



This zone was changed on the map at the very end of the process (the description of the intended zoning remains (A)). Note that it describes the same zoning as (B) and does NOT mention retail. The text in the Plan was changed at same late stage and now clearly contradicts itself. Blue text is text that was removed and replaced in the final month(s) before adoption to allow retail:

Policy 6.19B: Allow ~~XXCommercial/Residential CampusXX~~ Business CR (Rural Neighborhood Business) uses along the rest of Route 25A.

The existing Highway Service/Commercial zoning near the Parker Road/Sound Avenue intersection is not needed. Stores are already clustered around the Wading River-Manorville intersection, and the area's small population would not be able to support additional retail at Parker Avenue. Portions of the Route 25A area on the west side of Parker Road are already zoned Multi-family Residential/ Professional Office (B). ~~XXThis zoning — recast as CRC_ should be expanded eastward to take in the triangle of land between Parker Road and Sound Avenue.XX~~ Business CR should be expanded eastward to take in the triangle of land between Parker Road and Sound Avenue, where office development has already occurred. (Note that the adopted master plan argues against retail at the triangle in question, while oddly recommending Business CR zoning, which allows retail...).

TOWN OF RIVERHEAD
 Figure 6-3: Route 25A

Approximate Scale
 0 1/2 Mile 1 Mile

Abeles Phillips Preiss & Shapiro, Inc.

- Business CR** Rural Neighborhood Business
- Business PB** Professional Service Building
- Residence E** Multifamily Residential Professional
- SC** Office Zone
- Shopping Center
- Sidewalk improvements
- Improve crosswalks