCWA infrastructure installed in the depicted area as of the date listed thereon. The map does not indicate the presence of easements, occupied or unoccupied, or facilities owned by SCWA customers.

It is the responsibility of an operator to arrange to have services "marked-out" before commencing excavation.

Public and private hydrant data should be field or survey verified.

Prepared By:  
The Town of Southampton Division of Geographic Information Systems  
Date: Friday, June 03, 2016

0 1,000 Feet

Input was sought during an interview with representatives of the SCWA regarding this area and no indications were made that water capacity would be a barrier to redevelopment within the BOA Study Area. The following facts were provided:

- The SCWA does not have any wellfields within a 1,500 foot radius of the subject project area (i.e., they are outside of designated water supply sensitive areas);
- The project area is outside of any SCWA well capture zones;
- SCWA's Oak Avenue wellfield is the closest to the project at 1.6 miles south/east and has one active well.

As noted above, the SCWA does not have any well fields within a 1,500 foot radius of the Study Area. The nearest SCWA facility is the Oak Avenue well field located approximately 1.6 miles southeast of the Study Area. This wellfield contains one active well completed to a depth of 118 feet below grade and the screened portion of the well is between elevations -1.23 to -31.23 feet below msl. Public supply wells are routinely monitored by SCWA in accordance with federal, state and local standards and requirements. The 2015 SCWA Water Quality Report (for calendar year 2014) was reviewed for the most recent available summary of monitoring results for water quality in Distribution Area No. 39. A total of 96 separate water quality parameters were tested for in 2014, including a variety of inorganic constituents (e.g., metals), volatile organic compounds (VOCs), synthetic organic compounds (SOCs), and water disinfectants and disinfectant byproducts from chlorination. In total, 1,471 individual tests were performed in the district in 2014. Not one of the test results for this distribution area exceeded established maximum contaminant levels (MCLs) (SCWA, 2015). Nitrate is an inorganic compound of local concern as it can cause health problems in infants.<sup>12</sup> Nitrate was not detected in any of the ten samples taken in 2014. Sources of nitrate primarily include fertilizers, sanitary system discharge, animal wastes and atmospheric deposition. A lack of any nitrate in concentrations above the minimum detection limit is quite unusual and suggests a relatively pristine and well protected groundwater resource in the well field contributing areas. Of the 21 types of SOCs and 23 types of VOCs that were monitored for in Distribution Area 39 throughout 2014, not one was detected. The absence of even a trace of SOCs and VOCs is further evidence that the water supply serving the Riverside community is of a very high quality. Disinfection and disinfection/chlorination by products were also well below the applicable standards for the eight parameters tested for (one of the parameters, chlorate, does not have an MCL). Based on a review of the 2014 groundwater quality data for SCWA Distribution Area No. 39, the groundwater quality within the groundwater contributing area of the wells during 2014 was excellent.

The Study Area is outside of any of SCWA public water supply capture zones and approximately 4,300 feet from the nearest Riverhead municipal water district supply well, which is located near the southwest corner of the intersection of Pulaski Street and Raynor Avenue on the opposite side of the Peconic River from the Study Area. Water mains exist on all major roadways within the Study Area.

---

<sup>12</sup> High concentrations of nitrogen can also cause water quality and environmental issues in coastal waters including increases in algae production and reductions in dissolved oxygen concentrations in tidal waters that may lead to hypoxia (low oxygen) or anoxia (no oxygen) causing fish kills.

Any redevelopment would require connection to the existing SCWA water supply and developers would be required to install laterals between proposed buildings and the street to allow connection to existing mains. New projects are required to receive approvals for water connections and the availability of service and any need for additional infrastructural improvements will be determined at that time.

### 3.4.2 Sanitary Sewer

One role of a BOA Nomination Study is to identify obstacles to redevelopment and identify means of overcoming these challenges. The lack of sufficient infrastructure for treating wastewater in Riverside is a major obstacle to redevelopment since the level of development permitted is dramatically limited without advanced wastewater treatment. Constraints relate to the required sanitary design flow limitations of the Suffolk County Sanitary Code (SCSC) as well as the physical and environmental constraints in this area. In order to prevent and reduce adverse effects of wastewater on the underlying aquifer and nearby Peconic River Estuary, limits have been placed on the amount of untreated wastewater that can be contributed by development. Within Groundwater Management Zone III (located east of Peconic Avenue and north of SR 24/Flanders Road), parcels are limited to 600 gallons per day (gpd) of sanitary effluent per acre and within Groundwater Management Zone IV (the remainder of the Study Area), parcels are limited to 300 gpd per acre. Currently, wastewater disposal occurs via on-site sanitary systems, many of which consist merely of cesspools. The level of existing development is not in conformance with SCSC and there are areas of high density homes whose sanitary systems may consist of cesspools within a groundwater contributing area (where groundwater discharges to surface water of the Peconic Estuary). Based upon the results from NP&V's copyrighted model for predicting both the water budget of a site and the concentration of nitrogen in recharge, the Study Area currently has a recharge of 474.07 million gallons per year (MGY) (399.48 MGY in the portion of the Study Area within the Central Pine Barrens) and an estimated nitrogen concentration in recharge of 4.58 milligrams per liter (mg/l) (within the Central Pine Barrens, 4.83 mg/l).

The concentration of nitrogen emanating from the existing Study Area is relatively high for an aquifer that discharges to a sensitive surface water body such as the Peconic River. In addition, the portion of the site within the Central Pine Barrens was analyzed separately in order to compare the concentration of nitrate-nitrogen in recharge for comparison to the Pine Barrens guideline of 2.5 mg/l (Guideline 5.3.3.1.3) used for evaluating a Development of Regional Significance (DRS). The portion of the Study Area within the Central Pine Barrens currently has a concentration of nitrogen in recharge of 4.83 mg/l which exceeds the nitrate-nitrogen goal of 2.5 mg/l. As a result, the goal of redevelopment within the Central Pine Barrens portion of the Study Area is to not cause an increase in the concentration of nitrate-nitrogen as compared with existing conditions and to try to reduce actually reduce the concentration to the maximum extent possible.

