RETAIL COMMERCIAL DEVELOPMENT

SUFFOLK COUNTY, NEW YORK

February 5, 1997

Suffolk County Planning Commission

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Suffolk County Planning Commission

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EXECUTIVE SUMMARY

In the Summer of 1996, the Suffolk County Planning Department undertook a field survey of shopping centers and central business districts in Suffolk County in order to update the department's retail center inventory. Following this field survey, an analysis of retail trends in Suffolk County was performed. The purpose of this study was to examine trends in square footage, vacancy rates, and retailing in Suffolk County. The principal findings of this study are as follows:

- Population and incomes in Suffolk County continue to rise modestly, while Long Island retail sales have been uneven in recent years.
- The 793 shopping centers in Suffolk County contain 33 million square feet of retail space, and nearly half of that space is in large community shopping centers. Brookhaven Town contains more than 11 million square feet of shopping centers.
- 40% of Suffolk's existing shopping center space opened before 1970, and about 20% of the shopping center space has been added in the 1990s alone.
- Suffolk County's shopping center square footage per person was 12.0 in 1970 and will be 24.5 by the end of 1997.
- The amount of shopping center square footage currently proposed but not yet built in Suffolk County totals 4.7 million square feet.
- The percentage of stores in CBDs that were vacant in 1996 was 11.5%, up from 7.6% in 1989.
- The percentage of stores in shopping centers that were vacant in 1996 was 19.0%, up from 12.3% in the recession year of 1990. Brookhaven Town's vacancy rate was 22% in 1996, the highest of the five western Suffolk towns.
- Many vacancies in shopping centers can be attributed to overbuilding of shopping centers in the 1980s and 1990s.
- In the 1990s, retailing is characterized by an influx of discount and "big box" retailers, larger major stores, and an increase in outlet stores available to consumers.
- Enough shopping center space presently exists in Suffolk County. The county needs time to absorb its vacant retail space, similar to the absorption of office and hotel space that took place after the overbuilding of the 1980s.
- There is a diminished need for the Brookhaven Towne Center mall in Yaphank because of the Tanger Outlet Center and the limited future population growth in central Suffolk due to the Pine Barrens Protection Act.

DEMOGRAPHIC TRENDS

Population Trends

The population of Suffolk County continues to grow, although more slowly today than in recent decades. Between 1950 and 1980, the population of Suffolk County increased dramatically. The number of residents more than doubled during the 1950s and increased by another 69% during the 1960s. The growth in the 1970s was a healthy 14%, but since 1980 the population of Suffolk County has grown only modestly. Its population increased by 3% during the 1980s and the 1996 Long Island Lighting Company population estimate for Suffolk County is 1.343 million, an increase of 21,000 or 1.6% over the 1990 Census figure of 1.322 million. This slow growth trend is projected to continue in the future.

The number of households continues to grow at a slightly faster rate than population growth, due to declining household sizes. In 1996 there were 441,000 households in Suffolk County, an increase of nearly 17,000 or 4% over the 1990 Census figure. This increase followed a 10% growth in households during the 1980s, a 31% increase in the 1970s, and a 70% increase during the booming 1960s.

The size of the average household continues to decline in Suffolk County, although the decline is slowing. In 1970 the average household in Suffolk had just under 3.7 people, in 1980 it had 3.3, in 1990 household size averaged 3.0, and in 1996 the estimate was 2.98 persons per household. One person households have become increasingly common, usually for single or elderly persons.

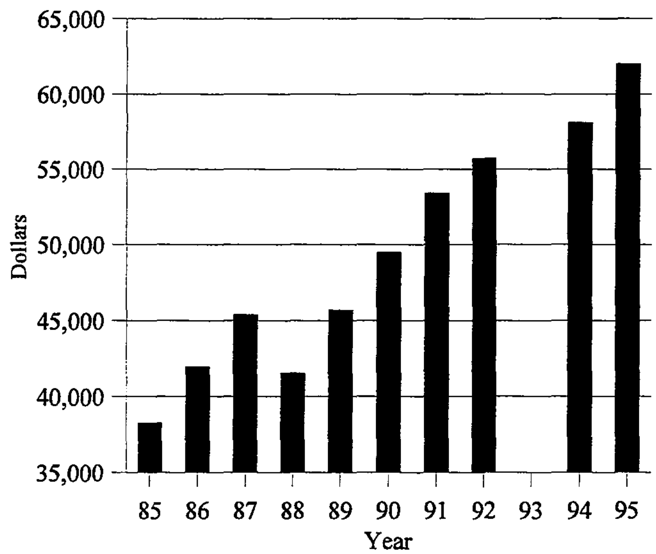
Meanwhile, the population continues to age. The median age in Suffolk County stood at 33.5 in 1990, up from 30 in 1980 and 26 in 1970. The number of senior citizens is still rising and will continue to rise rapidly. In 1994 the number of persons aged 65 and over in Suffolk County totaled over 146,000, up 26% since 1980. Baby boomers, those born between 1946 and 1964, total nearly 400,000 and make up 28% of Suffolk County's population. The major household purchases of baby boomers, and especially senior citizens, are already completed. Older persons require less hard products, and more services.

Generally, people accumulate goods in their mid-20s to mid-30s. The population in this age range is not growing substantially. In Suffolk County, the population aged 20 to 34 grew by 12% from 1980 to 1990, a healthy increase, but declined by 7% from 1990 to 1994. The population under age 20 declined by 19% during the 1980s, largely due to the baby boomers aging out of this age group. Yet the under-20 population increased by 3% from 1990 to 1994 as a result of higher birth rates. This baby boom "echo" should help maintain the 20 to 34 population level in coming years.

Income Trends

The Nassau-Suffolk region is one of the highest income areas in the United States. *Sales and Marketing Management* has ranked the Nassau-Suffolk region number one in median effective buying income of the twenty largest U.S. metropolitan markets every year since 1983. Long Island's effective buying income has remained at least 66% above the national median since 1987. In 1995, Nassau-Suffolk's median household effective buying income was $62,011. (See Figure 1.)

Figure 1. *Median Effective Buying Income, Nassau-Suffolk Households, 1985 to 1995*



Nassau County residents generally have higher incomes than Suffolk County residents. The 1990 Census reported that Nassau County had a median household income of $54,283, ranking seventh of 3,141 counties in the United States. Suffolk County, with a median household income of $49,128, ranked twenty-first. Similarly, Nassau ranked third in the nation in percentage of households with income of $75,000 or more (30.9%) and Suffolk ranked twenty-first (23.3%).

Retail Sales Trends

The Nassau-Suffolk region is the smallest level of geography for which current retail sales data are available. Current retail sales data are not available on the town or county level.

Between 1981 and 1988, retail sales on Long Island rose steadily and out-paced inflation. (See Figure 2.) Annual retail sales increases in this period were 9.7% in actual dollars and 4.8% in constant dollars when inflation is factored in. Inflation data is based on the increase in the consumer price index for the entire New York metropolitan area.

Figure 2. *Retail Sales, Nassau-Suffolk in Actual Dollars, 1985 to 1995*

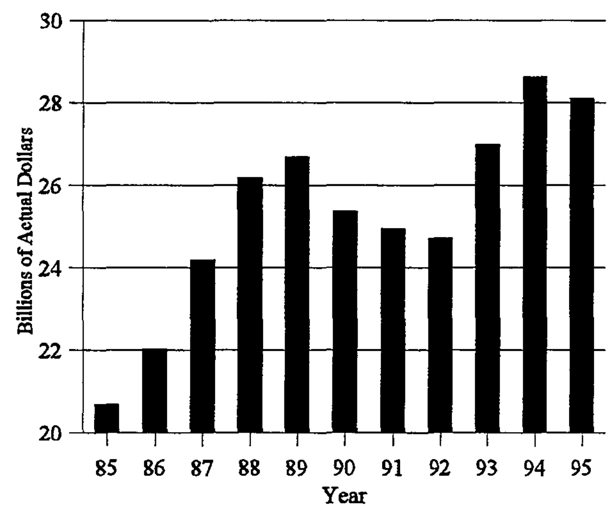
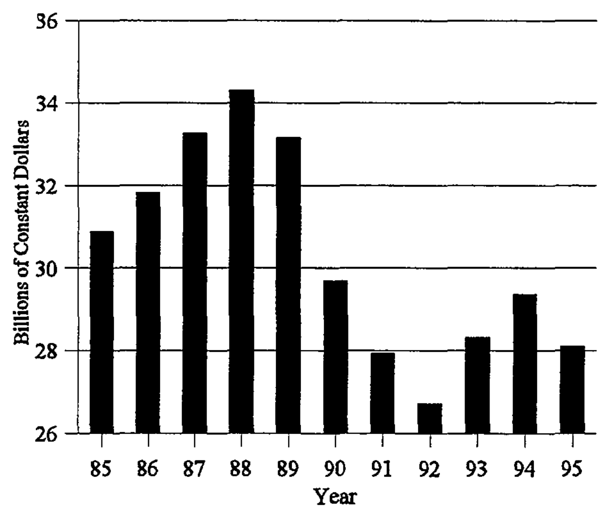


Figure 3. *Retail Sales, Nassau-Suffolk in Constant 1995 Dollars, 1985 to 1995*



Since 1989, retail sales growth on Long Island has been very uneven. In the worst year, 1990, actual sales declined by 5.0%, a real decline of over 10% when inflation is considered. For the period 1989 through 1995, retail sales rose by an annual rate of just 0.9%. When inflation is factored in, retail sales declined by 2.7% annually in real terms in this period. (See Figure 3.)

In 1993 the Nassau-Suffolk region showed a sizeable 9.1% increase in retail sales, (bringing retail sales back to about 1989 levels) followed by a 6.1% increase in 1994. However, these increases were followed by a decline in retail sales of 1.9% in 1995. Retail sales in the first ten months of 1996 showed some strength. Sales in 1996 were 3.6% ahead of 1995 sales, slightly out-pacing the inflation rate. But in real terms, the Nassau-Suffolk region's retail sales are still running at about 1984 levels.

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Table 1. *Retail Sales Data, Nassau-Suffolk, New York*

	1980	1985	1990	1995
Total, in Millions of Actual $	12,443	20,698	25,359	28,104
Total, in Millions of Constant $	24,583	30,885	29,698	28,104
Per Household, in Actual $	15,378	25,047	29,618	32,039
Per Household, in Constant $	30,382	37,374	34,685	32,039
Per Capita, in Actual $	4,775	8,008	9,719	10,735
Per Capita, in Constant $	9,434	11,949	11,382	10,735

Source: U.S. Department of Commerce, LILCO, Suffolk County Planning Department

Actual Nassau-Suffolk retail sales have generally risen in the fifteen year period from 1980 to 1995 in total, per household, and per capita. However, when inflation is factored in, declines can be seen from 1985 to 1990 and again from 1990 to 1995. (See Table 1.)

The U.S. Census Bureau's census of retail trade is taken every five years, and the most recent census of retail trade was taken in 1992. According to 1992 Census of Retail Trade, Suffolk County's 8,950 retail stores with payroll had sales of $10.8 billion in 1992, a 13.6% increase since the 1987 Census. However, after adjusting for inflation, (which rose by 27% from 1987 to 1992), retail sales in Suffolk declined by 10.6 percent during the five-year period.

Of the ten major retail categories, five saw sales rise by more than the rate of inflation in Suffolk between 1987 and 1992. Drug store sales rose by 47%, gasoline service station sales rose by 41%, and apparel and accessory store sales rose by 40%. Eating and drinking place sales rose by 36% and general merchandise store sales rose by 31%. (See Table 2.)

Table 2. *Retail Sales by Major Retail Category, Suffolk County*

Category	1987 Sales (In $ Millions)	1992 Sales (In $ Millions)	% Change
Drug and Proprietary Stores	307	452	47%
Gasoline Service Stations	467	661	41%
Apparel and Accessory Stores	502	704	40%
Eating and Drinking Places	654	892	36%
General Merchandise Stores	938	1,229	31%
Miscellaneous Retail Stores	1,109	1,206	9%
Food Stores	2,104	2,224	6%
Furniture and Homefurnishings Stores	519	547	5%
Automotive Dealers	2,118	2,120	0%
Building Materials and Garden Supplies Stores	785	761	-3%
All Retail Stores	9,504	10,795	14%

Source: U.S. Bureau of the Census, Census of Retail Trade 1987 and 1992.

The weakest category was building materials and garden supply stores, with actual sales declining by 3%. Automotive dealer sales were unchanged in the period 1987-1992, and furniture and home furnishings stores saw sales rise by just 5%. Food store sales rose only 6% in the five year period, and miscellaneous retail store sales rose by 9%.

Some specific store types had large sales increases. Sales at miscellaneous general merchandise stores (a category that includes warehouse clubs) grew by 156% between 1987 and 1992. Women's accessory and specialty store sales rose by 125%, children's and infants' wear store sales were up by 98%, and drapery, curtain and upholstery store sales increased by 96%. The largest decreases in sales from 1987 to 1992 occurred in mobile home dealers, cafeterias, boat dealers, and meat and seafood markets. Each of these types of retailers saw sales decline more than 50% in the five year period.

Suffolk County's high income and population density figures, while not as high as Nassau's, make it an attractive area for major retailers. However, sluggish retail sales figures, despite additional retail square footage, are a concern. Retail sales have been essentially flat during the past seven years, but retail square footage continues to increase.

DEFINITIONS

General Retail Center Definitions

This report focuses on Suffolk County's shopping centers and central business districts. A **central business district** (CBD) is that portion of a community that contains the "downtown" business area. Concentrated retail activity usually dominates the area, but office, residential, and institutional uses may also be found. Stores are owned individually and the downtown area is not usually managed as a single entity. On-street parking is often supplemented by off-street parking facilities that are usually found behind the stores or in municipal lots. Because many CBDs are less important in retailing today, the term *central* business district has become less of a descriptive term and more of a conventional one.

A **shopping center** is defined as a group of retail commercial establishments planned, developed, owned, and managed as a unit. It provides off-street parking on the site. Stand-alone stores more than 100,000 square feet in size and stand-alone supermarkets are included in the shopping center inventory because of their large size and sales volume.

A **commercial strip** is commercial development found outside traditional CBDs and planned shopping centers. Commercial development in commercial strips is often a reflection of zoning and not of planning and is characteristically less dense than development in CBDs. Retail establishments in commercial strips include stand-alone retail stores less than 100,000 square feet and buildings containing three or fewer stores. This report does not include buildings in commercial strips.

Types of Central Business Districts and Shopping Centers

A **regional central business district** contains many retail and service shops, apartments and large office buildings, and large department stores. The regional CBD is also a major employment center and its service area radius is five miles. A **community central business district** generally contains more than 100 retail shops and a junior or major a department store as an anchor. If the CBD has no anchor store then it should contain at least 150 retail stores to classify as a community CBD. The community CBD often contains apartments and office buildings and its service area radius is three miles. A **neighborhood central business district** typically does not contain more than 100 stores nor a junior or major department store. The neighborhood central business district provides convenience retail shopping such as restaurants, food markets, personal services, and specialty shops, along with public facilities and legal, medical, and other small offices.

A **regional shopping center** in Nassau or Suffolk counties is a shopping center larger than 750,000 square feet, with at least two major anchor tenants and more than 100 smaller stores. These malls are accessible by major roads or highways. The regional shopping center serves approximately 250,000 people in the area within a five-mile radius of the center and within a 15 to 30 minute drive.

A **community shopping center** is a shopping center larger than 100,000 but less than

750,000 square feet in size, containing at least one major anchor store. Historically, the community center had a junior department store or a variety store as its anchor. Today, typical community center anchors are a home improvement center, large supermarket, or discount department store. The center may also contain many small stores. Parking is ample.

Single store stand-alone retailers with gross leasable space of more than 100,000 square feet are also classified as community shopping centers. These retailers provide a large selection of a product category or a wide variety of products within one large store. These large stores act as community shopping centers because of their large size and large sales volume. Examples of stand-alone stores classified as community shopping centers on Long Island include Price Club, Home Depot, and Wal-Mart. A community shopping center's service radius is three miles and the population served is between 20,000 and 100,000 people.

A **neighborhood shopping center** is a planned shopping center smaller than 100,000 square feet and usually larger than 15,000 square feet. The neighborhood center consists of a grouping of stores set back from the street and a parking field. The center usually contains an anchor store, often a supermarket or large drug store, which is larger than the remaining stores. The smaller stores may include a restaurant, dry cleaner, hair stylist, clothing store, or bank. Stand-alone supermarkets are also classified as neighborhood shopping centers. These retailers act as neighborhood shopping centers because of their relatively large size and sales volume. A neighborhood shopping center's service radius is 1.5 miles and the center usually serves a population of 7,500 to 20,000.

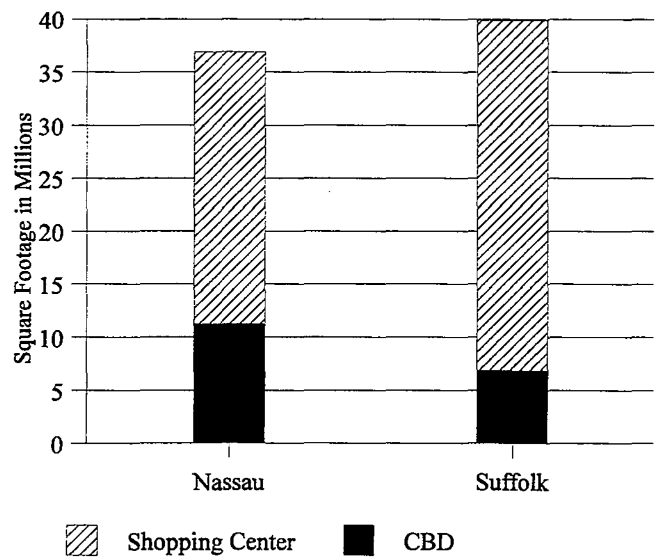
A **strip shopping center** contains the same types of stores as the neighborhood shopping center, but with no anchor store. A strip center is a group of at least four similarly sized stores owned and managed as a unit. It usually contains less than 15,000 square feet and fewer than 10 stores. A strip shopping center contains a small parking lot in front of the center.

EXISTING RETAIL COMMERCIAL INVENTORY

Inventory of Retail Square Footage, Nassau and Suffolk Counties

The retail square footage in shopping centers in Nassau and Suffolk counties continues to rise. As of late 1996, Long Island's retail inventory consists of 58 million square feet in shopping centers and 18 million square feet in central business districts. The total square footage is more than 76 million square feet in 1,190 shopping centers and 99 central business districts in Nassau and Suffolk Counties.

Figure 4. *Square Footage in Shopping Centers and CBDs, 1996, Nassau and Suffolk Counties*



Suffolk County's retail space totals nearly 40 million square feet, while Nassau contains nearly 37 million square feet of retail space. (See Figure 4.) Much of Nassau County became developed before most shopping centers existed. For this reason, CBDs are a more significant portion of the total retail space in Nassau than they are in Suffolk. CBD square footage in Nassau County totals 11 million square feet and seven million square feet in Suffolk. On the other hand, the square footage of shopping centers in Suffolk (33 million) is much larger than Nassau's shopping center square footage (26 million).

During the 1980s, many small strip shopping centers were constructed on Long Island, along with some larger neighborhood and community centers. So far in the 1990s, far fewer new strip shopping centers have opened but the construction of larger community shopping centers has continued. Construction of large stand-alone "big box" retailers has increased. In Suffolk County, more than 1.8 million square feet of retail space opened in 1995 and 1996 or is currently under construction. In 1994 alone more than 1 million square feet of retail space opened in Suffolk County in just five buildings.

In Nassau County, more than 500,000 square feet of space was constructed in 1995 on the former Roosevelt Raceway property in East Garden City. The renovation of the Roosevelt Field Mall in East Garden City continues, with the 200,000 square foot addition of Nordstrom department store to be completed in 1997. After the completion of Nordstrom, Roosevelt Field will be the fourth largest mall in the U.S. at 2,400,000 square feet.

Shopping Centers, Suffolk County

According to the shopping center inventory maintained by the Suffolk County Planning Department, almost 800 shopping centers exist in Suffolk County in 1996. Strip shopping centers account for nearly two-thirds, or 481 of the 793 shopping centers in this inventory. However, the bulk of the shopping center square footage in the county is contained in its 229 neighborhood shopping centers and 80 community shopping centers.

Appendix I lists the largest shopping centers in Suffolk County in order of size. Three regional shopping centers exist in Suffolk County: Walt Whitman Mall in the town of Huntington, South Shore Mall in the town of Islip, and Smithaven Mall that lies on the boundary of the towns of Smithtown and Brookhaven. The town of Brookhaven as a whole contains many more shopping centers than any other town. Table 3 details the number of shopping centers in each town by the type of center.

Table 3. *Number of Shopping Centers, Suffolk County, 1996*

Town	Regional	Community	Neighborhood	Strip	TOTAL
Babylon	0	11	26	73	110
Brookhaven	0.5	33	82	143	259
East Hampton	0	0	4	2	6
Huntington	1	6	38	92	137
Islip	1	17	38	99	155
Riverhead	0	4	7	8	19
Shelter Island	0	0	1	2	3
Smithtown	0.5	7	23	39	69
Southampton	0	1	8	15	24
Southold	0	1	2	8	11
TOTAL	3	80	229	481	793

Source: Suffolk County Planning Department

The square footage of shopping centers in Suffolk County now totals more than 32 million. Of the four shopping center types, community shopping centers account for the most square footage, nearly half (47%) of all shopping center square footage. This figure has been increasing, because many shopping centers built in the past five years are community shopping centers and warehouse clubs classified as community shopping centers. Community shopping centers in Suffolk County now total more than 15 million square feet.

Neighborhood shopping centers account for another 9.5 million square feet, or 29% of the Suffolk County shopping center square footage. Strip shopping centers, due to their small size, amount to only 14% of all shopping center square footage despite the large number of strip centers. The three regional malls comprise 10% of Suffolk County's shopping center square footage.

Over one-third of Suffolk's shopping center square footage is contained in the town of Brookhaven alone, with more than 11 million square feet. Islip town contains the second highest total at 6 million, followed by Huntington and Babylon towns with more than 4 million square feet each. Smithtown has over 3 million square feet of shopping center space, while the small town of Riverhead now has 1.5 million square feet due to the construction of the Tanger Outlet Mall. Tanger will contain 735,000 square feet when completed in 1997. The other eastern Suffolk towns have far fewer square feet of shopping center space. Table 4 details the square footage of shopping centers in each town by the type of center.

Table 4. *Square Footage in Shopping Centers, Suffolk County, 1996*

Town	Regional	Community	Neighborhood	Strip	TOTAL
Babylon	0	2,245,000	1,234,500	623,500	4,103,000
Brookhaven	900,000	5,665,500	3,701,500	1,349,500	11,616,500
East Hampton	0	0	76,500	26,500	103,000
Huntington	1,046,000	1,344,000	1,595,000	902,000	4,887,000
Islip	857,000	3,245,500	1,429,000	895,000	6,426,500
Riverhead	0	1,237,500	260,500	80,000	1,578,000
Shelter Island	0	0	14,000	6,500	20,500
Smithtown	632,000	1,380,000	965,000	362,000	3,339,000
Southampton	0	280,000	244,500	149,000	673,500
Southold	0	122,000	66,500	89,500	278,000
TOTAL	3,435,000	15,519,500	9,587,000	4,483,500	33,025,000

Source: Suffolk County Planning Department

Central Business Districts, Suffolk County

Suffolk County has 58 central business districts, or "downtown" areas. The vast majority of these CBDs are smaller neighborhood CBDs. No CBDs in Suffolk County qualify as regional CBDs, but five are classified as community CBDs. The five community CBDs are Huntington, Southampton, Bay Shore, Babylon, and Patchogue. Suffolk County's CBDs are evenly dispersed within the county and the number of CBDs in a town is generally proportional to the area of the town. Accordingly, Brookhaven has the largest number of CBDs with 14, followed by Islip with nine, and Southampton with eight. Table 5 details the number of central business districts in each town by type of CBD.

Table 5. *Number of Central Business Districts, Suffolk County, 1996*

Town	Regional	Community	Neighborhood	TOTAL
Babylon	0	1	6	7
Brookhaven	0	1	13	14
East Hampton	0	0	3	3
Huntington	0	1	5	6
Islip	0	1	8	9
Riverhead	0	0	3	3
Shelter Island	0	0	1	1
Smithtown	0	0	3	3
Southampton	0	1	7	8
Southold	0	0	4	4
TOTAL	0	5	53	58

Source: Suffolk County Planning Department

Appendix II contains a summary of the number of shopping centers and central business districts by town, with accompanying square footage totals.

RETAIL SPACE BY YEAR CONSTRUCTED

New shopping centers continue to be built in Suffolk County. Currently there are ten shopping centers under construction and six of those are located in the town of Brookhaven. In addition, two shopping center expansions are underway, one of which is the 450,000 square foot expansion of the Tanger Outlet Center in Riverhead.

Table 6 shows how much shopping center square footage was built during various time periods. The table details, by town, the amount built before 1970 and during the 1970s, 1980s, thus far in the 1990s, and the amount currently under construction.

Table 6. *Shopping Center Square Footage by Date of Construction, Suffolk County*

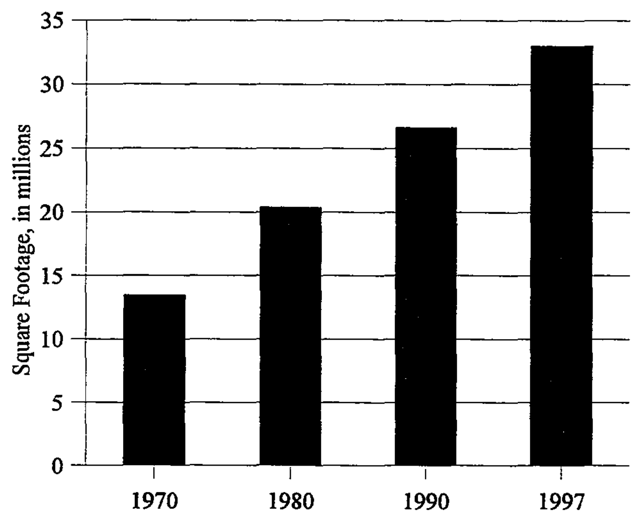
Town	Opened Before 1970	Opened 1970 to 79	Opened 1980 to 89	Opened 1990 to 96	Under Construction
Babylon	1,857,500	854,000	861,500	375,000	155,000
Brookhaven	3,387,500	2,792,000	2,885,000	2,038,000	514,000
East Hampton	29,000	8,500	30,000	35,500	0
Huntington	2,806,000	857,500	856,500	313,000	54,000
Islip	3,390,000	1,185,000	741,000	967,500	143,000
Riverhead	157,000	219,000	213,000	539,000	450,000
Shelter Island	17,500	0	0	3,000	0
Smithtown	1,727,000	544,500	426,500	245,000	396,000
Southampton	103,000	283,500	145,500	141,500	0
Southold	0	163,500	104,500	10,000	0
TOTAL	13,474,500	6,907,500	6,263,500	4,667,500	1,712,000

Source: Suffolk County Planning Department

Shopping centers were first constructed in the 1950s. The amount of square footage of shopping centers built before 1970 in Suffolk County is nearly 13.5 million, built during the 1950s and the 1960s. This figure compares with the 6.9 million square feet of space which opened in the 1970s. During the 1980s, population growth slowed dramatically in Suffolk County. However, the pace of shopping center construction did not slow. No regional shopping centers were built during the 1980s, but nearly another 6.3 million square feet of space were added.

