Shopping Centers and Central Business Districts Suffolk County, New York

July 2001

Suffolk County Department of Planning
Suffolk County # New York

Shopping Centers
and
Central Business Districts

Suffolk County, New York

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Suffolk County Department of Planning
Hauppauge, New York
July 2001

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EXECUTIVE SUMMARY

In the Autumn of 2000, 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 is 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 not increased significantly in real terms in recent years.
- The 804 shopping centers in Suffolk County contain 35.5 million square feet of retail space and nearly half of that space is in large community shopping centers.
- 36% of Suffolk's existing shopping center space opened before 1970 and about 26% of the shopping center space has been added since 1990.
- Suffolk County's shopping center square footage per person was 11.3 in 1970 and is 24.8 in 2001.
- The amount of shopping center square footage currently proposed but not yet built in Suffolk County totals 4.3 million square feet.
- The percentage of stores in CBDs that were vacant in 2001 was 8.1%, an improvement over the 1996 figure (11.5%), but higher than in 1989 (7.6%).
- The percentage of stores in shopping centers that were vacant in 2001 was 12.0% an improvement over the 1996 figure (19.0%) and comparable to the 12.3% vacancy rate in the recession year of 1990.
- Many vacancies in shopping centers can be attributed to overbuilding of shopping centers since the 1980s.
- Since 1990 retailing has been characterized by an influx of discount and "big box" retailers, larger major stores and an increase in outlet stores.
- Enough shopping center space presently exists in Suffolk County. The county needs more time to continue to absorb its vacant retail space, similar to the absorption of office and hotel space that took place after the overbuilding of the 1980s.

INTRODUCTION

The Suffolk County Planning Department has maintained inventories of shopping centers and central business districts since the 1970s and surveyed vacancy rates for these retail centers in 1978, 1982, 1989, 1996 and 2000. Individually these surveys provide a snapshot of retail trade in Suffolk County and together indicate retail trends. The purpose of this study is to examine trends in square footage, vacancy rates and retailing in Suffolk.

The amount and quality of retail space is dependent upon the income and population of an area. Suffolk County has consistently been part of 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 from 1983 to 1998 (the most recent year available).

Suffolk County has been home to over one million people since 1967 and Suffolk's population has been greater than Nassau's since 1987. According to the 2000 Census, Suffolk's population has topped 1.4 million. The number of households has continued to increase due to new housing construction. The population has aged from a median age of 26 years in 1970 to 36.5 years in 2000. Baby boomers, persons aged 36 to 54 in 2000, comprise about 32% of Suffolk's total population. Suffolk County's population, once dominated by the under 18 age group, is now dominated by adult age groups. All of these factors indicate Suffolk County is a premier location for retail establishments.

Since 1987 retail sales for the Nassau-Suffolk region have remained relatively constant at about $30 billion when sales data is adjusted for inflation in 1997 dollars. Interim years varied by less than 6%. Unfortunately, as of 1997, the federal government replaced the SIC (Standard Industrial Classification) code categories with the NAICS (the North American Industry Classification System). The NAICS is a completely new business classification system which precludes comparison with previous Censuses of Retail Trade.

Today, Suffolk County's shopping centers and CBDs contain 43.5 million square feet of floor space, with CBDs comprising 18% of the total square footage. The per capita square footage of shopping center and CBD retail space increased from 18 square feet in 1970 to 30 square feet in 2001. The per capita square footage increased 67% from 1970 to 2000 while the population increased by just 26%. The amount of shopping center square footage currently proposed but not yet built in Suffolk County totals 4.3 million square feet. While retail sales and population growth remain relatively constant, retail space, specifically in shopping centers, continues to increase.

This report only analyzes Suffolk County's shopping centers and central business districts and excludes the strip commercial development outside the planned shopping centers and definable downtown business districts. Single use stores under 100,000 square feet, and strip commercial development such as fast food, gas stations, and scattered individual retail buildings were not included in the field survey. Nevertheless, more than 12,000 storefronts were counted for this study. In this report, the information gathered will be analyzed and recommendations will be made regarding strip commercial development, shopping centers, central business districts, aesthetics, and pedestrian safety.

DEMOGRAPHIC AND ECONOMIC 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 14% but since 1980 the population of Suffolk County has grown only modestly. The county's population increased by 3% during the 1980s. The 2000 U. S. census counted 1.42 million residents in Suffolk County, an increase of 97,500 or 7% during the 1990s. This slow to moderate growth trend is projected to continue in the future, due to limited opportunities for additional development combined with a slowly decreasing average household size.

The number of households continues to grow at a slightly faster rate than the population due to declining household sizes. In 2000 there were 469,000 households in Suffolk County, 44,000 more than in 1990. This increase followed a 10% growth in households during the 1980s, a 31% increase in the 1970s and a 70% increase during the 1960s.

The average household size 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 2000 the household size was 2.96 persons per household. One person households have become increasingly common, often comprised of unmarried or elderly persons.

The population is continuing to age. In 2000, the median age in Suffolk County was 36.5 years, up from 33.5 in 1990, 30 in 1980, and 26 in 1970. The number of senior citizens is rising and will continue to rise rapidly. In 2000 the number of persons aged 65 and over in Suffolk County was more than 167,000, up 45% since 1980. Baby boomers (persons born between 1946 and 1964) total more than 400,000 and make up about 32% of Suffolk County's population.

Suffolk County's population aged 20 to 34 grew by 12% from 1980 to 1990 but declined by 19% from 1990 to 2000. 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 10% from 1990 to 2000 as a result of higher birth rates. This baby boom *echo* should help maintain the 20 to 34 population level in coming years.

Suffolk County has a very large tourist population, especially during the summer. The Suffolk County Department of Planning estimates that the seasonal tourist population can increase the total population by more than 100%.

Income Trends

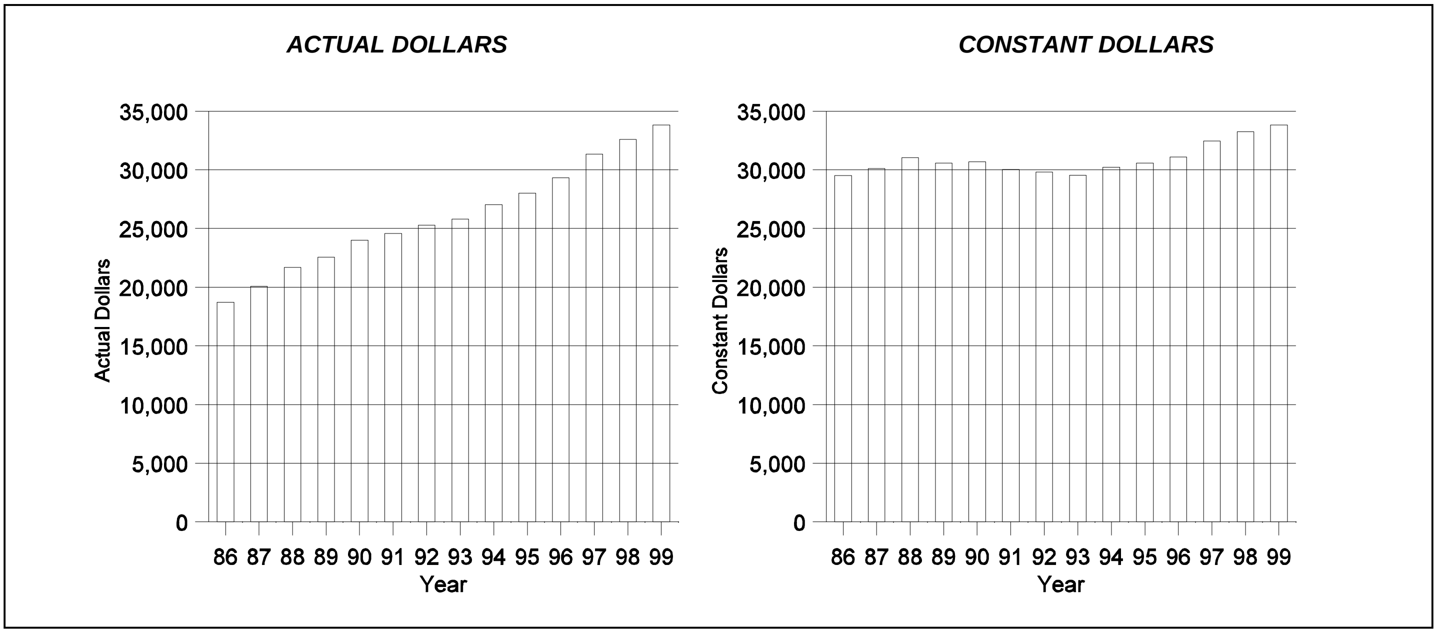
The Nassau-Suffolk region is one of the highest income areas in the United States. *Sales and Marketing Management* has ranked the Nassau-Suffolk region number one in median effective buying income of the twenty largest U.S. metropolitan markets every year from 1983 to 1998 (the most recent year available). Long Island's effective buying income remained 66% above the national median in 1998.

The U. S. Bureau of Economic Analysis estimated that in 1999 Nassau-Suffolk's total personal income was $104.2 billion and per capita personal income was $38,751, ranking 11th of 318 metropolitan areas in the country. Suffolk's total personal income was $46.8 billion in 1999 and its per capita income was $33,803, ranking 6th of 62 counties in New York State and 115th of 3,110 counties in the United States. Nassau County residents generally have higher incomes than Suffolk County residents. Nassau's 1999 per capita income was $43,997, 30% higher than Suffolk's, and ranking 3rd in New York State and 28th in the country.