The creation of a wastewater treatment plant would benefit the Riverside community in numerous ways. The wastewater treatment plant would be able to process larger capacities of wastewater than septic systems so development would not be limited because of wastewater.

The addition of a treatment plant is expected to have economic benefits by allowing more development and environmental benefits by reducing the amount of contaminants and nitrogen released into groundwater. Following adoption of the 2004 Flanders/Northampton/Riverside Revitalization Study, Suffolk County Department of Public Works commissioned a study to explore the feasibility of providing sanitary sewer service along the Flanders-Riverside Corridor including the subject Study Area south of SR 24 in order to advance prospects for business development and improvement of the local economy, expand housing opportunities and protect the environment. A draft of this study was completed in 2013. The Flanders Riverside Corridor Sewer Feasibility Study (Sewer Feasibility Study) addressed sewage collection, treatment and effluent discharge requirements, associated capital and operational costs, as well as the economic and environmental benefits associated with sewerage the Flanders Riverside Corridor (CDM Smith; H2M; and Bowne AE&T Group, 2013). The Sewer Feasibility Study, which evaluated scenarios involving flows of 100,000 gpd and 160,000 gpd, did not identify any existing sewage treatment plants (STPs) within a mile of the Study Area that had the additional capacity to serve the area and instead suggested that a new facility with advanced nitrogen removal capability be constructed.

An alternative involved the identification and evaluation of several new and one existing location for the treatment and disposal of sewage generated under the development scenario envisioned at that time. Specifically, this alternative considers the best location(s) in or near the Study Area to site a new STP(s) and associated leaching field(s) and/or possible connection to and expansion of a currently operating STP to ensure the level of treatment necessary to continue to protect human and natural environments under the Proposed Action. The Sewer Feasibility Study preliminarily identified three possible locations for a new STP to serve the existing community and redevelopment planned in 2013 prior to the involvement of a Master Developer and preparation of the RRAP.

Based on Article 6 of the Suffolk County Sanitary Code, new conventional septic systems may be installed on sites if not more than 300 gpd of sewage density load is discharged per acre on that land in the Study Area south of SR 24, while 600 gpd/acre is the threshold in the Study Area north of SR 24. The ability to treat sanitary effluent is clearly a primary factor limiting redevelopment in the hamlet and this need has been highlighted in the RRAP. There are numerous constraints regarding provision of sewage treatment, in addition to the enormous cost commitment. Siting a facility in this area is constrained by numerous factors; high groundwater; groundwater contributing areas to surface waters (with associated travel times); Pine Barrens Compatible Growth Area regulations; and general site needs (minimum area requirements, setbacks).

Riverside has no community wastewater collection and STP to address its sewer flow and therefore relies solely on individual on-site cesspools and septic systems for wastewater disposal. Clearly there is enormous environmental benefit that could be achieved through the provision for sewage treatment in this area, even under current conditions. The design flow limits imposed by the Suffolk County Sanitary Code are necessary to protect environmental resources; however, they limit the development potential of the land and thus are believed to be one of the factors hindering redevelopment within the Riverside community. The redevelopment of this area consistent with the goals of the RRAP will require the construction of one or more sewage

treatment plants and potential locations for siting one or more plants was analyzed as part of the GEIS (see also Section 4.4.2 of this BOA document). Potential wastewater treatment plant locations are shown in **Figure 3-20**.

### 3.4.3 Stormwater and Surface/Groundwater Analysis

Existing stormwater infrastructure is illustrated on **Figure 3-21**. Drainage patterns in the area are generally natural drainage, including overland runoff and underflow from natural infiltration or by direct recharge of water through dry wells and leaching pools. Once in the ground, water generally flows in a north to north-northeasterly direction toward the Peconic River. Existing development, including streets, highways and parking lots, utilize stormwater catch basins, leaching pools, drywells or natural infiltration processes on pervious surfaces to handle drainage. The State also owns and operates a stormwater recharge basin on the north side of SR 24 across from Suffolk Community Credit Union which serves this highway. Other designated recharge areas in the Study Area include Town-owned land identified as SCTM # 900-141-1-9.25 located within the Southampton Enterprise Zone industrial subdivision, where currently, no recharge basin exists, and land located along the west side of Pebble Way identified as SCTM # 900-142-1-1.41, as well as a lot owned by the school district which is located between Phillips Avenue and Ludlam Avenue which is identified as SCTM # 900-141-2-36.1. The Study Area contains a number of stormwater catch basins, drainage leaching pools, outfalls, and piping that serve the area streets and highways and mitigate existing stormwater impacts.