The 1990s have seen an even quicker pace of shopping center square footage construction. Including the space currently under construction, by the end of 1997 nearly 6.4 million square feet of retail space will be added during just the first eight years of this decade. This is already more retail square footage than was added during the entire 1980s. The inventory of shopping center square footage is up 24% in Suffolk County since 1990, despite a population increase of less than 2% for the county thus far in the decade. (See Figure 5.)

Figure 5. *Shopping Center Square Footage, Suffolk County, 1970, 1980, 1990 and 1997*



Per Capita Retail Square Footage

Shopping center square footage per person, or per capita, is a measure of the amount of shopping center space relative to population levels and population growth. In Suffolk County in 1970, there were 12 square feet of shopping center space per person. By 1997, after shopping centers under construction are completed, that figure will have doubled to over 24 square feet per person. (See Table 7.) So while population has increased slowly in Suffolk County during the past 25 years, the amount of retail space has increased at a much faster pace.

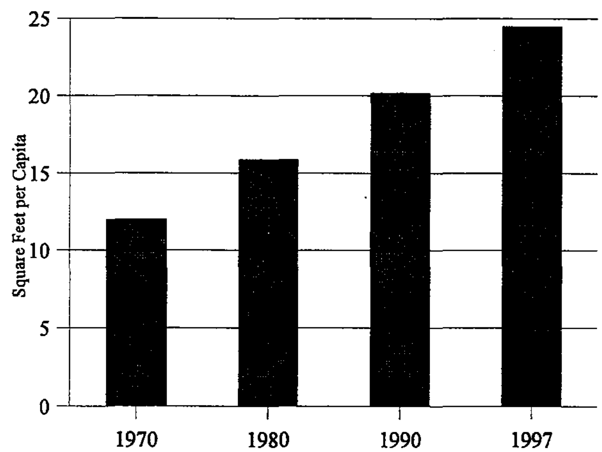
Table 7. *Shopping Center Square Footage Per Capita*

Town	1970	1980	1990	1996	1997
Babylon	9.1	13.3	17.6	19.3	19.1
Brookhaven	13.8	16.9	22.2	26.3	27.3
East Hampton	2.6	2.7	4.2	6.2	6.2
Huntington	14.1	18.2	23.6	25.5	25.7
Islip	12.2	15.3	17.7	20.7	21.1
Riverhead	8.3	18.6	25.6	47.4	65.5
Shelter Island	10.6	8.5	7.7	8.9	8.8
Smithtown	15.1	19.5	23.8	25.9	29.4
Southampton	2.8	9.0	11.7	14.4	14.3
Southold	0.0	8.5	13.5	13.6	13.6
SUFFOLK	12.0	15.9	20.2	23.3	24.5

Source: Suffolk County Planning Department

Although shopping center square footage has increased substantially, retail sales have not increased nearly as rapidly. Nassau-Suffolk retail sales per capita were $4,775 in 1980, and rose to $10,735 per capita in 1995. Yet after adjusting for inflation, 1980 per capita retail sales were $9,434 in 1995 dollars. The resulting rise in real per capita retail sales of nearly 14% in fifteen years is very small compared to the rise in per capita shopping center square footage of about 45% over the same period. (See Figure 6.)

Figure 6. *Shopping Center Square Footage Per Capita, Suffolk County,1970, 1980, 1990 and 1997*



While population totals in some Suffolk towns have been steady in recent years or have even fallen, the number of households in every town has continued to rise. Despite this fact, the amount of shopping center square footage per household has still risen dramatically in recent years. (See Table 8.) Since 1990, shopping center square footage per household is up 18%.

Table 8. *Shopping Center Square Footage Per Household*

Town	1970	1980	1990	1996	1997
Babylon	34.9	44.4	55.4	59.4	61.1
Brookhaven	51.3	56.6	70.2	81.6	84.4
East Hampton	7.6	6.5	9.8	14.5	14.3
Huntington	53.6	60.9	71.9	75.2	75.5
Islip	49.6	53.9	59.2	67.6	68.3
Riverhead	25.8	50.2	67.4	123.4	170.8
Shelter Island	27.1	19.7	17.2	19.6	19.3
Smithtown	63.9	71.0	75.9	79.9	89.8
Southampton	8.5	23.1	29.3	35.4	35.0
Southold	0.0	21.9	33.0	32.8	32.5
SUFFOLK	45.6	52.8	62.7	71.0	74.0

Source: Suffolk County Planning Department

PROPOSED RETAIL SPACE

The Suffolk County inventory of proposed shopping centers contains 4,736,000 square feet of proposed new retail space. This inventory includes shopping centers proposed since 1990. If the proposed shopping center is not built within a few years of its most recent proposal, it is removed from the inventory. Some of these proposed shopping centers may not be built for several years, if ever. Other proposals can be constructed rather rapidly.

Most of the proposed shopping centers are in Brookhaven Town, the site of the most shopping center construction during the past decade. The 16 proposed centers in Brookhaven total a sizeable 3.1 million square feet. Riverhead Town has two proposals totaling over 500,000 square feet, and Huntington and Islip each have proposals totaling over 300,000 square feet. Table 9 details the number of shopping centers currently proposed in each town, and their total square footage.

Table 9. *Square Footage of Proposed Shopping Centers, Suffolk County, 1996*

Town	Number of Proposed Centers	Total Square Footage
Babylon	3	248,500
Brookhaven	16	3,118,000
East Hampton	1	34,000
Huntington	5	332,500
Islip	3	332,000
Riverhead	2	532,000
Shelter Island	0	0
Smithtown	1	84,000
Southampton	1	55,000
Southold	0	0
TOTAL	32	4,736,000

Source: Suffolk County Planning Department

The largest shopping center currently proposed in Suffolk County is the Brookhaven Towne Center in Yaphank, with a square footage of 1.6 million at completion. Eleven other proposed shopping centers or center expansions have square footages of more than 100,000. Table 10 lists proposed shopping centers over 100,000 square feet, in order of square footage.

Table 10. *Proposed Shopping Centers over 100,000 Sq. Ft., Suffolk County, 1996*

Name	Street	Community	Square Footage
Brookhaven Towne Center	Route 46/LIE	Yaphank	1,600,000
Riverhead Centre	Route 58	Riverhead	400,000
Nicolls Plaza	Route 347	Centereach	324,000
South Shore Mall (expansion)	Route 27	Bay Shore	272,000
Airport Plaza	Route 110	E. Farmingdale	230,000
Nesconset Center	Route 347	S. Setauket	213,500
Medford Shopping Center	Route 112	Medford	176,000
---	Route 25	Elwood	167,000
K Mart Plaza (expansion)	Route 25	Middle Island	140,000
Tanger Outlet Center (expansion)	Route 25	Riverhead	132,000
Stop & Shop Center	Route 25A	Miller Place	121,000
Bellport Outlet Center 3	Route 27	N. Bellport	100,000

Source: Suffolk County Planning Department

Appendix III contains a complete listing of proposed shopping centers in Suffolk County.

RETAIL VACANCIES

In June and July of 1996 the Suffolk County Planning Department undertook a field inspection of nearly every retail center in Suffolk County. Over 1,500 miles were driven in order to visit the nearly 800 shopping centers and 58 CBDs in Suffolk County. The purpose of this field work was to update and correct the current database of shopping centers and central business districts, and to determine current vacancy rates in these retail centers. At each center, the center name, address, location, and anchor stores were noted. The number of retail stores, the number of non-retail store uses, and the number of vacant stores were counted. The database inventory of retail centers was then updated on computer. Appendix IV contains a complete listing of this information on every Suffolk County shopping center and CBD. Appendix IV also includes the square footage and year open for each center, as well as its tax map number and property acreage.

Based on the 1996 field survey, store vacancy rates were calculated by town and community. Vacancy rates were computed by dividing the number of vacant stores by the total number of stores. These vacancy rates are not based on square footage. A store is defined as vacant if it is not occupied and is not in the process of being reoccupied. A store undergoing renovations or displaying a sign indicating that a store is "coming soon" are considered occupied. To avoid artificially inflating vacancy rates, stores under construction and newly constructed stores were not included in the vacancy rate calculations.

CBD Vacancies

The vacancy rate in Suffolk County CBDs was 11.5% in 1996, up from 7.6% in 1989. Vacancy rates were previously surveyed in the years 1982 and 1978. Table 11 shows CBD vacancy rates for all CBDs in each town for the four survey years.

Table 11. *Vacancy Rates in CBDs, by Town*

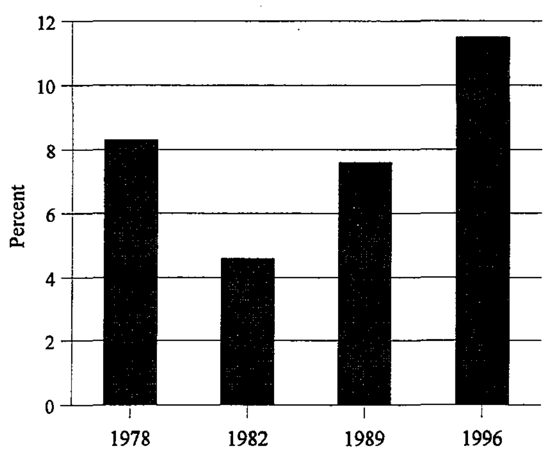
Town	1978	1982	1989	1996
Babylon	8.2%	4.5%	6.7%	11.0%
Brookhaven	9.3%	5.8%	7.5%	13.0%
East Hampton	5.9%	3.4%	0.9%	3.1%
Huntington	6.0%	3.9%	6.3%	8.1%
Islip	10.3%	7.5%	11.5%	21.7%
Riverhead	10.8%	8.0%	20.5%	24.0%
Smithtown	2.4%	2.3%	8.8%	10.2%
Southampton	7.3%	2.4%	3.5%	5.2%
Southold	13.2%	3.7%	12.7%	10.6%
SUFFOLK TOTAL	8.3%	4.6%	7.6%	11.5%

Source: Suffolk County Planning Department

In 1996, 481 vacant storefronts were counted in CBDs in Suffolk County. The 1996 Suffolk County CBD vacancy rate of 11.5% is higher than in any of the three previous survey years. Almost all towns' vacancy rates dropped between 1978 and 1982, and then rose by 1989 to a level lower than the vacancy rates of 1978. However, by 1996, vacancy rates in most towns were higher than the 1978 levels. (See Figure 7.)

Central business districts were the only places to shop in Suffolk County until the early 1950s. By the 1970s, large scale shopping centers were in place throughout Suffolk County. By 1978, the vitality of CBDs was threatened by the growth in the number and popularity of new shopping centers. Shopping centers offered new store options and easy parking. In the 1980s the retail situation in Suffolk County CBDs began to stabilize, and vacancy rates were lower than in 1978. During the 1980s, CBDs became oriented more as retail-service centers, accommodating more non-retail uses. These non-retail uses helped keep vacancy rates down in most CBDs.

Figure 7. *Vacancy Rates in CBDs, Suffolk County, 1978, 1982, 1989 and 1996*



By 1989, employment and retail sales on Long Island began to stagnate, and the vacancy rate in CBDs climbed higher than the 1982 level. By 1996, Long Island employment and real retail sales figures were at mid-1980s levels despite fours years of job growth. Still more stores had vacated CBDs and the vacancy rate in all CBDs in Suffolk climbed above 10% for the first time.

Riverhead and Islip towns have traditionally had nearly the highest CBD vacancy rates, primarily due to vacancy problems in downtown Riverhead and in Bay Shore. The Town of Southold had the highest vacancy rate in 1978 and a high vacancy rate in 1989, but its rate is now close to the Suffolk County average.

The strongest towns in terms of CBD vacancies were East Hampton at 3.1%, Southampton at 5.2%, and Huntington at 8.1% in 1996. These towns, along with Smithtown, have contained the County's strongest CBDs in surveys since 1978.

Of the major CBDs in Suffolk, there was a wide disparity of vacancy rates in 1996. Table 11 lists the CBDs with 100 or more storefronts in 1996, and their corresponding vacancy rates in 1978, 1982, 1989, and 1996.

Table 11. *Vacancy Rates in Major CBDs*

CBD	1978	1982	1989	1996
Huntington	6.8%	3.3%	4.9%	6.9%
Southampton	1.7%	2.4%	3.3%	4.1%
Bay Shore	15.2%	11.2%	22.4%	42.3%
Babylon	9.1%	2.5%	5.3%	6.6%
Patchogue	9.5%	11.8%	11.5%	19.9%
Port Jefferson	5.7%	3.5%	5.7%	5.4%
East Hampton	5.8%	3.4%	0.7%	2.8%
Lindenhurst	6.6%	7.1%	5.7%	12.8%
Greenport	15.1%	3.4%	12.9%	12.3%
Smithtown	5.9%	0.8%	6.6%	9.2%
Amityville	9.7%	5.3%	5.6%	9.5%
Sag Harbor	9.1%	2.9%	0.0%	2.4%
Sayville	4.5%	2.8%	3.9%	16.8%
Westhampton Beach	3.2%	4.0%	2.8%	12.0%
Riverhead	10.8%	8.9%	22.6%	31.0%
Northport	0.0%	2.1%	3.8%	5.6%

Source: Suffolk County Planning Department

The tourist-oriented CBD's in East Hampton, Southampton, and Sag Harbor have traditionally had very low vacancy rates. Northport and Port Jefferson, further west in Suffolk and also somewhat tourist related, have also shown low vacancies. The Huntington and Babylon CBDs' vacancy rates have also remained below 10% in each of the four surveys. The highest vacancy rates in the county have consistently been in Bay Shore, along with Riverhead and Patchogue. Greenport's vacancy rate has been high, but was one of the few vacancy rates to decline between 1989 and 1996 in all of Suffolk County. Vacancy rates have risen significantly in Sayville, Lindenhurst, and Westhampton Beach.

Table 12 shows a ranking of the Suffolk County CBDs with the highest vacancy rates.

Table 12. *Suffolk CBDs with the Highest Vacancy Rates, 1996*

CBD	Vacant Stores	Total Stores	Vacancy Rate
Bay Shore	83	196	42.3%
Wyandanch	17	44	38.6%
Ronkonkoma	12	36	33.0%
Riverhead	35	113	31.0%
Rocky Point	8	34	23.5%
Port Jefferson Station	10	48	20.8%
Patchogue	33	166	19.9%
Lake Ronkonkoma	15	78	19.2%
Mastic Beach	6	32	18.8%
Sayville	20	119	16.8%
East Northport	11	72	15.3%

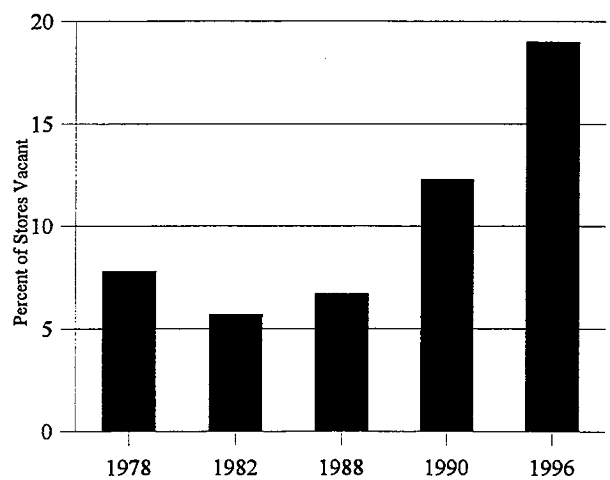
Source: Suffolk County Planning Department

Vacancy rates in every CBD in Suffolk County can be found in Appendix V. Appendix VI shows a ranking of all Suffolk CBDs by vacancy rate.

Shopping Center Vacancies

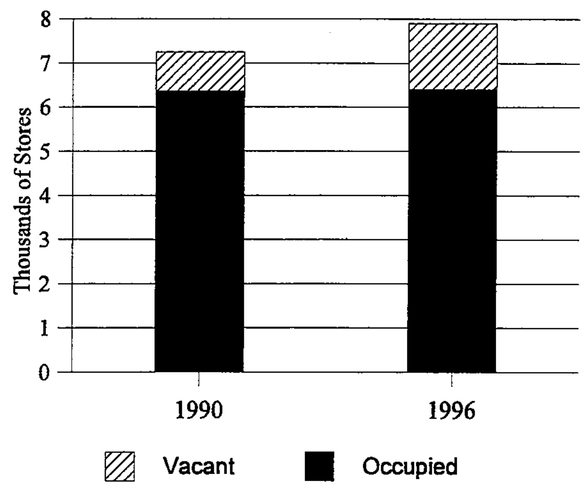
Vacancy rates in shopping centers were surveyed in the years 1978, 1982, 1988, 1990, and 1996. The vacancy rate in Suffolk County shopping centers was 19.0% in 1996, up from 12.3% in the recession year of 1990. In 1996 the vacancy rate in shopping centers exceeded the vacancy rate in any previous study. (See Figure 8.) The vacancy rate in shopping centers declined between 1978 and 1982, moving from 7.8% to 5.7%. The shopping center vacancy rate rose slightly by 1988 to 6.7% but still remained below 10%. By 1990, Long Island was in a recession, and the vacancy rate had climbed over 10% for the first time, to 12.3%. Although the vacancy rate was high in 1990, it rose considerably again by 1996 to 19.0%.

Figure 8. *Vacancy Rates in Shopping Centers, Suffolk County, 1978, 1982, 1990 and 1996*



The total number of stores in Suffolk County shopping centers increased from 7,255 in the 1990 survey to 7,900 in the 1996 survey. However, the number of *occupied* stores in shopping centers was essentially unchanged. The number of occupied stores increased by only 40 stores from 6,362 in 1990 to 6,402 in 1996. On the other hand, the number of *vacant* stores in shopping centers increased 68% in six years, increasing from 893 to 1,498. (See Figure 9.) The 1,498 vacant stores in shopping centers counted in 1996 included more than 40 vacant anchor stores.

Figure 9. *Vacant and Occupied Stores In Shopping Centers, Suffolk County, 1990 and 1996*



Despite the construction of new shopping centers in the 1990s, the total number of existing stores in shopping centers remained virtually unchanged. While new stores were opening in new shopping centers, existing stores in older centers were being vacated. These stores either closed or relocated to new shopping centers.

Table 13 shows shopping center vacancy rates for all shopping centers in each town for the five survey years.

Table 13. *Vacancy Rates in Shopping Centers, by Town*

Town	1978*	1982*	1988	1990	1996
Babylon	7.9%	5.5%	10.1%	9.5%	18.8%
Brookhaven	8.9%	7.9%	8.2%	16.8%	22.2%
East Hampton	0.0%	0.0%	10.0%	7.7%	9.8%
Huntington	6.0%	4.4%	3.4%	9.7%	16.5%
Islip	9.1%	4.5%	5.7%	10.4%	17.2%
Riverhead	15.1%	4.9%	7.4%	7.3%	17.1%
Smithtown	4.6%	3.4%	3.6%	6.0%	12.8%
Southampton	4.6%	2.4%	8.9%	20.4%	20.5%
Southold	10.7%	31.3%	6.1%	12.8%	30.6%
TOTAL	7.8%	5.7%	6.7%	12.3%	19.0%

* Includes some strip commercial establishments. Source: Suffolk County Planning Department

The vacancy rate in most towns declined between 1978 and 1982, and rose slightly by 1988. The vacancy rate climbed in most towns between 1988 and 1990, and rose in all towns between 1990 and 1996.

Only the town of East Hampton had a 1996 shopping center vacancy rate under 10%; its six shopping centers were 9.8% vacant. The town of Smithtown has traditionally had a low vacancy rate and in 1996 its rate was second lowest, at 12.8%. The next lowest 1996 vacancy rate was in Huntington, an unimpressive 16.5% but still lower than the county as a whole. Huntington's shopping center vacancy rate has been lower than the county's in all surveys since 1978.

The 1996 vacancy rate in most other towns was in the upper teens. Brookhaven's vacancy rate was 22.2%. In the five vacancy surveys, Brookhaven's vacancy rate has been consistently higher than the county's as a whole. Southold, with over 40% of its shopping center space built since 1980, had the highest 1996 vacancy rate of 30.6%.

Vacancy rates varied considerably by community in 1996. Appendix V lists numbers of vacant and total stores, and corresponding vacancy rates by community. A community vacancy rate of 25% or more was fairly common, but some communities had vacancy rates of less than 10%. Of communities with 50 or more stores in shopping centers, only Calverton, West Hills, Village of the Branch, Bohemia, and Islip had vacancy rates under 10%. On the other hand, over 25% of the shopping center stores were vacant in Middle Island, North Bellport, Holtsville, Copiague, North Lindenhurst, Hampton Bays, Oakdale, Farmingville, East Patchogue, Dix Hills, and Amityville. Vacancy rates of 24% were found in Shirley, Coram, Lake Ronkonkoma, Sayville, and Centereach. Appendix VII shows a ranking of communities by vacancy rate in shopping centers.

Vacancy rates by community were last calculated after the 1988 field vacancy survey. While vacancy rates in a few communities held steady, the vast majority of communities saw vacancy rates increase, some dramatically. Table 14 shows shopping center vacancies in selected communities in 1988 and in 1996. The large increase in vacant stores and vacancy rates is most evident in these communities. Many of these communities also experienced a large increase in the number of shopping center stores between 1988 and 1996.

Table 14. *Shopping Center Vacancies in Selected Communities, 1988 and 1996*

Community	Vacant Stores		Total Stores		Vacancy Rate	
	1988	1996	1988	1996	1988	1996
Southold	0	20	17	46	0%	43%
Middle Island	1	31	40	75	3%	41%
North Bellport	2	34	15	86	13%	40%
Sound Beach	3	14	40	38	8%	37%
Holtsville	4	23	30	69	13%	33%
North Lindenhurst	6	32	88	102	7%	31%
Oakdale	14	32	114	116	12%	28%
Farmingville	4	36	62	131	6%	27%
E. Patchogue	5	51	82	188	6%	27%
Dix Hills	1	29	56	112	2%	26%
Shirley	5	49	125	197	4%	25%
Coram	12	65	202	266	6%	24%
Lake Ronkonkoma	16	44	177	182	9%	24%
Holbrook	3	38	114	177	3%	21%
Huntington Station	8	30	112	145	7%	21%
East Farmingdale	2	18	35	88	6%	20%

Source: Suffolk County Planning Department

Vacancy rates in large shopping centers varied considerably in 1996. As in most centers in Suffolk County, vacancy rates have risen considerably since 1990. Table 15 lists shopping centers with 200,000 or more square feet, and their corresponding vacancy rates in 1978, 1982, 1988, 1990, and 1996.

Table 15. *Vacancy Rates in Shopping Centers Over 200,000 Square Feet*

Shopping Center	Community	1978	1982	1988	1990	1996
Smithaven Mall	Lake Grove	0%	1%	2%	1%	5%
Walt Whitman Mall	S. Huntington	4%	3%	4%	6%	18%
South Shore Mall	Bay Shore	6%	3%	0%	0%	9%
Tanger Outlet Center	Calverton	-	-	-	-	0%
Gardiner Manor Mall	W. Bay Shore	0%	8%	5%	11%	63%
Great South Bay	W. Babylon	8%	37%	14%	14%	12%
Centereach Mall	Centereach	2%	14%	17%	50%	43%
K Mart Plaza	Bohemia	0%	17%	25%	30%	0%
Gateway Plaza	N. Patchogue	-	-	-	0%	3%
Islandia Center	Islandia	-	-	-	-	11%
Huntington Square Mall	Elwood	-	11%	10%	7%	10%
Bridgehampton Commons	Water Mill	0%	0%	0%	21%	8%
Huntington	S. Huntington	4%	2%	0%	0%	15%
Commack Plaza	Commack	9%	5%	0%	5%	22%
Sun Vet Mall	Holbrook	11%	0%	4%	4%	7%
Brooktown Shopping Plaza	Stony Brook	16%	0%	4%	7%	39%
Home Depot Plaza	Copiague	-	-	54%	64%	60%
Independence Plaza	Selden	-	-	-	-	0%
Loehmann's Plaza	Lake Grove	-	-	33%	69%	39%
Coram Plaza	Coram	0%	11%	6%	5%	24%
Lake Shore Plaza	Lake Ronkonkoma	-	-	0%	0%	6%
Big H	Huntington Sta.	15%	11%	14%	15%	46%
Melville Mall	Melville	30%	5%	5%	25%	0%
Sunrise Plaza	N. Lindenhurst	11%	0%	7%	7%	34%
Plaza	Islip	0%	0%	0%	6%	12%
Point Plaza	Rocky Point	5%	17%	4%	14%	12%
South Port	Shirley	-	-	-	0%	10%
East End Commons	Riverhead	-	-	-	-	0%
Sunshine Square	N. Bellport	-	-	-	20%	57%

Source: Suffolk County Planning Department

Traditionally, vacancy rates in the regional malls have been very low. However in 1996, even those shopping centers are experiencing vacancies. Together, the three regional malls in Suffolk were nearly 10% vacant. The Smithaven Mall, which in the four previous surveys never had a vacancy rate above 2%, now is 5% vacant. The South Shore Mall's vacancy rate jumped from 0% in 1990 to 9% in 1996. The Walt Whitman Mall, which is in transition awaiting major renovation and an additional anchor store, is now 18% vacant.

Some large shopping centers are over 50% vacant. The Gardiner Manor Mall in West Bay Shore, a would-be regional center in close proximity to the South Shore Mall, is 63% vacant. Sunshine Square in North Bellport, a center built in an area with low population density and low to moderate incomes, is 57% vacant. Home Depot Plaza (formerly Loehmann's Plaza) in Copiague remains 60% vacant even after eradicating half its stores in 1989 and replacing them with a Price Club (and later with a Home Depot). Many of the remaining stores still have poor visibility from the street and parking lot. The center's sister shopping center, Loehmann's Plaza in Lake Grove, had a 39% vacancy rate in 1996, down from 69% in 1990. This center has succeeded in replacing some of its smaller shops with large stores such as the Wiz and Foodtown.

The Big H shopping center in Huntington Station has had a vacancy rate between 10% and 15% in the previous four vacancy surveys. In 1996, after proposals to reconfigure or demolish part of the aging center were made known, the center was 46% vacant. Those proposals are now on hold.

The Centereach Mall, which has had a persistent vacancy problem, was 43% vacant in 1996 despite eliminating part of the center containing 50 stores. The Brooktown Shopping Plaza in Stony Brook was 39% vacant in 1996, after having a low vacancy rate in the three previous surveys. Similarly, Coram Plaza was 24% vacant in 1996, up from 5% and 6% vacant in the two previous surveys. Commack Plaza was 22% vacant in 1996, up from 5% in 1990 and 0% in 1988.

A handful of large shopping centers had vacancy rate improvements between 1990 and 1996. The Great South Bay Shopping Center in West Babylon, now with a healthy mix of moderate-priced department store anchors, had its lowest vacancy rate since 1978. The Melville Mall, a vacancy-plagued center in the past, replaced most of its smaller stores with new larger anchor stores in the early 1990s and had no vacancies in 1996. The same reorganization took place at the K Mart Plaza (formerly Sayville Plaza) in Bohemia and it was vacancy-free in 1996.