Per capita income has been rising steadily in recent years, although some of the income gains are due to the increasing prevalence of two income households. Suffolk County's 1999 per capita income increased by 3.7% over the 1998 figure, after increases of 4.1% and 6.8% in the previous two years. (See Figure 1.)

The Nassau-Suffolk region began to lose jobs in 1989, and by 1992, more than 100,000 jobs had been lost in the region. These job losses took a toll on incomes in Suffolk County. Figures are reported in constant dollars (also known as real terms) when dollars are adjusted for inflation. Per capita income in real terms in Suffolk began to decline in 1989, and remained at about 1989 levels before beginning to increase in 1995 (See Figure 1.)

Figure 1. Per Capita Income in Actual Dollars and Constant 1999 Dollars, Suffolk County, 1986 to 1999



Retail Sales Trends

In 1997, retail sales for the Nassau-Suffolk region totaled $30.1 billion. 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 1990, retail sales on Long Island rose steadily and generally out-paced inflation. The Long Island recession of 1989-1993 took its toll on retail sales. Actual retail sales declined in 1991 and 1992 and have since recovered but increases have been moderate. (See Figure 2.)

In constant dollars, retail sales have risen modestly each year since 1992. In the worst year, 1992, actual sales declined by 3.4%, a real decline of 6.7% when inflation is considered. For the period 1992 through 1997, retail sales rose by an annual rate of 3.6%. Yet when inflation is factored in, retail sales increased by 1.0% annually in real terms in this period. 1997 constant dollar retail figures still remained below levels seen in 1989-1991. (See Figure 2.)

Actual Nassau-Suffolk retail sales have generally risen in the ten year period from 1987 to 1997 in total, per household, and per capita. However, when inflation is factored in, declines can be seen in each category between 1989 and 1993 and for constant dollar retail sales per household between 1995 and 1997. (See Table 1.)

Figure 2. Retail Sales, Nassau-Suffolk in Actual and Constant Dollars, 1986 to 1997

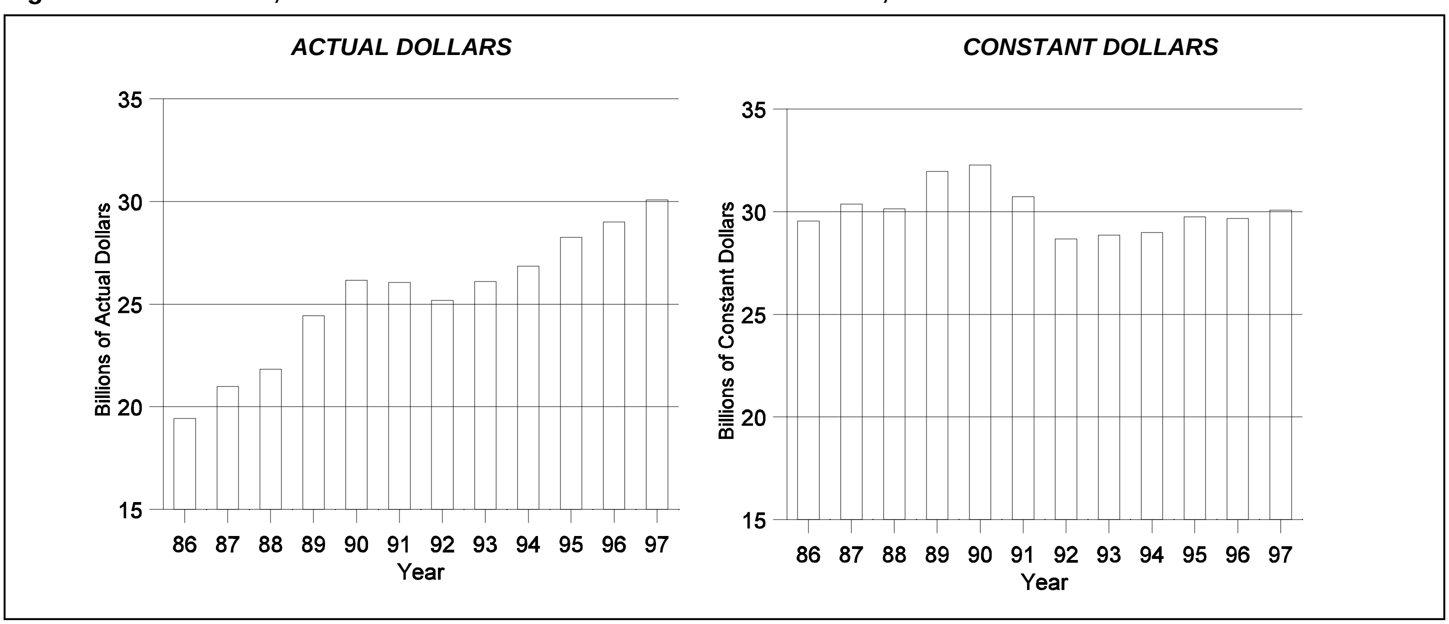


Table 1. Retail Sales Data, Nassau-Suffolk, New York

	1987	1989	1991	1993	1995	1997
Total, in Millions of Actual $	20,980	24,432	26,053	26,093	28,244	30,078
Total, in Millions of Constant $	30,367	31,952	30,731	28,846	29,741	30,078
Per Household, in Actual $	24,958	28,643	30,341	30,184	32,445	34,141
Per Household, in Constant $	36,125	37,459	35,789	33,368	34,165	34,141
Per Capita, in Actual $	8,026	9,292	9,980	9,985	10,789	11,399
Per Capita, in Constant $	11,617	12,152	11,772	11,039	11,360	11,399

Source: *Sales and Marketing Management*, LIPA, Suffolk County Department of Planning

1997 Census of Retail Trade

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 1997. According to 1997 Census of Retail Trade, Suffolk County's 6,393 retail stores with payroll had sales of $13.5 billion in 1997. These figures are not comparable to figures from previous retail trade censuses because in 1997 the federal government established a completely new business classification system called the North American Industry Classification System (NAICS). The previous standard industrial classification (SIC) code categories are no longer used. The NAICS provides 12 major categories of retail establishments. Table 2 contains details from the 1997 Census of Retail Trade by major NAICS retail category.

Motor vehicle and parts dealers led the major retail categories in terms of annual sales ($3.4 billion) due to the high value of products sold. Food and beverage stores, including supermarkets and convenience stores, had the largest number of stores among the major categories, and had the second largest sales volume, $2.4 billion. Building materials and garden supplies stores (including home centers like Home Depot) ranked third in sales, at $1.6 billion. General merchandise stores (primarily department stores, warehouse clubs, and superstores such as Target) ranked fourth in sales at $1.5 billion (11% of the Suffolk County total), but consisted of just 95 stores in the county (1.5% of the county total).

Clothing stores ranked fifth of the 12 major categories in terms of sales, totaling $877 million in 856 stores. Health and personal care stores (primarily drug stores) had $815 million in sales, ranking sixth, and gasoline stations ranked seventh with $768 million in sales. Non-store retailers which consist of fuel dealers, electronic shopping and mail order houses, had $502 million in sales, ranking eighth. (Electronic shopping, mail order houses, and other direct selling establishments had sales of $178 million or 1.3% of all retail sales in Suffolk County.) Each of the four remaining major retail categories had sales of less than $500 million.

A list of establishments defined as retail establishments by the NAICS can be found in Appendix I. These types of businesses, as well as bars and restaurants, were counted as retail establishments in the field survey performed for this report. Appendix II contains a list of types of establishments found in retail centers which were classified as non-retail by the Suffolk County Department of Planning.

Table 2. 1997 Retail Establishments and Sales by Major Retail Category, Suffolk County

	Sales		Establishments or Stores	
Category	Sales in millions $	% of Total	Number	% of Total
Motor Vehicle & Parts Dealers	3,431	25.4%	566	8.9%
Food & Beverage Stores	2,425	17.9%	1,132	17.7%
Building Materials & Garden Supplies Stores	1,557	11.5%	552	8.6%
General Merchandise Stores	1,481	11.0%	95	1.5%
Clothing & Accessories Stores	877	6.5%	856	13.4%
Health & Personal Care Stores	815	6.0%	483	7.6%
Gasoline Stations	768	5.7%	539	8.4%
Nonstore Retailers	502	3.7%	410	6.4%
Electronics & Appliance Stores	436	3.2%	229	3.6%
Sporting Goods, Hobby, Book, & Music Stores	427	3.2%	408	6.4%
Miscellaneous Retail Stores	420	3.1%	791	12.4%
Furniture and Home Furnishings Stores	372	2.8%	332	5.2%
SUFFOLK COUNTY TOTAL	**13,510**	**100.0%**	**6,393**	**100.0%**

Note: Totals may not add to 100% due to rounding.

Source: U.S. Bureau of the Census 1997 Census of Retail Trade

RETAIL CENTER DEFINITIONS

General Retail Center Definitions

This report focuses on Suffolk County's shopping centers and central business districts and excludes strip commercial development outside planned shopping centers and definable downtown business districts. A **central business district** (CBD) or downtown business district 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 usually individually owned and managed. On-street parking is often supplemented by off-street parking facilities that are usually located behind the stores and in municipal parking lots. (See Figure 3.)

Figure 3 - Typical central business district in Suffolk County, Babylon Village.

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 that is located outside traditional downtown areas and planned shopping centers and is usually along a major road. Commercial development in commercial strips is the result of strip commercial zoning and is characteristically less dense than development in downtown areas. 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 inventory 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 has a service area radius of five miles. A **community central business district** generally contains more than 100 retail shops and at least one large anchor store. 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 large anchor store. All central business districts provide convenience retail shopping such as restaurants, specialty food stores, personal services, and specialty gift 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 department stores and more than 100 smaller stores. (See Figure 4.) 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.