BOA Figure 3-20  
Potential STP Locations



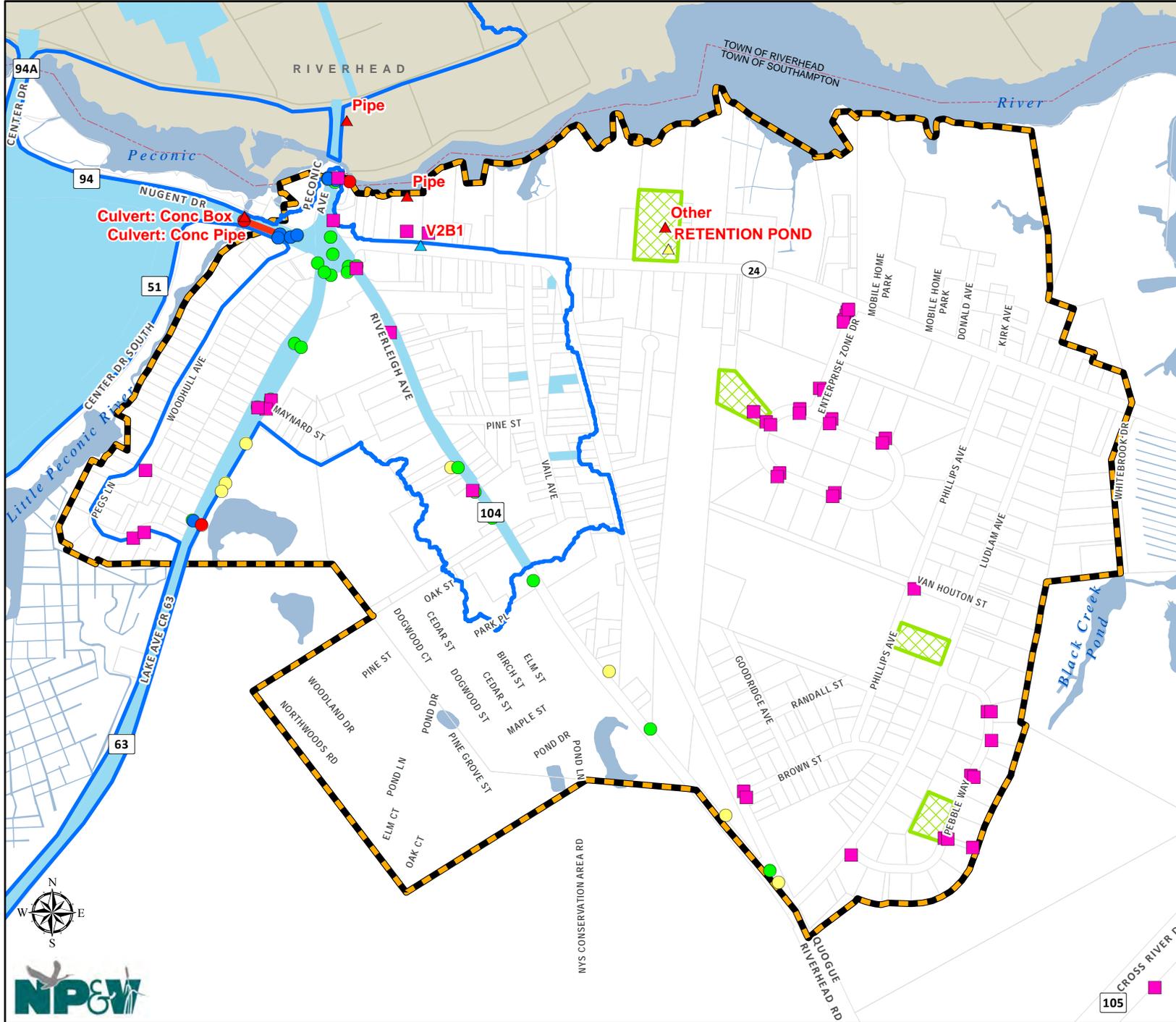
**Legend**

- Study Area
- STP Buffer Radius
- Potential STP Locations
- Blocks
- Potential Remote STP Discharge Areas
- 100' Setback from Surface Water and Wetlands
- NYSDEC Tidal Wetlands**
- DS - Dredge Spoil
- FM - Fresh Marsh
- HM - High Marsh
- IM - Intertidal Marsh
- LZ - Littoral Zone
- SM - Shoals, Bars & Mudflats
- NYSDEC Freshwater Wetlands
- Depth to Groundwater (feet asl)**
- <12'
- >12'

Source: Town of Southampton, 2014;  
NYSDEC; USGS, 2010

1 inch = 600 feet





Town of Southampton



Riverside Hamlet Revitalization

BOA Figure 3-21

Stormwater Infrastructure

Legend

- Study Area
- State Infrastructure**
- Type - Description (See Red Label)
  - SPDES Outfalls R10
  - SWM Facilities R10
  - Vortex Units R10
- County Infrastructure**
- Surface Water Outfalls
- Joint Structures
- Inlets 2008
- Inlets 2005
- Pipe Connections
- Flanders bay Multi - Jurisdictional Sewarshed Boundary
- County Owned Sewarshed (Flanders Bay)
- Town Infrastructure**
- Drainage Structures (unverified)
- Dedicated Drainage

Prepared By:  
The Town of Southampton Division  
of Geographic Information Systems  
Date: Friday, June 03, 2016



### 3.4.4 Other Infrastructure and Community Services

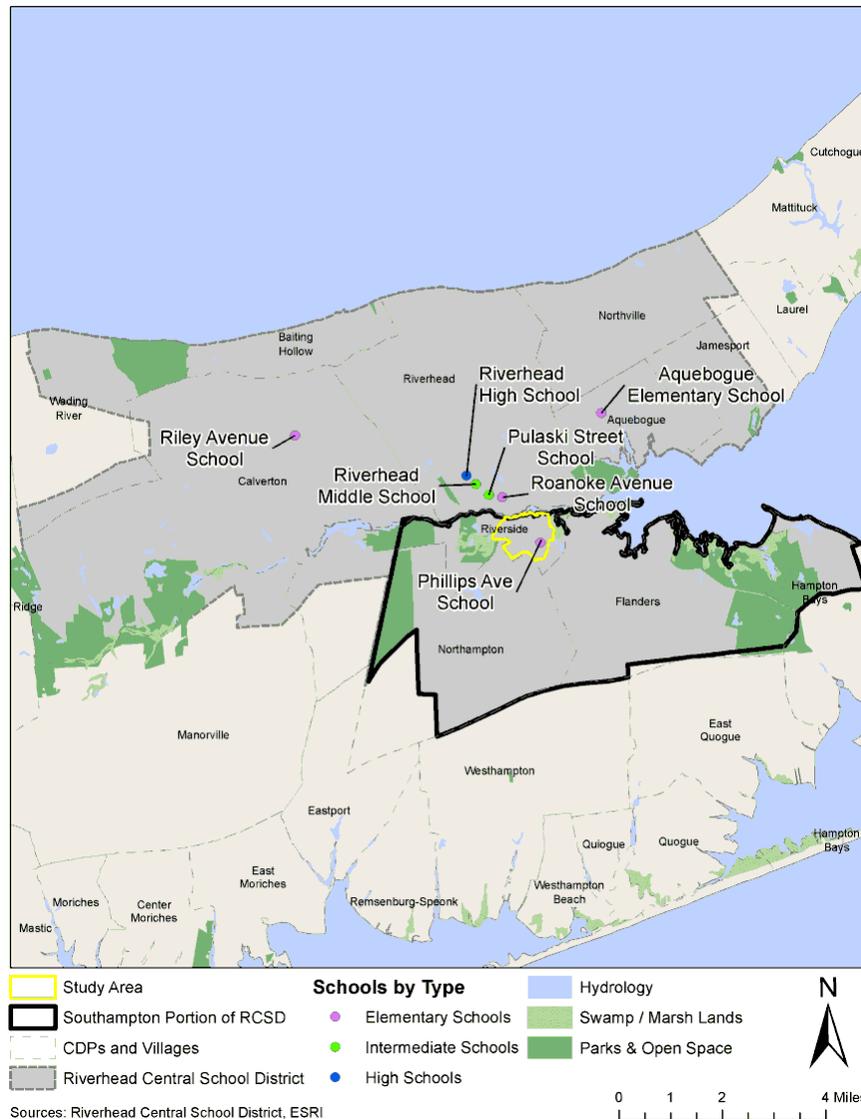
Community services are publicly funded agencies, organizations and facilities that provide essential services to the community. Provision of adequate public services and facilities is essential for ensuring the health, safety, welfare and coordinated growth of a community and promoting its cohesiveness, functionality, and sustainability. The various community services and facilities that are relevant to the Study Area include public schools, emergency services (i.e., police, fire, and ambulance), sewer, water, electric, natural gas utilities, and parks and recreation. Each service provider was contacted by letter and individual follow up meetings were arranged with major local service providers to inform them of the Proposed Action and to solicit input with respect to their service capacities and capabilities.