While the vacancy rate in Suffolk County's regional malls was around 10% in 1996, vacancy rates in other types of shopping centers were higher. Community shopping centers had the highest vacancy rate, 25%, and vacancies in community centers were over 25% in Babylon, Brookhaven, and Islip towns. Neighborhood shopping centers generally had vacancy rates of 19% while the smallest shopping centers, those 15,000 square feet or less, had a 17% vacancy rate. While there is some difference in vacancy rates among the different types of shopping centers, these differences are not large. Vacancy rates in shopping centers in 1996 are quite high across the board, regardless of the type of shopping center.

Reasons for the High 1996 Vacancy Rate

- *Weak comeback from the recession.*

The recession of the early 1990s on Long Island caused the loss of more than 100,000 jobs. While some of those jobs have been regained and moderate job growth continues today, Long Island has not come back strongly from the recession. Retail sales are still sluggish and in real terms are still below 1985 levels. After the booming 1980s there was a readjustment to reality and some retailers who survived the recession may not have seen sales and profits increase enough after the recession. These retailers may have found they could not hold on any longer and closed in the early- and mid-1990s.

- *Overbuilding.*

Overbuilding of shopping centers may cause a flooding of retail stores to a community's market, causing vacancies. In Holtsville, for example, seven strip shopping centers were built along Portion Road in the 1980s. The vacancy rate in these centers in 1996 was 25% (37% including one center with all eight of its stores vacant). Similarly, in Farmingville along Portion Road and Horse Block Road, eight centers were built since 1980 and the vacancy rate increased from 6% in 1988 to 27% in 1996. In Dix Hills on the south side of Jericho Turnpike, seven shopping centers were added since 1985. The number of shopping center stores increased by 56 and the number of vacant stores increased by 28 in that time period. The vacancy rate in Dix Hills increased from 2% in 1988 to 26% in 1996.

Some evidence of shopping center overbuilding also exists in eastern Suffolk. In the hamlet of Southold, four shopping centers were built in 1987 and 1988. When the 1988 field survey was taken, new stores in these centers were not counted as vacant. The vacancy rate in Southold in 1988 was 0% but had risen to 43% by 1996. In Riverhead hamlet, over 30 new shopping center stores were counted in 1996 compared to 1988, and 23 additional vacant stores were noted. The vacancy rate increased from 3% to 20% in eight years. Westhampton Beach's shopping center vacancy rate went from 0% to 19% in the same period.

Shopping center vacancies may be accentuated by newer shopping center construction near older centers. For example, in Middle Island between 1988 and 1996, 35 stores in shopping centers were added, primarily in one new community shopping center. A K Mart also opened in the vacant TSS building, and a Wal-Mart opened in another underutilized building nearby. Between 1988 and 1996, the number of vacant stores in Middle Island increased from 1 to 31.

- *Lack of a major anchor store in a center.*

A major store serving as an anchor tenant is essential to the success of most neighborhood and community shopping centers. If an anchor store becomes vacant, smaller stores in a center are more likely to vacate as well. In 1996 more than 40 anchor stores were vacant in Suffolk County shopping centers. One major store which has been vacant for several years is the former King Kullen in the Waverly Plaza in North Patchogue. After the store relocated to the new Gateway Plaza in 1992, the center's smaller stores began to leave and by

1996 the center was more than 50% vacant. Other centers with weaker anchor stores such as flea markets or lesser known supermarkets also perform poorly.

- *Limited store visibility or accessibility.*

Store visibility and accessibility are important components of a successful center. Centers with stores not easily visible from the street tend to have more vacancies. Storefronts, especially small ones, attract customers when visible from the street. Shopping centers designed as outdoor malls with storefronts facing in toward a courtyard usually have many vacant stores. Loehmann's Plaza in Lake Grove had these characteristics and has corrected this problem to some degree, leading to an improved occupancy rate. When shopping centers have small stores set way back from the street, especially with no anchor store in the center, vacancies result.

Many strip shopping centers were built during the 1980s on thin parcels of land adjacent to already developed lots. Shopping centers constructed perpendicular to the main road are difficult for customers to see and often have vacant stores. Adequate parking is also necessary in small and large shopping centers and consumers should have easy access to the center from the main road and to the stores from the parking lot.

- *Lack of parking lot and building maintenance and security.*

Another factor leading to vacancies in some centers is a lack of parking lot and building maintenance. As a shopping center ages, if its appearance is not maintained, vacancies can result. One example is the Big H shopping center in Huntington Station. For years this center's appearance and parking lot have been decaying, and in 1996 its vacancy rate approached 50%. A lack of adequate lighting or security can also lead to a perception of or even an actual lack of safety. This problem will prevent people from shopping at the center.

- *Limited market.*

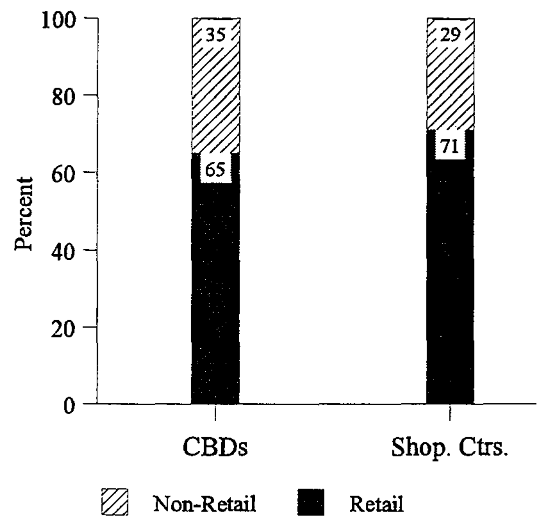
Vacancies can be a problem in areas with relatively low population density and household incomes. In North Bellport, about 40 shopping center stores were added between 1988 and 1996 (primarily in the successful Bellport Outlet Center), and a Wal-Mart was constructed nearby in Medford. The number of vacant stores in North Bellport increased in that time from 2 to 34, mostly in the Sunshine Square shopping center. The area surrounding this shopping center has among the lowest population and income of any community shopping center in Suffolk County.

RETAIL VS. NON-RETAIL USES

The vitality of Long Island's central business districts was depleted starting in the 1960s when large shopping centers were built outside of downtown areas. CBDs struggled through the 1970s and improved somewhat by the 1990s. Many CBDs are more non-retail or service oriented today than they were decades ago.

Examples of non-retail uses found in shopping centers and CBDs include: church, bank, motel, theater, travel agency, barber shop, beauty salon, dry cleaner, laundromat, repair service, fitness center, tanning salon, dance, karate, photography, printing, insurance office, real estate office, doctor's office, tax preparation office, government office, post office, law office, and library. CBDs today are more likely to contain these types of uses than are shopping centers.

Figure 10. *Proportion of Retail Stores in CBDs and Shopping Centers, 1996*



The percentage of storefronts used for retail uses was calculated for shopping centers and CBDs. The percentage of occupied CBD stores that were retail stores was 66% in 1989 and 65% in 1996. Shopping centers showed higher percentages of retail stores. The differential between shopping centers and CBDs seems to be six to eight percentage points. In shopping centers, 74% of stores were retail in 1988 and 71% were retail in 1996. The percentage of non-retail or service stores was higher in CBDs, but rose in both CBDs and shopping centers between the late 1980s and 1996. (See Figure 10.)

The retail/service mix also differs when small CBDs are compared to large CBDs. Large CBDs tend to be somewhat more retail-oriented, while smaller CBDs are more service-oriented. In CBDs with 100 or more stores, 67% of occupied stores were retail stores in 1996. On the other hand, just 61% of stores in CBDs with less than 100 stores were retail. East Hampton, Southampton, Westhampton Beach, Greenport, Port Jefferson, Northport, and Huntington are examples of large CBDs with over 70% of storefronts used for retail stores. Relatively few retail stores exist in Mattituck, Cutchogue, Quogue, Kings Park, Central Islip, Brentwood, where retail stores account for less than 50% of occupied storefronts. Appendix VIII shows the percentage of stores used for retail purposes for every CBD, with totals by Town.

CHANGES OCCURRING IN THE RETAIL MARKET

A retail building boom has taken place on Long Island in the 1990s and continued through 1996. The increased shopping center square footage has increased the already cut-throat competition between chains and centers that characterizes retailing in the less-affluent 1990s. Vacancy rates in 1996 are higher than in all previous surveys, even in centers which once had consistently high occupancy rates.

Major New Stores

Retailers and developers are attracted to the Nassau-Suffolk region because Long Island has some of the highest income and retail sales levels in the country. During the past six years, major changes have taken place in the Long Island retail market. Because of a recession, Long Island's commercial real estate market suffered a downturn in the late 1980s and early 1990s that resulted in a drop in land prices. National merchants who had previously been deterred by Long Island's high costs decided they could afford to come in. National retailers continue to enter and expand on Long Island.

Many of Long Island's new major retailers are geared toward price sensitive consumers. Many of these retailers are also known as "category killers," meaning they offer a wide selection of merchandise in a particular category, such as building materials, office supplies, toys, home electronics, or books.

Since 1990 some major retailers have closed their doors on Long Island. Many large stores vacated by these store closings have been occupied by national retailers just entering the Long Island market. In fact, many more new national store chains have come to Long Island in the past six years than have left.

The following major retailers have entered the Long Island market since 1990:

Barnes & Noble	Home Depot Expo	Sam's Club
Bellport Outlets	HomePlace	Sports Authority
Blockbuster Video	Ikea	Stop & Shop
Bob's Stores	Incredible Universe	Tanger Outlets
Borders Books	K Mart	TJ Maxx
Bradlee's	Linens 'n' Things	Today's Man
CompUSA	OfficeMax	Tops Appliance
Computer City	Old Navy	Wal-Mart
Creativity	Pep Boys	

In retailing, there is constant change. As consumer tastes and economic conditions change, so do the major stores. The cycle of major stores continues as new store names become dominant and some older ones close. When large stores close, a reuse opportunity exists and this retail space is eventually filled by another store chain undergoing expansion.

The following retailers closed all or some of their Long Island stores since 1990:

Abraham & Straus (generally renamed as Macy's)
Alexander's
Channel
Cheap Johns
Child World
Consumers
Kiddie City
McCrory
Pergament
Rickel
Woolworth's

In shopping centers and downtowns across Suffolk County, some new types of small stores have begun to emerge. Computer sales and service stores are more prevalent today than five years ago. Tattoo shops and tobacco stores are more common today than just a few years ago, and recreation uses in shopping centers for children, and for adults (billiards) are becoming more common. Meanwhile, the number of vacant small video stores has climbed.

"Big Box" Retailers

The term "big box" is used to describe the relatively recent phenomenon of large single store retailers constructing and occupying stores often greater than 100,000 square feet in size. The stores often have elevated ceiling heights, have a warehouse appearance inside, and resemble a big box when viewed from the street. Wholesale club stores are the classic "big box" type of store, but discount department stores and home centers often can be described as "big box" stores.

"Big box" retailers continue to open stores larger than 100,000 square feet in size in both Nassau and Suffolk Counties. Since the beginning of 1993, "big box" store openings in Suffolk include new K Mart stores in Farmingville, Stony Brook, and Riverhead, and Caldor in Deer Park. The Price Club opened new stores in Holbrook, Melville, and Commack, Sam's Wholesale Club opened in Medford, and B J's opened in Riverhead and Islandia. These newly constructed stores alone total over one million square feet of new retail space in three years. In addition, Wal-Mart has entered the Suffolk County market, occupying large, previously constructed space in Centereach and Middle Island since 1993.

The first wholesale club on Long Island was B J's in East Farmingdale, which opened in 1985. The Price Club opened a store in Nesconset in 1987, and eight more Long Island wholesale club stores followed between 1992 and 1996. Several more were proposed but were not built. B J's recently opened a store in Islandia, bringing the total number of wholesale clubs on Long Island to ten, with eight of them in Suffolk County. Their popularity is evident from the large crowds who shop in them, but the long-term viability of these stores remains to be seen. The stores have generally been constructed as single tenant monolithic buildings, separated and sometimes isolated from other retail uses. If these stores should ever close, retail reuse options may be limited.

Power Centers

Several power centers have opened on Long Island recently. A power center exists when three or more large superstores are clustered in one shopping center, dominating the center. The center often contains "category killer" stores that sell merchandise in one category such as books, office supplies or toys, often at discount prices.

In Suffolk County, an example of a recently constructed successful power center is Brookhaven Commons in Stony Brook that consists of K Mart, OfficeMax, Sports Authority and Borders Books. Other power centers have been created out of previous shopping centers. The Melville Mall, for example, once contained 20 stores but now has just nine, after opening larger anchor stores (Marshalls, Caldor, and "category killer"OfficeMax) and expanding its supermarket anchor. East Islip Centre is a community shopping center that is currently undergoing renovation, eliminating its small stores in favor of three large stores including Marshalls, Staples, and a large supermarket.

Some power centers were once large single stores. The K Mart Plaza (formerly Sayville Plaza) in Bohemia was once a TSS but is now a successful power center with eight stores including K Mart, OfficeMax, Sports Authority, and The Wiz. Similarly, the former vacant TSS in West Babylon is now a larger center containing not one but three large stores, K Mart, OfficeMax, and Pergament Express.

Larger stores

Many stores today are much larger than stores selling similar items years ago. For example, new supermarkets are usually over 50,000 square feet in size, where traditional supermarkets just 20 years ago were about 15,000 square feet. Supermarkets of today now have an all-encompassing reach. Besides the basic items, they have a bakery, a seafood section, a deli, a flower section, a magazine aisle, a pharmacy, and other amenities.

Recently, where supermarkets already exist in shopping centers, the store can be expanded into the space previously used by adjacent stores. A positive outgrowth of supermarkets and other oversized stores in a shopping center is that when they take over other shops in the center they decrease the total number of stores that need to be filled to reach full occupancy.

Outlet Centers

A cluster of outlet stores has existed in Carle Place in Nassau County for several years, and has expanded in recent years. In Suffolk County, Farmingdale contains a scattering of outlet stores. The Amagansett and Stony Brook CBDs also each contain small clusters of outlet stores. In the past, due to high land prices, developers did not locate large scale factory outlet shopping centers on Long Island. But the recession and resulting availability of relatively inexpensive land allowed outlet malls to arrive in the Nassau-Suffolk region.

The first planned outlet center opened on Long Island in 1992 in North Bellport in Suffolk County. This shopping center is 95,000 square feet, and an expansion of nearly 200,000 square feet is currently under construction across Sunrise Highway from the Bellport Outlet Center.

In 1994 a second outlet center opened in Riverhead. The Tanger Outlet Center began as a 285,000 square foot outdoor outlet mall, and an expansion of 450,000 square feet began construction in 1996. The total square footage of this center will be 735,000, making it the largest manufacturers outlet center in the country and bringing it close to the 750,000 threshold for regional shopping center status. Additional square footage is proposed, which would increase the center's square footage to over 800,000. However, the center will not contain a major department store anchor but it will offer products approximating those available in regional malls.

Regardless of particular square footage, the Tanger Outlet Center, and even the Bellport Outlet Center, is unique in its attraction of customers from far distances. As with wholesale club stores, these centers are unique in their draw of customers and their large sales volume. And like wholesale clubs, the long-term viability of outlet centers is uncertain. Should the popularity of outlet shopping centers disappear and the centers close, vacant isolated retail buildings will remain.

Business Improvement Districts

At one time, most retail trade activity on Long Island occurred in its central business districts. Today, with regional malls, large discount stores, and power centers dominating the retail market, the trend is toward larger and larger anchor stores. Even smaller satellite stores in shopping centers are generally larger than small stores in CBDs. In Suffolk County, the largest stores in CBDs are generally smaller than the anchor stores in most shopping centers. It is difficult for CBDs to accommodate today's big stores because the CBD is somewhat constricted by the existing stores and street system. Therefore, the role of the CBD has changed.

In response to continued increasing competition from regional malls, new large stores and community shopping centers, several Long Island communities have formed Business Improvement Districts (BIDs) since 1991. These districts are self-taxing, and use their funds to promote the community's downtown business district. The central business district's merchants are organized and advertised cooperatively, and sometimes the BID's funds are used for security patrols, beautification, and festivals.

Bay Shore and Riverhead, two CBDs plagued with high vacancy rates for many years, were the first two Suffolk County communities to create BIDs in 1991. Patchogue, another troubled CBD, followed suit in 1992, followed by Greenport and Huntington in 1994. Each of these BIDs offers varying services for its downtown area. Because the BID in Suffolk County is a new opportunity for economic development, it remains to be seen how helpful a BID will be to a downtown area.

CONCLUSIONS

Population trends in Suffolk County indicate that slow growth will continue in the foreseeable future. The number of households will continue to grow at a slightly faster pace, and household size will slowly continue to decline. Over the next ten to twenty years, the largest population increases will occur in the over-60 age cohorts, with some modest gains also seen in under-30 cohorts due to the baby boom "echo."

Income levels in Suffolk County continue to rise, allowing Suffolk to maintain its position as one of the 25 counties with the highest income in the nation. Much of the income gains are due to the increasing prevalence of two income households.

Retail sales have been disappointing on Long Island for the past six years. The years 1993 and 1994 showed solid real gains, but in 1995 actual retail sales declined. Retail sales per household on Long Island in 1996 are at about 1984 levels in real terms (adjusting for inflation).

Central Business Districts

Central business districts in Suffolk County are not likely to become major retail centers again. However, there are some very successful CBDs in Suffolk County and the CBD is still a viable part of retailing on Long Island. CBDs have a significantly higher proportion of stores used for non-retail purposes than shopping centers.

Successful CBDs tend to have certain traits in common. Tourist-oriented CBDs such as East Hampton, Southampton, and Sag Harbor have consistently low vacancy rates. Their location near vacation and seasonal home areas provides these CBDs with a heavy seasonal flow of wealthy second-home owners, day-trippers, and vacationers. Traditional CBD development is also compatible with the semi-rural and tourist-oriented lifestyle of much of eastern Suffolk.

A smaller amount of land zoned for shopping centers has also helped keep eastern Suffolk's CBDs vital to local retailing there. In eastern Suffolk, CBDs occupy a greater proportion of total retail square footage than in western Suffolk. In eastern Suffolk, CBDs account for 43% of the shopping center and CBD square footage while in western Suffolk, CBDs comprise just 14% of the square footage. With the exception of the Riverhead CBD, eastern Suffolk CBDs each had vacancy rates below 13% in 1996. The five eastern towns (except Riverhead) also have the lowest per capita shopping center square footage in Suffolk County. The Riverhead CBD had the third highest vacancy rate of all CBDs in the county and the highest vacancy rate of any CBD in eastern Suffolk, at 27%. Meanwhile, Riverhead town has the highest per capita shopping center square footage of any Suffolk town, even when the Tanger Outlet Center is excluded.

Charming CBDs such as Port Jefferson, Stony Brook, and Northport are successful. Their attractive architecture and proximity to harbors help to attract leisure shoppers. These CBDs also contain unique stores and designer apparel shops. Unique niche stores in any CBD are helpful in drawing consumers from a distance beyond the immediate community.

Huntington and Babylon are examples of hamlets whose large CBDs remain healthy. Some smaller neighborhood CBDs have very low vacancy rates, such as West Islip and Greenlawn. These CBDs are convenient to a large local population and have a diversified mix of local retail and service stores. However, some successful CBDs have clusters of the same type of retailer, such as antique shops in Eastport.

Several Suffolk County CBDs have high vacancy rates above 15%. Examples include Bay Shore, Wyandanch, Riverhead, Patchogue, and Mastic Beach. Most of these CBDs lie in or adjacent to low or low to moderate income neighborhoods. The Patchogue, Bay Shore, and Riverhead CBDs originally served market areas comparable to the market areas of the regional malls that exist today, but many of these CBDs' stores (including movie theaters and post offices) departed. Now these CBDs have consistent vacancy problems and are not likely to ever be the major retail centers they once were. There may simply be too much retail space in these CBDs to support local shoppers.

Some problems are common to most CBDs. Traffic congestion is greater, and convenient parking can be more difficult to find. In terms of upgrading the retailing in CBDs, existing parcels are small and can't easily be developed for the large stores popular today in retailing.

In previous field surveys, the vacancy rates of CBDs and shopping centers were similar. However, in 1996 the vacancy rate in shopping centers substantially exceeded the vacancy rate in CBDs. CBDs are showing some stability and, with no recent new store construction in CBDs, most are maintaining more favorable occupancy rates than nearby shopping centers. CBDs are often viable retail locations because they are close to more densely populated areas and are therefore still convenient to some residents. In addition, some CBDs are oriented toward tourism or recreational shopping, which helps to keep them unique. Shopping in a CBD can be more pleasant than shopping in a shopping center, especially in nice weather.

Shopping Centers

Large scale shopping center construction continued in Suffolk County in 1996. Since 1990, Suffolk County shopping center square footage increased 24%. Per capita square footage in shopping centers is double what it was in 1970. Yet in 1996 the vacancy rate in shopping centers was 19%.

New shopping centers in areas with significant vacancies usually perform poorly. If these new centers do succeed, it is often at the expense of existing shopping centers nearby. In communities where a large number of shopping center stores were constructed and opened recently, vacancy rates are significantly higher. It takes years for this new space to be absorbed in communities that are already served by successful shopping centers.

Areas with higher population density can support a larger amount of retail square footage. Significant population density is necessary for a large new shopping center to succeed, especially in an already well-served area. Successful shopping centers need to be easily visible and accessible. Often non-retail stores enter a center that has stores with poor visibility because service businesses are not as dependent on visibility. Vacancies appear first in those centers that lack an anchor store or which are poorly located or poorly situated on their sites.

How much retail space is enough?

Generic per capita retail square footage standards are difficult to apply to Suffolk County because of differences in defining retail space and the complexity of overlapping markets. Another complication in determining the need for retail space is that consumers cross borders to shop. Consumers who shop through mail order catalogs, television, and by computer via the Internet are another new variable in market analysis.

Using three or five mile radii around shopping centers to determine shopping center saturation loses meaning in today's retail market on Long Island. According to these radii, some areas in Suffolk County are already served by at least ten community or regional shopping centers, particularly in the Lake Grove/Centereach area. Most other areas in the five western Suffolk towns are served by at least four large viable centers. Does this mean we are at saturation? The answer is not clear based on radii analysis.

Residents of Suffolk County shop at retail stores outside the county such as the Roosevelt Field area, or to unique stores such as Ikea in Hicksville or shops in New York City to spend their retail dollars. Some Suffolk residents shop in New Jersey, Pennsylvania, and Connecticut, where clothing is sales tax-free. Similarly, residents of other counties travel to Suffolk County to shop in CBDs and shopping centers near the county line, and in centers that draw from a larger regional base such as the Tanger Outlet Center. The strong tourist industry, especially in eastern Suffolk, draws many out-of-county vacationers who shop in Suffolk's stores. Because of these retail interactions outside the county, direct conclusions regarding retail space needed per person or per household based on generic standards are difficult to make.

In Suffolk County's market today, one must look at vacancy rates to determine the need for additional retail space. The 1996 shopping center vacancy rate is significantly higher than it was in 1990, a recession year and the last year when this type of survey was undertaken. In fact, the vacancy rate was higher than in any of the five surveys taken since 1978. In 1996 there were 1,498 vacant stores in shopping centers in Suffolk County. **The fact that 19% or one in five of all stores in shopping centers is vacant indicates that there is presently enough shopping center space in Suffolk County.**

The Changing Nature of Retailing.

Retailing is always changing. Consumers change because of changing demographics and the associated changing consumer needs and available free time. Consumer tastes change as well. Products change as new merchandise is introduced to the market, and consumers' buying power changes with the economy. The means of retailing change as well. At one time, CBDs and mail order were the ways consumers purchased goods. Eventually shopping centers emerged, followed by enclosed malls, and now computer and television shopping is becoming more popular.

New store types continually emerge and existing ones fade. In many cases, existing retail space can easily be recycled and reused with little construction. The recent trend toward larger anchor stores and power centers has eliminated some smaller stores in shopping centers as new larger stores absorb the retail space of the smaller stores. This practice successfully reduces the number of vacant stores while at the same time reuses existing retail space. The trend toward bigger anchor stores has caused the elimination of some competing smaller retail stores, such as lumber and hardware stores, small video stores, book stores, and other small businesses.

RECOMMENDATIONS

As retailing changes, new store types catering to changing consumer tastes and needs are created. However, as increasing vacancy rates indicate, new retail stores do not cause increases in consumer purchasing power, and existing stores are forced to close or move to newer centers. Wherever possible, existing retail space should be reused and recycled, rather than new space being constructed.

Strip Commercial

Contiguous strip commercial development should be developed in accord with a cohesive plan. This plan should include sufficient off-street parking, limited ingress and egress to and from the roadway, coordinated storefronts and signage, and adequate buffers from nearby residences. Zoning should be employed to limit the sprawling nature of commercial strips and should help to clearly define the beginning and end of a hamlet's business area.

Certain areas of Suffolk County, such as along Route 347 and Route 25, have too many vacant commercial sites still zoned for retail construction. The individual towns should look closely at their inventories of vacant commercially zoned property, especially strip commercial, and consider rezoning for other uses. Rezoning for high density housing, offices, and even allowing group homes (including homes for disabled persons, adult and congregate care facilities) on these types of commercial roads may be desirable. The Town of Brookhaven has recently proposed rezoning several large parcels from commercial use (including shopping centers) to residential use. This type of upzoning is desirable and will help to prevent scattered and unneeded retail commercial development from occurring.

Central Business Districts

CBDs should focus on their strengths. These strengths may include interesting architecture and local heritage, close proximity to nearby residences, access to sewers, and in some cases low commercial land costs.

CBDs are encouraged to form business improvement districts (BIDs), starting simply by using funds for basic common services such as cooperative promotion, extra street parking, sidewalk repair, or storefront maintenance. Local BIDs or chambers of commerce should aggressively promote the downtown district and present the district as a unified entity in marketing efforts. Street fairs and community festivals should be part of a successful marketing approach. The specialized personal service offered in CBDs is often not present in shopping centers, and this strength should be stressed in marketing efforts of BIDs and local chambers of commerce.

In CBDs with high vacancy rates, non-retail uses such as small offices should be encouraged. Non-retail uses have become more and more common in CBDs and are suited to the small square footages of stores in CBDs. Many retail stores, on the other hand, are becoming larger and are more suited to shopping centers today.

Construction of high density housing, either rental units or owner-occupied units, should be encouraged in downtown areas. The density of such units should justify the cost of land assemblage and demolition of vacant or under-utilized buildings in CBDs. In this way, a more cohesive, better defined CBD will result. In particular, Bay Shore and Riverhead offer such redevelopment opportunities.

In space above stores in CBDs, office uses should be encouraged where apartment uses are not feasible. Occupied office space above retail space helps to strengthen the business of downtown merchants and of other non-retail uses.

Shopping Centers

High vacancy rates in shopping centers, and lackluster retail sales trends indicate that there is a questionable need for additional retail space in Suffolk County. Long Island had a oversupply of hotel space because of overbuilding in the 1980s. New hotel construction ceased in 1991, and in the mid-1990s the occupancy rate of hotels finally reached acceptable levels again. Long Island had a glut of office space due to tremendous construction in the 1980s. As with hotels, office construction came to a virtual halt in the 1990s. Since 1990, vacancy rates remained above 14%, finally dropping below 14% in the fourth quarter of 1996. Suffolk County needs a chance to absorb its retail construction, as it did with hotel and office construction.

Large warehouse stores such as wholesale clubs should be built in industrial areas so that they can be easily converted to industrial use in the future if they close. These "big box" retailers should not locate in tourist areas and small hamlets. Their size and industrial-like architecture are not appropriate in these areas and may harm existing small businesses. The small profit margins and seasonal fluctuations of existing small businesses in tourist areas make "big box" stores particularly inappropriate there. Local municipalities should examine their zoning codes and definitions to ensure that their codes are capable of regulating these types of retail uses.

