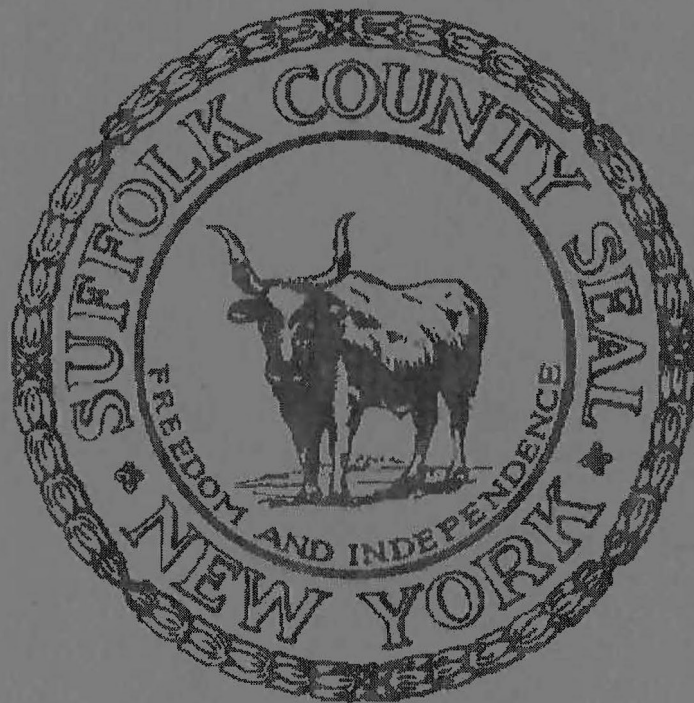


**ANALYSIS OF**  
**HOTELS AND MOTELS**  
**SUFFOLK COUNTY, NEW YORK**



**Suffolk County Planning Commission**

**November 1998**



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## **INTRODUCTION**

The earliest hotels and motels in Suffolk County were confined to waterfront resort areas and in central business districts, often near railroad stations. In recent decades, new industrial and commercial development has generated a need for commercial accommodations in a variety of communities throughout the County. In 1995, the hotel and motel service industry in Suffolk County employed 2,222 persons directly and had an annual payroll of \$36,379,000. In 1998, Suffolk County has more than 10,000 hotel/motel rooms and hotels containing another 1,400 rooms are in the planning stages.

The hotel market in Suffolk County underwent tremendous change during the 1980s. Most of the largest properties were built in the period 1988-1991. Before the Sheraton Smithtown (now the Sheraton Long Island Hotel) was built in 1980, commercial accommodations consisted of small and medium sized motels in scattered locations.

Despite large scale hotel construction during the 1980s, there has been a modest loss in some existing accommodations, for two reasons. In resort areas in eastern Suffolk, some resort motels converted to seasonal or year-round apartments or condominiums in the late 1970s and early 1980s. In addition, some hotels converted to adult homes in the 1990s. Since 1991, no new hotels have opened in Suffolk County, while at the same time, occupancy rates in existing hotels have been rising.

### **Terminology**

Hotels and motels in Suffolk County are categorized as either year-round or seasonal. Those that are classified as year-round serve travelers and vacationers during all months of the year. Seasonal hotels operate for only a portion of the year. The peak seasonal time for tourism in eastern Suffolk County and Fire Island is the summer months. Therefore, many eastern Suffolk hotels close down for the winter. Typically, a seasonal hotel in Suffolk County is open from May through October.

The Planning Department's hotel/motel inventory includes a wide variety of establishments. Modest family motels with just a few rooms to large luxury convention hotels with hundreds of rooms are all included, provided they rent rooms to travelers. For each hotel, a count of its rooms is provided. A room or unit is a single or double motel or hotel room, a suite, or a cottage. Room sizes can vary greatly. Depending on the size, layout, and type of room, a hotel unit can accommodate from one to four persons. Cottage units can accommodate four to ten persons.

## EXISTING HOTELS

### Inventory

The hotel and motel inventory has been assembled using Suffolk County Health Department records, information from *Long Island Business News*, the quarterly *Long Island Lodging Guide* published by Island-Metro Publications, information from the Long Island Power Authority, and Planning Department field inspections. The complete hotel/motel inventory by community is shown in the appendix.

Suffolk County now has 7,061 year-round hotel and motel rooms, with an additional 3,209 rooms for seasonal use. Table 1 details the number of year-round and seasonal hotels and motels and corresponding numbers of rooms by Town in 1998.

*Table 1. Number of Year-Round and Seasonal Hotels and Rooms in Suffolk County by Town, 1998.*

Town	Year-Round Hotels	Year-Round Rooms	Seasonal Hotels	Seasonal Rooms	Total Hotels	Total Rooms
Babylon	14	395	-	-	14	395
Brookhaven	19	824	9	217	28	1,041
E. Hampton	48	1,452	55	1,667	103	3,119
Huntington	8	903	-	-	8	903
Islip	13	1,393	5	85	18	1,478
Riverhead	11	352	-	-	11	352
Shelter Is.	2	37	6	161	8	198
Smithtown	8	696	-	-	8	696
Southampton	31	852	36	790	67	1,642
Southold	7	157	15	289	22	446
<b>SUFFOLK</b>	<b>161</b>	<b>7,061</b>	<b>126</b>	<b>3,209</b>	<b>287</b>	<b>10,270</b>
<i>Western Suffolk</i>	62	4,211	14	302	76	4,513
<i>Eastern Suffolk</i>	99	2,850	112	2,907	211	5,757

Source: Suffolk County Planning Department

There are 287 hotels and motels in Suffolk County. Slightly less than half of those (126) lodging establishments are seasonal in nature and are open only a portion of the year. The majority (161) of Suffolk County's hotels and motels are open year-round. In western Suffolk, all the hotels are open year-round except for several hotels on Fire Island, while in eastern Suffolk, the hotels are fairly evenly divided between year-round and seasonal. Of the total 10,270 hotel rooms in Suffolk County, two-thirds of those are open year-round. Most of the larger hotels operate year-round, causing the proportion of rooms open year-round to be higher than the proportion of hotels open year-round.

Western Suffolk (comprised of the Towns of Huntington, Babylon, Smithtown, Islip, and Brookhaven) contains 76 hotels, or 26% of the hotels in the County. However, western Suffolk has 44% of the hotel rooms in the County, since most of the larger hotels are located in western Suffolk. Eastern Suffolk, with 211 hotels and 5,757 hotel rooms, is characterized by generally smaller hotels, about half of which operate seasonally. Western Suffolk's hotels are generally geared toward business travelers, while eastern Suffolk's hotels are geared toward tourists.