#### Public Schools

The community of Riverside is served by the Riverhead Central School District (RCSD) which contains seven public schools.

Children living in Riverside who are enrolled in public schools would attend Phillips Avenue Elementary, Riverhead Middle School and Riverhead High School. In addition, there is also a New York State Charter School (i.e., the “Riverhead Charter School”) in nearby Calverton. The Southampton Head Start (SHS) is also located in the Study Area at 271 Flanders Road (SR 24). SHS provides important educational services to area preschool children to prepare them for secondary school. The boundaries of the Riverhead CSD and the locations of its schools are shown on **Figure 3-22**.

**Figure 3-22**  
**RIVERHEAD CENTRAL SCHOOL DISTRICT**

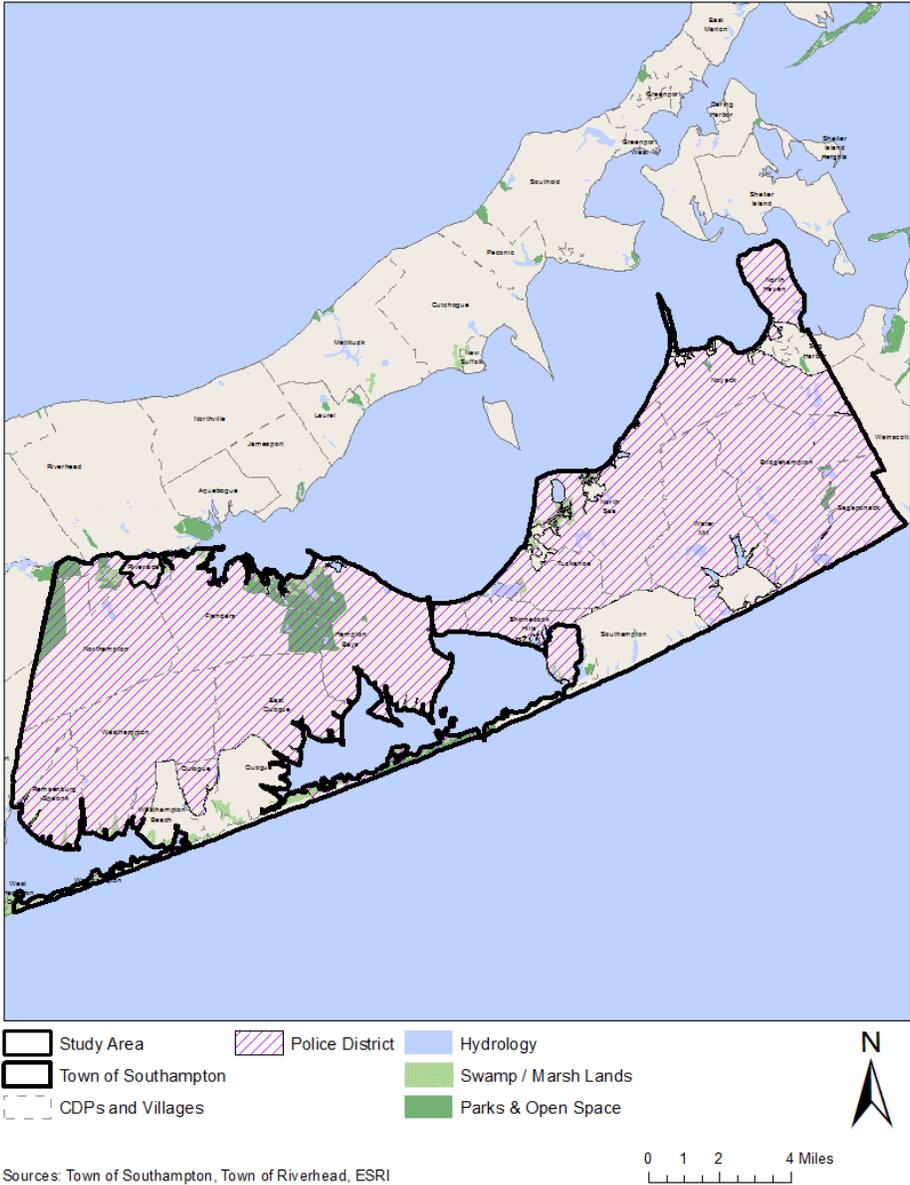


The GEIS provides additional information pertaining to area schools and potential impacts, issues, concerns and project mitigations.

Town of Southampton Police Department

The Town of Southampton’s Police Department (SHPD) provides traffic control and policing services to the community of Riverside and the rest of the unincorporated Town. The Department’s headquarters are centrally located at the Town’s Jackson Avenue Complex at the corner of Jackson Avenue and Old Riverhead Road in Hampton Bays. The GEIS provides additional information about the police force and its anticipated capability to serve the Study Area at build out. The Southampton Police District is shown in **Figure 3-23**.