Proposed Brookhaven Towne Center Mall

The proposed Brookhaven Towne Center regional mall in Yaphank is at an easily accessible location right off of the Long Island Expressway and William Floyd Parkway. Today, however, the need for this proposed mall is diminished for two reasons. Because of the Pine Barrens Protection Act, future residential and commercial development will be curtailed in the Pine Barrens of Central and Eastern Suffolk County surrounding the proposed mall site. The potential population of the service area around the mall site is much lower than the populations surrounding typical regional malls. The population within a five mile radius of the site was just 74,000 in 1990, with a median household income of only $42,000 (15% lower than Suffolk County's median income).

The second reason why the Brookhaven Towne Center mall may not be needed is the existence of the Tanger Outlet Center six miles away in Calverton. The merchandise for sale at this nearly regional center is similar to merchandise sold in regional malls. In addition, factory outlets are usually located a considerable distance from regional malls to avoid close competition. Clothing manufacturers who operate the outlet stores and sell to retailers in malls do not want to anger retailers by appearing to compete with them. If the Brookhaven Towne Center site is to be developed for retail use, perhaps a single or group of large unique retailers (such as Ikea) at this site may be appropriate.

Reuse and Redevelopment

As some major stores go out of business, existing large vacant stores should be the first to be occupied by major stores entering the local market. Owners of shopping centers where a major tenant vacates would be wise to keep the center well-maintained and up-to-date in appearance to attract a new large tenant. Otherwise, a new large tenant may require construction of new retail space elsewhere, which is not desirable given today's already high vacancy rates. In addition, an older center should also keep up its appearance to maintain competitive should a new center be built nearby, lest its existing stores relocate to the newer, more attractive center.

Wherever possible, large stores desiring to expand should do so within their current shopping center, rather than construct new space elsewhere. This expansion can eliminate small vacant stores in a center, thereby creating a power center and reducing the supply of stores in a community. In shopping centers with vacancy problems, owners should consider consolidating small store spaces and encourage larger stores to occupy the center.

Vacant stores in shopping centers may be suited for various non-retail or small office uses. The towns should check the definitions in their zoning codes and should consider changing some definitions to allow and encourage more varied uses in shopping centers where vacancies exist. These uses include medical and other services. Municipalities should consider incentives that encourage the reuse of vacant or under-utilized retail commercial properties.

In shopping centers plagued with vacancies, if the existing space cannot be used for non-retail uses or recycled for use by a larger anchor store, then demolition of part of the center should be considered. High density housing (either apartments or condominiums) could be built in its place if the resulting revenue justifies the cost of demolition. Traffic generated from residences is lower than that generated by retail stores, and vacant retail space would be eliminated, lowering the available retail square footage and strengthening the local retail market.

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APPENDIX

List of Appendices

Appendix I

Largest Shopping Centers, Suffolk County, 1997

List of abbreviations:

Year abbreviations:

<1966	before 1966
UC1996	under construction in 1996

Appendix I

Largest Shopping Centers, Suffolk County, 1997

Center Name	Anchor Stores	Community	Square Footage	Year Open	Year Expanded	Stores
Smithaven Mall	Macy's, Sears, Sterns	Lake Grove	1,532,000	1969	1986	170
Walt Whitman Mall	Macy's	S Huntington	1,046,000	1962		94
South Shore Mall	Macy's, JC Penney, CVS, Loews	Bay Shore	857,000	1963		99
Tanger Outlet Center	---	Calverton	735,000	1994	UC1996	193
Gardiner Manor Mall	(vacant), Sterns, Sears, KK, Genovese	W Bay Shore	600,000	1959	1979	46
Great South Bay S.C.	Caldor, JC Penney, Swezey's, Marshalls	W Babylon	550,000	1957		33
---	Target,KK,HomePlace,Sports Authority	Commack	396,000	UC1996		
Centereach Mall	Wal-Mart,Modell's,King Kullen,SupeRx	Centereach	371,000	1973	1984	49
K Mart Plaza	K Mart,Wiz,(vacant),KK,OfficeMax,Bordr	Bohemia	344,500	1968	1989	8
Gateway Plaza	Marshalls, KK, Bob's, Service Merch	N Patchogue	340,000	1988	1992	29
Islandia Center	Pergament,Edwards,Staples,TJ Maxx	Islandia	305,000	1991	UC1996	34
Huntington Square Mall	Sears	Elwood	285,000	1980		29
Bridgehampton Commons	Caldor, King Kullen, TJ Maxx, Rite Aid	Watermill	280,000	1973	1990	36
Huntington	Toys R Us,Todays Man,Filenes,Bed Bath	S Huntington	276,000	1961		13
Commack Plaza	Sterns, Waldbaums, Frankels, Michaels	Commack	268,500	1962	<1970	18
Sun Vet Mall	Pathmark, (vacant), Toys R Us	Holbrook	267,000	1974		42
Brooktown Shopping Plaza	Waldbaums, Marshalls, Today's Man'	Stony Brook	258,000	1970	1978	28
Home Depot Plaza	Home Depot, Filene's	Copiague	254,500	1986	1989	20
Independence Plaza II	Home Depot, King Kullen	Selden	254,000	1992		22
Loehmann's Plaza	Edwards,(vacant),Rockbottom,Wiz,(vac)	Lake Grove	252,000	1986	1990	18
Coram Plaza	Pathmark, (vacant)	Coram	238,500	1969	1975	34
Lake Shore Plaza	Waldbaums, Genovese	Lake Ronkonkoma	230,000	1988		18
Big H	Marshalls,Woolwrth,Lord&Taylr,(vacant)	Huntington Station	228,000	1962		48
Melville Mall	Caldor, Marshalls,Waldbaums,OfficeMax	Melville	225,000	1974		9
Sunrise Plaza	(vacant),King Kullen,Genovese,Rockbttm	N Lindenhurst	222,000	<1966	1976	65
Plaza	Pergament, Pathmark, Modell's, Masters	Islip	221,000	1976		17
Point Plaza	Caldor, King Kullen, Genovese, Frank's	Rocky Point	219,000	1973		26
South Port	Caldor, Waldbaums	Shirley	215,000	1990		30
East End Commons	K Mart, B J's	Riverhead	212,000	1995		4
Sunshine Square	Edwards, Genovese	N Bellport	200,000	1988		46
Bellport Outlet Center 2	---	N Bellport	196,500	1996		44
---	Marshalls,Home Depot,Staples	Commack	195,000	1966	1994	5
Brookhaven Commons	K Mart,Borders,OfficeMax,SportsAut	Stony Brook	194,000	1995		4
Mayfair S.C.	Grand Union,Burlington,Genovese,(Vacan	Commack	188,000	<1966		40
Selden Plaza	TJ Maxx, Waldbaums, OfficeMax	Coram	185,500	1978	1988	41
---	K Mart, OfficeMax, Pergament Express	W Babylon	185,000	1965		3
Riverhead Plaza	Caldor, King Kullen	Riverhead	184,500	1964	1973	20
Expressway Plaza	K Mart, Stop & Shop, CVS	Farmingville	175,000	1979	1994	14
Deer Park Center	Caldor, Grand Union	Deer Park	175,000	1994		5
College Plaza	Marshalls,Genovese,Staples,Bob's	Selden	170,000	1975		24
Levitz	Levitz	E Farmingdale	166,000	1973		1
Sunset Plaza	KK,Genovese,Pay Half,(vacant),(vacant)	N Babylon	165,000	1955	1984	31
Brentwood Shopping Plaza	(vacant),Masters,Brent City,Fine Fare	Brentwood	162,000	<1966		26
---	Price Club, Levitz	Nesconset	160,000	1987	1989	2
---	Pathmark, TJ Maxx, (vacant)	W Babylon	155,500	1961	1978	13
---	(vacant)	Lake Grove	155,000	1968		4
William Floyd Plaza	KK, Genovese, (vacant), McCrory	Shirley	155,000	1977	1984	30
---	Edwards	W Babylon	155,000	UC1996		
---	Caldor, Pergament, Genovese	E Patchogue	147,500	1967		4
--	Attias Flea Market	Sayville	142,000	1962	1992	6
Market at Bay Shore, The	Waldbaums, Rockbottom, Toys/Kids R Us	Islip	140,000	1983		13
---	Price Club	Commack	140,000	1995		1
Sun Lakes	Stop & Shop,Seamans,(vacant),(vacant)	Holbrook	139,000	1990		11
Strathmore Commons Plaza	King Kullen, Brooks Pharmacy, Aid Auto	Middle Island	139,000	1990		29
---	Edwards, Genovese, Blockbuster Video	Bay Shore	138,000	1963		21
Mount Sinai S.C.	King Kullen, Genovese	Mount Sinai	135,000	1989		27
Price Club	Price Club	Melville	135,000	1994		1
Sam's Wholesale Club	Sam's Wholesale Club	Medford	134,000	1993		1
Caldor Plaza	Caldor, King Kullen, Rite Aid	Lake Ronkonkoma	132,000	1971	1986	8
Port Plaza	Edwards, Mandee, CVS	Terryville	130,000	1973	1990	23
Captree Village	King Kullen, Genovese	W Islip	128,500	<1966	1995	26
Wal-Mart	Wal-Mart	Middle Island	125,000	1968	1994	1
East Islip Centre	Marshalls, Super Stop & Shop, Staples	E Islip	125,000	1968	1996	3
K Mart Plaza	K Mart	Middle Island	123,500	1966		3
Mattituck Plaza	A & P, Genovese	Mattituck	122,000	1972		29
Swan Nursery Commons	Waldbaums, Walgreens	E Patchogue	122,000	1990		39
Branch Shopping Plaza	Grand Union, Pergament Express, Revco	Vill of the Branch	117,500	1968		19
B J's	B J's	E Farmingdale	115,000	1985		1
Daka Square	(vacant)	Centereach	112,500	1996		
--	Caldor	Setauket-E Set	112,000	1965		5
Jefferson Shopping Plaza	Met, Woolworth's	Port Jefferson Sta	112,000	1960		29

Appendix I

Largest Shopping Centers, Suffolk County, 1997

Center Name	Anchor Stores	Community	Square Footage	Year Open	Year Expanded	Stores
Oakdale Plaza	(vacant), (vacant)	Oakdale	111,500	1960		32
---	(vacant), (vacant), Pathmark	Terryville	110,000	1973		3
Shirley Mall	Pathmark	Shirley	110,000	1981		25
---	Bob's Stores, E & B Marine	W Islip	110,000	1956		7
---	Buy Low - Sell Low	Smithtown	110,000	1960		2
Price Club	Price Club	Holbrook	110,000	1993		1
Home Depot	Home Depot	E Patchogue	109,000	1960	1990	1
Nesconset S.C.	Ben Franklin, Rockbottom, Frankels	Port Jefferson Sta	104,500	1961		30
County Seat Plaza	Pergament, Waldbaums, Rite Aid	Riverhead	104,000	1986		7
Smithaven Plaza	Toys R Us, Service Merchandise	Lake Grove	103,000	1980		13
Home Depot	Home Depot	E Farmingdale	102,000	1991		2
Home Depot	Home Depot	Islip	102,000	1992		1
Sun Wave Plaza	Waldbaums,Playworld,Rockbottom,US 1	N Patchogue	101,000	1971		19
B J's	B J's	Islandia	100,000	UC1996		1
Hillside Village Center	Waldbaums, Genovese	Vill of the Branch	99,000	1976	1983	28
King Kullen at Medford	King Kullen, Genovese	Medford	98,000	1986		18
Bellport Outlet Center	Nike	N Bellport	95,000	1992		28
---	Pathmark, Aid Auto Stores	N Babylon	94,000	<1966	1978	14
Tanglewood Hills S.C.	Penn Furniture, Pine Cinema	Coram	90,000	1973		27
Waverly Plaza	Genovese, (vacant)	N Patchogue	89,000	1978		23
Hauppauge S.C.	OfficeMax	Hauppauge	87,500	<1966		31
Vanderbilt S.C.	King Kullen, Ace	Central Islip	85,500	1974		18
TJ Maxx Plaza	TJ Maxx, (vacant), Revco	Riverhead	85,500	1972	1978	17
Elwood Center	US 1, The Fitness Club	Dix Hills	85,500	1962		25
Lake Ronkonkoma S.C.	Aid Auto Stores	Lake Ronkonkoma	85,000	<1961		26
L.I. Business Center	Island Bingo	Farmingville	85,000	1990		10
---	The Place	E Farmingdale	82,500	1973		7
College Plaza	Waldbaums, Genovese	Farmingville	82,500	1972		21
---	Pathmark, Creativity	Centereach	80,000	1974		4
Park Ridge Towne Square	Waldbaums	Manorville	80,000	UC1996		17
Dix Hills Plaza	Pathmark	Dix Hills	79,000	1975		16
---	JC Penney, Walgreens	Vill of the Branch	77,500	<1966		27
---	Grand Union	W Babylon	76,000	1973	1978	16
TJ Maxx Plaza	TJ Maxx, Rockbottom	Commack	75,000	1980		6
---	Pathmark	Commack	75,000	1978		16
---	(vacant)	Saint James	73,500	1972		14
---	Woolworth, C-Town, CVS	Central Islip	72,000	<1966		17
---	Waldbaums, Genovese	Oakdale	71,500	1972		16
Greenlawn Plaza	Waldbaums, Harmon Drug	Greenlawn	71,000	1977		22
Bi-County Plaza	King Kullen, Genovese	E Farmingdale	70,000	1982		15
Center Moriches Square	King Kullen, Revco	Center Moriches	70,000	1964		14
---	Edwards	Elwood	70,000	1989		1
---	Edwards, Rockbottom	N Babylon	69,500	1975		12
Lake Grove S.C.	Counrty Parlor,Burlington Coat Factory	Lake Grove	68,500	1968		8
---	US 1, Frankels, (vacant)	Centereach	68,500	1963	1989	16
Middle Island Plaza	Genovese	Middle Island	68,000	1977		19
Kings Park Plaza	Key Food, Ben Franklin	Kings Park	67,000	<1966		11
Three Village Plaza	Swezey's	Setauket-E Set	65,500	1964		19
Marketplace at Brentwood	Pathmark, Aid Auto Stores, Blockbuster	Brentwood	65,000	1991		18
Edwards Plaza	Edwards	Coram	64,000	1991		10
Bohemia S.C.	Frank's, CVS, Aid Auto Stores	Bohemia	63,500	1976		22
William Dzus Plaza	W.I. Cinema, Grand Union	W Islip	63,500	1974		12
---	King Kullen, Blockbuster Video	E Quogue	62,000	1972	1995	7
Coventry Commons	---	Stony Brook	61,500	1973	1984	34
---	King Kullen, Genovese	Northport	61,000	1986		12
---	Loehmann's, Genovese, King Kullen	Huntington Station	61,000	1964	1995	4
---	Waldbaums, Revco	E Islip	60,500	<1966	1990	19
Commack Corners	Revco	Commack	60,500	1960		24
North Country Plaza	Unique Physique Fitness Center	Miller Place	60,000	1986		32
Suffolk Plaza	Waldbaums, (vacant)	Setauket-E Set	60,000	1968		15
Tiffany Plaza	---	Farmingville	60,000	1991		26
---	Pathmark	E Patchogue	60,000	UC1996		1
---	A & P, Genovese	Miller Place	59,000	1973		9
Village Green	Waldbaums	Hauppauge	59,000	1971		20
---	Waldbaums, Revco	W Babylon	58,500	1973		15
Merrineck S.C.	Meat Farms, Revco	Copiague	58,500	<1966		11
Hampton Bays Plaza	Sterns, Genovese	Hampton Bays	58,000	1982		6
---	A & P	Commack	57,000	1975		17
Medford Plaza	(vacant)	Medford	56,500	1964		14
Rocky Point Plaza	Waldbaums	Sound Beach	55,000	1968		19

Shopping Centers, 1996
Nassau and Suffolk Counties, New York

	Regional Shopping Centers			Community Shopping Centers			Neighborhood Shopping Centers			Strip Shopping Centers			SHOPPING CENTER TOTAL		
Suffolk County	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores
Babylon	0	0	0	11	2,245,000	174	26	1,234,500	310	73	623,500	494	110	4,103,000	978
Brookhaven	0.5	900,000	83	33	5,665,500	684	82	3,701,500	1,100	143	1,349,500	1,010	259	11,616,500	2,877
East Hampton	0	0	0	0	0	0	4	76,500	32	2	26,500	14	6	103,000	46
Huntington	1	1,046,000	94	6	1,344,000	105	38	1,595,000	397	92	902,000	595	137	4,887,000	1,191
Islip	1	857,000	99	17	3,245,500	295	38	1,429,000	488	99	895,000	628	155	6,426,500	1,510
Riverhead	0	0	0	4	1,237,500	224	7	260,500	97	8	80,000	57	19	1,578,000	378
Shelter Island	0	0	0	0	0	0	1	14,000	1	2	6,500	8	3	20,500	9
Smithtown	0.5	632,000	87	7	1,380,000	82	23	965,000	317	39	362,000	232	69	3,339,000	718
Southampton	0	0	0	1	280,000	36	8	244,500	59	15	149,000	103	24	673,500	198
Southold	0	0	0	1	122,000	29	2	66,500	26	8	89,500	66	11	278,000	121
TOTAL	3	3,435,000	363	80	15,519,500	1,629	229	9,587,000	2,827	481	4,483,500	3,207	793	33,025,000	8,026
Nassau County															
Glen Cove	0	0	0	0	0	0	3	104,000	39	2	18,000	18	5	122,000	57
Hempstead	2	4,025,000	435	28	5,958,500	368	100	3,644,500	1,156	72	600,000	532	202	14,228,000	2,491
Long Beach	0	0	0	0	0	0	1	84,500	22	0	0	0	1	84,500	22
North Hempstead	0	0	0	11	2,027,000	221	31	1,431,500	387	19	140,500	113	61	3,599,000	721
Oyster Bay	2	2,800,000	302	12	2,085,500	227	64	2,296,500	840	50	420,500	340	128	7,602,500	1,709
TOTAL	4	6,825,000	737	51	10,071,000	816	199	7,561,000	2,444	143	1,179,000	1,003	397	25,636,000	5,000
Nassau-Suffolk	7	10,260,000	1,100	131	25,590,500	2,445	428	17,148,000	5,271	624	5,662,500	4,210	1,190	58,661,000	13,026

Source: Suffolk County Planning Department/Long Island Regional Planning Board
11/7/96
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Appendix II

Appendix II

Central Business Districts, 1996
Nassau and Suffolk Counties, New York

	Regional Central Business Districts			Community Central Business Districts			Neighborhood Central Business Districts			CENTRAL BUSINESS DISTRICT TOTAL			ALL RETAIL CENTERS TOTAL		
Suffolk County	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores	Number	Square Feet	Number of Stores
Babylon	0	0	0	1	302,500	183	6	928,000	437	7	1,230,500	620	117	5,333,500	1,598
Brookhaven	0	0	0	1	340,000	166	13	854,000	572	14	1,194,000	738	273	12,810,500	3,615
East Hampton	0	0	0	0	0	0	3	343,000	216	3	343,000	216	9	446,000	262
Huntington	0	0	0	1	700,000	335	5	493,000	321	6	1,193,000	656	143	6,080,000	1,847
Islip	0	0	0	1	343,500	196	8	508,000	417	9	851,500	613	164	7,278,000	2,123
Riverhead	0	0	0	0	0	0	3	280,000	174	3	280,000	174	22	1,858,000	552
Shelter Island	0	0	0	0	0	0	1	19,500	14	1	19,500	14	4	40,000	23
Smithtown	0	0	0	0	0	0	3	386,000	255	3	386,000	255	72	3,725,000	973
Southampton	0	0	0	1	406,500	245	7	621,000	423	8	1,027,500	668	32	1,701,000	866
Southold	0	0	0	0	0	0	4	354,500	231	4	354,500	231	15	632,500	352
TOTAL	0	0	0	5	2,092,500	1,125	53	4,787,000	3,060	58	6,879,500	4,185	851	39,904,500	12,211
Nassau County															
Glen Cove	0	0	0	0	0	0	1	299,000	176	1	299,000	176	6	421,000	233
Hempstead	2	2,437,500	708	3	1,485,500	874	17	2,927,500	1,857	22	6,850,500	3,439	224	21,078,500	5,930
Long Beach	0	0	0	1	510,000	300	0	0	0	1	510,000	300	2	594,500	322
North Hempstead	0	0	0	1	571,000	336	8	1,702,500	1,029	9	2,273,500	1,365	70	5,872,500	2,086
Oyster Bay	0	0	0	0	0	0	8	1,326,000	824	8	1,326,000	824	136	8,928,500	2,533
TOTAL	2	2,437,500	708	5	2,566,500	1,510	34	6,255,000	3,886	41	11,259,000	6,104	438	36,895,000	11,104
Nassau-Suffolk	2	2,437,500	708	10	4,659,000	2,635	87	11,042,000	6,946	99	18,138,500	10,289	1,289	76,799,500	23,315

Source: Suffolk County Planning Department/Long Island Regional Planning Board
11/7/96
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Appendix III

Suffolk County Proposed Shopping Centers, 1997

List of abbreviations:

Municipality abbreviations:

BA	Babylon
BR	Brookhaven
EH	East Hampton
HU	Huntington
IS	Islip
RV	Riverhead
SI	Shelter Island
SM	Smithtown
SO	Southampton
SU	Southold

Street location abbreviations:

N/	North side of the specified street.
S/	South side of the specified street.
E/	East side of the specified street.
W/	West side of the specified street.
Opp/	Opposite the specified street.

Appendix III

Suffolk County Proposed Shopping Centers, 1997

Center Name	Anchor Stores	Street Location		Community	Square Footage	Acres
Town of BA :						
Island Plaza	---	S/L.I. Ave.	W/Carrl's Path	Deer Park	7,500	0.5
Airport Plaza	---	E/110	S/Conklin St.	E Farmingdale	230,000	30.0
---	---	S/Bay Shore Rd.	E/Bluebell La.	N Babylon	11,000	1.2
Town of BA total:					248,500	31.7
Town of BR :						
Nicolls Plaza	Carrefour	S/347	E/Pond Path	Centereach	324,000	51.2
---	---	S/25	W/S.Coleman	Centereach	40,000	5.7
---	---	S/25	W/Mooney Pond	Coram	80,000	10.0
Coram Shopping Plaza	---	S/25	Opp/Winfield Da	Coram	61,500	9.3
---	---	S/C.R. 111	E/Eastport Manr	Manorville	75,000	11.1
Horizon Harbor Commons	---	S/C.R. 111	W/Chapmans Blvd	Manorville	73,500	15.5
Medford S.C.	---	W/112	N/LIE	Medford	176,000	19.9
K Mart Plaza (expan.)	---	N/25	E/Currans Rd.	Middle Island	140,000	20.1
---	---	N/25	W/Woodville Rd.	Middle Island	34,500	7.6
---	Stop & Shop	N/25A	E/Miller Place	Miller Place	121,000	11.6
Bellport Outlet Center 3	---	S/Sunrise Hwy?	W/Station Rd.	N Bellport	100,000	
Nesconset Center	Waldbaums, (Home Center)	N/347	Opp,W/Arrowhead	Setauket-E Set	213,500	28.9
---	---	N/27A	E/William Floyd	Shirley	60,000	5.0
Smith Point Square	---	E/William Floyd	S/Neighborhood	Shirley	13,000	1.3
---	---	S/27A	E/Garden Pl.	Shirley	6,000	0.7
Brookhaven Towne Center	Fortunoff, Sterns, Sears, JC Penney	W/William Floyd	N/LIE	Yaphank	1,600,000	101.9
Town of BR total:					3,118,000	299.8
Town of EH :						
A & P	A & P	S/27A	Opp/SpringClose	Amagansett	34,000	4.0
Town of EH total:					34,000	4.0
Town of HU :						
Jericho S.C.	---	S/25	W/Commack Rd.	Commack	37,000	2.6
(expansion)	---	N/25	E/Larkfield Rd.	Commack	26,000	
---	---	W/Larkfield Rd.	S/3rd Av.	E Northport	9,500	0.6
---	---	N/25	W/Larkfield Rd.	Elwood	167,000	18.5
Walt Whitman Mall (expn)	Bloomingdale's, Saks Fifth Avenue	E/110,W/N.Y.Ave	S/Detroit Pl.	S Huntington	93,000	
Town of HU total:					332,500	21.7
Town of IS :						
South Shore Mall (expan)	Sears	N/Sunrise Hwy.	W/Penataquit Av	Bay Shore	272,000	
---	---	E/Main St.	S/Furrows Rd.	Holbrook	10,000	4.0
ShopRite	ShopRite	N/Sunrise Hwy.	W/St.Louis Ave.	Islip	50,000	18.8
Town of IS total:					332,000	22.8
Town of RV :						
Tanger (expansion)	---	N/25	E/L.I.E.	Calverton	132,000	14.8
Riverhead Centre	Home Depot, multi-plex	N/58	E/Mill Rd.	Riverhead	400,000	43.0
Town of RV total:					532,000	57.8
Town of SM :						
(Flea Market site)	Stop & Shop	N/25	W/Edgewood Ave.	Smithtown	84,000	16.9
Town of SM total:					84,000	16.9
Town of SO :						
Watermill Village Center	(supermarket)	N/27	W/Nowedonah Av.	Watermill	55,000	5.8
Town of SO total:					55,000	5.8
Suffolk County Total:					4,736,000	460.5

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

List of abbreviations:

Municipality abbreviations:

BA	Babylon
BR	Brookhaven
EH	East Hampton
HU	Huntington
IS	Islip
RV	Riverhead
SI	Shelter Island
SM	Smithtown
SO	Southampton
SU	Southold

Street location abbreviations:

N/	North side of the specified street.
S/	South side of the specified street.
E/	East side of the specified street.
W/	West side of the specified street.
Opp/	Opposite the specified street.

Year open abbreviations:

<1966	Shopping center opened before 1966.
<1970	Shopping center opened before 1970.
UC1992	Under construction in 1992.
UC1996	Under construction in 1996.

Note: "Year open" reflects the date in which the center's first stores opened. For example, if a Home Depot opened in 1992 in a building originally containing a department store in 1965, the year open is listed as 1965.