The number of hotels in Suffolk County (287) far outnumbers the count in Nassau County (51). Since Suffolk County supports a much larger tourist population than Nassau County does, a more realistic comparison between the two counties would be between the year-round hotels in western Suffolk, and the year-round hotels in Nassau. Western Suffolk contains 62 year-round hotels with 4,211 rooms, while Nassau has 51 year-round hotels with 4,567 rooms. It makes sense that the two areas have similar numbers of year-round hotel rooms, since the two areas are roughly comparable in population and development, although western Suffolk is about twice as large in area.

### Largest Hotels

In Suffolk County there are currently 16 hotels with 100 or more rooms. Table 2 lists the largest hotels and motels in Suffolk County.

*Table 2. Hotels/Motels in Suffolk County With 100 or More Rooms, 1998*

Rank	Hotel/Motel Name	Location	Rooms	Year Built
1	Marriott	Melville	374	1990
2	Wyndham Wind Watch Hotel	Hauppauge	360	1989
3	Huntington Hilton	Melville	302	1988
4	Holiday Inn at MacArthur Airport	Ronkonkoma	287	1974, 1988
5	Marriott	Islandia	280	1988
6	Sheraton Long Island Hotel	Hauppauge	209	1980
7	Royal Atlantic Beach Resort	Montauk	155	1971
8	Hampton Inn	Commack	144	1988
9	Best Western MacArthur Hotel	Holtsville	134	1989



## **GENERATORS OF NEED FOR HOTELS**

There is a general need for lodging for travelers visiting friends and relatives, and attending weddings or reunions. In addition, certain activity centers generate the need for hotel and motel accommodations. In Suffolk County, hotel site selection can be linked to one or more of the following activities: tourist areas, office and industrial development, transportation centers, institutional centers, and convention centers. Each generator of need is discussed in the following sections. Specific Suffolk County locations that are served and unserved are discussed.

### **Tourist Areas**

Tourism and marine-related recreation are actively pursued in Suffolk County, spurred in part by the County's 1,000 miles of shoreline and proximity to the Atlantic Ocean, the Long Island Sound and many bays. The eastern Suffolk towns of Southampton, East Hampton, Southold, and Shelter Island contain the majority of the resort areas in the County. There are 5,400 hotel rooms in this area, and half of those are for seasonal use.

Montauk, with more than 2,300 year-round or seasonal hotel/motel rooms, has by far the largest concentration of lodging establishments on Long Island. The next largest number of hotel rooms is found in the resort area encompassing Hampton Bays and Shinnecock Hills, with more than 700 rooms. Several areas in eastern Suffolk contain between 200 and 300 year-round or seasonal rooms: Westhampton Beach, East Quogue, Southampton, Amagansett, Napeague, and the Greenport area.

Other areas that are attractive for seasonal purposes could also accommodate additional lodging units. Examples of attractive communities with fewer hotels include East Hampton, Sag Harbor, Bridgehampton, South Jamesport, Shelter Island, Mattituck, Southold, and Orient. These areas may be attractive for the development of small tourist-oriented or bed and breakfast lodging. Communities with commercial vineyards and wineries that attract tourists, especially in the area between Aquebogue and Southold on the North Fork, could support additional small-scale lodging facilities.

Bed and breakfast lodging may be appropriate in a few tourist-oriented central business districts in western Suffolk. Port Jefferson has two lodging facilities near the downtown with 131 rooms, but could support additional small scale tourist-oriented lodging. Although Northport attracts recreational shoppers and walkers, the community contains no motels. The emerging antique center in Eastport is presently unserved, and could support small-scale tourist-oriented lodging if additional antique shops locate in the area.

Communities with good harbors and extensive facilities for boaters and fishers require some overnight accommodations. Montauk and Hampton Bays each have many units. Patchogue, Bay Shore, and Lindenhurst contain a few motels each, but these motels are not in close proximity to the waterfront. Huntington Harbor and Northport Harbor have no motel units. Port Jefferson Harbor is served by two hotels.

## **Office and Industrial Development**

Commercial office and industrial development is a major generator of need for hotels. Offices and industry require nearby lodging to house visiting business travelers. The Route 110 corridor is the largest commercial and industrial concentration in Suffolk County. This area includes the numerous industrial and office properties of Melville and East Farmingdale and is served by several hotels and motels. Melville contains two hotels having a total of 676 rooms and East Farmingdale has two motels with a total of 103 rooms.

The Hauppauge-Commack industrial concentration is well served by 462 rooms in three hotels. Since 1991, two hotels in this area have converted to adult homes, removing 164 rooms from this market. Slightly east, the Hauppauge-Islandia office and industrial concentration is served by three hotels containing 761 rooms, an ample number. This figure also has declined since 1991 by 220 rooms, due to the conversion of one hotel to an adult home.

The Ronkonkoma-Bohemia office and industrial cluster is well-served by three hotels and motels in the area and one in nearby Holbrook. All of these properties are on or near Veterans Memorial Highway. These hotels together have 451 rooms.

The Medford-Yaphank-North Bellport area contains an industrial cluster that is likely to grow in the future. Yaphank currently has no lodging facilities, Medford contains three lodging properties with 152 rooms total, and there is one 134 room hotel in Holtsville on the border with Medford. The total number of rooms in the area is 286. Presently the area is adequately served by hotels, but expected future growth in industrial and office development will necessitate additional hotel construction.

The industrial cluster that stretches from Deer Park to Brentwood and includes North Bay Shore contains only one 46 room motel in those communities. This area could support another small hotel, especially with recent development of the Heartland industrial area near the new Deer Park railroad station.

The Huntington village area contains a concentration of office buildings. While there are no large lodging properties in the hamlet of Huntington, there are several motels having a total of about 200 rooms in nearby communities. Similarly, the West Babylon/Wyandanch area contains a concentration of industrial development but there are no large lodging properties located nearby. However, in surrounding communities there are several motels containing a total of 122 rooms.

## Transportation Centers

Many hotels have traditionally located near transportation centers and along transportation corridors. Transportation centers include railroad hubs and airports, and transportation corridors are major roads. Suffolk County is served by a variety of airport facilities, a commuter railroad, an interstate highway, and other primarily east-west arterial highways.