**Figure 3-23**  
**SOUTHAMPTON POLICE DISTRICT**



New York State Police

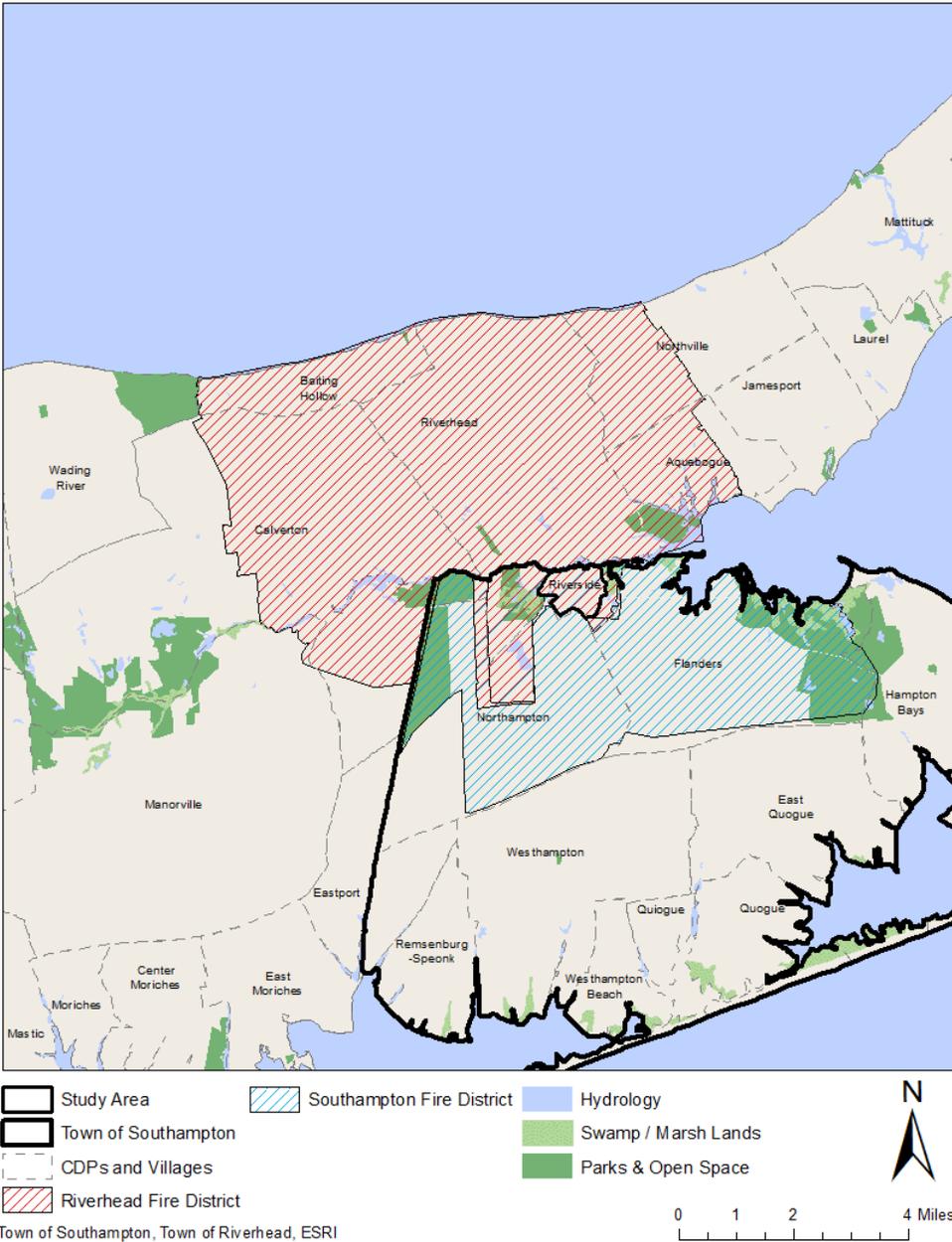
The New York State Police operates a barracks located off of Riverleigh Avenue in Riverside. This barracks (Troop “L”) is relatively new to this location but replaces another local barracks that had previously operated several miles to the south in the Flanders/Hampton Bays area. Troop L serves the entire East End of Long Island, which includes the five towns of the Peconic Region: East Hampton, Southampton, Riverhead, Southold and Shelter Island, as well as residents of the Shinnecock Nation.



Fire Protection

The Riverhead Fire District/Riverhead Volunteer Fire Department (RVFD) provides fire protection services to the community of Riverside. The District covers approximately 48 square miles stretching across the Town of Riverhead and into parts of the Southampton and Brookhaven. Currently, the Department has approximately 175 volunteer firefighters. The GEIS provides additional information about the Fire District and Fire Department. **Figure 3-24** depicts the Riverhead and Southampton Fire Districts.