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
TOWN OF BA :							
Amityville							
(Amityville CBD)	---	Broadway	S/RR Tracks	187,000	---	126	15.7
Snug Harbor Square	Edwards	S/27A	E/Bay View Av.	47,000	1977	18	5.7
Richmond Park	---	S/27A	E/Richmond Ave.	16,000	1996	7	0.9
Gnecco Shopping Plaza	---	N/27A	E/Park Av.	13,000	<1970	8	0.9
Ocean Ave. S.C.	---	S/27A	W/Ocean Av.	12,500	<1970	8	0.7
Amity Mall	---	S/27A	E/S. Ketcham Av	8,500	1987	17	0.8
Bay Village Plaza	---	N/27A	E/Bay View Av.	7,000	1989	7	0.7
Babylon							
(Babylon CBD)	---	Main St.	Deer Park Av.	302,500	---	183	24.6
Babylon's E. End Shoppes	---	N/27A	E/Cooper St.	9,500	1987	10	0.9
Peter's Square	---	S/27A	E/Fire Island	9,000	1986	8	0.8
Babylon Commons	---	S/27A	Opp/Mansfield	9,000	1992	6	0.7
---	---	N/John St.	Opp/Pearsall	7,500	1975	5	0.5
Copiague							
Home Depot Plaza	Home Depot, Filene's	S/Sunrise Hwy.	E/Bay View Av.	254,500	1986	20	24.1
(Copiague CBD)	---	Great Neck Rd.	Oak St.	63,000	---	50	6.7
Merrineck S.C.	Meat Farms, Revco	S/27A	W/S Great Neck	58,500	<1966	11	4.6
Pathmark Plaza	Pathmark	S/Sunrise Hwy.	W/Straight Path	47,500	1968	8	8.0
1195 North East Plaza	Aid Auto Stores	S/Sunrise Hwy.	W/Bethpage Rd.	8,500	1988	4	0.8
1635	---	W/Great Neck Rd	N/Hollywood Av.	7,000	1989	8	0.7
---	---	S/27A	E/Coolidge Av.	7,000	1968	5	0.4
Merrineck II	---	S/27A	E/Baylawn Av.	7,000	1985	6	0.6
Copiague Commons	---	S/27A	E/S. Great Neck	6,000	1988	13	0.8
990 Plaza	---	S/27A	E/S. Great Neck	4,000	<1966	4	0.3
Copiague Plaza	---	N/27A	W/St. Anns Av.	3,500	1984	4	0.3
---	---	N/27A	E/Howard Ave.	3,000	<1970	4	0.3
Deer Park							
Deer Park Center	Caldor, Grand Union	E/Commack Rd.	N/Grand Blvd.	175,000	1994	5	16.7
(Deer Park CBD)	---	Deer Park Av.	N/Grand Blvd.	70,000	---	52	6.3
---	Waldbaums	W/Deer Park Av.	Opp/Schwartz Pl	38,000	1968	11	3.8
Deer Park Shopping Plaza	CVS	W/Deer Park Av.	Opp/Schwartz Pl	31,500	<1966	10	2.8
Deer Hills Plaza	---	W/Deer Park Av.	N/Claremont St.	26,000	1970	18	1.9
---	---	E/Commack Rd.	N/L.I. Av.	21,500	1976	7	2.0
Deer Mac S.C.	---	W/Commack Rd.	N/L.I. Av.	16,000	1974	11	1.9
Deer Park Center	---	E/Deer Park Av.	N/Weston Av.	14,500	<1966	11	0.9
Grand Concourse Plaza	---	N/Grand Blvd.	W/Brandywine Dr	10,000	1989	11	1.1
---	---	N/Bay Shore Rd.	W/Franklin Ave.	9,500	1968	9	0.8
Deer Park Plaza	---	N/Bay Shore Rd.	E/Commack Rd.	9,500	1987	8	0.9
---	---	N/Bay Shore Rd.	E/Deer Park Av.	9,000	<1966	5	0.8
Glory S.C.	---	S/Grand Blvd.	W/Commack Rd.	8,000	1986	8	0.8
Crazy Billy's Plaza	---	E/Deer Park Av.	S/RR Tracks	7,500	1968	6	0.5
LI Ave Plaza	---	N/L.I. Av.	E/Irving Av.	6,000	<1966	7	0.7
1941	---	E/Deer Park Av.	S/Schwartz Pl.	4,500	1993	4	0.4
---	---	E/Bay Shore Rd.	N/Brook Av.	4,000	<1966	3	0.3
---	---	N/L.I. Av.	E/Wright Av.	3,500	<1966	4	0.3
E Farmingdale							
Levitz	Levitz	S/Price Pkwy.	W/110	166,000	1973	1	11.9
B J's	B J's	N/Smith St.	W/New Highway	115,000	1985	1	12.0
Home Depot	Home Depot	E/110	N/Milbar Blvd.	102,000	1991	2	9.8
---	The Place	W/110	N/Price Pkwy.	82,500	1973	7	6.7
Bi-County Plaza	King Kullen, Genovese	N/109	E/Carmans Rd.	70,000	1982	15	5.5
---	Seamans	E/110	N/Schmidt Blvd.	50,000	1987	2	3.7
---	---	W/110	S/Conklin St.	43,000	<1966	9	4.8
Sherwood Plaza	Staples	E/110	S/Sherwood Av.	35,500	1988	7	2.9
110 Plaza	---	E/110	N/Sherwood Av.	28,000	1981	6	2.3
---	---	E/110	S/Smith St.	20,000	1988	9	1.5
---	---	E/110	N/Milbar Blvd.	18,500	1991	7	1.1
University Shops	---	S/Melville Rd.	E/Alexander Av.	14,000	1973	12	1.4
Arena Players Plaza	---	S/109	W/Southrn Pkwy.	13,500	<1966	4	0.9
North Central Plaza	---	E/New Hwy.	N/Central Ave.	6,000	1985	6	0.5
Lindenhurst							
(Lindenhurst CBD)	Waldbaums	Wellwood Av.	Hoffman Av.	209,000	---	141	15.8
---	King Kullen, Genovese	W/Park Av.	N/27A	45,000	1988	13	16.7

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Marine S.C.	Island Farms	N/27A	W/Delaware Av.	15,500	<1970	11	1.2
---	---	N/27A	E/S. 2nd St.	11,000	1977	6	0.6
Delaware Ave. Center	---	N/27A	E/Delaware Av.	9,000	1986	11	0.8
Maran Plaza	---	N/27A	W/Park Av.	7,000	<1970	6	0.5
Village Seaport Plaza	---	N/27A	E/S. 8th St.	6,000	1987	11	0.7
---	---	N/27A	W/S. 3rd St.	4,000	1984	4	0.4
---	---	S/Sunrise Hwy.	E/Straight Path	3,000	<1966	6	0.8
N Amityville							
Amity Commons	C-Town	E/110	S/Nathalie Av.	29,000	1989	14	3.3
---	---	N/Great Neck Rd	E/Albany Av.	11,500	<1966	5	0.8
Copiague Plaza	---	N/Sunrise Hwy.	W/Ocean Av.	9,000	1989	7	0.7
---	---	E/110	N/E. Smith St.	6,500	1991	5	0.5
N Babylon							
Sunset Plaza	KK,Genovese,Pay Half,(vacant),(vacant	W/Deer Park Av.	S/Woods Rd.	165,000	1955	31	16.5
---	Pathmark, Aid Auto Stores	E/Deer Park Av.	S/Weeks Rd.	94,000	<1966	14	8.1
---	Edwards, Rockbottom	W/Deer Park Av.	S/Vancott Rd.	69,500	1975	12	5.2
---	(vacant), Deer Park Farms	E/Deer Park Av.	S/Bay Shore Rd.	54,500	<1966	8	5.1
---	Staples, (vacant), Baby Depot	E/Deer Park Av.	S/Weeks Rd.	53,500	<1966	3	3.9
Stables Shopping Plaza	---	E/Deer Park Av.	S/Mohawk Dr.	44,500	<1966	20	5.9
(North Babylon CBD)	---	Deer Park Av.	N/Pickwick La.	33,500	---	24	4.4
La Grande Place	Revco	W/Deer Park Av.	N/Garnet Street	30,000	1992	21	3.9
---	---	E/Deer Park Av.	N/Mohawk Dr.	9,500	<1966	6	0.5
---	---	E/Deer Park Av.	S/Scott Av.	8,000	1973	8	0.7
---	---	W/Deer Park Av.	N/Prairie Dr.	3,500	<1966	4	0.2
N Lindenhurst							
Sunrise Plaza	(vacant),King Kullen,Genovese,Rockbt	E/Wellwood Av.	N/Sunrise Hwy.	222,000	<1966	65	20.8
---	---	S/Sunrise Hwy.	W/Clinton Av.	17,000	<1966	4	0.5
---	---	S/109	E/Straight Path	9,000	<1966	10	0.6
Wellwood Commons	---	W/Wellwood Av.	N/Heathcote Rd.	9,000	1984	9	0.8
---	---	S/Sunrise Hwy.	W/N. Richmond	6,000	1989	5	0.3
---	---	W/Wellwood Av.	N/Marie St.	4,000	1968	4	0.2
---	---	S/Sunrise Hwy.	W/Queens Av.	3,500	<1970	5	0.4
North Babylon							
---	---	E/Deer Park Av.	S/Poplar St.	8,500	1996	4	0.7
W Babylon							
Great South Bay S.C.	Caldor, JC Penney, Swezey's, Marshalls	N/27A	W/Brookvale Av.	550,000	1957	33	46.6
---	K Mart, OfficeMax, Pergament Express	S/27A	W/Muncie Rd.	185,000	1965	3	12.6
---	Pathmark, TJ Maxx, (vacant)	N/27A	W/Beachwood Dr.	155,500	1961	13	13.5
---	Edwards	N/27A	E/Great E Neck	155,000	UC1996	0	13.4
---	Grand Union	W/109	S/Edel Av.	76,000	1973	16	9.0
---	Waldbaums, Revco	N/Sunrise Hwy.	W/Hubbards Path	58,500	1973	15	6.5
---	Genovese	E/109	S/Millard Av.	48,500	1968	12	2.2
---	Shane's	S/Sunrise Hwy.	E/Belmont Av.	19,000	<1966	5	1.2
---	---	W/Great E Neck	N/Arnold Av.	11,000	1978	8	0.9
Belmont Plaza	---	W/Belmont Av.	S/Wyandanch Av.	10,000	1986	8	1.3
---	---	E/Straight Path	S/15th St.	10,000	<1966	7	0.4
---	---	S/Sunrise Hwy.	W/Golding Av.	9,500	<1966	3	0.6
---	---	N/109	W/Straight Path	8,500	<1966	4	0.4
Great East Neck Plaza	---	E/Great E Neck	S/109	8,000	1979	10	0.8
Elmwood Plaza	---	W/109	N/Elmwood Rd.	8,000	1989	7	0.7
---	---	W/Straight Path	S/15th St.	7,500	<1966	7	0.7
---	---	W/Little E Neck	N/1st St.	7,500	<1966	8	0.6
Forest S.C.	---	N/Sunrise Hwy.	E/Farber Dr.	7,500	1978	6	0.8
Pedone Plaza	---	S/Sunrise Hwy.	W/Chance Pl.	7,500	1989	5	0.7
---	---	E/Brookvale Av.	N/27A	7,000	1968	7	0.4
South Island Plaza	---	N/Sunrise Hwy.	E/Farber Dr.	6,000	1989	4	0.5
---	---	S/Sunrise Hwy.	E/Golding Av.	5,500	1987	4	0.5
---	---	W/Little E Neck	S/5th St.	4,500	1967	4	0.3
Wheatley Heights							
Wheatley Hollow S.C.	---	S/Colonial Sprg	E/Circle Dr.	31,500	1976	21	3.0
Wyandanch							
(Wyandanch CBD)	---	Straight Path	Acorn St.	63,000	---	44	9.0
Wydanch S.C.	---	E/Straight Path	N/Acorn St.	21,000	<1966	12	1.5

"<" means before specified year.

Appendix IV

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
---	---	E/Straight Path	N/Davidson Av.	5,000	1991	5	0.5
---	---	E/Straight Path	N/Booker Av.	4,500	1968	8	0.3
---	---	N/Edison Av.	W/Straight Path	4,500	<1966	4	0.3
TOWN OF BR :							
Bellport							
(Bellport CBD)	---	S. Country Rd.	Bellport La.	73,000	---	55	5.6
---	Super Saver	N/S. Country Rd	Opp/Academy La.	13,000	1962	2	2.9
Blue Point							
---	King Kullen	N/27A	W/Bell Av.	37,500	1963	7	3.8
Blue Bay Plaza	---	N/27A	Opp/Buffum Rd.	6,500	1983	6	0.7
Village Commons	---	S/27A	E/Homan Av.	6,500	1982	8	1.0
Brookhaven							
---	---	E/27A	S/Carman Blvd.	5,000	1976	4	0.6
Center Moriches							
(Center Moriches CBD)	---	Montauk Hwy.	E/Chichester Av	71,500	---	55	8.3
Center Moriches Square	King Kullen, Revco	S/27A	W/Lake Av.	70,000	1964	14	7.3
Leonina Shoppes	---	N/27A	Opp/Senix Av.	10,000	1988	7	1.0
Centereach							
Centereach Mall	Wal-Mart,Modell's,King Kullen,SupeRx	N/25	E/Mark Tree Rd.	371,000	1973	49	41.4
Daka Square	(vacant)	S/347	E/Nicolls Rd.	112,500	1996	0	13.3
---	Pathmark, Creativity	S/25	W/Pleasant Av.	80,000	1974	4	10.4
---	US 1, Frankels, (vacant)	S/25	E/Holbrook Rd.	68,500	1963	16	9.7
---	Harrow's	N/25	W/Eastwood Blvd	50,000	<1961	11	3.6
Atlantic Plaza	---	S/25	E/S. Coleman Rd	31,500	1986	4	5.3
Middle Country Plaza	---	N/25	Opp,W/Rustic Rd	18,500	1973	13	2.6
Six M Plaza	---	N/25	W/Dawn Dr.	18,500	<1961	11	1.5
Centereach Plaza	---	N/25	E/N. Howell Av.	16,500	1985	9	4.9
---	---	N/25	Opp,E/Forrest	11,000	1964	6	0.8
---	---	N/25	E/Dawn Dr.	11,000	1973	7	1.1
---	---	N/25	W/N. Howell Av.	11,000	1968	4	2.0
---	---	S/25	Opp,W/Oak St.	9,000	1973	3	0.8
Handy Pantry S.C.	---	N/Portion Rd.	W/Avenue B	8,500	1978	6	1.1
---	---	S/25	E/Horse Block	8,000	1968	8	0.5
---	---	N/25	W/Oak St.	6,000	1985	5	1.2
---	---	S/25	W/S. Howell Av.	5,500	<1966	4	0.7
---	---	N/25	W/Dawn Dr.	5,000	<1966	6	0.6
2545	---	N/25	W/Crown Acres	4,500	1984	4	0.5
---	---	S/25	W/Forrest Av.	4,500	1978	4	0.3
---	---	S/25	W/Rustic Rd.	4,500	1973	6	0.7
2295 2297	---	N/25	E/Oxhead Rd.	4,000	1988	4	0.5
---	---	N/Portion Rd.	E/Holbrook Rd.	3,500	<1970	4	0.8
Plaza 1707	---	N/25	W/Hammond Rd.	3,000	1971	5	0.5
Coram							
Coram Plaza	Pathmark, (vacant)	S/25	E/Grand Smith	238,500	1969	34	24.9
Selden Plaza	TJ Maxx, Waldbaums, OfficeMax	N/25	W/C.R. 83	185,500	1978	41	26.0
Tanglewood Hills S.C.	Penn Furniture, Pine Cinema	W/112	S/Pine Rd.	90,000	1973	27	12.0
Edwards Plaza	Edwards	N/25	E/Patch-Mt.Si.	64,000	1991	10	7.4
Coram Commons	Frank's	E/112	N/4th St.	36,500	1973	19	5.5
US 1 Plaza	US 1, Joyce Leslie	E/112	N/25	27,500	1973	3	1.9
Plaza 99 S.C.	---	N/25	W/Martin	24,000	1985	18	3.4
Shoppes of Selden	---	S/25	E/C.R. 83	23,000	1988	15	2.6
---	Blockbuster Video	S/25	E/Grand Smith	17,000	1973	5	1.8
Yankee Trader Plaza	---	E/112	S/Glenmere La.	15,000	1988	6	1.3
---	---	E/Gibbs Rd.	N/Pine Rd.	15,000	1989	12	2.5
Coram East S.C.	---	N/25	W/Westfield	15,000	1976	18	4.7
Coram Pond Plaza	---	E/112	N/25	14,000	1973	14	0.9
Shop With Us Plaza	---	E/112	S/Glenmere La.	10,500	1986	8	2.9
---	---	N/25	W/112	10,500	<1966	6	1.0
Sofa Bed Center	---	S/25	W/Mooney Pond	10,000	<1961	4	0.5
Coram Towers	---	S/25	W/Fife Dr.	6,500	1990	9	1.2
Tanglewood Center	---	W/112	S/C.R. 83	6,000	1985	6	0.7
Contemporary Commons	---	S/25	W/Fife Dr.	5,500	1988	7	1.4
---	---	W/112	S/2nd St.	3,000	1987	4	0.4

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
E Moriches							
(East Moriches CBD)	---	Montauk Hwy.	Pine St.	28,000	---	19	6.7
Strathmore Plaza	---	S/27A	W/Locust Av.	12,000	1988	9	4.7
East Moriches Commons	---	S/27A	E/Locust Av.	7,000	1990	4	0.8
E Patchogue							
---	Caldor, Pergament, Genovese	N/27A	E/C.R. 101	147,500	1967	4	12.3
Swan Nursery Commons	Waldbaums, Walgreens	N/27A	E/Lake Dr.	122,000	1990	39	14.0
Home Depot	Home Depot	N/Sunrise Hwy.	E/112	109,000	1960	1	7.3
---	Pathmark	E/112	N/Clark St.	60,000	UC1996	1	6.0
(East Patchogue CBD)	---	Montauk Hwy.	E/Grove Av.	36,500	---	28	6.1
East Main Shopping Plaza	---	S/27A	E/Evergreen Av.	26,000	1986	26	2.9
112 Shopping Plaza	---	E/112	S/Morris Av.	20,000	1972	17	2.1
Kings Plaza	---	W/112	NE/Medford Av.	18,500	<1966	15	1.3
---	(vacant)	N/27A	W/Schoenfeld	18,000	<1961	2	2.1
---	---	S/27A	E/Conklin Av.	17,000	<1961	7	1.4
Daniele Plaza	---	E/112	Opp/Shaber Rd.	15,000	1988	13	1.7
---	Shoe Town	N/27A	W/C.R. 101	12,000	1970	4	1.0
Plaza 101	---	W/C.R. 101	E/Hewlett Av.	6,000	1989	6	0.5
---	---	S/27A	W/Dunton Av.	6,000	1987	4	0.6
---	---	N/South Country	W/Dunton Av.	5,000	<1966	4	0.4
---	---	S/South Country	W/Roosevelt Bvd	2,500	1983	4	0.2
E Shoreham							
Shoreham Plaza	---	N/25A	Opp/George Av.	32,500	1980	25	5.0
Eastport							
---	King Kullen, Genovese	N/27A	E/S. Country Rd	48,000	1980	10	6.9
(Eastport CBD)	---	Montauk Hwy.	E/Union St.	35,000	---	29	10.9
Eastport Commons	---	S/Main St.	E/Seatuck Av.	15,000	1988	9	1.4
Farmingville							
Expressway Plaza	K Mart, Stop & Shop, CVS	S/Horseblock Rd	W/North Ocean	175,000	1979	14	39.5
L.I. Business Center	Island Bingo	N/Portion Rd.	E/South Howell	85,000	1990	10	7.0
College Plaza	Waldbaums, Genovese	N/Horseblock Rd	E/Waverly Av.	82,500	1972	21	10.1
Tiffany Plaza	---	N/Portion Rd.	W/Morris Av.	60,000	1991	26	5.3
Farmingville Plaza	(vacant)	N/Horseblock Rd	Opp/Oriole Pl.	50,000	1973	10	4.3
American Arcade	Xtreme Fitness Center	N/Portion Rd.	W/S. Howell Av.	25,000	1989	11	4.0
Commons, The	---	S/Horseblock Rd	E/Waverly Av.	9,000	1990	7	1.6
---	---	S/Horseblock Rd	W/Pommer Av.	8,000	1989	6	0.7
Campus Square	---	W/Waverly Av.	Opp/Campus Dr.	6,500	1978	6	0.6
Horse Block Shopping Plz	---	S/Horseblock Rd	Opp,E/Lidge Dr.	6,500	1981	6	0.6
Ruggiero Center	---	N/Portion Rd.	E/S. Howell Av.	5,000	1985	9	1.3
---	---	N/Horseblock Rd	E/Granny Rd.	5,000	1990	4	1.0
Gordon Heights							
Jefferson Plaza	---	S/25	E/Park Lane	19,500	1990	12	2.7
Center at Middle Island	---	S/25	W/Wilson Av.	10,000	1990	7	1.0
Coram Hills Plaza	---	S/25	E/Fife Dr.	8,500	1979	11	1.1
Holbrook							
---	A & P	S/Union Av.	W/Main St.	40,500	1974	8	4.6
Ronkonkoma Commons	Blockbuster Video	S/Portion Rd.	E/Bayberry Rd.	30,000	1989	19	3.4
Holbrook Centre	---	W/Main St.	N/Railroad Av.	17,500	1984	9	2.0
Rustic Plaza	---	S/Portion Rd.	W/Holbrook Rd.	14,000	1973	9	1.3
---	---	S/Union Av.	E/Knickerbcker	7,500	1989	5	0.7
Holtsville							
---	Revco	E/Main St.	S/Union Ave.	38,000	UC1996	8	3.4
Waverly Plaza	---	N/LIE Service	W/Waverly Av.	12,000	1989	11	1.1
Waverly S.C.	---	W/Waverly Ave.	S/Union Ave.	10,500	1995	7	3.4
Portion & Warren Plz II	---	S/Portion Rd.	W/Warren Av.	10,000	1985	8	1.1
S & S Shopping Plaza	---	S/Portion Rd.	E/Maplecrest S.	9,000	1987	8	0.8
Portion Plaza	---	S/Portion Rd.	W/Morris Av.	9,000	1985	8	1.0
---	---	S/Portion Rd.	W/Warren Av.	6,000	<1966	6	0.4
A & B Shopping Plaza	---	S/Portion Rd.	W/Avenue B	5,000	1986	5	0.7
---	---	E/Waverly Ave.	Opp/Union Ave.	5,000	1993	5	0.4
	---	N/L.I. Ave.	N/Woodland Ave.	5,000	1995	5	1.0
---	---	S/Portion Rd.	E/Avenue B	3,000	1984	6	0.3

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Lake Grove							
Smithaven Mall (pt)	Macy's, Sears	N/25, S/347	E/Alexander Av.	900,000	1969	83	46.9
Loehmann's Plaza	Edwards,(vacant),Rockbottom,Wiz,(vac	S/25	E/Moriches Rd.	252,000	1986	18	28.5
---	(vacant)	N/25	E/Moriches Rd.	155,000	1968	4	14.1
Smithaven Plaza	Toys R Us, Service Merchandise	S/347	W/Moriches Rd.	103,000	1980	13	14.8
Lake Grove S.C.	Counrty Parlor,Burlington Coat Factory	S/25	W/Hawkins Av.	68,500	1968	8	6.3
Lake Grove Shops	---	N/25	E/Stony Brook	30,500	1979	14	3.4
Lake Ronkonkoma							
Lake Shore Plaza	Waldbaums, Genovese	N/Portion Rd.	W/Cenacle Rd.	230,000	1988	18	26.7
Caldor Plaza	Caldor, King Kullen, Rite Aid	E/Ronkonkoma Av	N/Division Rd.	132,000	1971	8	11.2
Lake Ronkonkoma S.C.	Aid Auto Stores	S/Portion Rd.	E/Foster Rd.	85,000	<1961	26	7.9
(Ronkonkoma CBD)	---	Railroad Av.	W/Hawkins Av.	51,000	---	36	10.0
---	A & P	E/Hawkins Av.	S/Gatelot Av.	47,500	1975	15	5.9
(Lake Ronkonkoma CBD)	---	Hawkins Av.	S/Portion Rd.	47,500	---	42	6.8
---	Mandee	W/Ronkonkoma Av	Opp,N/Division	20,000	1986	9	2.3
Park Plaza	---	E/Hawkins Av.	Opp/Wittridge	19,500	1986	16	2.8
Plaza Nine Shopping Mall	---	W/Hawkins Av.	N/Division Rd.	12,500	<1961	8	1.4
Portion Plaza	---	S/Portion Rd.	Opp/Gatelot Av.	11,500	1974	10	1.3
---	---	N/Portion Rd.	E/Cleary Rd.	9,500	<1961	6	0.6
---	---	E/Ronkonkoma Av	S/Wittridge Rd.	6,500	1972	4	0.5
---	---	W/Ronkonkoma Av	S/10th St.	6,500	1970	7	0.5
Spring Hill Plaza	---	E/Hawkins Av.	Opp,S/Division	5,500	1986	6	0.6
Plaza 100	---	W/Ronkonkoma Av	N/Oakwood Av.	5,000	1986	5	0.6
Lake Rock Plaza	---	N/Portion Rd.	E/Cenacle Rd.	4,500	1985	3	0.6
Manorville							
Park Ridge Towne Square	Waldbaums	S/C.R. 111	W/Chapmans Blvd	80,000	UC1996	17	15.7
Mastic							
---	(vacant)	S/27A	E/Mastic Rd.	41,500	1973	14	5.6
Mastic Plaza	---	N/27A	W/Fulton Av.	14,000	1992	14	1.4
Towne Plaza	---	N/27A	W/Lambert Av.	10,000	1988	9	1.2
Downtown Mastic Plaza	---	S/27A	E/Robert St.	6,500	<1966	5	0.3
Mastic Shirley Plaza	---	N/27A	E/Titmus Dr.	3,500	1988	4	0.3
Mastic Beach							
(Mastic Beach CBD)	---	Neighborhood Rd	E/Woodside Rd.	56,000	---	32	6.2
Manzella Shopping Plaza	---	E/Mastc Beach	S/Quay Av.	14,500	1974	9	1.4
Medford							
Sam's Wholesale Club	Sam's Wholesale Club	S/Horseblock Rd	E/112	134,000	1993	1	19.4
King Kullen at Medford	King Kullen, Genovese	E/112	S/Horse Block	98,000	1986	18	13.2
Medford Plaza	(vacant)	N/Horse Block	W/Eagle Av.	56,500	1964	14	6.8
112 Expressway Plaza	Aid Auto Stores, World Gym	W/112	S/Waverly Av.	32,000	1986	15	3.3
---	Meat Farms	W/112	N/Park Av.	26,000	1973	4	3.7
112 Commons	Tiffany Dinettes	W/112	N/Central Av.	22,000	1986	10	2.2
Shopworth Plaza	Blockbuster Video	W/112	N/Horse Block	20,000	1988	6	2.0
2080 Route 112 Stores	---	W/112	N/Central Av.	10,500	1976	7	1.5
Olympic Plaza	---	E/112	N/Olympic Av.	10,000	1985	9	1.6
3316 Plaza	---	W/112	S/Granny Rd.	8,500	1988	6	2.0
Olympic Plaza North	---	E/112	S/Southaven Av.	7,000	1984	5	0.8
---	---	S/Horse Block	E/Scouting Blvd	6,000	1974	5	0.9
Plaza 112	---	E/112	S/Commercial	4,500	1982	6	3.4
Plaza VI, The	---	W/112	N/Jamaica Av.	3,500	1989	4	0.3
Middle Island							
Strathmore Commons Pla	King Kullen, Brooks Pharmacy, Aid Au	N/25	E/Woodville Rd.	139,000	1990	29	16.1
Wal-Mart	Wal-Mart	S/25	Opp/St.Margaret	125,000	1968	1	16.2
K Mart Plaza	K Mart	N/25	E/Currans Rd.	123,500	1966	3	18.2
Middle Island Plaza	Genovese	S/25	E/Yap.-Mid.Is.	68,000	1977	19	10.8
Commerce Center	---	N/25	W/Arnold Dr.	13,000	1988	9	7.4
Spring Lake Commons	Reliable Garden & Fence	N/25	E/Church La.	9,500	1984	9	1.2
Middle Island Vill Ctr	---	N/25	E/Rocky Point	6,500	1984	5	1.0
Miller Place							
North Country Plaza	Unique Physique Fitness Center	N/25A	W/Miller Place	60,000	1986	32	7.3
---	A & P, Genovese	N/25A	W/Miller Place	59,000	1973	9	8.1
Showcase Plaza	---	N/25A	W/Oakland Av.	30,000	1989	11	2.2