Long Island MacArthur Airport is Long Island's major airport, serving more than one million passengers per year. This airport, owned and operated by the Town of Islip, provides scheduled commercial flights. Future expansion potential is limited. The airport area is served by three nearby hotels in Bohemia and Ronkonkoma which together contain 400 rooms. The Ronkonkoma railroad station has emerged as a heavily used rail facility, although the bulk of the rail use is for Suffolk County commuters traveling to New York City. The railroad station, therefore, may adequately be served by one existing 30 room motel within walking distance of the station.

Republic Airport in East Farmingdale is owned by New York State and serves commuter planes, corporate jets, and private planes. The airport area is served by two motels in East Farmingdale which total 103 rooms. Recently, the area around the airport has been redeveloped with motion picture and sports-related entertainment facilities. If additional development occurs near the airport, additional small-scale lodging may become necessary in the Farmingdale area.

Gabreski Airport in Westhampton is owned by Suffolk County and has no scheduled carriers. Still, the airport is not well-served by lodging facilities. There is only one 15 room year-round motel and one small seasonal motel in Westhampton. The five motels in nearby Westhampton Beach with a total of more than 200 rooms are not open year-round. Plans for additional industrial development near the airport may generate the need for additional year-round lodging.

Brookhaven Calabro Airport in Shirley is a small airport serving private and some corporate planes and is served by one small motel in Shirley. If Dowling College's National Aviation and Transportation (NAT) Center expands at the airport, a need for additional lodging services nearby may become necessary.

The small East Hampton Airport in Wainscott serves private planes and has some small scheduled carriers. This airport serves the seasonal and tourist populations. The airport does not have lodging facilities in the immediate vicinity, but there are several nearby motels in Bridgehampton, Sag Harbor, and East Hampton.

The Long Island Expressway (LIE) corridor is well-served by existing hotels. Along the LIE, there are two major hotels in Melville at exit 49 with 676 rooms, one hotel in Commack at exit 52 with 144 rooms, two hotels in Hauppauge at exit 54 with 318 rooms, and two hotels in Islandia at exit 57 with 401 rooms. A 30 room motel exists near exit 60 in Lake Ronkonkoma, there is a 134 room hotel in Holtsville at exit 63 and a 76 room hotel in Medford at exit 64. The next hotel adjacent to the LIE lies at the end of the highway in Riverhead at exit 72, with 100 rooms.

Sunrise Highway has been converted into a limited access expressway with service roads from West Babylon east through the Towns of Islip and Brookhaven. From the Nassau/Suffolk border to the Shinnecock Canal in Southampton, there are 102 hotel units along Sunrise Highway. Montauk Highway contains additional hotel rooms, with concentrations in the towns of Southampton and East Hampton, and year-round units in some central business districts. Routes 25, 25A, and 347 are served by scattered motels along those routes.

### **Institutional Centers**

Institutional centers include government facilities and educational complexes. There are four identifiable government centers in Suffolk County: Hauppauge, Riverhead, Yaphank, and Central Islip. The Hauppauge area is adequately served by more than 700 rooms in three large hotels in Islandia and the Islip Town portion of Hauppauge. Riverhead has nearly 300 year-round rooms in the vicinity of the government center in one hotel and five smaller motels. The Yaphank area contains a smaller government center and Brookhaven National Laboratory which are presently unserved by any lodging facilities. The nearest accommodations to Yaphank are two small hotels in Medford on Route 112 off the Long Island Expressway. Central Islip is an emerging government center, with the Cohalan Court complex opening in 1992 and the federal courthouse to open in 1999. Central Islip itself contains no hotels, so there may be some need for a small hotel in the community, especially after the proposed minor league baseball stadium is built. Presently, the closest lodging facilities are two hotels in nearby Islandia that together contain 400 rooms. Another government center is the IRS building in Holtsville, which is served by the nearby 134 room hotel at exit 63 of the LIE.

There are several educational centers in Suffolk County. In terms of student enrollment, the largest colleges in the County are the State University of New York at Stony Brook and Suffolk Community College, followed by Dowling College in Oakdale, and the State University of New York at Farmingdale. SUNY at Stony Brook is served by one inn and one nearby hotel that together contain 130 rooms. This area could support perhaps another small hotel, especially because of the university's proximity to the University Hospital at Stony Brook.

Suffolk Community College's main campus in Selden is presently unserved, although the college is more local in nature and necessitates few nearby hotel rooms. Oakdale, the location of Dowling College, contains no hotels, but accommodations can be found nearby in three hotels in Bohemia and Ronkonkoma. SUNY at Farmingdale is served by two motels in East Farmingdale and two large hotels in Melville, totaling more than 700 rooms. The New York Institute of Technology in Central Islip is a growing college, and as mentioned previously, Central Islip itself contains no hotels. For this reason, there may be a need for a small hotel in Central Islip.

### **Convention Centers**

Conventions generate the need for hotel rooms because visitors to the convention sometimes need lodging facilities. Suffolk County has few major convention centers. The County's colleges can handle conventions, and hotel service to major colleges has already been discussed in this report. Several large catering operations boast large meeting or exhibition areas. These facilities are generally served by local hotels and motels.

Hotels with adequate facilities can attract conventions themselves. At Montauk there is a

concentration of more than 2,300 hotel rooms. Many of these rooms are in resort hotels that have spa features and other resort-related amenities. The off-peak seasons afford spectacular weather, scenery, and golf opportunities that are attractive to convention attendees.

In the Commack-Hauppauge-Islandia area, there are six hotels having a total of more than 1,100 rooms adjacent to the Long Island Expressway. These hotels could easily serve a nearby convention center. A proposed convention and exhibition center at the Western campus of Suffolk Community College adjacent to the Long Island Expressway in Brentwood would be well-served by the two major hotels nearby in Hauppauge. A convention center at this site may even generate the need for additional lodging in the area.

The two large hotels in Melville in the Route 110 corridor together contain 676 rooms and are easily accessible to the LIE, the State University at Farmingdale, and Republic Airport. These hotels could also support a future convention/exhibition center nearby.

## PROPOSED HOTELS

There are several proposed but as yet unbuilt hotels in Suffolk County. The total number of rooms proposed is 1,395. Table 3 indicates hotels with more than 100 rooms that are currently proposed in the County.