Figure 4 - Interior of the Walt Whitman Mall in South Huntington, a regional shopping center.

A **community shopping center** is a shopping center larger than 100,000 but less than 750,000 square feet and contains 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 at these community shopping centers is ample as shown in Figure 5. A community shopping center's service radius is three miles and the population served is between 20,000 and 100,000 people.

Figure 5 - Airport Plaza, a community shopping center in East Farmingdale.

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 Costco, Home Depot, and Wal-Mart.

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, liquor store, or bank. (See Figure 6.) A neighborhood shopping center's service radius is 1.5 miles and the center usually serves a population of 7,500 to 20,000. All stand-alone supermarkets are classified as neighborhood shopping centers. These retailers act as neighborhood shopping centers because of their relatively large size and sales volume.

Figure 6 - A neighborhood shopping center in Hampton Bays.

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 (or sometimes on the side of) the center as can be seen in Figure 7.

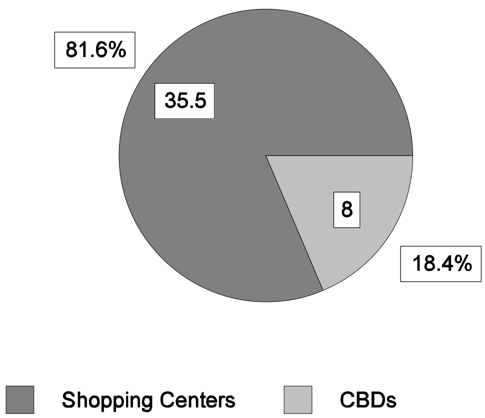
Figure 7 - Deer Park Plaza, a strip shopping center.

SHOPPING CENTER
AND
CENTRAL BUSINESS DISTRICT INVENTORY

Overview

Suffolk County's shopping center and central business district (CBD) space totals 43.5 million square feet, of which CBD square footage comprises 8.0 million square feet. The square footage of shopping centers in Suffolk is 35.5 million (see Figure 8). The established CBDs were developed prior to the relatively recent phenomenon of shopping centers. Some of the county's CBDs date to the 17th century while the first shopping centers were built in the 1950s. The growth of shopping centers is directly related to the county's population growth since 1950.

Figure 8. Square Footage in Shopping Centers and CBDs, 2001, Suffolk County, in Millions of Square Feet



Source: Suffolk County Department of Planning

During the 1980s, many small strip shopping centers were constructed in Suffolk County along with some larger neighborhood and community centers. The 1990s were characterized by the rapid construction of large supermarkets, large community shopping centers and especially large stand-alone "big box" retail stores.

More than four million square feet of shopping center space opened between 1995 and 1999. In 1999 alone more than 1.3 million square feet of retail space opened in Suffolk County. The 1990s saw the addition of 24 new shopping centers over 100,000 square feet, and seven 100,000+ square foot additions to shopping centers. Since 2000, four shopping centers over 100,000 square feet have opened and two are currently under construction in Suffolk County. Redevelopment has led to the reopening of two large centers. The new Gardiner Manor Mall in West Bay Shore opened in 1999 and the redeveloped Big H Shopping Center in Huntington Station opened in 2000.

Shopping Centers

According to the inventory of shopping centers maintained by the Suffolk County Planning Department, 804 shopping centers exist in Suffolk County in 2001. Strip shopping centers account for nearly two-thirds, or 481 of the shopping centers in this inventory. However, the bulk of the shopping center square footage in the county is contained in its 231 neighborhood shopping centers and 88 community shopping centers.

Four regional shopping centers exist in Suffolk County: Walt Whitman Mall in the town of Huntington, South Shore Mall in the town of Islip, Smithaven Mall that lies on the boundary of the towns of Smithtown and Brookhaven, and Tanger Outlet Center in the town of Riverhead. While the Tanger Outlet Center does not contain any major department stores, the center is larger than 750,000 square feet in size, offers similar types of shopping goods available in the other regional malls, and draws shoppers from a geographic area even larger than most regional malls.

The town of Brookhaven contains many more shopping centers than any other town. Table 3 shows the number of shopping centers in each town by largest number of total shopping centers by the type of center.

Table 3. Number of Shopping Centers by Type, in Order of Largest Number of Total Shopping Centers by Town, Suffolk County, 2001

Town	TOTAL	Strip	Neighborhood	Community	Regional
Brookhaven	**265**	147	78	39	0.5
Islip	**160**	101	39	19	1
Huntington	**132**	88	37	6	1
Babylon	**115**	74	29	12	0
Smithtown	**72**	40	25	6	0.5
Southampton	**23**	13	9	1	0
Riverhead	**20**	8	7	4	1
Southold	**9**	6	2	1	0
East Hampton	**7**	3	4	0	0
Shelter Island	**2**	1	1	0	0
TOTAL	**804**	**481**	**231**	**88**	**4**

Source: Suffolk County Department of Planning

The square footage of shopping centers in Suffolk County totals more than 35 million. Of the four shopping center types, community shopping centers account for nearly half (46%) 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, which includes home centers and warehouse clubs that are classified as community shopping centers. Community shopping centers in Suffolk County now total more than 16 million square feet.

Neighborhood shopping centers account for another 9.8 million square feet, or 28% of the Suffolk County shopping center square footage. Strip shopping centers, due to their small size, amount to only 13% of all shopping center square footage despite the large number of strip centers. The four regional malls comprise another 13% of Suffolk County's shopping center square footage.

More than one-third of Suffolk's shopping center square footage is contained in the town of Brookhaven, with more than 12 million square feet. Islip town contains the second highest total at 7 million, followed by Huntington with 5 million and Babylon with more than 4 million square feet. Smithtown has over 3 million square feet of shopping center space, while the small town of Riverhead has 1.7 million square feet, nearly half of which is comprised of the 777,000 square foot Tanger Outlet Center. The other eastern Suffolk towns have far fewer square feet of shopping center space. Table 4 lists the square footage of shopping centers in each town by type of center, in town order by total shopping center square footage in shopping centers.

Appendix III lists the largest shopping centers in Suffolk County in order of size.

Table 4. Square Footage in Shopping Centers by Largest Amount of Total Square Footage by Town, Suffolk County, 2001

Town	TOTAL	Strip	Neighborhood	Community	Regional
Brookhaven	**12,363,000**	1,373,500	3,511,500	6,578,000	900,000
Islip	**7,127,000**	950,500	1,472,500	3,470,000	1,234,000
Huntington	**5,152,500**	866,500	1,637,000	1,474,000	1,175,000
Babylon	**4,643,500**	640,500	1,363,000	2,640,000	0
Smithtown	**3,426,500**	365,500	1,121,000	1,308,000	632,000
Riverhead	**1,740,500**	73,500	262,000	628,000	777,000
Southampton	**663,000**	98,000	285,000	280,000	0
Southold	**260,000**	71,000	67,000	122,000	0
East Hampton	**101,500**	28,500	73,000	0	0
Shelter Island	**17,500**	3,500	14,000	0	0
TOTAL	**35,495,000**	**4,471,000**	**9,806,000**	**16,500,000**	**4,718,000**

Source: Suffolk County Department of Planning

Central Business Districts

Suffolk County has 73 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 16 are classified as community CBDs. The largest CBDs in Suffolk County are Huntington, Southampton, Bay Shore, Babylon, and Patchogue. 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 15, followed by Islip with 13, Huntington with 11, Babylon with 10, 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 by Largest Number of Total CBDs by Town, Suffolk County, 2001