**Figure 3-24**  
**RIVERHEAD AND SOUTHAMPTON FIRE DISTRICTS**

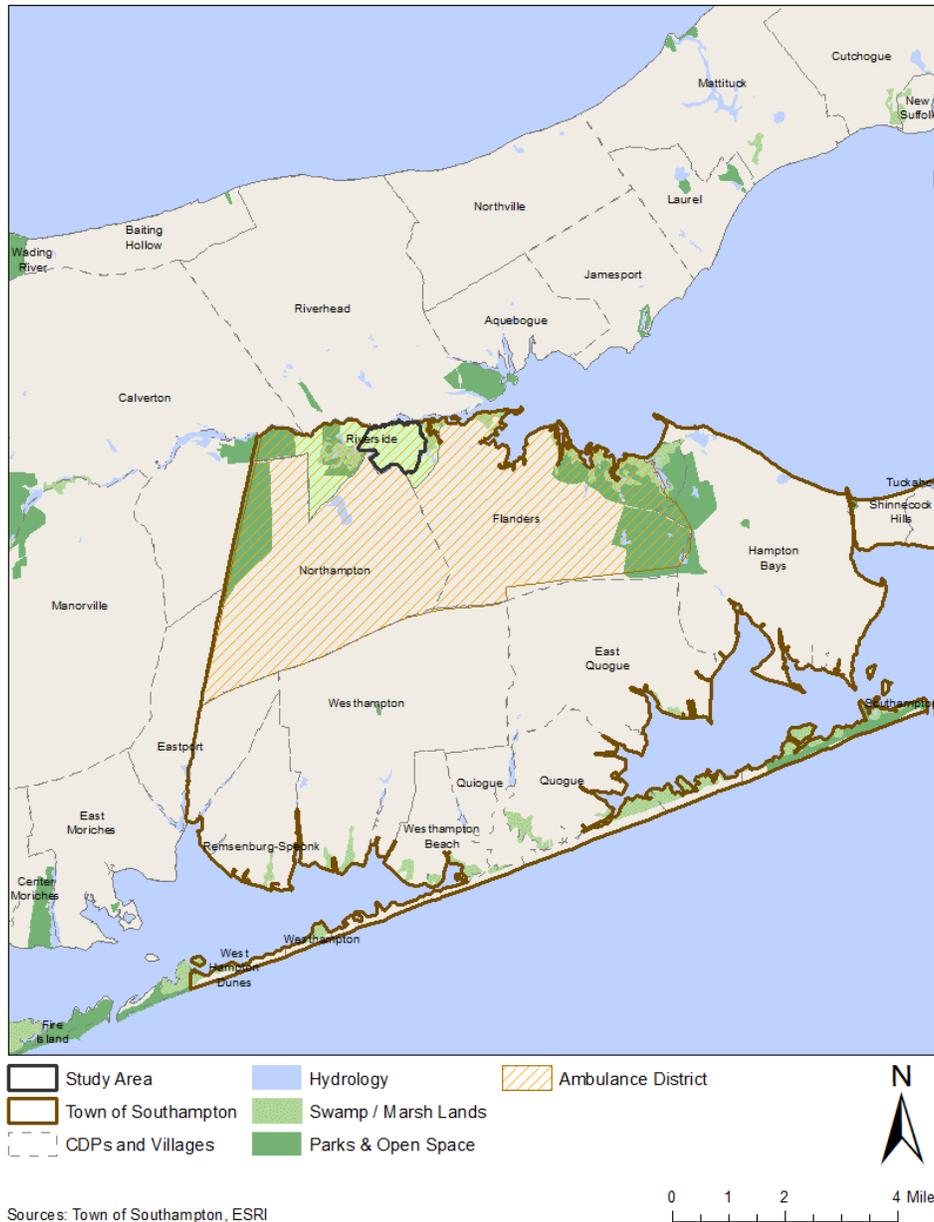


Ambulance Service

Ambulance service in Riverside is provided by the Flanders-Northampton Ambulance Company (FNAC) headquartered at 641 Flanders Road, approximately 0.6 of a mile east of the Study Area. According to the Town of Southampton Division of GIS, FNVA’s taxing district covers 29.6 square miles which includes the communities of Riverside, Northampton, and Flanders. (See Figure 3-25).

**Figure 3-25**

**NORTHAMPTON AMBULANCE DISTRICT**



The FNAC currently has a staff of between 25 and 32 volunteers plus two *per diem* Advanced Life Support (ALS) paramedic first responders who assist volunteers during the day.

The ambulance company has through the years, expressed financial concerns due to the fact that Suffolk County owns approximately 80 percent of the land in the Flanders-Northampton district leaving just 16 percent of the land area to pay 100 percent of the taxes (Merrill, 2006) not to mention the significant demands of serving the nearby County facilities. In order to alleviate this burden, service reimbursement strategies have been considered in recent years but have not been instituted (Merrill, 2006 and Moran, 2012). The GEIS provides additional information about FNAC, its capabilities for serving the Study Area and recommendations to ensure continued coverage.

## 4.0 SUMMARY ANALYSIS, FINDINGS & RECOMMENDATIONS

This section documents the key findings and recommendations of the evaluations provided in **Section 3.0** of this Step II BOA Study. It includes an identification of the key strategic sites that present the best opportunities for redevelopment which in turn will serve as catalysts for revitalization of the Riverside hamlet as a whole.

Preparation of the BOA Study was conducted concurrently with the preparation and completion of the Riverside Revitalization Action Plan (RRAP) and the analyses and findings of each study informed the other. The future end uses are based on findings of the market analyses conducted specifically for the BOA and the RRAP, and the land use preferences of the community as determined through the community participation planning process that was an integral component in the RRAP process. This BOA Study focuses on those properties whose redevelopment would be expected to serve as catalysts for revitalization of the community as a whole, including sites which may have environmental impediments to redevelopment as a result of past activities where there is a potential need for remediation in order to assure that the redevelopment process not be unnecessarily delayed.

### 4.1 Economic and Market Trends

A component aspect of the planning process that was conducted in the creation of the RRAP was the preparation of a preliminary market study which identified the amount of floor space and dwelling units that could reasonably be accommodated within the reclaimed brownfield sites and revitalized Riverside community. The preliminary market study was reviewed separately by Urbanomics, Inc., during preparation of the BOA Nomination Study. Economic and market trends inform and assist in determining future uses which could be accommodated in the Study Area; uses were identified that also had community support.

Retail demand was based on an examination of sales leakage - economic activity that should remain within a community's local economy, but occurs elsewhere due to factors such as a void within a certain business type, lack of infrastructure to support development, or a lack of an attractive retail environment that captures interest and market demand. Riverside exhibits significant leakage due to the relative lack of places for residents to shop, dine and play. Accounting for the combined existing incomes of Riverside, Flanders and Northampton, there is a substantial opportunity for local entrepreneurs to capture spending that currently takes place outside of these communities, bringing in additional income and job creation.

**Table 4-1** summarizes the amount of nonresidential floor space and residential dwelling units that could be supported in Riverside, based on the market analysis conducted for the RRAP.