Table 3. *Proposed Hotels in Suffolk County, 1998*

Community	Proposed Hotel	Year-Round Rooms
Melville	Extended Stay America*	134
Melville	(extended stay)*	174
South Huntington	Huntington Town House	230
Hauppauge	(L.I.E. exit 55)	N/A
Islandia	Homewood Suites*	120
Bohemia	Marriott Residence Inn*	120
Holtsville	(L.I.E. exit 63)	N/A
Stony Brook	(at SUNY Stony Brook)	175
Riverhead	Holiday Inn Express	160
Flanders	Staybridge Suites*	N/A

\* Extended stay hotel

Source: Suffolk County Planning Department

In addition, several existing hotels have proposed expansions. Hollywood Motor Inn in East Farmingdale, Sheraton Long Island Hotel in Hauppauge, Best Western MacArthur Hotel in Holtsville, and the Inn at Medford, have each proposed expansions of between 50 and 100 rooms.

Several of the proposed hotels are extended-stay hotels. These hotels cater to people who stay at a hotel five or more nights in a row. Their rooms commonly have kitchens, access to laundry areas, and sometimes separate living areas and bedrooms. The extended-stay category of hotels is the fastest growing segment in the hotel industry today. There are currently no such properties in Suffolk County. Nassau County has one such hotel, Marriott's Residence Inn in Plainview, which was formerly an adult home and converted to a hotel in 1989. This type of hotel is appealing to developers because they can be cheaper to build. Extended-stay hotels don't require features found in full-service hotels, such as large meeting rooms and restaurants, and have simpler construction and room design. Travelers prefer their lower per-day rates, and the longer a guest stays, the lower the daily rate.

Extended-stay hotels appeal to people relocating, temporary construction workers, and people experiencing family problems. However, their broadest appeal is to business travelers, including temporary consultants and auditors. For this reason, it seems that the construction of an extended-stay hotel would cut into the market share of nearby hotels. An area such as Melville, which is currently served by two large hotels, would likely have an oversupply of hotel

rooms if the more than 300 proposed extended-stay rooms were built. New hotels will tend to draw off much of the business from older motels and hotels, especially outdated properties needing renovation.

## OCCUPANCY RATES

Occupancy rates in hotels in Suffolk County have been increasing in recent years. Smith Travel Research, based in Gallatin, Tenn., tracks occupancy rates at major hotels across the country. According to Smith Travel, Suffolk hotels had a 1996 occupancy rate of 69.5 percent, up from 66.9 percent a year earlier. Nationwide, occupancy was 65.7 percent in 1996, while in New York City, the rate was 81.2 percent.

Island-Metro Publications of Plainview tracks Long Island's hotel industry and conducts its own annual mail survey of hotels. According to Island-Metro, occupancy rates in western Suffolk have risen in each year since 1991. Occupancy rates in eastern Suffolk have remained fairly steady since 1991. Table 4 shows annual occupancy rates in eastern and western Suffolk from 1990 through 1997.

*Table 4. Annual Occupancy Rates at Suffolk County Hotels and Motels*

Area	1997	1996	1995	1994	1993	1992	1991	1990
Western Suffolk	73%	72%	69%	69%	65%	61%	57%	59%
Eastern Suffolk	44%	43%	44%	43%	41%	41%	45%	53%

Source: Island-Metro Publications

Overall annual occupancy rates in east end hotels tend to be lower than those in western Suffolk because of the seasonal nature of most eastern Suffolk hotels and motels.

Average daily room rates (ADRs) have also been on the rise. According to Island-Metro, in western Suffolk County, hotel ADRs rose substantially to \$96 in 1997, up from \$91 in 1996. Eastern Suffolk hotel ADRs rose similarly, up to \$123 in 1997 from \$118 in 1996. For *motels*, annual ADRs in western Suffolk were \$54 in 1997, down slightly from \$55 in 1996, and in eastern Suffolk motel ADRs rose to \$78 in 1997 from \$76 in 1996.

A lack of new construction and favorable national and regional economies have helped the lodging industry in Suffolk County. If few new lodging rooms are built in the next several years, Suffolk should be able to maintain its strong lodging performance figures. The continuing marketing of Suffolk County by the Long Island Convention and Visitors Bureau using funds from the local 0.75% dedicated room tax is also beneficial to Suffolk County's lodging industry. Advertising and promotion by regional promotional committees, individual chambers, government agencies, individual lodging properties, and major special event promotions will also help maintain and even improve Suffolk's occupancy and room rate levels.



## CONCLUSIONS - NEED FOR ADDITIONAL HOTELS

The dramatic growth in the number of year-round rooms in Suffolk County at the end of the 1980s has left little room for further hotel growth. The present western Suffolk occupancy rate of 73% is healthy and is far above the low of 57% in 1991, but still lags behind New York City's rate. If the currently proposed hotels were all built, adding more than 1,200 rooms to the inventory in western Suffolk, the occupancy rate would drop below the low 57% rate of 1991, a dismal year for the Long Island hotel industry. However, selected areas in Suffolk County may require further additions to the hotel inventory, and are itemized as follows.

Attractive communities in eastern Suffolk that do not already have an abundance of lodging facilities could possibly benefit from new small-scale tourist-oriented or bed and breakfast lodging. Examples of these communities include East Hampton, Sag Harbor, Bridgehampton, South Jamesport, Shelter Island, Mattituck, Southold, and Orient. In particular, the increased tourism on the North Fork related to the wine industry has generated a potential need for additional small-scale lodging. These areas are also close to the large Tanger outlet shopping center in Riverhead. New bed and breakfast lodging may also be appropriate in communities which attract tourists to their downtown districts, such as Port Jefferson, Northport, and Eastport.

Communities with harbors and downtown districts which lack nearby accommodations might also benefit from very small new lodging facilities. Examples of such communities include Huntington, Northport, Lindenhurst, Bay Shore, and Patchogue.

As industrial and office development expands in the Medford-Yaphank-North Bellport area, small hotels catering to the business traveler will be needed in that area, especially with the large Brookhaven National Laboratory nearby. The industrial area in the Deer Park-North Bay Shore-Brentwood area is also under-served and could benefit from a new small hotel nearby.

The area in Central Islip formerly used for the psychiatric hospital continues to be redeveloped for multiple uses. The new courthouses there, along with an expanding New York Institute of Technology and a proposed minor league baseball stadium will generate the need for a new hotel in the area. Additional office and industrial development at the former Grumman site in Great River may add to the need for hotel space nearby in Central Islip.

The area around Gabreski Airport in Westhampton will need a small hotel if industrial development expands around the airport. As the University Hospital at SUNY Stony Brook develops there may be a need for additional hotel rooms to house the families of hospital patients, as well as University guests and visitors.

The proposed extended-stay hotels in Melville, Islandia, Bohemia, and Flanders would add a previously unavailable type of lodging to Suffolk County. However, since these areas are already well served with hotels, existing hotels and older smaller hotels in these areas could suffer if a nearby extended-stay hotel were built. The number of new extended-stay hotels in a particular community should be limited, and their size kept reasonable, to avoid adversely affecting effective lodging facilities nearby.