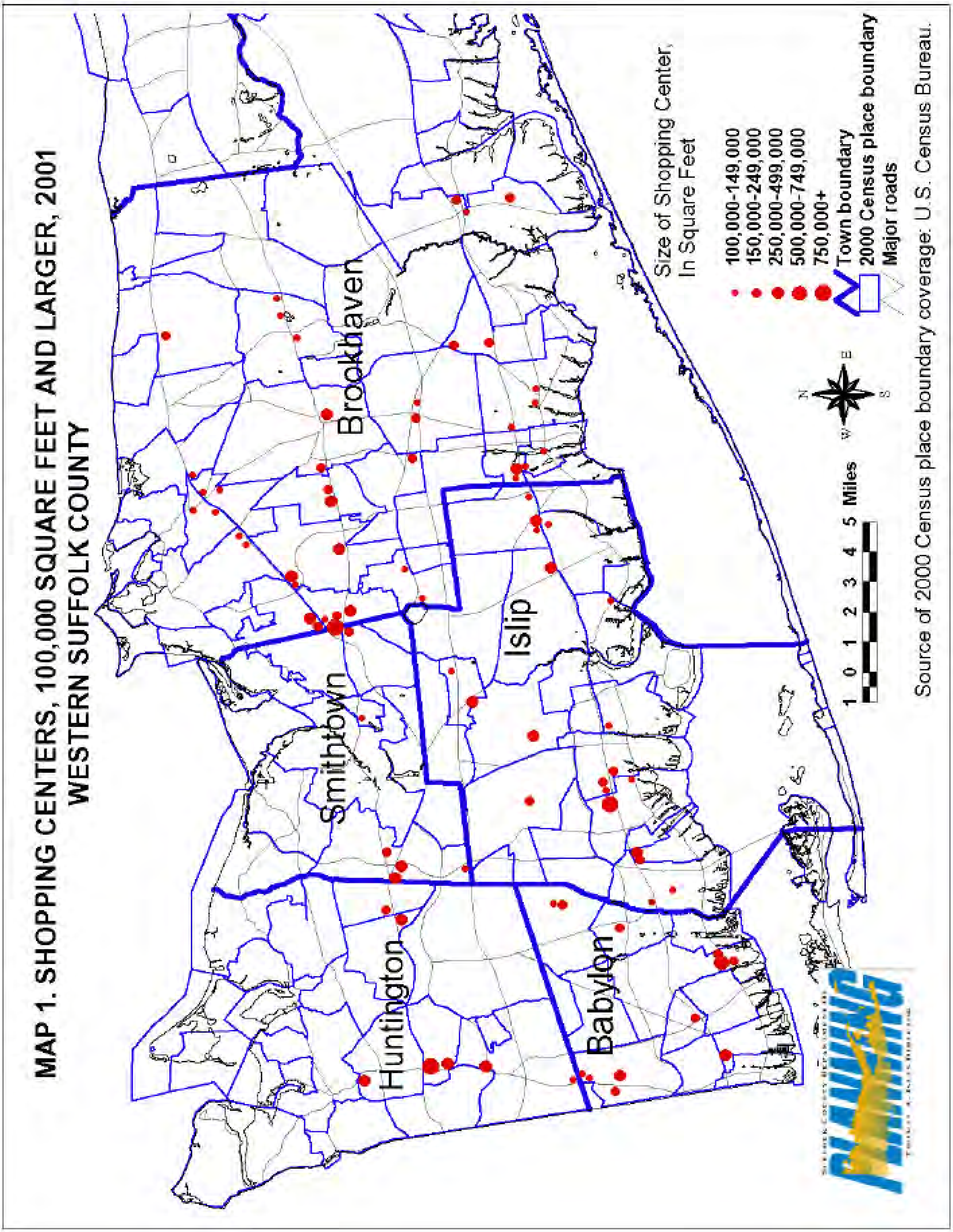
Town	TOTAL	Neighbor-hood	Community	Regional
Brookhaven	**15**	13	2	0
Islip	**13**	11	2	0
Huntington	**11**	9	2	0
Babylon	**10**	7	3	0
Southampton	**8**	5	3	0
Southold	**4**	3	1	0
East Hampton	**3**	2	1	0
Riverhead	**3**	2	1	0
Smithtown	**3**	2	1	0
Shelter Island	**3**	3	0	0
TOTAL	**73**	**57**	**16**	**0**

Source: Suffolk County Department of Planning

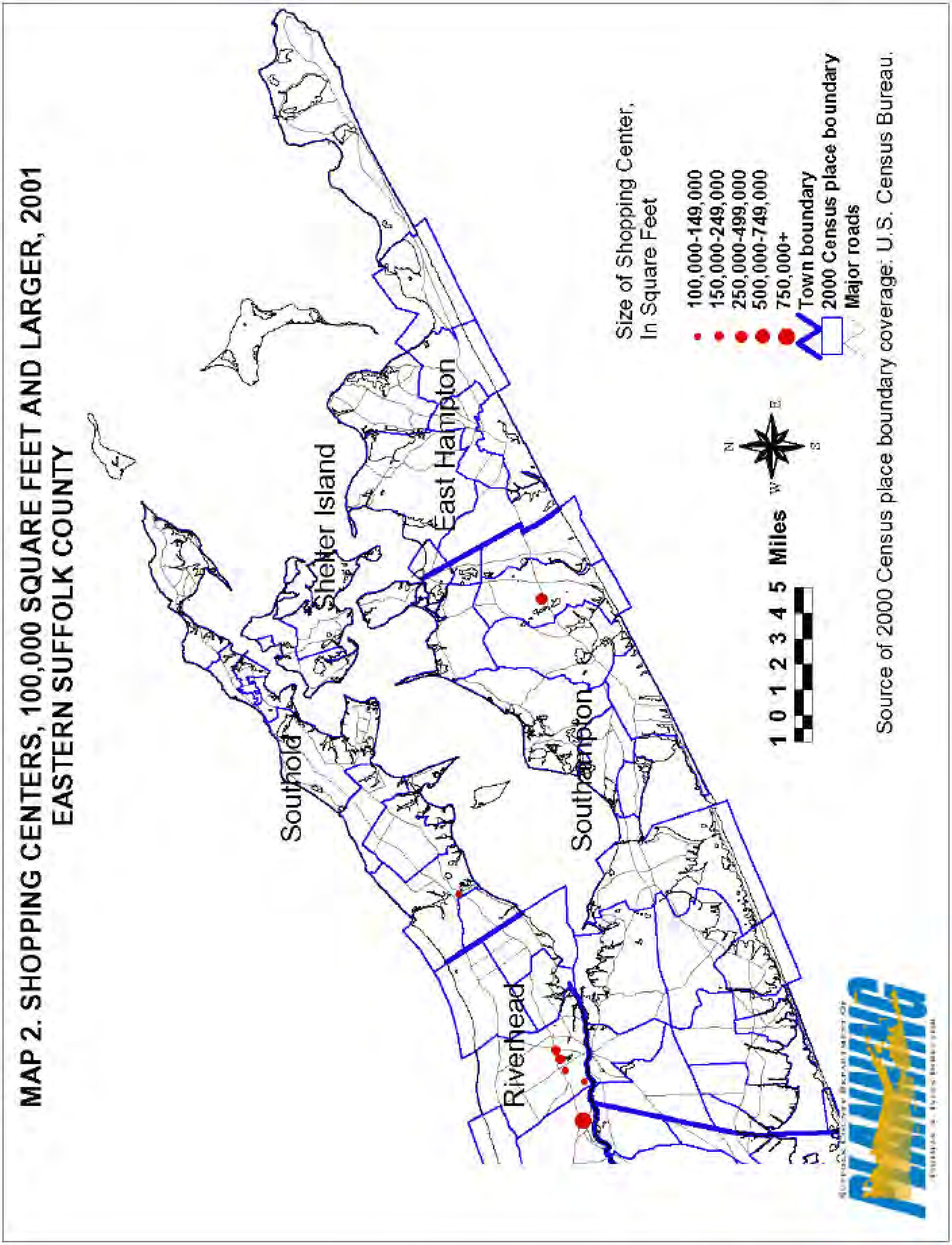
Some small business districts were added to the inventory for this report. These business districts have emerged because they are clusters of retail buildings, and in many cases, have their own identities as shopping districts. In some of these areas, attractive street lamps have been installed or a municipal parking field now exists. The downtown areas which were added to the inventory for this report are:

Town	New Downtown Areas
Babylon	Amityville South, North Lindenhurst, West Babylon
Brookhaven	Farmingville
Huntington	Centerport, Halesite, Huntington Manor, Huntington Station South, Melville
Islip	Bay Shore Station, Bayport, Islip Manor, Islip Terrace
Shelter Island	Shelter Island, Shelter Island Heights II

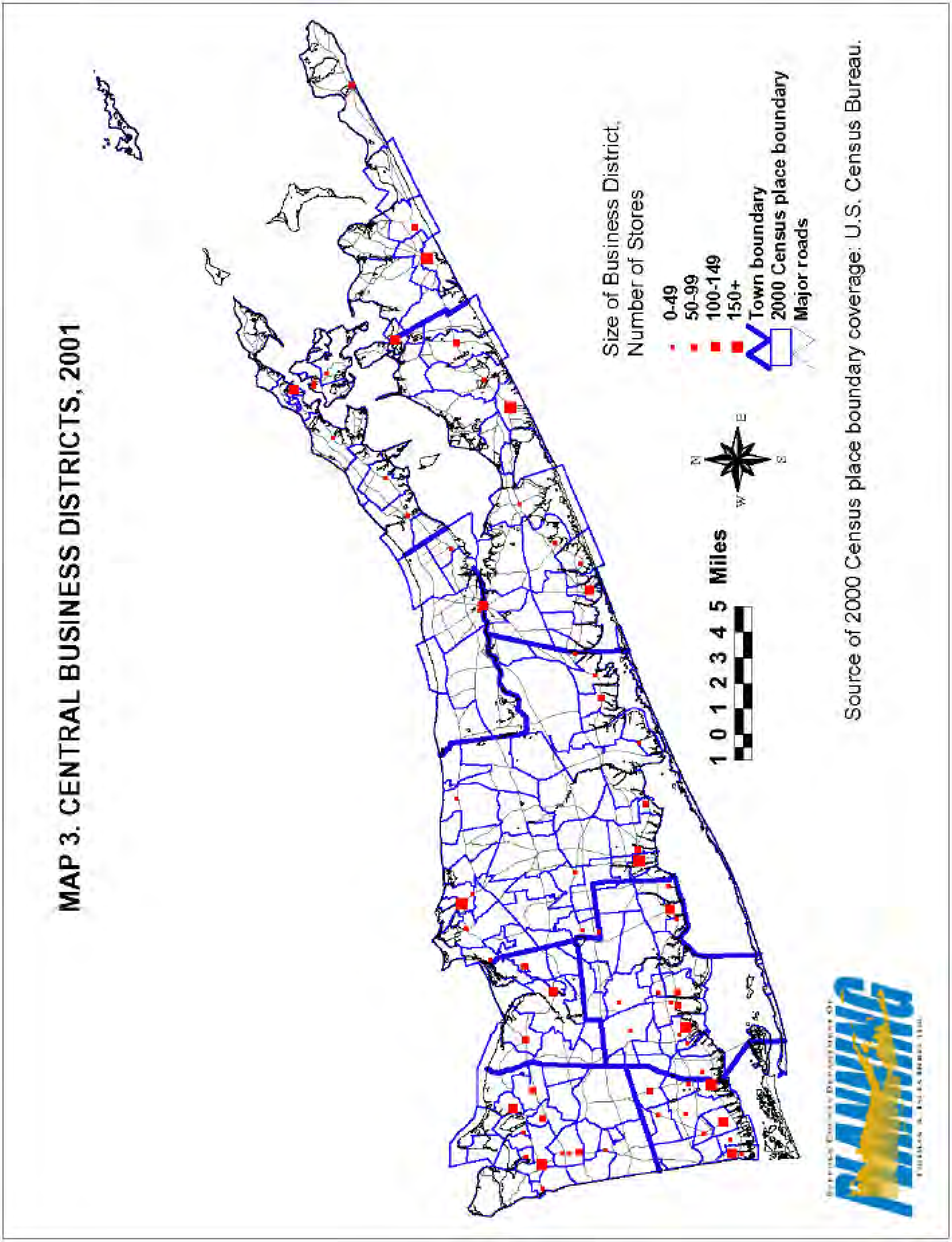
Appendix IV contains a summary of the number of shopping centers and central business districts by town with accompanying square footage totals. The maps on the following pages show the locations of all central business districts in Suffolk County, and the locations of all shopping centers larger than 100,000 square feet.