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Miller Place Plaza	---	N/25A	W/Park Av.	19,000	1984	9	1.5
North Shore Mall	---	N/25A	E/Pipe Stave Hl	17,500	1984	11	2.1
Miller Place Square	---	S/Echo Av.	W/Sylvan Av.	11,500	1968	8	1.3
Park Avenue Plaza	---	N/25A	W/Park Av.	10,000	1990	11	1.3
Aliano S.C.	True Value	N/25A	W/Oakland Av.	8,500	1986	11	4.2
Moriches							
---	Waldbaums	S/27A	W/Old Neck Rd.	52,000	1974	7	6.7
Monarch Center	---	N/27A	Opp, E/Louis Av	28,000	1992	15	2.6
Old Neck Market	---	S/27A	E/Old Neck Rd.	10,500	1991	11	1.4
Mount Sinai							
Mount Sinai S.C.	King Kullen, Genovese	S/347	E/Crystal Brook	135,000	1989	27	14.6
Wedgewood Square Plaza	---	N/25A	E/Crystal Brook	25,000	1978	16	2.6
Northgate Plaza	---	N/25A	E/Westgate Dr.	23,500	1987	17	2.4
---	---	S/25A	W/Myrtle	15,000	1964	9	1.1
---	---	S/25A	W/Highland Av.	6,500	1973	5	0.7
Aliano Shoppes	---	S/25A	E/Crystal Brook	4,000	1989	4	0.4
N Bellport							
Sunshine Square	Edwards, Genovese	E/C.R. 101	N/Southaven Av.	200,000	1988	46	24.0
Bellport Outlet Center 2	---	N/Sunrise Hwy.	W/Station Rd.	196,500	1996	44	25.0
Bellport Outlet Center	Nike	S/Sunrise Hwy.	W/Station Rd.	95,000	1992	28	10.2
Miracle Plaza	---	N/27A	W/Station Rd.	16,500	<1961	12	0.9
N Patchogue							
Gateway Plaza	Marshalls, KK, Bob's, Service Merch	N/Sunrise Hwy.	W/Waverly Av.	340,000	1988	29	40.9
Sun Wave Plaza	Waldbaums,Playworld,Rockbottom,US	S/Sunrise Hwy.	W/Waverly Av.	101,000	1971	19	11.0
Waverly Plaza	Genovese, (vacant)	N/Sunrise Hwy.	W/Waverly Av.	89,000	1978	23	10.8
Melwood Plaza	---	W/112	N/Shaber Rd.	18,000	1990	12	1.4
Waverly Point Plaza	---	S/Waverly Av.	Opp, W/Johnson	10,000	1990	3	1.4
Medford Ave. Centre	---	W/112	S/Sharp St.	9,500	1984	9	1.1
112 Village	---	W/112	S/Shaber Rd.	7,500	1977	6	0.7
---	---	E/Waverly Av.	NW/Buckley Rd.	6,000	1968	7	0.7
Patchogue							
(Patchogue CBD)	(vacant), Swezey's	Montauk Hwy.	Ocean Av.	340,000	---	166	36.3
---	---	N/27A	E/Rose Av.	16,000	<1961	5	1.6
Village Plaza	---	S/27A	E/Rider Ave.	13,000	1995	10	1.2
Planet Plaza	---	E/112	S/Lakewood St.	12,000	1991	6	1.0
---	---	E/Waverly Av.	N/Roe Blvd.	7,500	1964	4	0.6
Port Jefferson							
(Port Jefferson CBD)	---	Route 25A	E. Main St.	272,000	---	149	18.9
(Port Jefferson Sta CBD)	---	Route 25A	N/RR Tracks	57,500	---	48	3.6
Plaza 414	---	W/25A	Opp/Spring St.	5,000	1984	5	0.7
Port Jefferson Sta							
Jefferson Shopping Plaza	Met, Woolworth's	W/112	S/Chereb La.	112,000	1960	29	10.2
Nesconset S.C.	Ben Franklin, Rockbottom, Frankels	N/347	W/Terryville Rd	104,500	1961	30	11.5
Jefferson Park	---	W/112	NW/Jayne Blvd.	24,000	1985	13	2.8
4600	---	N/347	E/Woodhull Av.	10,500	1980	4	1.0
Cinema Plaza	Blockbuster Video	W/25A	Opp,N/Bergen Pl	9,000	1988	6	1.6
---	---	E/Jayne Blvd.	N/347	3,500	1986	4	0.3
Ridge							
Randall Square	---	N/25	Opp,W/Red Maple	5,000	1989	4	0.5
Lake Panamoka Plaza	---	N/25	E/Panamoka Trl.	5,000	1991	6	0.6
Rocky Point							
Point Plaza	Caldor, King Kullen, Genovese, Frank's	S/25A	W/Rocky Point	219,000	1973	26	21.1
(Rocky Point CBD)	---	Broadway	N/25A	52,000	---	34	5.6
---	---	E/Rocky Point	S/25A	47,500	<1961?	9	3.0
Rocky Point Village Ctr	CVS	N/25A	E/Hallock Lndg	21,500	1984	9	1.1
---	---	N/25A	E/Radio Av.	12,000	1989	4	1.2
---	---	S/25A	E/Adams St.	9,500	1962	6	0.8
D & F Mini-Mall	---	N/25A	E/Hallock Lndg	7,000	1984	5	2.3
Stevens Square	---	S/25A	Opp,W/Rky Pt Ln	4,000	1963	4	0.3
Radio Plaza	---	S/25A	E/Radio Av.	3,000	1988	6	1.1

"<" means before specified year.

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Selden							
Independence Plaza II	Home Depot, King Kullen	N/25	W/Boyle Rd.	254,000	1992	22	35.0
College Plaza	Marshalls,Genovese,Staples,Bob's	N/25	E/Boyle Rd.	170,000	1975	24	24.1
Westfield S.C.	Amazing Bargains, Aid Auto Stores	S/25	E/Blue Point Rd	46,500	1972	9	5.3
Park Hill Center	---	S/25	E/Park Hill Dr.	31,500	1964	13	3.1
Middle Country Plaza	Reality Fashions	S/25	W/Blue Point Rd	30,000	1990	16	3.3
Country Corners	---	S/25	E/College Rd.	21,000	1973	12	2.3
Liberty Plaza	---	S/25	W/Park Hill Dr.	20,000	1988	10	1.9
Middle Country Plaza II	---	S/25	W/Park Av.	19,500	1974	11	1.9
Plaza 1245	---	N/25	Opp,W/Highview	18,000	1978	10	1.5
Boyle Road Plaza	---	E/Boyle Rd.	Opp,N/Montclair	15,000	1985	12	1.6
600 Plaza	---	S/25	E/Blue Point Rd	7,000	1973	10	1.2
Setauket-E Set							
--	Caldor	N/347	W/Old Town Rd.	112,000	1965	5	11.3
Three Village Plaza	Swezey's	S/25A	E/Hills Dr.	65,500	1964	19	10.3
Suffolk Plaza	Waldbaums, (vacant)	N/347	W/Old Town Rd.	60,000	1968	15	9.6
West S.C.	Wild By Nature, Genovese	S/25A	E/Hills Dr.	40,000	1968	11	4.1
---	Edwards	S/25A	E/Hills Dr.	40,000	1973	7	3.7
Old Schoolhouse Square	---	S/25A	E/Jones St.	29,500	<1961	19	2.5
(East Setauket CBD)	---	Route 25A	E/Brewster La.	24,000	---	19	4.1
Fox Center	Blockbuster Video	N/347	W/Arrowhead La.	16,000	1991	5	3.3
3 Village Home Center	---	N/25A	E/Jones St.	8,000	<1961	7	0.7
690	---	S/25A	W/Bennetts Rd.	5,000	1964	4	0.4
128	---	W/Old Town Rd.	S/25A	4,500	1986	4	0.9
Shirley							
South Port	Caldor, Waldbaums	N/27A	E/Grand Av.	215,000	1990	30	29.0
William Floyd Plaza	KK, Genovese, (vacant), McCrory	E/William Floyd	N/Beacon St.	155,000	1977	30	20.3
Shirley Mall	Pathmark	S/27A	W/William Floyd	110,000	1981	25	12.2
---	Advantage, US 1	N/27A	W/William Floyd	30,500	<1966	4	2.3
Shirley Plaza	---	E/William Floyd	N/Surrey Circle	28,000	1973	17	2.8
Quality Plaza	---	W/William Floyd	S/Northern Blvd	20,000	1987	7	1.6
Green, The	---	E/William Floyd	S/Lawrence Rd.	16,500	1978	11	1.7
Royal Tower Plaza	---	E/William Floyd	N/Mor.-Mid.Is.	15,000	1986	10	1.2
Floyd Harbor Plaza	---	W/William Floyd	N/Lawrence Rd.	13,000	1989	6	1.2
---	Aid Auto Stores	W/William Floyd	S/Surrey Circle	12,500	1988	5	1.0
Garden Plaza	---	S/27A	W/Garden Pl.	11,500	1978	9	1.2
Manorville S.C.	---	S/Yaphank-Mid.I	E/Sleepy Hollow	10,500	1978	10	1.1
Floyd Harbor Commons	---	E/William Floyd	N/Roberts Rd.	10,000	1978	5	1.0
---	---	N/27A	E/Grand Ave.	10,000	1973	8	0.9
Station Shopping Center	---	W/William Floyd	S/Mastic Blvd W	7,000	<1966	5	1.1
Manorville Plaza	---	S/Yaphank-Mid.I	E/Sleepy Hollow	6,500	1989	6	0.7
PNP Plaza	---	S/Colin Dr.	W/Revilo Av.	5,500	1990	4	0.5
---	---	S/27A	W/Ormond Pl.	5,500	1993	5	0.3
Sound Beach							
Rocky Point Plaza	Waldbaums	N/25A	W/Fairway Dr.	55,000	1968	19	11.4
---	(vacant)	N/25A	E/Westchester	42,500	1973	7	4.6
---	Aid Auto Stores	N/25A	W/Westchester	19,500	1973	8	2.5
Market Square	---	N/Echo Av.	W/Devon	3,000	1978	4	0.4
Stony Brook							
Brooktown Shopping Plaz	Waldbaums, Marshalls, Today's Man'	N/347	W/Hallock Rd.	258,000	1970	28	38.4
Brookhaven Commons	K Mart,Borders,OfficeMax,SportsAut	N/347	E/Moriches Rd.	194,000	1995	4	21.7
Coventry Commons	---	N/347	W/Stony Brook	61,500	1973	34	6.2
(Stony Brook CBD)	---	E/Main St.	S/Christian Av.	50,000	1947	26	3.4
Smith Point Plaza	---	N/347	E/Stony Brook	31,000	1978	13	5.8
---	---	N/347	E/Hallock Rd.	20,000	1993	4	2.2
Market Square	---	E/Main St.	S/Christian Av.	15,000	1964	7	3.1
207 Hallock Rd.	---	E/Hallock Rd.	N/347	12,500	1973	5	1.2
Station Commons	---	N/25A	W/Cedar St.	12,000	1978	9	1.1
University Shopping Sq.	---	N/25A	W/Cedar St.	9,000	<1961	11	1.3
Terryville							
Port Plaza	Edwards, Mandee, CVS	W/112	NW/Bicycle Path	130,000	1973	23	14.1
---	(vacant), (vacant), Pathmark	S/347	E/Canal Rd.	110,000	1973	3	10.6
Three Roads Plaza	Grand Union	S/Canal Rd.	E/112	53,500	1973	14	6.8
---	Genovese, (vacant)	W/Jayne Blvd.	N/Old Town Rd.	53,000	1968	14	6.3
Commons	---	S/347	W/Terryville Rd	40,000	1985	28	6.4

"<" means before specified year.

Appendix IV

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Station Plaza	---	E/112	Opp/Joline Rd.	9,000	1987	6	0.8
Yaphank							
---	---	N/Horse Block	W/Yaphank Av.	11,000	1992	9	1.0
TOWN OF EH :							
Amagansett							
(Amagansett CBD)	---	Main St.	E/Windmill La.	26,500	---	43	10.0
IGA	IGA	N/27	SE/Abrahams Ldg	15,000	1965	1	2.0
East Hampton							
(East Hampton CBD)	---	Main St.	Newtown La.	231,000	---	144	11.2
Hampton Place Shppng Ctr	---	N/27	E/Cove Hollow	27,500	1993	21	2.2
A & P	A & P	S/Newtown La.	W/Main St.	14,000	1963	1	1.0
East Hampton Uninc							
---	---	W/Sprngs-Firpl	S/Abrahams Path	18,000	1985	9	2.7
---	---	S/27	NE/Skimhampton	8,500	1972	5	0.7
Montauk							
(Montauk CBD)	---	Montauk Hwy.	Edgemere St.	85,500	---	67	7.7
Wainscott							
Wainscott Village	---	N/27	E/Northwest Rd.	20,000	1989	9	2.0
TOWN OF HU :							
Centerport							
--	---	E/Little Neck	N/25A	7,500	<1966	7	0.6
Centerport Plaza	---	S/Mill Dam Rd.	Opp,W/Ridgefild	6,000	<1966	5	0.2
Cold Spring Harbor							
(Cold Spring Harbor CBD)	---	Route 25A	E/Elm Pl.	77,000	---	50	4.7
Commack							
---	Marshalls,Home Depot,Staples	N/25	E/Larkfield Rd.	195,000	1966	5	21.9
TJ Maxx Plaza	TJ Maxx, Rockbottom	S/25	E/Larkfield Rd.	75,000	1980	6	6.2
---	Pathmark	S/25	E/Calvert Av.	75,000	1978	16	7.5
Commack Corners	Revco	S/25	E/Commack Rd.	60,500	1960	24	6.6
--	Ben Franklin Crafts	S/25	E/Calvert Av.	45,500	<1966	16	4.9
Fairfield Center	Associated	E/Commack Rd.	S/Fairfield Way	42,500	1972	14	4.0
Peppertree Commons	---	N/25	W/Commack Rd.	37,000	1986	16	3.4
---	Craft Shoes	N/25	Opp,W/Wiltshre	18,500	<1966	5	1.3
---	Long Island Paneling	N/25	Opp,E/Valmont	17,500	1976	5	1.6
Jericho Crest Plaza	---	N/25	W/Town Line Rd.	16,500	1989	12	1.5
Commack Commons	---	W/Commack Rd.	Opp,N/Genesee	16,500	<1966	14	1.3
---	---	S/25	W/Wiltshire Dr.	16,000	1990	6	1.6
517	---	E/Larkfield Rd.	S/Clay Pitts Rd	15,000	1989	7	2.3
White Birch Plaza	---	W/Commack Rd.	Opp/Genesee Dr.	13,500	1987	6	1.3
---	---	N/25	Opp,E/Wiltshre	12,500	1975	4	1.3
---	---	S/25	E/Valmont Av.	12,500	1973	5	1.0
Commack Epicenter	---	W/Commack Rd.	S/Dorothea St.	10,000	1992	9	1.0
Commack Tower Plaza	---	S/25	W/Commack Rd.	9,500	1990	5	1.4
---	---	N/25	W/Rural Pl.	8,000	<1966	5	0.5
---	---	W/Commack Rd.	S/25	7,000	<1966	4	0.5
210	---	E/Commack Rd.	S/Fairfield Way	6,000	<1984	4	1.0
---	---	W/Commack Rd.	Opp,N/Genesee	4,000	1971	4	0.6
---	---	E/Commack Rd.	N/Genesee Dr.	4,000	<1966	3	1.3
Dix Hills							
Elwood Center	US 1, The Fitness Club	S/25	W/Daly Rd.	85,500	1962	25	7.1
Dix Hills Plaza	Pathmark	S/25	W/Old Country	79,000	1975	16	7.6
Dix Hills Design Ctr.	Tee Dee Carpet	S/25	W/State Pl.	27,000	1987	11	1.4
Crossroads, The	---	S/25	Opp,W/Elwood Rd	25,000	1990	13	2.0
Dix Hills Common	---	S/25	W/Deer Park E.	21,500	1986	12	2.0
State Street Plaza	---	S/25	E/State Pl.	12,000	1989	9	1.0
Huntington Commons	---	S/25	Opp,W/Elwood Rd	12,000	1989	10	1.3
Park Place Plaza	---	S/E. Deer Park	W/Rofay Dr.	11,500	1994	9	1.1
---	---	S/25	W/Old Country	7,000	1992	3	0.9

Appendix IV

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Fernandez Plaza	---	S/25	E/Dix Hills Rd.	4,000	<1966	4	0.4
E Northport							
(East Northport CBD)	---	Larkfield Rd.	N/Pulaski Rd.	108,000	---	72	9.6
---	King Kullen, Genovese	E/Larkfield Rd.	N/Clay Pitts Rd	43,500	<1966	9	3.7
---	Grand Union	S/25A	W/Vernon Valley	34,000	1971	10	3.5
Hewitt Square	Apple Orchard Food Center	E/Larkfield Rd.	S/Pulaski Rd.	33,000	<1966	17	3.3
---	Edwards	S/25A	E/Catherine St.	23,000	<1966	9	2.6
Larkfield Plaza	The Party Experience	W/Larkfield Rd.	N/5th Av.	18,000	<1966	8	2.9
---	Aboff's	E/Larkfield Rd.	S/Webster Pl.	16,000	<1966	6	1.1
---	---	E/Larkfield Rd.	Opp/4th Av.	13,000	<1966	6	0.8
Laurelwood Center	---	E/Laurel Rd.	Opp/Cedar Hill	10,000	1987	7	1.1
---	---	W/Larkfield Rd.	N/Clay Pitts Rd	7,500	<1966	5	0.5
---	---	S/25A	W/Vernon Valley	5,500	1978	4	0.3
---	---	E/Laurel Rd.	Opp/Upland Dr.	5,500	<1966	4	0.6
The Small Mall	---	E/Laurel Rd.	N/Dickinson Av.	4,000	1968	6	0.3
---	---	S/25A	E/Harrison Dr.	3,000	1978	5	0.5
Elwood							
Huntington Square Mall	Sears	S/25	W/Larkfield Rd.	285,000	1980	29	18.0
---	Edwards	N/25	E/Verleye Rd.	70,000	1989	1	7.1
---	OfficeMax, Creativity	N/25	E/Stowe Av.	52,000	1997	2	4.6
Tick Tock Center	Revco	W/Larkfield Rd.	S/Clay Pitts Rd	43,500	<1966	12	5.0
Northport Plaza	Party Experience, Blockbuster Video	N/25	E/Elwood Rd.	42,500	<1966	20	4.7
East `Port Plaza	(vacant)	W/Larkfield Rd.	N/Cedar Rd.	41,000	<1966	13	3.6
The Center at E.Northprt	Noodle Kidoodle	N/25	W/Larkfield Rd.	33,000	1986	9	3.3
Larkfield Commons	Cedarhurst Paper	W/Larkfield Rd.	Opp/Meadowlark	32,500	1973	11	2.8
---	---	S/25	E/Daly Rd.	25,000	<1970	7	0.9
---	---	N/25	E/Eldorado Dr.	23,500	1991	4	2.0
---	---	S/25	E/Daly Rd.	12,000	<1970	6	1.5
---	---	N/25	W/Park Av.	10,500	<1966	9	1.0
---	---	N/25	E/Manor Rd.	7,500	<1966	4	0.4
---	---	N/25	E/Elwood Rd.	4,000	1968	4	1.0
---	---	W/Larkfield Rd.	N/Colonial St.	3,500	<1966	4	0.3
Fort Salonga							
Norwood Plaza	---	N/25A	E/Norwood Rd.	16,000	1987	10	3.7
---	---	S/25A	E/Rinaldo Rd.	3,000	<1966	4	1.0
Greenlawn							
Greenlawn Plaza	Waldbaums, Harmon Drug	S/Pulaski Rd.	W/Beatty Av.	71,000	1977	22	7.6
(Greenlawn CBD)	---	Centerport Rd.	N/Gates St.	68,500	---	50	7.3
Greenlawn Corners	Met	E/Broadway	N/Pulaski Rd.	23,000	<1966	7	2.7
---	---	W/Broadway	S/Central St.	10,500	<1966	9	0.8
---	---	W/Broadway	N/Smith St.	9,000	<1966	6	1.0
---	---	W/Broadway	N/Rockne St.	6,500	<1966	5	0.3
Halesite							
King Kullen	King Kullen	E/N.Y. Av.	Opp,N/Hill Pl.	35,000	1963	1	3.2
Halesite Plaza	---	E/N.Y. Av.	S/Ketewomoke Dr	15,500	1976	10	1.4
Huntington							
(Huntington CBD)	Meat Farms, Genovese	Route 25A	Route 110	700,000	---	335	32.5
Waldbaums	Waldbaums	E/Wall St.	S/Union Pl.	41,500	1984	1	3.7
---	Southdown Super Market	W/Wall St.	Opp/Mill La.	27,000	1963	15	4.1
Huntington Plaza	---	E/Wall St.	N/Mill La.	19,000	1967	14	1.5
North Country Village	---	N/25A	E/Beaupre Ct.	15,500	1975	11	2.4
---	---	W/Wall St.	N/Southdown Rd.	14,000	1972	7	1.2
Fort Hill Plaza	---	N/25A	E/Overlook Dr.	11,000	1983	7	1.0
---	---	N/Gerard St.	E/Wall St.	9,000	1967	4	0.5
---	---	N/Semon Rd.	W/110	7,500	1977	6	0.8
Bay Hills Plaza	---	S/25A	W/Loma Pl.	7,000	<1966	3	0.8
---	---	E/Park Av.	S/Partridge La.	7,000	1977	7	0.8
---	---	N/25A	W/Beaupre Ct.	7,000	1978	5	2.0
Village Square	---	W/Wall St.	S/Central St.	5,000	1983	4	0.2
Huntington Station							
Big H	Marshalls,Woolwrth,Lord&Taylr,(vacar	W/N.Y. Av.	S/Semon Rd.	228,000	1962	48	27.3
---	Loehmann's, Genovese, King Kullen	N/25	E/West Hills Rd	61,000	1964	4	5.8
(Huntington Station CBD)	---	Route 110	S/RR Tracks	56,000	---	42	7.2

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
---	Waldbaums, Revco	N/25	E/Longfellow Dr	52,500	1972	11	5.2
Party Experience Plaza	---	E/N.Y. Av.	S/15th St.	43,000	<1966	12	2.8
---	---	N/25	E/Beverly Rd.	15,000	<1970	6	1.0
Jericho Turnpike Plaza	---	N/25	Opp,E/Pinetree	12,000	1988	8	1.4
---	---	W/N.Y. Av.	N/W. 23rd St.	8,500	<1966	7	0.6
North Shore Plaza	---	N/25	E/Thorney Av.	8,000	1986	5	0.7
---	---	W/N.Y. Av.	N/West Hills Rd	6,500	1967	9	0.7
---	---	E/N.Y. Av.	S/Henry St.	6,000	<1965	4	0.3
Coach Plaza	---	N/25	W/Totton Av.	6,000	1987	9	0.7
Whitman Square	---	W/N.Y. Av.	S/Academy Pl.	5,000	1989	5	0.6
---	---	E/110	N/E 21st St.	5,000	<1966	4	0.4
---	---	E/N.Y. Av.	S/E. 21st St.	3,500	<1966	4	0.3
---	---	E/Depot Rd.	N/Vondran St.	3,500	<1966	4	0.3
905 E Plaza	---	N/25	E/Cooper Av.	3,000	1974	4	0.3
Melville							
Melville Mall	Caldor, Marshalls,Waldbaums,OfficeM	E/110	N/Northrn Pkwy.	225,000	1974	9	22.6
Price Club	Price Club	E/110	S/Ruland Rd.	135,000	1994	1	13.3
---	Harrow's, Party Experience	W/110	S/Spagnoli Rd.	44,500	1978	3	4.1
---	---	E/110	Opp/Yarmouth St	20,000	<1966	7	2.0
---	---	W/110	S/Schwab Rd.	11,500	<1966	7	0.9
---	---	E/110	Opp/Overhill Rd	11,000	<1970	4	0.6
---	---	W/110	S/Schwab Rd.	9,500	<1966	6	0.4
526	---	E/110	Opp,S/Overhill	6,000	<1966	5	0.4
---	---	E/110	Opp/Overhill Rd	5,000	<1966	4	0.3
Northport							
(Northport CBD)	---	Main St.	Woodbine Av.	183,500	---	107	9.2
---	King Kullen, Genovese	N/25A	W/Church St.	61,000	1986	12	4.8
---	The Ground Round, CVS	N/25A	W/Gilbert St.	27,500	<1966	8	2.6
---	---	N/25A	E/Laurel Av.	6,500	<1966	4	0.6
S Huntington							
Walt Whitman Mall	Macy's	E/110,W/N.Y. Av	S/Detroit Pl.	1,046,000	1962	94	66.4
Huntington	Toys R Us,Todays Man,Filenes,Bed Ba	E/110,W/N.Y. Av	N/Schwab Rd.	276,000	1961	13	21.4
110 Plaza	Lane Bryant	E/110	Opp/Chichester	24,000	1973	4	2.2
---	---	W/110	N/Schwab Rd.	20,000	<1966	9	1.6
Post Plaza	---	S/25	Opp/Silver Av.	18,000	1978	12	2.4
Clock Tower Plaza	---	E/110	N/Schwab Rd.	17,000	1989	18	1.8
---	(vacant)	W/110	N/Schwab Rd.	15,500	<1966	1	1.9
---	---	W/110	S/Sprucetree La	14,500	<1966	5	0.9
---	---	W/110	N/Dawson St.	10,500	<1966	11	0.5
A Plaza	---	S/25	Opp/Longfellow	10,000	1984	9	0.9
---	---	S/25	W/Emerald La.	9,500	<1966	5	0.7
---	---	W/110	Opp/WW Mall	8,500	<1970	4	0.3
Pine Tree Plaza	---	S/25	W/Pinetree Rd.	7,000	1984	5	0.6
---	---	S/25	W/Emerald La.	6,500	1968	4	0.4
West Hills Center	---	S/25	W/Cager Pl.	6,000	1974	7	0.6
---	---	S/25	E/Goeller Av.	6,000	1973	4	0.5
---	---	W/N.Y. Av.	Opp/Edison Dr.	4,000	1978	4	0.3
---	---	W/110	S/Chicago Pl.	1,500	1973	5	0.2
West Hills							
---	Harmon, (vacant)	W/110	N/Northrn Pkwy.	24,500	<1966	5	2.0
400 Plaza	North Shore Interior Designs	S/25	W/Hartman Hill	18,000	<1966	6	0.9
Sweet Hollow Plaza	---	N/25	E/Charles Av.	15,500	1975	14	1.0
Cold Spring Hills Center	---	N/25	E/Cold Spring	15,000	<1966	12	1.2
West Hills Plaza	---	S/25	E/Chicory La.	11,000	1984	12	1.3
---	---	N/25	W/Brooks Av.	7,500	1968	5	0.4
Huntingwood Center	---	S/25	Opp,E/Oakwood	5,000	1988	6	0.6

TOWN OF IS :