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**APPENDIX - Inventory of Hotels and Motels, Suffolk County, NY**

# Appendix

## Inventory of Hotels and Motels Suffolk County, New York

Page 1

Community	Name	Address	Year Round Rooms	Seasonal Rooms	Year Opened	Year Expanded
<b>Town of BA :</b>						
Amityville	Colonial Motel	269 Broadway	20		<1970	
Copiague	Rainbow Motor Lodge	10 34th St.	30		<1970	
Copiague	South Bay Motel	1159 Merrick Rd.	40		<1970	
Deer Park	Deer Park Motor Inn	354 Commack Rd.	46		1973	
E Farmingdale	Broadway Motor Inn	727 Broad Hollow Rd.	58		<1970	
E Farmingdale	Hollywood Motor Inn	400 Rte.109 & Southrn Pky	45		<1970	
Lindenhurst	Lindenhurst Motel	150 W. Montauk Hwy.	10		<1970	
Lindenhurst	Marina Motel	134 E. Montauk Hwy.	40		<1970	
N Amityville	Sayonara Motor Inn	831 Broadway	34		<1970	
N Babylon	Brook Motel	915 Sunrise Hwy.	13		<1970	
N Lindenhurst	Pines Motor Lodge	636 Rte 109 & 3rd St.	21		<1970	
N Lindenhurst	Sky Motel	125 3rd Ave. & Route 109	14		<1970	
W Babylon	Starlight Motel	570 Sunrise Hwy.	16		<1970	
W Babylon	Sunview Motel	420 York Pl.& Sunrise Hwy	8		<1970	
<b>Town of BA Total:</b>			<b>395</b>			
<b>Town of BR :</b>						
Bellport	Great South Bay Inn	160 South Country Rd.	6		<1981	
Blue Point	Blue Point Motor Lodge	167 Middle Rd.	9		<1970	
Centereach	Holiday Inn Express	3131 Nesconset Hwy.	104		1991	
Cherry Grove	Belvedere Hotel	36 Bayview Walk		20		
Cherry Grove	Carousel Guest House	Holly Walk		11	<1977	
Cherry Grove	Cherry Grove Beach Hotel	Main Walk		58	<1981	
Cherry Grove	Cherry Grove Inn	Lewis Walk		36		
Cherry Grove	Seacrest	Main Walk		3	<1975	
Davis Park	Leja Beach Boatel	Trustees Walk		7		
E Patchogue	Patchogue Inn Motel	1035 Montauk Hwy.	41		<1982	
Fire Island Pines	Fire Is. Pines Boatel	Harbor Walk		19	<1973	
Holtsville	Best Western MacArthur Hotel	1730 N. Ocean Ave. & LIE	134		1989	
Lake Ronkonkoma	Expressway Motel	60 Mill Rd.	30		1985	
Mastic Beach	Smith Point Motel	165 William Floyd Pkwy.	21		<1970	
Medford	112 Motor Lodge	2001 Route 112	26		<1982	
Medford	Centurion Inn	3240 Route 112	50		<1975	
Medford	Inn at Medford, The	2695 Route 112	76		1976	
N Patchogue	Midway Motel	544 Medford Ave. Rte. 112	29		<1991	
Ocean Bay Park	Fire Island Hotel	Cayuga Walk		44	<1988	
Ocean Bay Park	Sea Shore Motel	78 E. Bayview Ave.		19		
Patchogue	EconoLodge	479 W. Main St.	23		<1966	
Patchogue	Shore Motor Inn	576 W. Sunrise Hwy.	26		<1966	
Port Jefferson	Danford's Inn	25 E. Broadway	85		<1988	1990
Port Jefferson	Port Jefferson Harbor Motel	201 W. Broadway	46		<1978	
Ridge	Ventura Bay Motel	1019 Route 25	18		<1988	
Shirley	Shirley Motel	681 Montauk Hwy.	26		<1970	
Stony Brook	Three Village Inn	150 Main St.	26		<1950	
Terryville	Terryville Motor Lodge	1371 Route 112	48		<1973	
<b>Town of BR Total:</b>			<b>824</b>	<b>217</b>		
<b>Town of EH :</b>						
Amagansett	Amagansett House Bed & Breakfas	321 Main St.	3		1985 E	
Amagansett	Gansett Green Manor	273 Main St.		18		
Amagansett	Hermitage at Napeague, The	Montauk Hwy.		56		
Amagansett	Mill-Garth Inn	23 Windmill La.		12		
Amagansett	Ocean Dunes, The	379 Bluff Rd.	63			
Amagansett	Sea Breeze Inn	30 Atlantic Ave.	12			
Amagansett	Windward Shores Motel	Montauk Hwy.	45			
East Hampton	Bassett House	128 Montauk Hwy.	12			
East Hampton	Hedges Inn, The	74 James La.	11			
East Hampton	Holiday Acres Motel	166 Montauk Hwy.		14	<1965	
East Hampton	Maidstone Arms	207 Main St.	19		<1937	
East Hampton	The 1770 House	143 Main St.	7		<1950	
East Hampton	The Hunting Inn	94 Main St.		23		
East Hampton North	Dutch Motel	488 Montauk Hwy.	22			
East Hampton North	East Hampton House	226 Montauk Hwy.	52		<1968	
Montauk	Albatross East	44 S. Elmwood Ave.	24			
Montauk	Albatross West	20 S. Elmwood Ave.	20			