MAP 1. SHOPPING CENTERS, 100,000 SQUARE FEET AND LARGER, 2001
WESTERN SUFFOLK COUNTY



MAP 2. SHOPPING CENTERS, 100,000 SQUARE FEET AND LARGER, 2001
EASTERN SUFFOLK COUNTY



MAP 3. CENTRAL BUSINESS DISTRICTS, 2001

SHOPPING CENTER SPACE BY YEAR CONSTRUCTED

New shopping centers continue to be built in Suffolk County. Currently there are six shopping centers under construction and four of those are located in the town of Brookhaven. The largest is the 175,000 square foot Lowe's home center currently under construction in Medford on Route 112 at the Long Island Expressway.

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, 1990s, and thus far this decade, including the amount currently under construction.

The numbers in Table 6 take into account redevelopments of shopping centers such as the redevelopment of the Gardiner Manor Mall in West Bay Shore, the Big H in Huntington Station, the Centereach Mall, and the Loehmann's Plazas in Copiague and Lake Grove. To avoid skewing the figures toward more recent dates, the date of original construction was used in Table 6, even though parts or all of those centers have been demolished and rebuilt. For example, the 446,000 square foot Gardiner Manor Mall was built in 1959, but it was demolished in the 1990s and rebuilt as a 363,000 square foot shopping center in 1999. Therefore, 446,000 of new space is included in the *before 1970* category, and a **negative** 83,000 square feet are included in the *1990 to 1999* category.

Shopping centers were first constructed in the 1950s. Shopping centers built before 1970 in Suffolk County account for 12.7 million square feet, built during the 1950s and the 1960s. Then in the 1970s, another 7.5 million square feet of space opened. During the 1980s, population growth slowed dramatically in Suffolk County. However, the pace of shopping center construction slowed only slightly. No regional shopping centers were built during the 1980s, but another 6 million square feet of space were added.

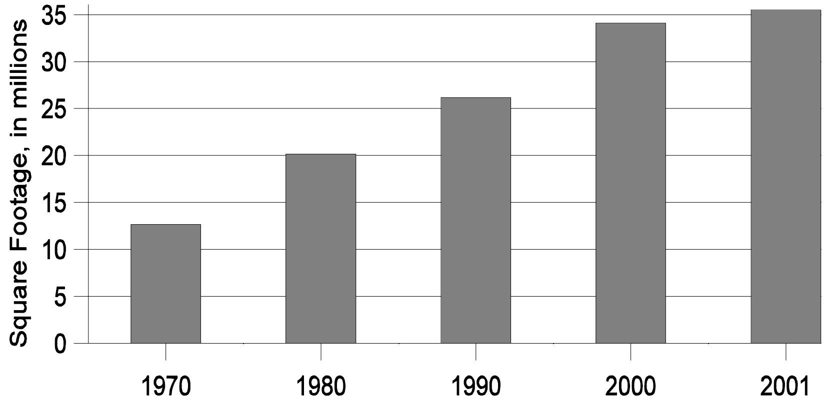
The 1990s saw a rapid pace of shopping center construction with 7.9 million square feet of space added. Including the space currently under construction, by the end of 2001, at least another 1.4 million square feet of retail space will be added during the first two years of this decade. (See Figure 9.) At this pace, another 7 million square feet of shopping centers might be added this decade. In the 1990s, shopping center square footage has increased by 30% in Suffolk County despite a population increase of only 7% for the county in the same period.

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

Town	Opened Before 1970	Opened 1970 to 1979	Opened 1980 to 1989	Opened 1990 to 1999	Opened 2000 & 2001
Babylon	1,821,000	862,500	815,500	1,002,500	142,000
Brookhaven	2,953,000	3,280,000	2,761,500	2,667,500	701,000
East Hampton	26,000	8,500	32,000	35,500	0
Huntington	2,746,000	869,000	821,500	684,000	32,000
Islip	3,253,000	1,235,500	724,500	1,614,000	300,000
Riverhead	157,000	228,000	206,500	1,149,000	0
Shelter Island	17,500	0	0	0	0
Smithtown	1,610,000	548,000	431,500	640,000	197,000
Southampton	83,500	287,500	126,000	143,000	23,000
Southold	0	164,000	86,000	10,000	0
TOTAL	**12,667,000**	**7,483,000**	**6,005,000**	**7,945,000**	**1,395,000**

Source: Suffolk County Department of Planning

Figure 9. Shopping Center Square Footage, Suffolk County, 1970, 1980, 1990, 2000, and 2001



Shopping Center and CBD Square Footage Per Capita

Shopping center square footage per capita is a measure of the amount of shopping center space relative to population. In Suffolk County in 1970, there were 11 square feet of shopping center space per person. By 2000, that figure more than doubled to over 24 square feet per person. While population has increased by 10.5% in Suffolk County during the past 20 years, the amount of retail space has increased by 76%. It is estimated that by the end of 2001, there will be 25 square feet of shopping center space per person in Suffolk County. (See Table 7.)

The Town of Riverhead leads all towns with 62 square feet of shopping center space per person. Riverhead has traditionally been a center for shopping for much of eastern Suffolk. The Tanger Outlet Center located in Riverhead comprises 28 of the 62 per capita square footage in the town. However, even without Tanger, Riverhead would still have 34 square feet of shopping center space per capita, higher than any other town.

Table 7. Shopping Center Square Footage Per Capita

Town	1970	1980	1990	2000	2001*
Babylon	9	13	17	21	22
Brookhaven	12	17	22	26	27
East Hampton	2	2	4	5	5
Huntington	14	18	23	26	26
Islip	12	15	17	21	22
Riverhead	8	19	26	63	62
Shelter Island	11	8	8	8	8
Smithtown	15	19	24	28	30
Southampton	2	9	11	12	12
Southold	0	9	13	13	13
SUFFOLK	**11**	**16**	**20**	**24**	**25**

* Does not include proposed shopping centers; includes centers currently under construction.

Source: Suffolk County Department of Planning

The Town of Smithtown has the next highest per capita square footage, 30 square feet of shopping center space per capita which is 24% higher than in 1990. In the past five years, several large stores and shopping centers have opened in the town, including Costco, Expo Design Center, Target and King Kullen Plaza, all in Commack. The portion of Commack in the Town of Smithtown now contains 1.3 million square feet of shopping center space, and the portion of Commack in the Town of Huntington has 0.8 million square feet of shopping center space. Commack contains 6% of all the shopping center space in Suffolk County, even without a regional shopping center. Commack is located between the Walt Whitman and Smithaven regional malls and is on the edge or outside their respective service areas. The large centers in Commack fill that service area gap.

Brookhaven Town contains 27 square feet of shopping center space per capita, followed by Huntington Town with 26 square feet per capita, and the Towns of Islip and Babylon each with 22 square feet per capita. In all of western Suffolk (Babylon, Brookhaven, Huntington, Islip, and Smithtown), per capita square footage in shopping centers has increased by 24% since 1990 and by 55% since 1980.

The east end towns, with the exception of Riverhead, have the lowest per capita shopping center square footage figures. Southold and Southampton have 13 and 12 square feet per capita, respectively, followed by Shelter Island with 8, and East Hampton with 5 square feet per capita. These towns have a higher proportion of retail space in their downtown areas than in shopping centers. The five eastern Suffolk towns overall have 21 square feet of shopping center space per capita, slightly lower than the five western towns.

Nationally in 2000, shopping center square footage per capita was 19.4, compared to Suffolk County's 24.8. Nassau County had 21.8 square feet per capita. California's per capita rate was 20.5, Florida was 26.8, Texas was 17.7, and New York State had 13.0 square feet per capita.

The shopping center and CBD retail space was combined and total per capita square footage computed in Table 8. Riverhead again is by far the highest, with 72 square feet of shopping centers and CBDs per capita. The other towns contain between 25 and 39 shopping center and CBD square feet per capita.