**Table 4-1  
STUDY AREA PRELIMINARY MARKET DEMAND**

Store Type	Floor Space Demand (SF)	Dwelling Units
Full Service Restaurant	7,897	
Grocery Store	10-12,000	
Hobby, Sport Goods, Music Instruments	5,451	
Clothing and Shoes	14,797	
Electronics and Appliances	1,948	
Health and Personal Care	6,870	
Office	80,796	
Hotel Space	---	
Light Industry	---	
Rental Dwelling Units		3,115
Assisted Living		600 beds

Sources: RRAP Appendix 3.

Specific findings are as follows:

- A food market needs assessment concluded that there is a need for a medium sized supermarket to serve the Riverside community.
- The most untapped retail opportunities include: full service restaurants, furniture and home furnishings, clothing and shoe stores, health and personal care stores, sporting good, hobby and musical instrument stores, and electronics and appliance stores.
- Based on employment estimates projected to the year 2030, and using a 10 percent capture rate for the Riverside market, approximately 81,000 square feet of office space could be supported. The fastest growing sectors include “health care and social assistance” and “educational services”.
- If planned amenities, including construction of a boardwalk and new bridge come to fruition, market demand would support a waterfront-oriented hotel.
- Between the Towns of Southampton and Riverhead there are approximately 3,000 seniors classified as having a “self-care” or “independent living” difficulty. A conservative estimate of 20% of this population yields a demand for approximately 600 beds.
- Artisan production facilities for local artists and craftsmen can be supported.
- In terms of residential dwellings, an age cohort analysis estimates that there will be new demand for 3,115 dwelling units by 2030 within the Towns of Southampton and Riverhead. This estimate does not account for demand within the Towns of Southold, East Hampton or Shelter Island all of which are experiencing the same general trends.

While there is market demand for the uses identified above, the Town must pursue implementation strategies that provide the regulatory framework and infrastructure support to capture same. These are described below.

## 4.2 Existing and Future Land Use and Zoning

Numerous public policy planning documents have been commissioned by the Town and other agencies, and all identify the various challenges confronting the hamlet and suggested means by which to confront them. These planning studies include but are not limited to: the Town of Southampton 1999 Comprehensive Plan Update; the 2004 Flanders/ Riverside/ Northampton Revitalization Study; the 2006 Blight Study; the 2008 Riverside Hamlet Plan; the 2008 Draft GEIS for the Riverside Hamlet Plan; the 2009 Riverside Urban Renewal Plan; the 2013 Flanders Riverside Corridor Sewer Feasibility Study; and a Suffolk County Department of Public Works traffic circle assessment and redesign study. The overall goal of all of these studies has been to revitalize the Study Area with uses that would restore the character and functionality of the hamlet, promote economic development, provide housing and employment opportunities, and ensure adequate capital infrastructure, in order to revitalize the hamlet center.

### 4.2.1 Existing Land Use and Zoning

Approximately 212 acres of the Study Area is in residential use. An additional 19 percent of the Study Area is vacant. Eight percent (8%) consists of commercial uses, and the remainder of the Study Area consists of streets and rights-of-way, industrial, institutional, parks and recreation, and surface waters. Development patterns in Riverside have remained relatively stagnant with the exception of the construction of the Suffolk Federal Credit Union at the corner of SR 24 and Enterprise Zone Drive approximately seven or eight years ago, a redevelopment that involved the construction of a new convenience store, and more recent development on two lots within the Southampton Enterprise Zone industrial subdivision that are now developed with light industrial uses. Several other lots within this subdivision remain vacant, which may be due in part to the recent recession and a general decline in industrial development in the Town and throughout the northeastern United States. The State Police barracks at 234 Riverleigh Avenue is also a recent addition and provides a greater police presence in the community. Many lots in the Study Area remain vacant, some of which are publicly owned. The State acquired land on the north side of SR 24 approximately 10 years ago for use as a stormwater recharge basin and the Town and County have acquired other nearby land along the river for parkland or open space preservation. More recent County land acquisitions along the river were once part of a proposal for a large hotel, catering facility and restaurant which never came to fruition.

Thirteen “base” zoning districts regulate land use within the Study Area, including five single-family residence, six commercial, one light industry, and one open space conservation district as follows:

#### Residential and Open Space Zoning Districts

- Residence-15 (R-15)
- Residence-20 (R-20)
- Country Residence 40 (CR-40)
- Mobile Home Subdivision (MHS-40)
- Residence-80 (R-80)
- Open Space and Conservation (OSC)

Business and Industrial Zoning Districts

Highway Business (HB)  
Village Business (VB)  
Shopping Center Business (SCB)  
Resort Waterfront Business (RWB)  
Office Business (OD)  
Motel Business (MTL)  
Light Industry (LI-40)

Single-family residential zoning districts regulate more land than any other zoning classification in the Study Area and are found along the eastern (R-15), western (R-20 and R-15), and southern (MHS-40 & R-15) Study Area boundaries, as well as near the center of the Study Area (R-15), and in the northeastern corner of the Study Area (R-80 along the river and R-15 along SR 24). The R-15 and R-20 zoning districts allow lots as small as 15,000 and 20,000 square feet, respectively, and are the highest density single-family residential density zones in the Town, while the CR-40 requires lots to be 40,000 square feet. The MHS-40 district requires a minimum lot size for a manufactured home park of 40,000 square feet, but the zoning regulations require only that the units be separated a distance of 15 feet, therefore resulting in a higher density of residential units than other zoning districts. The area zoned CR-40 has been acquired by the State and preserved as open space and wildlife habitat. Commercial zones in the Study Area are found near the traffic circle, along the north ends of Lake Avenue and Riverleigh Avenue, and along SR 24. The RWB zone is located on the north side of SR 24 along the Peconic River. Land within the Study Area that is within the RWB is owned by Suffolk County. Industrially zoned land (LI-40, Light Industry) is found along Enterprise Zone Drive and the south side of SR 24 near the center of the Study Area and includes land occupied by the Southampton Enterprise Zone industrial subdivision, Peconic Mini Storage, Suffolk Federal Credit Union (SFCU) and Southampton Head Start. Open Space Conservation (OSC) zoned land is located at the south end of the Study Area, north of the intersection of Ludlam Avenue and Old Quogue Road at the site of Ludlam Avenue Park. The recently approved ROD zones are discussed in **Section 4.0**.