# Appendix

## Inventory of Hotels and Motels Suffolk County, New York

Community	Name	Address	Year Round Rooms	Seasonal Rooms	Year Opened	Year Expanded
Montauk	Anchorage Inn, The	West Lake Dr. (Navy Rd.)	45			
Montauk	Ann Breyers Sound Haven Cottage	550 West Lake Dr.	10		1956	
Montauk	Atlantic Bluffs Club	715 Old Montauk Hwy.	54			
Montauk	Atlantic Terrace Motel	21 Surfside Ave.		99	1958	
Montauk	Avalon Lakefront Resort	138 Second House Rd.	10		<1970	
Montauk	Beach House Ocean Resort	32 S. Elmwood Ave.		50	<1988	
Montauk	Beach Plum Resort	13 Old Montauk Hwy.		30	<1970	
Montauk	Beachcomber Resort	727 Old Montauk Hwy.		88	1984 E	
Montauk	Bill's Inn	Edgemere Rd.	10		1957	
Montauk	Blue Haven Motel	533 West Lake Dr.		30	<1967	
Montauk	Born Free Motel	115 S. Emerson Ave.	24		1975 E	1984 E
Montauk	Breakers Motel	Old Montauk Hwy.		24	1957	
Montauk	Bridgeford Colony	41 East Lake Dr.		11		
Montauk	Burcliffe By-the Sea	397 Old Montauk Hwy.	7			
Montauk	Captain's Marina, The	East Lake Dr.		5	<1967	
Montauk	Crows Nest Inn	Old West Lake Dr.		6		
Montauk	Culloden House	540 West Lake Dr.		29	<1960	
Montauk	Culloden House 2	Soundview Dr.& W. Lake Dr		14	1956	
Montauk	East Deck Resort Motel	40 Ditch Plains Rd.	28		1956	
Montauk	Fischer's Cottages	131 East Lake Dr.		12	<1960	
Montauk	Fort Pond Lodge	56 Second House Rd.		12	1956	
Montauk	Four Oaks Cottages	Flamingo Rd.		11	<1962	
Montauk	Gurney's Inn Resort	290 Old Montauk Hwy.	109		1955	
Montauk	Harborside Motel	371 West Lake Dr.	28			
Montauk	Hartman's Briney Breezes Motel	Old Montauk Hwy.		44	1964	
Montauk	Hither House	10 Lincoln Rd.	8		<1955	
Montauk	Keeler's Anchor Marina	West Lake Dr.		8		
Montauk	Kondyra's Ocean Front Cottages	DeForest Rd.		6		
Montauk	Landing, The	402 West Lake Dr.	14		<1970	
Montauk	Lenhart's Cottages	421 Old Montauk Hwy.	12		<1970	
Montauk	Lido Motel, The	5 South Emery St.		20	<1953	
Montauk	Malibu Motel	88 S. Elmwood Ave.	42			
Montauk	Mallard Inn	76 Tuthill Rd.		3		
Montauk	Memory Motel	692 Montauk Hwy.	17			
Montauk	Moakley's Cottages	127 East Lake Dr.		3		
Montauk	Montauk Manor Resort	236 Edgemere St.	75		1926	
Montauk	Montauk Motel	76 Edison St.	28			
Montauk	Montauk Soundview Cottages	2 Soundview La & W.LakeD		30	1954	
Montauk	Montauk Yacht Club Resort	32 Star Island Rd.		107		
Montauk	Montauket Hotel	88 Firestone Rd.& Tuthill	12			
Montauk	Neptune Motel	83 S. Euclid Av. & Edison		12		
Montauk	Ocean Beach Resort	S. Emerson Ave.	82		1984 E	
Montauk	Ocean End Apts.	80 S. Emerson Ave.		12	1953	
Montauk	Ocean Resort Inn	95 S. Emerson Ave		17	1996	
Montauk	Ocean Surf Motel	84 S. Emerson Ave.		26	1977	
Montauk	Oceanside Beach Resort	626 Montauk Hwy.		30		
Montauk	Outrigger Cottages	East Lake Dr.		17	1973	
Montauk	Panoramic View Hotel	Old Montauk Hwy.		118	1958	
Montauk	Port Royal Motel	Navy Rd.		52	1973 E	
Montauk	Rick's Hotel & Club	East Lake Dr.			<1988	
Montauk	Ronjo Hawaiian Resort Motel	55 S. Elmwood Ave.	34		1955	
Montauk	Royal Atlantic Beach Resort	S.Edgemere St.& S.Emerson	155		1971	
Montauk	Ruschmeyer's Inn	161 Second House Rd.		22	<1968	
Montauk	Sail Inn	548 West Lake Dr.		10		
Montauk	Sands Motel	S. Emerson Ave.& S.Emery		42	1953	
Montauk	Sea Cliff Inn	Ditch Plains Rd.	9			
Montauk	Sea Close Cottages	S. Essex St.	4			
Montauk	Seascape Motel	793 Old Montauk Hwy.	10			
Montauk	Seawind Motel	261 West Lake Dr.		16		
Montauk	Shepherds Neck Inn	90 Second House Rd.	70		<1970	
Montauk	Snug Harbor Motel	156 West Lake Dr.		34	1955	
Montauk	Star Island Marina	Star Island Rd.		20		
Montauk	Stingray Motor Lodge	107 S. Emerson Ave.	25			
Montauk	Sun 'N Sound Waterfront Resort	22 Soundview Dr.& W. Lake		35	<1967	1984 E
Montauk	Sunrise Guest House	681 Old Montauk Hwy.	6		<1990	
Montauk	Surf Club at Montauk	S. Essex St.& Surfside Av		92	1983	
Montauk	Surfside Inn	685 Old Montauk Hwy.	12			

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## Inventory of Hotels and Motels Suffolk County, New York