Table 8. Shopping Center and CBD Square Footage Per Capita

Town	1970	1980	1990	2000	2001
Babylon	15	19	24	27	28
Brookhaven	18	21	25	29	30
East Hampton	44	35	33	29	28
Huntington	21	25	31	34	34
Islip	16	19	21	25	25
Riverhead	23	33	38	73	72
Shelter Island	53	42	38	39	39
Smithtown	19	23	27	31	33
Southampton	35	36	37	33	33
Southold	22	28	31	31	30
SUFFOLK	**18**	**22**	**26**	**30**	**30**

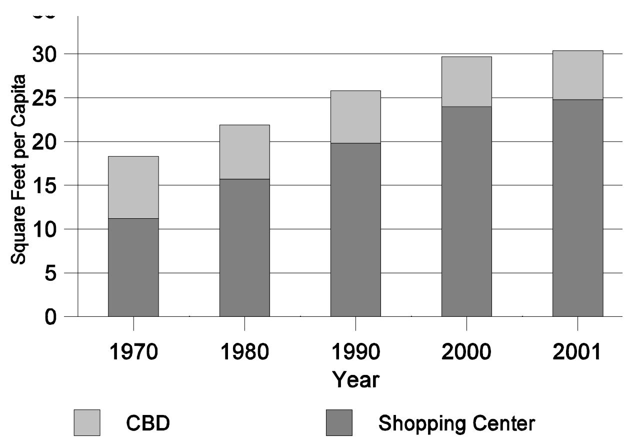
Source: Suffolk County Department of Planning

The east end towns of Shelter Island, Southold, and Southampton, each have shopping center and CBD square footage per capita figures greater than 30. However, the per capita figures are determined using year-round population figures. The eastern Suffolk towns will have significantly lower per capita shopping center and CBD square footage figures in the summer months and at other seasonal times because the total seasonal population can be more than double the year-round population.

In western Suffolk, the highest per capita square footage of shopping centers and CBDs is in Huntington (34), followed by Smithtown (33), Brookhaven (30), and Babylon (28). Islip is lowest, with 25 square feet of shopping centers and CBDs per capita. Since 1980, per capita square footage in the five western Suffolk towns has increased from 21.0 to 29.5, a 40% increase.

For all of Suffolk County, per capita shopping center and CBD square footage is currently 30.4, up from 25.9 in 1990 and 22.0 in 1980. CBD square footage per capita is becoming a smaller and smaller portion of the overall per capita square footage as more and more shopping centers continue to be built. (See Figure 10.)

Figure 10. Shopping Center and CBD Square Footage Per Capita, Suffolk County, 1970, 1980, 1990 , 2000, and 2001



PROPOSED SHOPPING CENTERS

Proposed Shopping Centers

The Suffolk County Department of Planning's inventory of proposed shopping centers in Suffolk County contains 4,256,500 square feet of proposed new retail space. This inventory includes shopping centers proposed since 1996. 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 might be constructed rather rapidly.

Many of the proposed shopping centers are in Brookhaven Town, the site of the most shopping center construction in each of the past three decades. The 13 proposed centers in Brookhaven total just over two million square feet. Riverhead Town has four large proposals totaling over 853,000 square feet, and Smithtown has proposed shopping centers totaling 526,000 square feet. Table 9 details the number of shopping centers currently proposed in each town and their total square footage.

The largest shopping center currently proposed in Suffolk County is the Brookhaven Town Center in Yaphank, with a proposed square footage of 1,040,000 at completion. Fifteen other proposed shopping centers or center expansions are larger than 100,000 square feet in size. Table 10 lists proposed shopping centers over 100,000 square feet in order of square footage.

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

Table 9. Square Footage of Proposed Shopping Centers, Suffolk County, 2001

Town	Number of Proposed Centers	Total Square Footage
Babylon	3	240,000
Brookhaven	13	2,014,500
East Hampton	1	34,000
Huntington	3	229,000
Islip	3	320,000
Riverhead	4	853,000
Shelter Island	0	0
Smithtown	5	526,000
Southampton	1	40,000
Southold	0	0
TOTAL	**32**	**4,256,500**

Source: Suffolk County Department of Planning

Table 10. Proposed Shopping Centers over 100,000 Square Feet, Suffolk County, 2001

Name	Town	Community	Street	Square Footage
Brookhaven Town Center	Brookhaven	Yaphank	Route 46/L.I.E.	1,040,000
Riverhead Centre	Riverhead	Riverhead	Route 58	395,000
—	Smithtown	Saint James	Route 347	209,000
Lowe's	Brookhaven	Sound Beach	Route 25A	176,000
Target	Smithtown	Commack	L.I.E./Crooked Hill Rd.	175,000
Target, King Kullen	Riverhead	Riverhead	Route 58	171,000
Calverton Manor	Riverhead	Calverton	Route 25	152,000
—	Brookhaven	Selden	Route 25	150,000
Target	Islip	Holbrook	Route 27	146,000
Home Depot	Islip	Hauppauge	L.I.E./Route 111	140,000
K Mart Plaza (expansion)	Brookhaven	Middle Island	Route 25	140,000
Lowe's	Islip	Calverton	Route 58	135,000
Home Depot	Smithtown	Nesconset	Route 25	130,000
—	Huntington	Elwood	Route 25	129,000
Stop & Shop	Brookhaven	Miller Place	Route 25A	122,000
Stew Leonard's	Babylon	E. Farmingdale	Route 110	115,000

Source: Suffolk County Department of Planning

VACANT STORES IN SHOPPING CENTERS
AND
DOWNTOWNS

From October through December of 2000 the Suffolk County Planning Department field inspected every retail center in Suffolk County. Over 1,200 miles were driven to visit 804 shopping centers and 73 downtown business districts. This field work updated the current database of shopping centers and central business districts and determined the current vacancy rates in these centers.

The field work included verifying the center name, address, location, and anchor stores for each center as well as counting and differentiating the number of retail, non-retail and vacant stores by center. Shopping centers are located in communities whose boundaries conform to incorporated villages and census designated places (from the 2000 U. S. census). The inventory of retail centers was updated with this information. Appendix IV contains this information for every shopping center and CBD in Suffolk County. Appendix VI includes the square footage and year open for each center, as well as its property acreage.

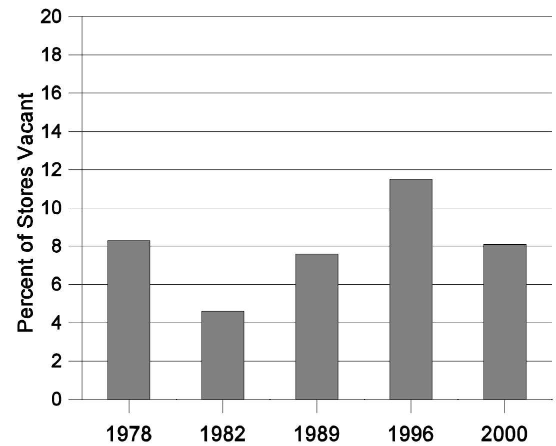
Store vacancy rates were calculated for towns and communities based on the 2000 field survey. Vacancy rates were computed by dividing the number of vacant stores by the total number of stores. A store is defined as vacant if it is not occupied and is not in the process of being re-occupied. A store undergoing 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.

Central Business District Vacancies

The vacancy rate in Suffolk County CBDs was 8.1% in 2000, down from 11.5% in 1996. Vacancy rates were previously surveyed in the years 1989, 1982, and 1978. The 2000 Suffolk County CBD vacancy rate was lower than in 1996 but higher than in 1989 and 1982. (Figure 11.)

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 much of 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 11. Vacancy Rates in CBDs, Suffolk County, 1978, 1982, 1989, 1996, and 2000



By 1989, as employment and retail sales on Long Island began to stagnate and numerous small shopping centers opened, the CBD vacancy rate rose 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%, but for the first time the CBD vacancy rate was lower than the vacancy rate in shopping centers. As the local economy continued to improve during the late-1990s and some CBDs underwent some aesthetic improvements and became more boutique and service-oriented, vacancy rates in CBDs improved.

Almost all towns' CBD vacancy rates rose between 1982 and 1989, and rose again by 1996, when vacancy rates in most towns were higher than in all previous surveys. Between 1996 and 2000, vacancy rates in CBDs declined in every town except East Hampton, where there was a minor increase and the vacancy rate remained low. In 2000, 384 vacant storefronts were counted among 4,742 storefronts in CBDs in Suffolk County. Table 11 shows CBD vacancy rates for all CBDs in each town for the five survey years.

Table 11. Vacancy Rates in CBDs by Town, Suffolk County

Town	1978	1982	1989	1996	2000
Babylon	8.2%	4.5%	6.7%	11.0%	**9.2%**
Brookhaven	9.3%	5.8%	7.5%	13.0%	**9.4%**
East Hampton	5.9%	3.4%	0.9%	3.1%	**4.6%**
Huntington	6.0%	3.9%	6.3%	8.1%	**6.8%**
Islip	10.3%	7.5%	11.5%	21.7%	**10.9%**
Riverhead	10.8%	8.0%	20.5%	21.8%	**13.1%**
Shelter Island	N/A	N/A	N/A	N/A	**10.2%**
Smithtown	2.4%	2.3%	8.8%	10.2%	**12.0%**
Southampton	7.3%	2.4%	3.5%	5.2%	**3.1%**
Southold	13.2%	3.7%	12.7%	10.6%	**7.7%**
SUFFOLK	**8.3%**	**4.6%**	**7.6%**	**11.4%**	**8.1%**

Source: Suffolk County Department of Planning

Riverhead and Islip towns have traditionally had the highest CBD vacancy rates primarily due to vacancy problems in downtown Riverhead and in Bay Shore. Smithtown has traditionally had a relatively low vacancy rate until 2000 when its three downtown areas each had vacancy rates above the county average. The Town of Southold had the highest vacancy rate in 1978 and a high vacancy rate in 1989, but its rate declined by 1996 and again by 2000, and is now below the Suffolk County average. In 2000, the strongest towns in terms of CBD vacancies were Southampton at 3.1%, East Hampton at 4.6%, and Huntington at 6.8%. These towns have consistently had the County's strongest CBDs in all surveys since 1978.