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Bay Shore							
South Shore Mall	Macy's, JC Penney, CVS, Loews	N/Sunrise Hwy.	W/Penataquit Av	857,000	1963	99	82.2
(Bay Shore CBD)	(vacant)	Montauk Hwy.	E/Clinton Av.	343,500	---	196	22.6
---	Edwards, Genovese, Blockbuster Video	N/27A	W/Saxon Av.	138,000	1963	21	11.7
Bay Islip Plaza	King Kullen	S/27A	W/Saxon Av.	49,500	1973	2	5.2
---	Bally's Fitness	N/Sunrise Hwy.	W/5th Av.	46,500	<1966	21	3.9
---	(vacant)	N/Sunrise Hwy.	E/Brook Av.	42,500	1977	8	4.2

Appendix IV

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
---	---	N/Sunrise Hwy.	W/Brentwood Rd.	20,000	1968	7	1.4
---	---	E/5th Av.	S/Brook Ave.	15,000	1994	6	1.1
---	---	N/Howells Rd.	W/5th Av.	13,000	<1966	10	0.8
South Shore Plaza	---	S/Sunrise Hwy.	W/Brentwood Rd.	12,000	1987	7	2.0
---	---	S/Union Blvd.	W/Brentwood Rd.	7,000	1973	5	0.7
---	---	W/Fifth Av.	N/Howells Rd.	7,000	1968	6	0.7
Bayport							
Bayport Shoppes	CVS	N/27A	W/Sylvan Av.	32,000	1988	15	3.8
Bayport Commons	---	N/27A	W/Second Av.	10,000	1988	8	1.0
Bayport Corners	---	S/27A	E/Snedecor Av.	6,000	1990	4	0.6
---	---	E/Bernice Dr.	N/27A	5,500	1987	4	0.5
Baywood							
---	---	N/Bay Shore Rd.	E/Ocean Av.	6,500	1973	4	0.3
Bohemia							
K Mart Plaza	K Mart,Wiz,(vacant),KK,OfficeMax,Bo	N/Sunrise Hwy.	E/Lakeland Av.	344,500	1968	8	40.3
Bohemia S.C.	Frank's, CVS, Aid Auto Stores	N/Sunrise Hwy.	E/Ocean Av.	63,500	1976	22	8.5
---	L.I. Paneling Center	N/Sunrise Hwy.	E/Walnut Av.	22,000	1973	4	2.6
---	---	S/Veterans Hwy.	W/Locust Av.	20,000	1983	4	1.9
---	---	N/Sunrise Hwy.	E/Pond Rd.	14,000	1986	5	1.3
MacArthur Plaza	---	S/Veterans Hwy.	E/Smithtown Av.	9,000	1986	7	0.9
Shopping Center	---	S/Church St.	W/Walnut Av.	9,000	1968	7	0.9
---	---	N/Sunrise Hwy.	W/Ocean Ave.	8,500	1988	4	0.7
---	---	S/Veterans Hwy.	E/Washington Av	8,000	1978	6	0.8
---	---	S/Veterans Hwy.	W/9th Av.	6,500	1978	5	0.7
---	---	S/Church St.	E/Smithtown Av.	6,000	1983	7	0.7
---	---	W/Smithtown Av.	N/Church St.	4,000	<1966	4	0.3
Brentwood							
Brentwood Shopping Plaz	(vacant),Masters,Brent City,Fine Fare	E/Brentwood Rd.	N/First Av.	162,000	<1966	26	13.8
Marketplace at Brentwoo	Pathmark, Aid Auto Stores, Blockbuste	E/Wicks Rd.	N/Suffolk Ave.	65,000	1991	18	9.8
Brentwood Plaza	Compare Foods	E/Commack Rd.	SE/Hilltop Dr.	52,000	<1966	20	4.9
Brentwood Plaza	---	N/2nd Av.	W/Broadway	40,000	1987	18	3.9
(Brentwood CBD)	---	Suffolk Av.	Fourth St.	35,000	---	42	7.0
Brentwood Commons	---	N/Suffolk Av.	E/Jefferson Av.	31,000	<1966	20	2.6
---	IGA	N/Heyward St.	W/Washington Av	24,500	<1966	5	2.3
Brentwood Market	Brentwood Market	W/Brentwood Rd.	N/Candlewood Rd	24,000	<1966	2	3.3
---	Shanes	N/Second Av.	W/Timberline Dr	23,000	<1966	3	2.1
---	---	N/Suffolk Av.	W/Fulton St.	15,000	<1966	10	0.6
Sycamore Plaza	---	W/Islip Ave.	S/Sycamore St.	11,500	1968	14	1.4
Candlewood Plaza	---	N/Candlewood Rd	E/Fifth Av.	10,500	1990	7	1.2
Caguas S.C.	---	W/Wicks Rd.	S/Merrill St.	8,500	<1966	5	0.8
---	---	E/5th Av.	S/Dalton Rd.	8,500	1973	6	0.7
Timberline Shopping Ctr	---	E/Timberline Dr	S/1st Pl.	8,500	<1966	6	0.6
---	---	W/Islip Ave.	S/Peach St.	7,500	<1970	4	0.5
111 Center	---	W/Islip Ave.	N/Peach St.	6,500	<1966	5	0.5
---	---	E/5th Av.	N/4th Av.	5,500	1968	4	0.5
---	---	E/Washington Av	S/Clarke St.	4,500	1988	4	0.4
---	---	W/Wicks Rd.	N/Suffolk Av.	4,500	<1966	4	0.3
---	---	E/5th Av.	N/Anna Rd.	4,000	1973	4	0.4
---	---	N/Clarke St.	W/Washington Av	3,000	<1966	4	0.2
Brightwaters							
(Brightwaters CBD)	---	Orinoco Dr.	Windsor Av.	36,500	---	29	5.3
---	---	N/Bay Shore Rd.	W/Ackerson Blvd	7,500	<1970	7	0.6
Central Islip							
Vanderbilt S.C.	King Kullen, Ace	W/Wheeler Rd.	S/Motor Pkwy.	85,500	1974	18	9.3
---	Woolworth, C-Town, CVS	W/Wheeler Rd.	N/Suffolk Av.	72,000	<1966	17	8.3
(Central Islip CBD)	---	Carleton Av.	S/RR Tracks	25,000	---	42	9.2
---	Assoc. Supermarket, Family Dollar	N/Suffolk Av.	E/Church St.	19,000	<1966	5	2.5
Islip Ave. S.C.	---	E/Islip Ave.	S/Apricot St.	14,000	1968	10	1.1
---	---	E/Caleb's Path	S/Commercial	8,500	1983	9	1.2
D & G S.C.	---	E/Lowell Ave.	S/Chestnut St.	8,500	1986	6	0.8
---	---	S/Motor Pkwy.	W/Wheeler Rd.	8,000	1984	7	1.1
Brightside Plaza	---	E/Islip Ave.	S/Brightside Av	5,000	1993	5	0.5
---	---	E/Islip Ave.	S/RR Tracks	4,500	<1970	4	0.2
---	---	E/Islip Ave.	N/Sage St.	4,000	1985	2	0.4

Appendix IV

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
E Islip							
East Islip Centre	Marshalls, Super Stop & Shop, Staples	S/Sunrise Hwy.	W/Irish La.	125,000	1968	3	10.9
(East Islip CBD)	---	Montauk Hwy.	E/Somerset Av.	74,000	---	51	5.5
---	Waldbaums, Revco	S/27A	W/Alan St.	60,500	<1966	19	6.5
	East Islip Village Mkt	E/Carleton Av.	S/Adams St.	20,000	<1966	12	0.7
---	CVS, Aid Auto Stores	N/27A	W/Carleton Av.	18,500	<1966	5	3.1
---	---	S/27A	W/Matinecock Av	18,000	1989	7	1.8
Main Street Plaza	---	N/27A	W/Greenwood Av.	14,000	1986	9	1.3
East Islip Plaza	---	S/27A	W/Yuma La.	14,000	<1966	10	1.0
Country Village	---	S/27A	E/Meroke La.	10,000	<1966	8	0.7
---	---	S/27A	E/Woodland Av.	10,000	1990	7	1.0
Islip Green	---	N/27A	W/Somerset Av.	9,000	1973	7	0.7
---	---	W/Connetquot Av	N/Jefferson St.	7,500	1973	5	0.7
140	---	S/27A	E/Suffolk La.	6,000	1990	2	0.5
---	---	E/Carleton Av.	S/Beecher Av.	4,500	<1966	4	0.3
Hauppauge							
Village Green	Waldbaums	E/Veterans Hwy.	N/Sparton La.	59,000	1971	20	8.2
---	(vacant)	S/Veterans Hwy.	W/111	36,500	<1966	9	3.5
Atrium Plaza	---	W/111	S/Town Line Rd.	28,000	1986	14	3.9
Vanderbilt Plaza	---	S/Motor Pkwy.	E/Brentwood Pky	6,500	1985	5	1.0
111 Plaza	---	W/111	N/Central Av.	6,500	1968	4	0.6
Victoria Center	---	S/Motor Pkwy.	W/Brentwood Pky	5,500	1990	7	0.5
---	---	S/Motor Pkwy.	W/Brentwood Pky	4,000	1978	4	0.4
Holbrook							
Sun Vet Mall	Pathmark, (vacant), Toys R Us	N/Sunrise Hwy.	E/Broadway Av.	267,000	1974	42	22.4
Sun Lakes	Stop & Shop,Seamans,(vacant),(vacant)	N/Sunrise Hwy.	W/Broadway Av.	139,000	1990	11	12.7
Price Club	Price Club	N/Sunrise Hwy.	E/Beacon Dr.	110,000	1993	1	14.7
Holbrook Commons	---	S/Patch-Holbrk	E/Springmeadow	25,000	1990	20	6.7
The Plaza at Holbrook	---	E/Main St.	S/Railroad Av.	18,000	1982	12	2.0
971-5 Main St. Center	---	E/Main St.	N/Furrows Rd.	14,500	1976	7	2.5
967 Plaza	---	E/Main St.	N/Furrows Rd.	14,000	1988	8	1.3
---	Meat Farms	W/Main St.	N/Furrows Rd.	11,000	1973	5	1.7
---	---	N/Furrows Rd.	E/Main St.	6,500	1979	6	0.7
Furrows Plaza	---	S/Furrows Rd.	W/Main St.	6,000	1979	6	1.1
---	---	E/Grundy Av.	S/Terry Blvd.	5,500	1967	5	0.5
---	---	W/Grundy Av.	N/Donald Blvd.	3,500	1973	4	0.2
Islandia							
Islandia Center	Pergament,Edwards,Staples,TJ Maxx	S/Veterans Hwy.	E/Blydenburgh	305,000	1991	34	28.1
B J's	B J's	W/Nichol's Rd.	N/LIE	100,000	UC1996	1	12.5
Islip							
Plaza	Pergament, Pathmark, Modell's, Masters	S/Sunrise Hwy.	E/Saxon Av.	221,000	1976	17	18.3
Market at Bay Shore, The	Waldbaums, Rockbottom, Toys/Kids R	N/Sunrise Hwy.	E/Brentwood Rd.	140,000	1983	13	15.6
(Islip CBD)	---	Montauk Hwy.	E/Smith Av.	108,000	---	91	8.2
Home Depot	Home Depot	N/Sunrise Hwy.	E/Brentwood Rd.	102,000	1992	1	10.0
Pathmark	Pathmark	E/Islip Av.	S/RR Tracks	35,000	1970	1	4.5
Saxon Commons	---	N/27A	E/Saxon Av.	25,500	<1966	14	2.0
---	---	E/Islip Av.	N/Hemlock St.	5,500	1978	4	0.4
---	---	W/Islip Av.	S/Jenkins St.	5,000	<1966	5	0.4
Islip Terrace							
Terrace Plaza	---	N/Sunrise Hwy.	E/Atlantic Av.	12,000	1990	8	1.1
---	---	W/Carleton Av.	S/Beaverdam Rd.	7,000	1982	7	0.8
N Bay Shore							
---	Auto Parts	W/Brentwood Rd.	S/Connecticut	12,000	<1966	7	0.8
State Plaza	---	E/5th Av.	S/New Hampshire	10,000	1991	5	1.3
Bayshore Commons	---	E/Brentwood Rd.	N/Pennsylvania	8,500	1988	7	1.1
---	---	E/Brentwood Rd.	S/New York Av.	8,000	<1966	9	0.6
---	---	E/5th Av.	N/New Hampshre	7,000	1973	5	0.8
5th Avenue Manor	---	E/5th Av.	N/Frederick Av.	4,000	1968	3	0.5
---	---	S/Kirk Rd.	W/Fifth Av.	4,000	1990	4	0.4
N Great River							
Terrace Plaza S.C.	CVS	S/Cedarhurst St	W/Connetquot Av	28,000	1967	14	3.9
Connetquot Plaza	---	E/Connetquot Av	N/Oceanside St.	12,000	1986	8	1.6

"<" means before specified year.

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Terrace Center	---	W/Lowell Av.	S/Oceanside St.	11,500	<1966	10	1.1
Oakdale							
Oakdale Plaza	(vacant), (vacant)	N/27A	W/Berard Blvd.	111,500	1960	32	14.0
---	Waldbaums, Genovese	S/Sunrise Hwy.	E/Sycamore Av.	71,500	1972	16	7.7
Oakdale Plaza	---	S/Sunrise Hwy.	E/Pond Rd.	30,000	1988	17	4.8
Sid Farber's Oakdale Plz	---	S/Sunrise Hwy.	E/Ocean Av.	25,000	1987	20	3.8
Oakdale Commons	---	N/27A	Opp,E/Bayview	15,500	1968	11	1.5
---	---	N/27A	Opp,E/Bayview	8,500	1968	5	0.9
Station Plaza	---	S/27A	E/Oakdale Av.	6,000	1986	5	0.6
---	---	S/27A	E/Oakdale Av.	3,500	1986	5	0.5
---	---	S/27A	W/Bayview Dr.	3,500	1968	5	0.3
Ronkonkoma							
---	---	S/Johnson Av.	E/Ocean Av.	13,000	1974	10	1.2
Lake Hills Center	Shoe Town	W/Rosevale Av.	S/Central Islip	9,500	1964	6	0.8
Lake Ronkonkoma S.C.	---	N/Veterans Hwy.	E/Washington Av	8,500	1978	8	1.0
3333	---	N/Veterans Hwy.	W/Louis Kossth	5,000	1988	6	0.5
Sayville							
(Sayville CBD)	---	Montauk Hwy.	Railroad Av.	175,000	---	119	7.8
--	Attias Flea Market	S/Sunrise Hwy.	W/Broadway Av.	142,000	1962	6	15.8
---	Grand Union	N/27A	E/Lincoln Av.	47,500	<1961	21	5.1
Sunrise Plaza	---	S/Sunrise Hwy.	W/Raft Av.	32,000	1990	13	4.0
---	---	S/Sunrise Hwy.	W/Smithtown Av.	30,000	1987	15	4.4
Sayville Shopping Plaza	---	N/27A	E/Railroad Av.	21,000	<1961	15	1.5
Fur Plaza, The	---	S/Sunrise Hwy.	E/Smithtown Av.	20,000	1985	9	2.2
Raft S.C.	---	E/Raft Av.	S/Sunrise Hwy.	17,500	1984	12	1.7
---	CVS	S/27A	E/Benson Av.	15,000	1973	3	1.6
---	---	N/27A	W/Saxton Av.	7,500	1978	8	0.4
Manzal Plaza	---	S/Sunrise Hwy.	E/Julbet Dr.	5,000	1989	6	1.2
W Bay Shore							
Gardiner Manor Mall	(vacant), Sterns, Sears, KK, Genovese	S/Sunrise Hwy.	E/Manor La.	600,000	1959	46	40.6
W Islip							
Captree Village	King Kullen, Genovese	S/Union Blvd.	W/Keith La.	128,500	<1966	26	9.7
---	Bob's Stores, E & B Marine	N/Sunrise Hwy.	E/Kane St.	110,000	1956	7	9.7
William Dzus Plaza	W.I. Cinema, Grand Union	S/Union Blvd.	E/Beach St.	63,500	1974	12	6.2
(West Islip CBD)	---	Higbie La.	S/RR Tracks	29,500	---	23	5.0
---	The Produce Warehouse	E/Higbie La.	S/Udall Rd.	23,000	<1966	10	1.7
Captree Village West	Blockbuster Video	S/Union Blvd.	E/Beach St.	23,000	1991	13	3.4
---	---	S/Bay Shore Rd.	E/Ocean Av.	19,500	<1966	12	1.5
Sequams Colony S.C.	CVS	S/27A	E/Sequams La.	18,000	1973	8	2.7
West Islip Plaza	---	S/Sunrise Hwy.	W/Udall Rd.	14,000	1990	9	1.7
Union Plaza	---	S/Union Blvd.	E/Keith La.	11,000	<1966	8	0.8
---	---	N/27A	E/Oak Neck Rd.	6,500	1976	6	0.8
---	---	E/Udall Rd.	N/Hunter Av.	6,000	<1966	5	0.5
---	---	S/Hunter Av.	W/Udall Rd.	6,000	1989	4	0.6
---	---	W/Higbie La.	N/Paumanake Av.	5,000	<1966	6	0.3
---	---	W/Udall Rd.	N/Hunter Av.	4,500	<1966	5	0.4
---	---	W/Higbie La.	S/Kurzon Rd.	4,500	1973	4	0.2
777	---	E/Udall Rd.	S/Hunter Av.	3,500	1973	4	0.3
W Sayville							
(West Sayville CBD)	---	Montauk Hwy.	E/West Av.	25,000	---	20	6.1
La Salle Commons	---	N/27A	W/Dale Dr.	17,500	1982	12	2.5
Bayview Building	---	N/27A	E/Washington Av	4,500	1987	5	1.4
TOWN OF RV :							
Aquebogue							
Country Commons	---	N/25	W/Tuthill's La.	30,000	1990	14	3.8
Mushroom Meadows	---	S/25	W/Edgar Av.	7,000	1987	4	1.0
Calverton							
Tanger Outlet Center	---	S/58, N/25	E/L.I.E.	735,000	1994	193	121.9
Calverton Commons	---	N/25	W/Fresh Pond Av	18,000	1989	12	2.6
Savo Shopping Plaza	---	N/58	W/Mill Rd.	14,500	1984	4	1.7

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Jamesport							
(Jamesport CBD)	---	Route 25	E/Circle Dr.	22,500	---	21	10.4
Jamesport Center	---	S/25	E/Washington Av	17,000	<1961	10	4.4
Riverhead							
(Riverhead CBD)	Swezey's	Route 25	W/Union Av.	231,000	---	133	24.2
East End Commons	K Mart, B J's	S/58	E/Oliver St.	212,000	1995	4	32.3
Riverhead Plaza	Caldor, King Kullen	S/58	E/Ostrander Av.	184,500	1964	20	20.8
County Seat Plaza	Pergament, Waldbaums, Rite Aid	S/58	W/Roanoke Av.	104,000	1986	7	9.6
TJ Maxx Plaza	TJ Maxx, (vacant), Revco	N/58	W/Roanoke Av.	85,500	1972	17	11.5
---	Aid Auto Stores	S/58	W/Roanoke Av.	33,000	<1961	11	3.2
Peconic Plaza	---	N/58	W/Middle Rd.	31,000	1972	17	5.5
(Polish Town CBD)	---	Pulaski Rd.	E/Sweezy Av.	26,500	---	20	3.6
---	---	S/58	W/Ostrander Av.	10,000	1972	9	1.0
Riverhead Commons	---	S/25	Opp/Howell Av.	10,000	1990	13	1.4
Veterans Plaza	---	S/58	W/Oliver Av.	6,000	1984	4	0.6
Osborne Plaza	---	W/Osborn Av.	S/Pulaski St.	4,500	1986	6	0.5
Wading River							
---	King Kullen	S/25A	E/Wading River	39,500	1978	11	6.2
Wading River Square	---	N/25A	E/Wading River	24,500	1987	17	2.4
Little Bay S.C.	---	N/25A	W/Wading River	10,000	1963	5	1.8
TOWN OF SI :							
Shelter Island							
IGA	IGA	W/Ferry Rd.	S/Manwaring Rd.	14,000	<1960	1	5.4
---	---	S/Ferry Rd.	E/Duvall Av.	3,500	<1970	4	0.4
---	---	E/Menantic Rd.	S/West Neck Rd.	3,000	1992	4	0.7
Shelter Island Hgt							
(Shelter Is. Hgts. CBD)	---	Bridge St.	Winthrop Rd.	19,500	---	14	1.4
TOWN OF SM :							
Commack							
---	Target,KK,HomePlace,Sports Authority	S/Veterans Hwy.	W/Sunken Meado	396,000	UC1996	0	35.1
Commack Plaza	Sterns, Waldbaums, Frankels, Michaels	S/Veterans Hwy.	E/Commack Rd.	268,500	1962	18	17.2
Mayfair S.C.	Grand Union,Burlington,Genovese,(Va	S/25	Opp/Beechwood	188,000	<1966	40	23.6
---	Price Club	N/LIE	E/Crooked Hill	140,000	1995	1	20.9
---	A & P	S/Motor Pkwy.	E/Commack Rd.	57,000	1975	17	7.1
Northgate Shopping	---	N/25	E/Kings Park Rd	35,000	<1966	27	4.2
---	Harrow's	N/25	E/Ruth Blvd.	24,500	<1966	8	2.6
Bonwit Village	---	N/Motor Pkwy.	E/Commack Rd.	20,000	1979	15	2.1
Smith West Plaza	---	N/25	W/Cornell Dr.	12,000	1988	8	1.1
---	---	E/Commack Rd.	N/LIE	11,500	<1966	6	0.5
Oak Shopping Plaza	---	N/Veterans Hwy.	E/Harned Rd.	7,000	1975	7	1.0
Northgate Market	---	E/Commack Rd.	S/Crooked Hill	7,000	1979	4	0.9
Fort Salonga							
Country Vill Shpng Plaza	Waldbaums, CVS	S/25A	E/Bread&Cheese	49,000	1973	11	7.5
Hauppauge							
Hauppauge S.C.	OfficeMax	S/347	W/111	87,500	<1966	31	12.7
---	King Kullen	S/347	W/Mt. Pleasant	51,000	1973	14	5.8
---	CompUSA	S/347	W/111	36,500	<1966	7	3.4
Commerce Plaza	---	W/Adams Av.	N/Commerce Dr.	29,000	1991	15	3.6
Hauppauge Center	---	N/347	E/111	23,500	<1966	16	3.1
---	---	E/111	N/Town Line Rd.	14,000	1973	5	1.7
Kings Park							
(Kings Park CBD)	---	Route 25A	W/Indian Head	94,000	---	72	8.0
Kings Park Plaza	Key Food, Ben Franklin	W/Indian Head	S/Meadow Rd.	67,000	<1966	11	10.0
---	Waldbaums	S/25A	W/St.Johnland	26,500	1973	2	2.4
---	---	N/25A	W/Ivy Rd.	5,000	<1966	4	0.8
Lake Ronkonkoma							
Town Line S.C.	---	S/Smithtown Bvd	W/Bauss Rd.	14,500	1973	8	1.7
---	---	N/Smithtown Bvd	W/Spectcle Lake	10,000	1968	10	0.9
Handy Pantry S.C.	Handy Pantry	N/Smithtown Bvd	Opp/Cleveland	10,000	1992	5	1.2

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
---	---	N/Smithtown Bvd	E/Gibbs Pond Rd	7,000	1983	5	0.7
S V Minimall	---	S/Smithtown Bvd	W/Chestnut St.	6,500	1988	4	0.6
---	---	N/Smithtown Bvd	E/Nichols Rd.	6,000	1989	4	1.3
Lakeside Plaza	---	N/Smithtown Bvd	E/Gibbs Pond Rd	5,500	1973	5	0.6
Nesconset							
---	Price Club, Levitz	S/25	W/Moriches Rd.	160,000	1987	2	19.4
---	Seamans, Staples	N/347	W/Hillside Av.	45,000	1983	3	5.2
Nesconset Plaza	Smithtown Library	N/Smithtown Bvd	Opp,E/Mayfair	43,500	1978	24	7.2
---	Ace Hardware	S/Smithtown Bvd	W/Nichols Rd.	18,000	1990	9	3.2
European Plaza	---	N/Smithtown Bvd	W/Southern Blvd	16,500	1995	4	1.6
Terry Road S.C.	---	E/Terry Rd.	N/Town Line Rd.	11,000	1982	8	1.6
Lake Plaza	---	S/Smithtown Bvd	W/Lake Av.	11,000	1987	8	1.2
D & G Center	---	N/Smithtown Bvd	W/Southern Blvd	10,000	1976	7	1.3
---	---	E/Smithtown Bvd	N/Annetta Av.	9,000	1967	7	1.9
330	---	S/25	Opp,E/Franklin	7,000	<1966	4	1.1
Sheppard Lane Commons	---	N/Smithtown Bvd	W/Sheppard La.	6,500	1968	6	0.7
---	---	E/Lake Av.	N/Smithtown Bvd	3,500	1962	5	1.0
Saint James							
Smithaven Mall (pt)	Sterns	N/25, S/347	E/Alexander Av.	632,000	1969	87	40.1
---	(vacant)	S/347	E/Alexander Av.	73,500	1972	14	8.5
(Saint James CBD)	---	Lake Av.	N/Third St.	40,500	---	52	5.8
N. Country at St. James	---	S/25A	W/Acorn Rd.	26,500	1973	12	3.7
---	King Kullen	W/Lake Av.	S/RR Tracks	20,000	1963	1	2.0
Colonial S.C.	---	E/25A	S/Clinton Av.	18,500	1971	14	2.3
---	---	N/25	W/Astor Ave.	14,500	1988	4	1.3
---	---	W/Lake Av.	N/7th St.	14,000	<1966	10	0.7
779	---	N/25	E/Hobson Av.	12,000	1990	5	0.8
Smithaven Plaza	---	N/25	W/Astor Av.	9,000	1987	7	1.3
---	---	W/Lake Av.	N/Woodlawn Av.	9,000	1989	8	1.0
St. James Commons	---	E/25A	Opp, S/Clinton	8,000	1993	6	1.0
---	---	N/25A	Opp/Clinton Av.	7,500	1990	5	0.7
Lakewood Plaza	---	E/Lake Av.	S/Woodlawn Av.	7,000	1988	4	1.1
418 Commons	---	E/25A	S/Clinton Av.	6,000	1983	3	0.7
---	---	W/Lake Av.	N/6th St.	5,500	1983	4	0.5
---	---	S/25A	E/Lake Av.	3,500	1978	5	0.3
Smithtown							
(Smithtown CBD)	---	Route 25	W/111	251,500	---	131	16.9
---	Buy Low - Sell Low	N/25	W/Edgewood Av.	110,000	1960	2	16.9
Morewood Mall	(vacant)	N/25	E/Morewood Dr.	24,500	1971	7	2.6
Maple Commons	---	W/Maple Av.	N/111	20,000	<1966	12	1.4
Vets Mall	---	N/Veterans Hwy.	E/Wyandanch Bvd	16,000	1980	11	2.5
---	(vacant)	S/25	E/Maple Av.	14,500	<1966	2	1.3
Branch Center	---	N/25	W/Plymouth Blvd	14,500	1971	6	1.6
Terry Road Plaza	---	W/Terry Rd.	N/North Rd.	10,000	1989	8	1.3
---	---	S/25	W/Ledgewood Dr.	5,000	1987	4	0.6
---	---	E/25A	S/Rose St.	4,000	<1966	4	0.6
The Hilltop Center	---	S/25	W/Brooksite Dr.	4,000	1990	4	0.6
Vill of the Branch							
Branch Shopping Plaza	Grand Union, Pergament Express, Revc	S/25	W/111	117,500	1968	19	9.2
Hillside Village Center	Waldbaums, Genovese	E/111	S/25	99,000	1976	28	8.3
---	JC Penney, Walgreens	S/25	E/Lawrence Av.	77,500	<1966	27	8.1
TOWN OF SO :							
Bridgehampton							
(Bridgehampton CBD)	---	Montauk Hwy.	E/School St.	70,000	---	62	11.9
E Quogue							
---	King Kullen, Blockbuster Video	N/27A	Opp,E/Terrace	62,000	1972	7	8.0
(East Quogue CBD)	---	Montauk Hwy.	E/Central Av.	35,000	---	25	3.2
RCF Plaza	---	N/27A	W/Terrace Rd.	7,000	1970	5	2.0
Hampton Bays							
(Hampton Bays CBD)	---	Montauk Hwy.	W/Squiretown Rd	68,500	---	46	6.4
Hampton Bays Plaza	Sterns, Genovese	N/27A	W/C.R. 24	58,000	1982	6	8.2
---	UA Theater	S/27A	E/Springville	27,000	<1961	6	2.9