Community	Name	Address	Year Round Rooms	Seasonal Rooms	Year Opened	Year Expanded
Montauk	Tiny Underwood's Motel	West Lake Dr.	20			
Montauk	Tipperary Inn	West Lake Dr.		16	<1960	
Montauk	Wavecrest Motel II	12 S. Elmwood Ave.		28	<1953	
Montauk	Wavecrest Resort	Old Montauk Hwy.		49		
Montauk	Wavecrest Resort Motel	Old Montauk Hwy.		65		
Montauk	West Lake Drive Motel	10 Wells Ave.	6			
Montauk	White Swan Motel	Second House Rd.		10	1957	
Montauk	Windjammer Inn	51 Edgemere Rd.	12			
Napeague	Driftwood Motel & Cottages	Montauk Hwy.		51	1955	
Napeague	Ocean Colony Beach & Tennis Clu	Montauk Hwy.	69		<1966	>1970
Napeague	Sea Crest on the Ocean	Navaho La. & Montauk Hwy	74		<1954	>1970
Napeague	Sun Haven Resort	Montauk Hwy.		48	<1970	
Napeague	White Sands Motel	Shore Rd.		25	<1967	
Northwest Harbor	East Hampton Point	295 Three Mile Harbor Rd.		13		
Sag Harbor	Royal Oaks Motel	Route 114	7		<1953	
Springs	Captain's Cove	16 Mudford Ave.		5		
Springs	Three Mile Harbor Inn	367 Three Mile Harbor Rd.	10			
Wainscott	Cozy Cabins	Montauk Hwy.		19	1950	
Wainscott	Shady Pines Motel	Montauk Hwy.		18		
Wainscott	Wainscott Motel	3720 Montauk Hwy.	24			
<b>Town of EH Total:</b>			<b>1,452</b>	<b>1,667</b>		
<b>Town of HU :</b>						
Centerport	Chalet Motor Inn	23 Centershore Rd. & 25A	48		1956	
Cold Spring Harbor	Swan View Manor	45 Harbor Rd. (Rte. 25A)	28			
Huntington Station	Abbey Motor Inn	317 W. Jericho Tpke.	30		<1980	
Huntington Station	Kings Inn	295 E. Jericho Tpke.	42		<1976	
Melville	Huntington Hilton	598 Broadhollow Rd.	302		1988	
Melville	Marriott	1350 Old Walt Whitman Rd.	374		1990	
S Huntington	Huntington Country Inn	270 W. Jericho Tpke.	62		<1970	
West Hills	Onesti Motel	665 W. Jericho Tpke.	17			
<b>Town of HU Total:</b>			<b>903</b>			
<b>Town of IS :</b>						
Bay Shore	Bay Shore Hotel	1 Park Plaza	14			
Bay Shore	Summit Motor Inn	501 E. Main St.	42		<1970	
Bohemia	Triangle Inn	1630 Lakeland Ave.	54		<1977	
Hauppauge	Wyndham Wind Watch Hotel	1717 Vanderbilt Motor Pky	360		1989	
Holbrook	MacArthur Red Carpet Inn	4444 Veterans Mem. Hwy.	50			
Islandia	Hampton Inn	1600 Veterans Mem. Hwy.	121		1988	
Islandia	Marriott	3635 Express Drive N.	280		1988	
Islip Terrace	Eldorado Motel	2765 Sunrise Hwy.	8		<1978	
Kismet	Camelot Motel	Oak Walk & Cedar Ct.		29	<1975	
Ocean Beach	Bayberry Inn	620 Bayberry Walk		10		
Ocean Beach	Clegg's Hotel	478 Bayberry Walk		14		
Ocean Beach	Houser's Hotel	Bay Walk		12		
Ocean Beach	Jerry's Hotel	620 Bay Walk		20		
Ronkonkoma	Econo Lodge	3055 Veterans Mem. Hwy.	60		<1962	
Ronkonkoma	Holiday Inn at MacArthur Airport	3845 Veterans Mem. Hwy.	287		1974	1988
Sayville	Land's End Motel	70 Browns River Rd.	15			
Sayville	Sayville Motor Lodge	5494 Sunrise Hwy.	31			
W Islip	Bay Shore Inn, The	300 Bay Shore Rd.	71		<1978	
<b>Town of IS Total:</b>			<b>1,393</b>	<b>85</b>		
<b>Town of RV :</b>						
Aquebogue	Dreamer's Cove Motel	Peconic Bay Blvd.& Bay Av	17		<1965	
Aquebogue	Vineyard Motor Inn	Route 25	18			
Baiting Hollow	Woodcliff Park Resorts	Oakleigh Ave.	40		<1965	
Calverton	Ramada Inn East End	Route 25 & L.I.E.	100		1974	
Jamesport	Motel on the Bay	Front St. & Willow St.	16		<1960	
Riverhead	Hydes Inn	1111 W. Main St.	20			
Riverhead	Judge Belford's Inn	210 Osborne Ave.	26			
Riverhead	Riverhead Resort Motel	Route 25	56			
Riverhead	Swiss Motel	1271 W. Main St.	21			
Wading River	Judges Hotel	Wading River Manor Rd.	6			
Wading River	Wading River Motel	5890 Route 25	32		1956	

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## Inventory of Hotels and Motels Suffolk County, New York

Community	Name	Address	Year Round Rooms	Seasonal Rooms	Year Opened	Year Expanded
<b>Town of RV Total:</b>			352			
<b>Town of SI :</b>						
Shelter Island	Bowditch House	166 N. Ferry Rd.		9		
Shelter Island Hgts	Chequit Inn	23 Grand Ave.		27	<1960	
Shelter Island Hgts	Dering Harbor Inn	13 Winthrop Rd.		25	<1966	
Shelter Island Hgts	Peconic Lodge	73 Shore Rd.		40	1952	
Shelter Island Hgts	Pridwin Hotel	86 Shore Rd.		48	<1937	
Shelter Island Hgts	Rams Head Inn	108 Ram Island Dr.	17		<1964	
Shelter Island Hgts	Sunset Beach Inn	35 Shore Rd.	20		1970s	
Shelter Island Hgts	Sylvan Lodge in the Heights	6 Sylvan Pl.		12	<1964	
<b>Town of SI Total:</b>			37	161		
<b>Town of SM :</b>						
Commack	Commack Motor Inn	2231 Jericho Tpke.	83		<1977	
Commack	Courtesy Inn	1126 Jericho Tpke.	35		<1987	
Commack	Hampton Inn	680 Commack Rd.	144		1988	
Commack	Howard Johnson	450 Moreland Rd. & Motor	109		1973 E	
Hauppauge	Sheraton Long Island Hotel	110 Vanderbilt Motor Pkwy	209		1980	
Nesconset	Econo Lodge	755 Route 347	39		<1992	
Saint James	Beacon Motel	Smithtown By-Pass	39			
Smithtown	Towne House Motor Inn	880 Jericho Tpke.	38		<1982	
<b>Town of SM Total:</b>			696			
<b>Town of SO :</b>						
Bridgehampton	Bridgehampton Motel	2668 Montauk Hwy.	10		<1970	
E Quogue	Best Eastern Motel	Montauk Hwy.		21		
E Quogue	Caffrey House	2 Squires Ave.	16			
E Quogue	Castaway Cottages	53 West Tiana Rd.	7		<1970	
E Quogue	Colonial Shores Cottages	83 West Tiana Rd.	24		<1970	
E Quogue	Hampton Arms Resort	61 West Tiana Rd.	28		1973 E	
E Quogue	Hidden Cove Resort	33 West Tiana Rd.	32		1976	
E Quogue	Marine Hampton Ocean Resort	37-38 Dune Rd.		17		
E Quogue	Oak Tree Inn	64 West Tiana Rd.		6	<1965	
E Quogue	Swiss Aire Resort	81 West Tiana Rd.	32		1972 E	
E Quogue	Tiana Pines Motel & Apts.	324 Montauk Hwy.		16		
E Quogue	Waters Edge	73 West Tiana Rd.		14	<1970 E	
Hampton Bays	Allen's Acres Resort Motel	68 Foster Ave.		62	<1965	
Hampton Bays	Anchor Cabins & Cottages	124 Ponquogue Ave.	10		1960	
Hampton Bays	Bayview House	32 Lighthouse Rd.		19		
Hampton Bays	Baywatch Motel	72 Foster Ave.		28		
Hampton Bays	Bel-Aire Cove Motel	20 Shinnecock Rd.	19		<1958	
Hampton Bays	Black Whale Motel	23 Alanson La.		8		
Hampton Bays	Bowen's By The Bays	177 W. Montauk Hwy.	16			
Hampton Bays	Canoe Cove Cottages	33 Canoe Place Rd.		4	<1965	
Hampton Bays	Drake Motor Inn	16 Penny La.	15		<1970	
Hampton Bays	Edgewater Motel	47 Rampasture Rd.		20	<1970	
Hampton Bays	Hampton Bayside Motel	29 Gardiners La.	19			
Hampton Bays	Hampton Court Motel	320 W. Montauk Hwy.		25		
Hampton Bays	Indian Cove	Montauk Hwy.				
Hampton Bays	Penny Cove Cottages	18A Shinnecock Rd.		6		
Hampton Bays	Pinewood Cottages	106 Ponquogue Ave.	5			
Hampton Bays	Rikys Inn	30 Newton Rd.		10		
Hampton Bays	Rod & Reel Hotel	Montauk Hwy.		9		
Hampton Bays	Shinnecock Mist	62 Canoe Place Rd.	30			
Hampton Bays	Skippers Cottages	256A Montauk Hwy.	24		1957	
Hampton Bays	Tiana Bay Resort Motel	50 Rampasture Rd.		30	1957	
Noyack	Mill Creek Cottage & Marina	Noyack Rd.		5		
Quogue	The Inn at Quogue	47 Quogue St.		15	<1970	
Quogue	Weather Vane Inn	Main St.		40		
Riverside	Budget Host Inn	30 E. Moriches Rd.	68			
Sag Harbor	American Hotel	Main St.	8			
Sag Harbor	Baron's Cove Inn	31 West Water St.	66		1958	
Sag Harbor	Sag Harbor Inn	W. Water St.	42			
Shinnecock Hills	Belvedere Motel	Canal Rd.		10		
Shinnecock Hills	Concord Resort	161 Hills Station Rd&CR39	40		1977 E	