There was a variety of vacancy rates in 2000 among the major CBDs in Suffolk. Table 12 lists, in order of size, the business districts with 100 or more storefronts in 2000 and their corresponding vacancy rates in 1978, 1982, 1989, 1996, and 2000.

Table 12. Vacancy Rates in Suffolk County's Largest Downtown Areas: 1978, 1982, 1989, 1996, 2000

CBD	Number of Stores, 2000	1978	1982	1989	1996	2000
Huntington	351	6.8%	3.3%	4.9%	6.9%	**5.4%**
Southampton	242	1.7%	2.4%	3.3%	4.1%	**2.9%**
Babylon	219	9.1%	2.5%	5.3%	6.6%	**4.6%**
Bay Shore	183	15.2%	11.2%	22.4%	42.3%	**18.0%**
Patchogue	178	9.5%	11.8%	11.5%	19.9%	**12.9%**
Port Jefferson	161	5.7%	3.5%	5.7%	5.4%	**3.1%**
East Hampton	161	5.8%	3.4%	0.7%	2.8%	**1.9%**
Lindenhurst	143	6.6%	7.1%	5.7%	12.8%	**10.1%**
Sag Harbor	140	9.1%	2.9%	0%	2.4%	**4.3%**
Greenport	138	15.1%	3.4%	12.9%	12.3%	**8.7%**
Riverhead	131	10.8%	8.9%	22.6%	27.1%	**13.7%**
Sayville	128	4.5%	2.8%	3.9%	16.8%	**9.4%**
Smithtown	121	5.9%	0.8%	6.6%	9.2%	**10.7%**
Westhampton Beach	121	3.2%	4.0%	2.8%	12.0%	**5.0%**
Northport	115	0%	2.1%	3.8%	5.6%	**1.7%**
Amityville	106	9.7%	5.3%	5.6%	9.5%	**11.3%**

Source: Suffolk County Department of Planning

The tourist oriented CBDs in East Hampton, Sag Harbor, and Southampton have traditionally had very low vacancy rates. Northport and Port Jefferson, in western Suffolk, also somewhat tourist-related, have also had few vacancies. (See Figures 12 and 13.) The vacancy rates of the large Huntington and Babylon CBDs have also remained below 10% in each of the six surveys. Greenport's vacancy rate has been high in the past, but has continued to improve. In Sayville, Lindenhurst, and Westhampton Beach, vacancy rates rose significantly in 1996, but have since declined to more moderate levels, although still above the county average.

Figure 12 - Downtown Sag Harbor which had a 4% vacancy rate in 2000.

Figure 13 - Downtown Northport which had a 2% vacancy rate in 2000.

Vacancy rates in Bay Shore, Riverhead and Patchogue improved dramatically between 1996 and 2000 after consistently having the highest vacancy rates in the county. Vacancy rates in the Smithtown and Amityville CBDs have now risen to over 10%. The highest vacancy rates were in smaller, somewhat less cohesive business districts. Table 13 contains a ranking of the Suffolk County CBDs with vacancy rates greater than 15%. Only three CBDs in the table contain more than 50 stores -- Bay Shore, Amagansett, and East Patchogue. The smaller CBDs have a less intense development pattern. For example, the stores in Farmingville, Islip Terrace, Mastic Beach, and Central Islip are not contiguous, with gaps between stores. While development in these smaller CBDs is more dense than strip commercial development, it is not particularly cohesive or attractive.

In all of Suffolk County in 2000, only 8 CBDs had twelve or more vacancies – Babylon, Lindenhurst, Patchogue, Huntington, Bay Shore, Sayville, Riverhead, Smithtown, and Greenport, compared with 13 CBDs in 1996. The number of CBDs with fifteen or more vacancies also declined, from nine in 1996 to just four in 2000. Vacancy rates in every CBD in Suffolk County can be found in Appendix VII. Appendix VIII shows a ranking of all Suffolk CBDs by vacancy rate.

Table 13. CBDs with the Highest Vacancy Rates, Suffolk County, 2000

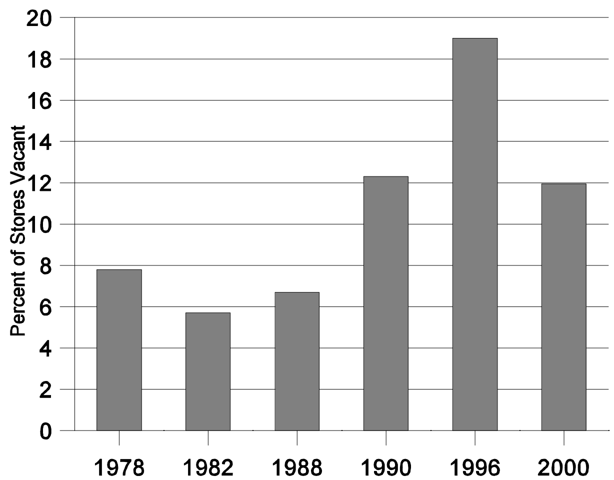
CBD	Vacant Stores	Total Stores	Vacancy Rate
Islip Terrace	9	26	35%
Mastic Beach	9	34	26%
Amityville South	7	31	23%
Ronkonkoma	8	36	22%
Amagansett	10	53	19%
Polish Town	3	16	19%
East Patchogue	10	55	18%
Bay Shore	33	183	18%
Wyandanch	8	45	18%
Farmingville	3	18	17%
Central Islip	7	43	16%

Source: Suffolk County Department of Planning

Shopping Center Vacancies

Vacancy rates in shopping centers were surveyed in the years 1978, 1982, 1988, 1990, 1996, and 2000. The vacancy rate in Suffolk County shopping centers was 12.0% in 2000, down from 19.0% in 1996 and comparable to the 12.3% in the recession year of 1990. (See Figure 14.) The vacancy rate in shopping centers declined between 1978 and 1982, 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 again rose considerably by 1996 to 19.0% and finally improved by 2000.

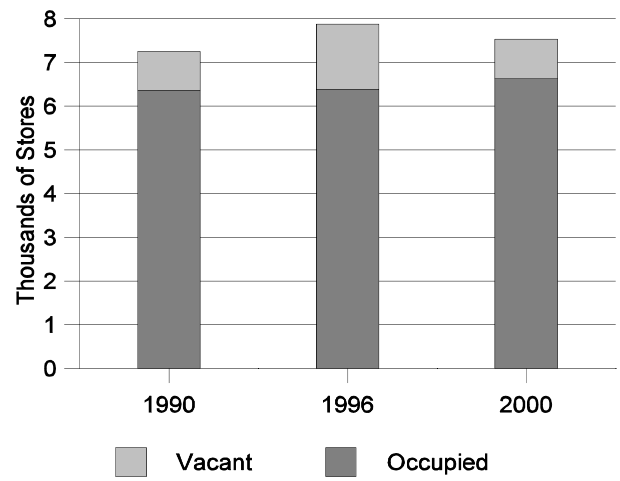
Figure 14. Vacancy Rates in Shopping Centers, Suffolk County, 1978, 1982, 1990, 1996, and 2000



The total number of stores in Suffolk County shopping centers increased from 7,255 in the 1990 survey to 7,880 in the 1996 survey and declined to 7,530 by 2000. The number of occupied stores in shopping centers was essentially unchanged between 1990 and 1996, and increased by 247 stores between 1996 and 2000 to 6,630. The number of vacant stores in shopping centers increased 68% between 1990 and 1996 and then declined by 40% between 1996 and 2000 to 900. (See Figure 15.) The 900 vacant stores in shopping centers counted in 2000 included 40 vacant anchor stores similar to the number of vacant anchor stores in 1996.

Figure 15 shows an improvement in shopping center vacancies between 1996 and 2000. However, there has not been much decrease in the number of vacant anchor stores and there was still a sizeable number of vacant smaller stores. The total number of stores declined between 1996 and 2000 because many small stores and some anchor stores merged with adjacent small stores, and some centers converted to single uses or all non-retail uses.

Figure 15. Vacant and Occupied Stores In Shopping Centers, Suffolk County, 1990, 1996, and 2000



Vacancy Rates in Shopping Centers by Town

Table 14 shows shopping center vacancy rates for all shopping centers in each town for the five survey years. 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, rose in all towns between 1990 and 1996 and then declined in all towns between 1996 and 2000.

Table 14. Vacancy Rates in Shopping Centers, by Town, Suffolk County

Town	1978*	1982*	1988	1990	1996	2000
Babylon	7.9%	5.5%	10.1%	9.5%	18.8%	**12.1%**
Brookhaven	8.9%	7.9%	8.2%	16.8%	22.2%	**16.0%**
East Hampton	0%	0%	10.0%	7.7%	9.8%	**0%**
Huntington	6.0%	4.4%	3.4%	9.7%	16.5%	**7.8%**
Islip	9.1%	4.5%	5.7%	10.4%	17.2%	**9.7%**
Riverhead	15.1%	4.9%	7.4%	7.3%	18.0%	**10.2%**
Shelter Island	N/A	N/A	0%	0%	N/A	**0%**
Smithtown	4.6%	3.4%	3.6%	6.0%	12.8%	**9.3%**
Southampton	4.6%	2.4%	8.9%	20.4%	20.5%	**5.1%**
Southold	10.7%	31.3%	6.1%	12.8%	30.6%	**26.2%**
SUFFOLK	**7.8%**	**5.7%**	**6.7%**	**12.3%**	**19.0%**	**12.0%**

* Includes some strip commercial establishments.

Source: Suffolk County Department of Planning

The Towns of East Hampton, Southampton, Huntington, Smithtown, and Islip had vacancy rates below 10% in 2000 while only the Town of East Hampton had a 1996 vacancy rate below 10%. There were no vacant stores among Shelter Island's two shopping centers and East Hampton's seven centers in 2000. (See Figure 16.)