Appendix IV

Suffolk County Shopping Centers and Central Business Districts, 1997

Center Name	Anchor Stores	Street Location		Square Footage	Year Open	Stores	Acres
Village Plaza	---	S/27A	W/Ponquogue Av.	17,000	1968	10	1.5
Hamlet Green, The	---	S/27A	E/Springville	12,500	1987	24	2.4
---	---	N/27A	Opp,W/Canoe Pl.	5,500	1986	4	1.0
Quogue							
(Quogue CBD)	---	Jessup Av.	N/Main St.	25,000	---	18	6.0
Sag Harbor							
(Sag Harbor CBD)	---	Main St.	N/Sage St.	185,500	---	125	13.2
Water Street Shops	---	N/Water St.	W/Main St.	11,000	1987	6	0.6
Shinnecock Hills							
---	---	N/27	W/Tuckahoe Rd.	8,000	1978	11	1.4
---	---	N/Sunrise Hwy.	SE/Shrubland Rd	6,000	1984	4	1.0
Southampton							
(Southampton CBD)	---	Main St.	Jobs La.	406,500	---	245	26.8
A & P	A & P	N/Jagger La.	E/Windmill La.	23,000	1970	1	2.4
---	IGA	W/Main St.	N/Nugent St.	20,500	<1960	3	1.8
International Plaza	---	N/27A	Opp/First Neck	18,000	1985	9	1.7
Village East	---	SW/C.R. 39	N/27A	12,000	1972	9	1.2
Southampton Uninc							
Home Furnishing Centre	---	N/27	SW/Sebonac Rd.	14,000	1985	4	1.8
---	---	N/C.R. 39	E/N. Main St.	5,000	1964	7	0.9
Watermill							
Bridgehampton Commons	Caldor, King Kullen, TJ Maxx, Rite Aid	N/27	W/Snake Hollow	280,000	1973	36	29.6
(Watermill CBD)	---	Montauk Hwy.	W/Station Rd.	38,000	---	30	5.5
Water Mill Plaza	---	S/27	E/Davids La.	2,500	<1966	4	1.2
Westhampton Beach							
(Westhampton Beach CBD	---	Main St.	W/Beach Rd.	199,000	---	117	12.5
North Mall	---	E/Old Riverhead	S/Rogers Av.	30,000	1986	17	3.2
---	A & P, National	E/Sunset Av.	Opp/Hanson Pl.	24,500	<1961	2	2.7
---	---	E/Old Riverhead	N/27A	14,000	1976	6	1.4
---	---	N/27A	W/Rogers Av.	6,500	1988	7	0.7
---	---	N/Mill Rd.	E/Maple St.	6,500	1963	6	0.7
---	---	E/Sunset Av.	Opp,S/Hanson Pl	5,000	1977	4	0.5
TOWN OF SU :							
Cutchogue							
---	King Kullen	N/25	Opp,E/Stillwatr	41,500	1972	6	4.7
(Cutchogue CBD)	---	Route 25	W/Wickhams Dr.	24,000	---	21	8.3
Harbor Mall	---	N/25	Opp/Harbor La.	10,500	1984	4	1.2
Greenport							
(Greenport CBD)	A & P	Main St.	Front St.	246,500	---	138	15.9
Sterlington Commons	---	S/Front St.	W/3rd St.	18,000	1989	16	2.0
Laurel							
Mattituck Commons	---	N/25	Opp,E/Bray Av.	13,000	1989	9	1.9
Mattituck							
Mattituck Plaza	A & P, Genovese	N/25	E/Factory Av.	122,000	1972	29	8.7
(Mattituck CBD)	---	Love La.	Route 25	45,000	---	34	4.1
Middle Road S.C.	---	N/Middle Rd.	E/Cox Neck Rd.	10,000	1992	7	1.4
Celic Center	---	S/25	E/Marlene La.	5,000	1984	4	0.7
Southold							
(Southold CBD)	---	Route 25	W/Youngs Av.	39,000	---	38	6.9
Feather Hill	---	N/25	Opp/Wells Av.	25,000	1988	20	3.2
Southold Square	---	S/C.R. 27	W/Boisseau Av.	16,000	1988	8	1.2
Village of Southold	---	N/C.R. 27	Opp,W/Boisseau	9,000	1988	9	1.2
Colonial Corners	---	S/25	W/Locust Av.	8,000	1987	9	0.7

Appendix V

1996 Retail Center Survey Results by Community
Suffolk County, New York

Town	Shopping Centers					Central Business Districts				
	---------Storefronts---------			Vacancy	Total	---------Storefronts---------			Vacancy	Total
Community	Retail	Non-retail	Vacant	Rate	Stores	Retail	Non-retail	Vacant	Rate	Stores
Babylon										
Amityville	32	11	15	26%	58	58	56	12	10%	126
Babylon	15	10	4	14%	29	101	70	12	7%	183
Copiague	42	17	28	32%	87	24	22	4	8%	50
Deer Park	87	38	14	10%	139	28	19	5	10%	52
East Farmingdale	62	8	18	20%	88					
Lindenhurst	41	19	8	12%	68	65	58	18	13%	141
North Amityville	14	8	9	29%	31					
North Babylon	83	30	18	14%	131	14	10	0	0%	24
North Lindenhurst	49	21	32	31%	102					
West Babylon	105	45	26	15%	176					
Wheatly Heights	10	9	2	10%	21					
Wyandanch	7	5	4	25%	16	18	9	17	39%	44
Babylon Total	**547**	**221**	**178**	**19%**	**946**	**308**	**244**	**68**	**11%**	**620**
Brookhaven										
Bellport	2	0	0	0%	2	30	22	3	5%	55
Blue Point	14	6	1	5%	21					
Brookhaven	3	1	0	0%	4					
Center Moriches	10	4	7	33%	21	30	19	6	11%	55
Centereach	102	52	48	24%	202					
Coram	142	59	65	24%	266					
East Moriches	7	5	1	8%	13	11	7	1	5%	19
East Patchogue	95	42	51	27%	188	19	5	4	14%	28
East Shoreham	16	7	2	8%	25					
Eastport	12	4	3	16%	19	22	7	0	0%	29
Farmingville	67	28	36	27%	131					
Gordon Heights	14	9	7	23%	30					
Holbrook	24	13	13	26%	50					
Holtsville	26	20	23	33%	69					
Lake Grove	110	9	21	15%	140					
Lake Ronkonkoma	72	33	36	26%	141	36	27	15	19%	78
Mastic	26	12	8	17%	46					
Mastic Beach	3	2	4	44%	9	20	6	6	19%	32
Medford	68	24	18	16%	110					
Middle Island	34	10	31	41%	75					
Miller Place	62	33	18	16%	113					
Moriches	22	9	2	6%	33					
Mount Sinai	44	19	15	19%	78					
North Bellport	46	6	34	40%	86					
North Patchogue	63	26	19	18%	108					
Patchogue	6	2	1	11%	9	90	43	33	20%	166
Port Jefferson	0	4	1	20%	5	112	29	8	5%	149
Port Jefferson Station	48	26	12	14%	86	27	11	10	21%	48
Ridge	5	2	3	30%	10					
Rocky Point	35	25	9	13%	69	17	9	8	24%	34
Selden	98	33	18	12%	149					
Setauket-E Set	52	23	21	22%	96	14	3	2	11%	19
Shirley	105	43	49	25%	197					
Sound Beach	16	8	14	37%	38					
Stony Brook	81	39	22	15%	142	20	6	0	0%	26
Terryville	48	20	20	23%	88					
Yaphank	2	1	6	67%	9					
Brookhaven Total	**1,580**	**659**	**639**	**22%**	**2,878**	**448**	**194**	**96**	**13%**	**738**

Appendix V

1996 Retail Center Survey Results by Community
Suffolk County, New York

Town / Community	Shopping Centers: Storefronts Retail	Non-retail	Vacant	Vacancy Rate	Total Stores	Central Business Districts: Storefronts Retail	Non-retail	Vacant	Vacancy Rate	Total Stores
East Hampton										
Amagansett	1	0	0	0%	1	32	11	0	0%	43
East Hampton	14	2	1	6%	17	110	30	4	3%	144
East Hampton Uninc.	12	1	1	7%	14					
Montauk						49	14	4	6%	67
Wainscott	5	2	2	22%	9					
East Hampton Total	**32**	**5**	**4**	**10%**	**41**	**191**	**55**	**8**	**3%**	**254**
Huntington										
Centerport	4	5	3	25%	12					
Cold Spring Harbor						29	15	6	12%	50
Commack	120	49	26	13%	195					
Dix Hills	48	35	29	26%	112					
East Northport	61	25	12	12%	98	38	23	11	15%	72
Elwood	85	26	22	17%	133					
Fort Salonga	8	4	2	14%	14					
Greenlawn	23	12	14	29%	49	25	22	3	6%	50
Halesite	6	5	0	0%	11					
Huntington	45	24	15	18%	84	219	93	23	7%	335
Huntington Station	73	42	30	21%	145	21	17	4	10%	42
Melville	32	10	4	9%	46					
Northport	15	8	1	4%	24	71	30	6	6%	107
South Huntington	133	43	35	17%	211					
West Hills	35	21	4	7%	60					
Huntington Total	**688**	**309**	**197**	**16%**	**1,194**	**403**	**200**	**53**	**8%**	**656**
Islip										
Bay Shore	135	36	21	11%	192	58	55	83	42%	196
Bayport	13	11	7	23%	31					
Baywood	3	0	1	25%	4					
Bohemia	61	19	7	8%	87					
Brentwood	121	43	28	15%	192	16	22	4	10%	42
Brightwaters	6	1	0	0%	7	14	12	3	10%	29
Central Islip	49	20	14	17%	83	14	22	6	14%	42
East Islip	57	24	17	17%	98	24	20	7	14%	51
Hauppauge	36	20	7	11%	63					
Holbrook	80	22	25	20%	127					
Islandia	24	6	4	12%	34					
Islip	40	10	5	9%	55	44	39	8	9%	91
Islip Terrace	11	3	1	7%	15					
North Bay Shore	24	10	6	15%	40					
North Great River	22	9	1	3%	32					
Oakdale	47	37	32	28%	116					
Ronkonkoma	20	6	4	13%	30					
Sayville	58	24	26	24%	108	65	34	20	17%	119
West Bay Shore	13	4	29	63%	46					
West Islip	69	44	19	14%	132	13	10		0%	23
West Sayville	7	4	6	35%	17	11	7	2	10%	20
Islip Total	**896**	**353**	**260**	**17%**	**1,509**	**259**	**221**	**133**	**22%**	**613**
Riverhead										
Aquebogue	4	2	12	67%	18					
Calverton	75	6	5	6%	86					
Jamesport	5	3	2	20%	10	14	6	1	5%	21
Riverhead	60	42	26	20%	128	56	41	36	27%	133
Wading River	17	14	2	6%	33					

Appendix V

1996 Retail Center Survey Results by Community
Suffolk County, New York

Town	Shopping Centers					Central Business Districts				
	---------Storefronts---------			Vacancy	Total	---------Storefronts---------			Vacancy	Total
Community	Retail	Non-retail	Vacant	Rate	Stores	Retail	Non-retail	Vacant	Rate	Stores
Riverhead Total	**161**	**67**	**47**	**17%**	**275**	**70**	**47**	**37**	**24%**	**154**
Smithtown										
Commack	90	43	19	13%	152					
Fort Salonga	8	3	0	0%	11					
Hauppauge	57	19	15	16%	91					
Kings Park	11	5	1	6%	17	32	33	7	10%	72
Lake Ronkonkoma	21	12	8	20%	41					
Nesconset	54	24	9	10%	87					
Saint James	138	29	21	11%	188	24	21	7	13%	52
Smithtown	27	19	14	23%	60	73	46	12	9%	131
Vill of the Branch	51	18	5	7%	74					
SmithtownTotal	**457**	**172**	**92**	**13%**	**721**	**129**	**100**	**26**	**10%**	**255**
Southampton										
Bridgehampton						43	17	2	3%	62
East Quogue	14	5	1	5%	20	16	8	1	4%	25
Hampton Bays	22	14	14	28%	50	28	16	2	4%	46
Quogue					0	7	11	0	0%	18
Sag Harbor	4	1	1	17%	6	81	41	3	2%	125
Shinnecock Hills	9	6	0	0%	15					
Southampton	10	4	17	55%	31	183	52	10	4%	245
Southampton Uninc	9	2	0	0%	11					
Watermill	34	3	3	8%	40	18	9	3	10%	30
Westhampton Beach	26	8	8	19%	42	74	29	14	12%	117
Southampton Total	**128**	**43**	**44**	**20%**	**215**	**450**	**183**	**35**	**5%**	**668**
Southold										
Cutchogue	3	5	2	20%	10	11	14	1	4%	26
Greenport	1	3	12	75%	16	92	29	17	12%	138
Laurel	0	8	1	11%	9					
Mattituck	28	10	2	5%	40	14	17	3	9%	34
Southold	15	11	20	43%	46	23	11	4	11%	38
Southold Total	**47**	**37**	**37**	**31%**	**121**	**140**	**71**	**25**	**11%**	**236**
Suffolk County Total	**4,536**	**1,866**	**1,498**	**19%**	**7,900**	**2,398**	**1,315**	**481**	**11%**	**4,194**
All Retail Centers	**6,934**	**3,181**	**1,979**	**16%**	**12,094**					

Prepared by the Suffolk County Planning Dept.
7/26/96 123r5w\retail\1996.WK4 (SG, PKL)

Appendix VI

Ranking of CBDs by Vacancy Rate, 1996
Suffolk County, New York

		Central Business Districts				
		----------Storefronts---------			Vacancy	
Rank	CBD	Retail	Non-retail	Vacant	Rate	Total Stores
1	Bay Shore	58	55	83	42.3%	196
2	Wyandanch	18	9	17	38.6%	44
3	Ronkonkoma	11	13	12	33.3%	36
4	Riverhead	44	34	35	31.0%	113
5	Rocky Point	17	9	8	23.5%	34
6	Port Jefferson Station	27	11	10	20.8%	48
7	Patchogue	90	43	33	19.9%	166
8	Mastic Beach	20	6	6	18.8%	32
9	Sayville	65	34	20	16.8%	119
10	East Northport	38	23	11	15.3%	72
11	East Patchogue	19	5	4	14.3%	28
12	Central Islip	14	22	6	14.3%	42
13	East Islip	24	20	7	13.7%	51
14	Saint James	24	21	7	13.5%	52
15	Lindenhurst	65	58	18	12.8%	141
16	Greenport	92	29	17	12.3%	138
17	Cold Spring Harbor	29	15	6	12.0%	50
18	Westhampton Beach	74	29	14	12.0%	117
19	Center Moriches	30	19	6	10.9%	55
20	Southold	23	11	4	10.5%	38
21	East Setauket	14	3	2	10.5%	19
22	Brightwaters	14	12	3	10.3%	29
23	West Sayville	11	7	2	10.0%	20
24	Watermill	18	9	3	10.0%	30
25	Kings Park	32	33	7	9.7%	72
26	Deer Park	28	19	5	9.6%	52
27	Huntington Station	21	17	4	9.5%	42
28	Amityville	58	56	12	9.5%	126
29	Brentwood	16	22	4	9.5%	42
30	Smithtown	73	46	12	9.2%	131
31	Mattituck	14	17	3	8.8%	34
32	Islip	44	39	8	8.8%	91
33	Copiague	24	22	4	8.0%	50
34	Lake Ronkonkoma	25	14	3	7.1%	42
35	Huntington	219	93	23	6.9%	335
36	Babylon	101	70	12	6.6%	183
37	Greenlawn	25	22	3	6.0%	50
38	Montauk	49	14	4	6.0%	67
39	Northport	71	30	6	5.6%	107
40	Bellport	30	22	3	5.5%	55
41	Port Jefferson	112	29	8	5.4%	149
42	East Moriches	11	7	1	5.3%	19
43	Polish Town	12	7	1	5.0%	20
44	Jamesport	14	6	1	4.8%	21
45	Hampton Bays	28	16	2	4.3%	46
46	Southampton	183	52	10	4.1%	245
47	East Quogue	16	8	1	4.0%	25
48	Cutchogue	11	14	1	3.8%	26
49	Bridgehampton	43	17	2	3.2%	62
50	East Hampton	110	30	4	2.8%	144
51	Sag Harbor	81	41	3	2.4%	125
52	Quogue	7	11	0	0.0%	18
53	West Islip	13	10	0	0.0%	23
54	North Babylon	14	10	0	0.0%	24
55	Stony Brook	20	6	0	0.0%	26
56	Eastport	22	7	0	0.0%	29
57	Amagansett	32	11	0	0.0%	43
58	Shelter Is. Hghts.	N/A	N/A	N/A	N/A	N/A

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Appendix VII

Ranking of Communities by Vacancy Rate in Shopping Centers, 1996
Suffolk County, New York

		Shopping Centers				
		----------Storefronts--------			Vacancy	
Rank	Community	Retail	Non-retail	Vacant	Rate	Total Stores
1	Greenport	1	3	12	75%	16
2	Aquebogue	4	2	12	67%	18
3	Yaphank	2	1	6	67%	9
4	West Bay Shore	13	4	29	63%	46
5	Southampton	10	4	17	55%	31
6	Mastic Beach	3	2	4	44%	9
7	Southold	15	11	20	43%	46
8	Middle Island	34	10	31	41%	75
9	North Bellport	46	6	34	40%	86
10	Sound Beach	16	8	14	37%	38
11	West Sayville	7	4	6	35%	17
12	Center Moriches	10	4	7	33%	21
13	Holtsville	26	20	23	33%	69
14	Copiague	42	17	28	32%	87
15	North Lindenhurst	49	21	32	31%	102
16	Ridge	5	2	3	30%	10
17	North Amityville	14	8	9	29%	31
18	Greenlawn	23	12	14	29%	49
19	Hampton Bays	22	14	14	28%	50
20	Oakdale	47	37	32	28%	116
21	Farmingville	67	28	36	27%	131
22	East Patchogue	95	42	51	27%	188
23	Dix Hills	48	35	29	26%	112
24	Amityville	32	11	15	26%	58
25	Wyandanch	7	5	4	25%	16
26	Baywood	3	0	1	25%	4
27	Centerport	4	5	3	25%	12
28	Shirley	105	43	49	25%	197
29	Coram	142	59	65	24%	266
30	Lake Ronkonkoma	93	45	44	24%	182
31	Sayville	58	24	26	24%	108
32	Centereach	102	52	48	24%	202
33	Smithtown	27	19	14	23%	60
34	Gordon Heights	14	9	7	23%	30
35	Terryville	48	20	20	23%	88
36	Bayport	13	11	7	23%	31
37	Wainscott	5	2	2	22%	9
38	Setauket-E Set	52	23	21	22%	96
39	Holbrook	104	35	38	21%	177
40	Huntington Station	73	42	30	21%	145
41	East Farmingdale	62	8	18	20%	88
42	Riverhead	60	42	26	20%	128
43	Jamesport	5	3	2	20%	10
44	Cutchogue	3	5	2	20%	10
45	Port Jefferson	0	4	1	20%	5
46	Mount Sinai	44	19	15	19%	78
47	Westhampton Beac	26	8	8	19%	42
48	Huntington	45	24	15	18%	84
49	North Patchogue	63	26	19	18%	108
50	Mastic	26	12	8	17%	46
51	East Islip	57	24	17	17%	98
52	Central Islip	49	20	14	17%	83
53	Sag Harbor	4	1	1	17%	6
54	South Huntington	133	43	35	17%	211
55	Elwood	85	26	22	17%	133
56	Medford	68	24	18	16%	110
57	Miller Place	62	33	18	16%	113
58	Eastport	12	4	3	16%	19
59	Stony Brook	81	39	22	15%	142
60	Lake Grove	110	9	21	15%	140
61	North Bay Shore	24	10	6	15%	40
62	West Babylon	105	45	26	15%	176
63	Brentwood	121	43	28	15%	192
64	West Islip	69	44	19	14%	132
65	Hauppauge	93	39	22	14%	154
66	Port Jefferson Station	48	26	12	14%	86
67	Babylon	15	10	4	14%	29
68	North Babylon	83	30	18	14%	131
69	Ronkonkoma	20	6	4	13%	30
70	Rocky Point	35	25	9	13%	69
71	Commack	210	92	45	13%	347
72	East Northport	61	25	12	12%	98
73	Selden	98	33	18	12%	149
74	Lindenhurst	41	19	8	12%	68
75	Islandia	24	6	4	12%	34
76	Saint James	138	29	21	11%	188
77	Laurel	0	8	1	11%	9
78	Patchogue	6	2	1	11%	9
79	Bay Shore	135	36	21	11%	192
80	Nesconset	54	24	9	10%	87
81	Deer Park	87	38	14	10%	139
82	Wheatly Heights	10	9	2	10%	21
83	Islip	40	10	5	9%	55
84	Melville	32	10	4	9%	46
85	Bohemia	61	19	7	8%	87
86	Fort Salonga	16	7	2	8%	25
87	East Shoreham	16	7	2	8%	25
88	East Moriches	7	5	1	8%	13
89	Watermill	34	3	3	8%	40
90	East Hampton Uninc.	12	1	1	7%	14
91	Vill of the Branch	51	18	5	7%	74
92	West Hills	35	21	4	7%	60
93	Islip Terrace	11	3	1	7%	15
94	Moriches	22	9	2	6%	33
95	Wading River	17	14	2	6%	33
96	Kings Park	11	5	1	6%	17
97	East Hampton	14	2	1	6%	17
98	Calverton	75	6	5	6%	86
99	East Quogue	14	5	1	5%	20
100	Mattituck	28	10	2	5%	40
101	Blue Point	14	6	1	5%	21
102	Northport	15	8	1	4%	24
103	North Great River	22	9	1	3%	32
104	Amagansett	1	0	0	0%	1
105	Bellport	2	0	0	0%	2
106	Brookhaven	3	1	0	0%	4
107	Brightwaters	6	1	0	0%	7
108	Halesite	6	5	0	0%	11
109	Southampton Uninc.	9	2	0	0%	11
110	Shinnecock Hills	9	6	0	0%	15

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Appendix VIII

Percent of Occupied Storefronts
Used For Retail Purposes, 1996

Town / Community	Shopping Centers	CBDs
Babylon		
Amityville	74%	51%
Babylon	60%	59%
Copiague	71%	52%
Deer Park	70%	60%
East Farmingdale	89%	
Lindenhurst	68%	53%
North Amityville	64%	
North Babylon	73%	58%
North Lindenhurst	70%	
West Babylon	70%	
Wheatly Heights	53%	
Wyandanch	58%	67%
Babylon Total	**71%**	**56%**
Brookhaven		
Bellport	100%	58%
Blue Point	70%	
Brookhaven	75%	
Center Moriches	71%	61%
Centereach	66%	
Coram	71%	
East Moriches	58%	61%
East Patchogue	69%	79%
East Shoreham	70%	
Eastport	75%	76%
Farmingville	71%	
Gordon Heights	61%	
Holbrook	65%	
Holtsville	57%	
Lake Grove	92%	
Lake Ronkonkoma	69%	57%
Mastic	68%	
Mastic Beach	60%	77%
Medford	74%	
Middle Island	77%	
Miller Place	65%	
Moriches	71%	
Mount Sinai	70%	
North Bellport	88%	
North Patchogue	71%	
Patchogue	75%	68%
Port Jefferson	0%	79%
Port Jefferson Station	65%	71%
Ridge	71%	
Rocky Point	58%	65%
Selden	75%	
Setauket-E Set	69%	82%
Shirley	71%	
Sound Beach	67%	
Stony Brook	68%	77%
Terryville	71%	
Yaphank	67%	
Brookhaven Total	**71%**	**70%**

Appendix VIII

Percent of Occupied Storefronts
Used For Retail Purposes, 1996

Town / Community	Shopping Centers	CBDs
East Hampton		
Amagansett	100%	74%
East Hampton	88%	79%
East Hampton Uninc.	92%	
Montauk		78%
Wainscott	71%	
East Hampton Total	**86%**	**78%**
Huntington		
Centerport	44%	
Cold Spring Harbor		66%
Commack	71%	
Dix Hills	58%	
East Northport	71%	62%
Elwood	77%	
Fort Salonga	67%	
Greenlawn	66%	53%
Halesite	55%	
Huntington	65%	70%
Huntington Station	63%	55%
Melville	76%	
Northport	65%	70%
South Huntington	76%	
West Hills	63%	
Huntington Total	**69%**	**67%**
Islip		
Bay Shore	79%	51%
Bayport	54%	
Baywood	100%	
Bohemia	76%	
Brentwood	74%	42%
Brightwaters	86%	54%
Central Islip	71%	39%
East Islip	70%	55%
Hauppauge	64%	
Holbrook	78%	
Islandia	80%	
Islip	80%	53%
Islip Terrace	79%	
North Bay Shore	71%	
North Great River	71%	
Oakdale	56%	
Ronkonkoma	77%	
Sayville	71%	66%
West Bay Shore	76%	
West Islip	61%	57%
West Sayville	64%	61%
Islip Total	**72%**	**54%**
Riverhead		
Aquebogue	67%	
Calverton	93%	
Jamesport	63%	70%
Riverhead	59%	58%
Wading River	55%	
Riverhead Total	**71%**	**60%**

Appendix VIII

Percent of Occupied Storefronts
Used For Retail Purposes, 1996

Town / Community	Shopping Centers	CBDs
Smithtown		
Commack	68%	
Fort Salonga	73%	
Hauppauge	75%	
Kings Park	69%	49%
Lake Ronkonkoma	64%	
Nesconset	69%	
Saint James	83%	53%
Smithtown	59%	61%
Vill of the Branch	74%	
SmithtownTotal	**73%**	**56%**
Southampton		
Bridgehampton		72%
East Quogue	74%	67%
Hampton Bays	61%	64%
Quogue		39%
Sag Harbor	80%	66%
Shinnecock Hills	60%	
Southampton	71%	78%
Southampton Uninc	82%	
Watermill	92%	67%
Westhampton Beach	76%	72%
Southampton Total	**75%**	**71%**
Southold		
Cutchogue	38%	44%
Greenport	25%	76%
Laurel	0%	
Mattituck	74%	45%
Southold	58%	68%
Southold Total	**56%**	**66%**
Suffolk County Total	**71%**	**65%**

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