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## Inventory of Hotels and Motels Suffolk County, New York

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Community	Name	Address	Year Round Rooms	Seasonal Rooms	Year Opened	Year Expanded
Shinnecock Hills	Easterner Motel	639 Montauk Hwy.		10	1957	
Shinnecock Hills	Fishermans Quarters	87 North Rd.	8			
Shinnecock Hills	Hampton Haven	120 North Rd.		48		
Shinnecock Hills	Hampton Maid, The	259 E. Montauk Hwy.		30	<1959	
Shinnecock Hills	Hampton Star Motel	293 Montauk Hwy.		15	<1973	
Shinnecock Hills	Harbor View Motel	Montauk Hwy.		12		
Shinnecock Hills	Horizon Hills	Montauk Hwy.		25	1957	
Shinnecock Hills	Longvue Motel	Longveiw Rd.		15	<1959	
Shinnecock Hills	Ocean View Terrace Motel	285 E. Montauk Hwy.	14			
Shinnecock Hills	Olympia Motel	300 Montauk Hwy.,Hamptn	10			
Shinnecock Hills	Southampton Bays Resort Motel	240 Montauk Hwy.	30			
Shinnecock Hills	Southampton Resort	1655 County Road 39	60			
Shinnecock Hills	Squaw Hills Motel	North Hwy.		28	1958	
Southampton	Bayberry Inn	281 County Road 39	32			
Southampton	Country Inn	200 Hill St.		12		
Southampton	Hill Guest House	535 Hill St.		6		
Southampton	Southampton Inn	91 Hill St. & 1st Neck La	90			
Southampton	Southampton Village Motel	315 Hampton Rd.	10			
Southampton	Village Latch Inn	101 Hill St.	60			
Southampton North	Southampton Motel	450 North Hwy.	12			
Westhampton	Baileys Motel	42 Montauk Hwy.	15			
Westhampton	Westhampton Motel	19 Seabreeze Av.& Montauk		12		
Westhampton Beach	Bath & Tennis Hotel	231 Dune Rd.		76	<1960	
Westhampton Beach	Beach Pad, The	22 Beach La.		8		
Westhampton Beach	Dune Deck Hotel	Dune Rd.		81	<1963	
Westhampton Beach	Grassmere Motel	7 Beach La.		17		
Westhampton Beach	Port O Kai Motel & Marina	Dune Rd.		30	1967 E	
<b>Town of SO Total:</b>			<b>852</b>	<b>790</b>		
<b>Town of SU :</b>						
Cutchogue	Aliano's Beachcomber Resort	3800 Duck Pond Rd.		60	1957	
East Marion	Blue Dolphin Motel	Main Rd.		20	<1965	
East Marion	Cozee Cove Cottages	1600 Bay Ave.		9		
East Marion	Hellenic Cabins	Main Rd.		7		
Greenport	Bartlett House Inn	503 Front st.	9			
Greenport	Greenporter Motel	Front St.	15			
Greenport	Sterlington, The	131 3rd St.	15			
Greenport	Townsend Manor Inn	714 Main St.	23			
Greenport West	Crescent Beach	Maple La.		21	1955	
Greenport West	Drosso's Motel	Main Rd.		15		
Greenport West	Oak Farm Cottage	3925 North Rd. (Rte. 48)		6		
Greenport West	Silver Sands Motel	70930 Silvermere Rd.	40			
Greenport West	Soundview Inn	57185 North Rd. (Rte. 48)	49			
Greenport West	Sunset Motel	59705 North Rd. (Rte. 48)		16	<1967	
Laurel	Broadview Lodge	Peconic Bay Blvd.		14	<1967	
Mattituck	Mattituck Bed & Breakfast	795 Pike Ave.	6			
Mattituck	Mattituck Motel	Bay Ave.		19		
Orient	Bayhouse Cottages	Village La.		8	<1937	
Southold	North Fork Beach Motel	Soundview Ave.		42	<1965	
Southold	Southold Beach Motel	North Rd. (Rte. 48)		15		
Southold	Terming Point Inn	Main Rd.		12		
Southold	The Cove	4 Bayview Ave.		25		
<b>Town of SU Total:</b>			<b>157</b>	<b>289</b>		
<b>SUFFOLK COUNTY TOTAL:</b>			<b>7,061</b>	<b>3,209</b>		