Land located south of SR 24 is also within two Town overlay districts: the “Aquifer Protection Overlay District” (APOD) and the “Central Pine Barrens Overlay District” (CPBOD). The overlay zoning district superimposes an additional “layer” of standards or regulations in addition to the existing “underlying” zoning requirements. These districts are defined geographic areas shown on a zoning map and are commonly applied to locations that need an additional measure of protection, such as areas containing important environmental resources (e.g., groundwater supplies, wetlands, agricultural soils), or in areas that compel additional consideration due to potential development issues (e.g., steep slopes, wetlands, etc.). A third overlay district, the Tidal Wetlands and Ocean Beach Overlay District (TWOBOD), regulates activities that may occur within or adjacent to the tidal wetlands on the north side of SR 24 along the tidal portion of the Peconic River (see “high marsh,” “intertidal marsh,” and “littoral zone”). (See also DGEIS, October 8, 2015, Pages 7-1 thru 7-37.)

4.2.2 Existing Sites of Environmental Concern

Throughout the Study Area, properties exist that were or are developed with land uses that may have resulted in soil or groundwater contamination. A preliminary inventory and assessment of these properties was conducted which included a review of a comprehensive 2015 environmental

database report prepared by Toxics Targeting, Inc., subsequent preliminary site identification and land use inventories, and a review of records requested through the Freedom of Information Law (FOIL) from Suffolk County’s Offices of Pollution Control and Wastewater Management. Potential issues which were evaluated include hazardous materials spills, leaking above- and below-ground fuel storage tanks, known brownfield sites, waste disposal treatment sites, toxic materials storage and discharge areas, hazardous conditions cleanup locations, air pollutant dischargers, and past environmental violations **Table 4-2** lists 20 sites of environmental concern (and shown in **Figure 1-4**) which may require further environmental site assessment. Furthermore, the sites were evaluated in relation to the RRAP concept plan, which presents the preferred building and land use pattern, in order to determine which of the 20 sites are considered “strategic”, discussed in detail below.

**Table 4-2**  
**STUDY AREA SITES OF ENVIRONMENTAL CONCERN**

Site ID	Address	Acres	Risk	Zoning	Description	FOIL Records Review
EC-1	89 Peconic Ave (118-2-2)	0.7	M	HB	(Peconic Paddler). Listed as a petroleum bulk storage (PBS) facility and as being the subject of a closed spill incident that affected groundwater. Listed on Sanborn Maps as a filling station with four tanks on-site. <b>Moderate Risk</b> due to spill incident and previous site use as a gas station.	Records reviewed show that property formerly utilized two 6,000-gallon and one 3,000-gallon underground tanks for the storage of gasoline. One of the 6,000 gallon tanks was removed and the remaining tanks were abandoned in place. Abandonment and removal occurred in 1982.
EC-2	7 Peconic Ave (118-2-4)	0.4	H	VB	(Valero Service Station). Listed as a PBS facility, a Resource Conservation Recovery Act (RCRA) Generator and being subject to closed spill incidents that impacted groundwater. Listed on Sanborn Maps as a filling station with tanks present (1969). Property has a <b>High Risk</b> due to historical use and recorded spill incidents that impacted groundwater.	Records reviewed provided information that confirms the presence of underground storage tanks on the property.
EC-3	8 Lake Ave (138-1-104.001)	0.3	H	HB	(Shell Service Station). Listed as a PBS facility and being the subject of several closed spill incidents, some of which have impacted groundwater. Listed on Sanborn Maps as a filling station with tanks present (1969). <b>High Risk</b> due to history of spills and property use.	Records reviewed provided previously identified information that confirms the presence and removal of underground storage tanks on the property. Also provided information related to closed spill incident.

Site ID	Address	Acres	Risk	Zoning	Description	FOIL Records Review
EC-4	30 East Moriches Rd (138-2-30)	0.9	L-M	OD	(Former Riverboat Diner). Listed as being the subject of a closed spill incident. Listed on Sanborn Maps as a Restaurant (1969). Property has a <b>Low to Moderate Risk</b> due to former property use as a food preparation establishment. Sanitary discharges could present an issue.	Records reviewed provided information related to the presence of three underground fuel oil storage tanks and the removal of one of the tanks in 2011.
EC-5	11 Flanders Rd (138-2-32)	0.8	H	HB	(Vacant Getty Station). Listed as being a PBS facility and RCRA Generator as well as being the subject of several closed spill incidents. Several tanks reported to have been removed but one tank may remain. Listed on Sanborn Maps as a filling station and auto repair with tanks present (1969). <b>High Risk</b> due to former use and impacts to groundwater reported.	Records reviewed provided information regarding the presence and removal of the on-site underground storage tanks. Reporting also provided information on environmental investigation and remediation of the subject property.
EC-6	35 Flanders Rd (138-2-33)	0.3	M	VB	(Slepboy Property). Subject of a closed spill incident that occurred in 1990 that affected groundwater and listed as a PBS facility and RCRA Generator. Formerly listed on Sanborn Maps as a dwelling (1969). <b>Moderate Risk</b> event though spill closed issues related to adjacent vacant Getty gas station may present other issues including soil vapor intrusion.	Records reviewed provided information confirming the removal of the underground storage tank formerly located on the subject property.
EC-7	104 Flanders Rd (118-2-10)	0.1	M	VB	(Mildred Thomas Residence) – Active Spill for incident that occurred in 2006. Unknown quantity. Historically listed as a dwelling on Sanborn Maps. <b>Moderate Risk</b> since still an active spill but limited to soil.	No further information available through FOIL.
EC-8	113 Flanders Rd (139-1-72)	0.2	M	VB	(Riverhead Precision Auto Collision). Listed as a PBS facility and RCRA Generator. Historically listed as an auto repair facility on Sanborn Maps. <b>Moderate Risk</b> due to property use.	Records reviewed provided information confirming the remediation of the on-site sanitary system.