Figure 16 - Successful upscale shopping center, East Hampton.

The 23 shopping centers in Southampton had a 2000 vacancy rate of 5.1% which is an improvement from its 1990 and 1996 rates. The Town of Huntington has traditionally had a relatively low vacancy rate and in 2000 its rate was next lowest at 7.8%. (See Figure 17.) The next lowest 2000 vacancy rates were in Smithtown (9.3%) and Islip (9.7%) which both improved since 1996. The towns of Huntington, Smithtown, and Islip have had shopping center vacancy rates below the county average in every survey since 1978.

Figure 17 - Successful neighborhood shopping center in East Northport.

Four towns had 2000 shopping center vacancy rates greater than 10%. Riverhead's vacancy rate was 10.2% and Babylon's was 12.1%, both improving since 1996. Riverhead's rate without the Tanger Outlet Center was 17.1%. Once again, the two towns with the highest shopping center vacancy rates were Brookhaven and Southold. Southold's rate, 26.2% in nine shopping centers, was down only slightly from 1996. Brookhaven's vacancy rate was 16.0%, down from 22.2% in 1996 but still high. In the six vacancy surveys, Brookhaven's vacancy rate has been consistently higher than the overall county rate. Its 418 vacant shopping center stores comprise 46% of the 900 shopping center stores that were vacant in Suffolk County.

Vacancy Rates by Type of Shopping Center

While the vacancy rate in Suffolk County's regional malls was 4% in 2000 the vacancy rates in other types of shopping centers were higher. Table 15 provides vacancy rates by type of shopping center by town for the year 2000. Again community shopping centers had the highest vacancy rate at 17%, down from 25% in 1996. Neighborhood shopping centers generally had vacancy rates of 13%, down from 19% in 1996. Strip centers, had a 10% vacancy rate, down from 17% in 1996. (See Figure 18.)

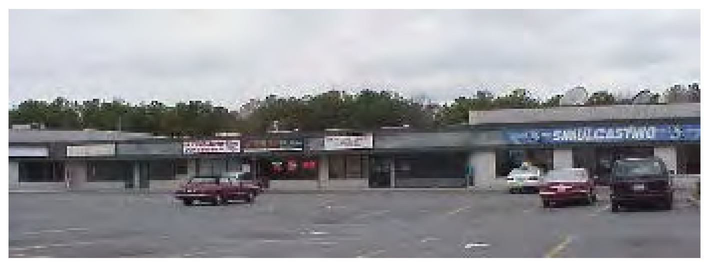


Figure 18 - Five of the eight stores in this neighborhood shopping center in Shirley were vacant.

Table 15. Vacancy Rates by Type of Shopping Center, by Town, 2000

Town	Regional	Community	Neighborhood	Strip
Babylon	-	18%	12%	10%
Brookhaven	2%	18%	17%	16%
East Hampton	-	-	0%	0%
Huntington	8%	11%	10%	6%
Islip	3%	16%	12%	7%
Riverhead	3%	21%	18%	13%
Shelter Island	-	-	0%	0%
Smithtown	4%	20%	5%	12%
Southampton	-	7%	8%	1%
Southold	-	29%	19%	29%
SUFFOLK	**4%**	**17%**	**13%**	**10%**

Source: Suffolk County Department of Planning

Vacancy rates in the Towns of Brookhaven and Riverhead were higher than the County average in every category except regional shopping centers. The Towns of Huntington, Islip, and Southampton have lower than average vacancy rates in community, neighborhood, and strip centers, but in many cases these vacancy rates are still above 10%.

Many strip shopping centers were built during the 1980s on relatively narrow parcels of land between developed lots. Sometimes strip centers were built on site layouts with the shopping center perpendicular to the main road. This perpendicular layout tends to be less successful for retail purposes than the traditional parallel configuration, and therefore some of these centers have converted entirely to non-retail uses. (See Figure 19.) In 2000, only 20 perpendicular shopping centers remained in Suffolk County – 11 in Brookhaven, five in Huntington, three in Babylon, and one in Islip. The 2000 vacancy rate in these shopping centers was 33%, and in Brookhaven the vacancy rate in perpendicular centers was 44%. In these centers, only 42% of the storefronts are retail in nature, indicating that non-retail uses are more appropriate for these buildings.

Figure 19 - Strip shopping center in Oakdale which was converted to office uses.

Vacancy Rates in Shopping Centers by Community

Vacancy rates varied considerably by community in 2000. Appendix VII lists numbers of vacant and total stores and corresponding vacancy rates by community. There were 116 communities with shopping centers and 55 had vacancy rates below 10%. (See Figure 20.) The following twenty-five communities with 50 or more stores in shopping centers had vacancy rates under 10%. In 1996 only five communities had vacancy rates under 10%.

Copiague	N. Patchogue	Huntington Sta.	Sayville
Deer Park	Setauket/	S. Huntington	Calverton
Lindenhurst	E. Setauket	West Hills	Saint James
North Babylon	Stony Brook	Bay Shore	Smithtown
Centereach	Commack	Bohemia	Hampton Bays
Lake Grove	Elwood	Central Islip	
Mount Sinai	Huntington	East Islip	

Figure 20 - Main Street Plaza in East Islip. East Islip's shopping centers had a 9%vacancy rate.

In 2000, six communities with at least 50 shopping center stores had vacancy rates under 5%; Lake Grove, Huntington Station, West Hills, Bay Shore, Calverton, and Smithtown. No community had a vacancy rate below 5% in the 1996 survey.

On the other hand, in 2000 more than 25% of the shopping center stores were vacant in Holtsville, Middle Island, and North Bellport. Three communities with 50 or more shopping center stores had vacancy rates above 25% compared to 11 communities in 1996. Vacancy rates between 20% and 25% were found in Amityville and Coram in 2000. Appendix IX shows a ranking of communities by vacancy rate in shopping centers.

Vacancy rates by community were calculated in 1988, 1996, and 2000. The majority of communities had vacancy rate increases between 1988 and 1996, some of which were dramatic. Vacancy rates in most communities improved between 1996 and 2000 but rates in a few communities were steady or increased.

Table 16 lists the communities with at least 25 shopping center stores that had the highest shopping center vacancy rates in 2000 and compares those rates to 1988 and 1996. Most of these communities experienced a large increase in vacancy rates between 1988 and 1996 and slight decreases between 1996 and 2000. Among the communities in Table 16, there was a 33.5% increase in the number of shopping center stores between 1988 and 1996 and a 4.8% decrease between 1996 and 2000. The number of stores decreased because stores merged with adjacent stores, a single store took over an entire center, shopping centers converted to office or other uses, or stores were demolished and rebuilt as centers with fewer stores.

Table 16. Communities* with the Highest 2000 Shopping Center Vacancy Rates

Community	Vacant Stores			Total Stores			Vacancy Rate		
	1988	1996	2000	1988	1996	2000	1988	1996	2000
Gordon Heights	0	7	19	13	30	29	0%	23%	**66%**
Middle Island	1	31	23	40	75	66	3%	41%	**35%**
North Bellport	2	34	40	15	86	124	13%	40%	**32%**
Holtsville	4	23	19	30	69	62	13%	33%	**31%**
Greenlawn	3	14	11	50	49	40	6%	29%	**28%**
Mattituck	3	2	9	34	40	33	9%	5%	**27%**
Sound Beach	3	14	7	40	38	28	8%	37%	**25%**
Amityville	1	15	13	45	58	56	2%	26%	**23%**
Wyandanch	4	4	6	37	16	27	11%	25%	**22%**
Coram	12	65	51	202	266	241	6%	24%	**21%**
Lake Ronkonkoma	16	44	35	177	182	178	9%	24%	**20%**
N. Great River	6	1	6	42	32	31	14%	3%	**19%**
Rocky Point	4	9	13	67	69	68	6%	13%	**19%**
Oakdale	14	32	21	114	116	110	12%	28%	**19%**
Southold	0	20	8	17	46	43	0%	43%	**19%**
Port Jefferson Sta.	N/A	12	15	N/A	86	83	N/A	14%	**18%**
Farmingville	4	36	20	62	131	118	6%	27%	**17%**
East Patchogue	5	45	20	82	156	115	6%	29%	**17%**
North Lindenhurst	6	32	13	88	102	80	7%	31%	**16%**
West Babylon	11	26	33	200	176	204	6%	15%	**16%**
Shirley	5	49	30	125	197	186	4%	25%	**16%**
Selden	5	18	22	80	149	143	6%	12%	**15%**

*With at least 25 stores in shopping centers.

Source: Suffolk County Department of Planning

The four communities with vacancy rates above 30% were all in the Town of Brookhaven. Gordon Heights' three strip shopping centers were 66% vacant and had the County's highest vacancy rate in 2000. Middle Island, with a variety of types of centers, had a 35% vacancy rate despite a decline in the total number of stores and an increasing tendency toward non-retail uses in its smaller centers. The shift to non-retail uses and high vacancy rate is also predicated by the presence of both K Mart and Wal-Mart in Middle Island. North Bellport showed modest improvement in its vacancy-plagued largest center, Sunshine Square, where the number of vacant stores and total stores both declined. Meanwhile, a second outlet shopping center was built in North Bellport at the same time that the much larger Tanger Outlet Center in Riverhead was expanding. Vacancies in the never filled Bellport Outlet Center II and newly vacated stores at the original Bellport Outlet Center contributed to North Bellport's 32% vacancy rate. (See Figure 21.) Holtsville still had a vacancy rate of 31% in 2000, with vacant stores in nearly all of its 11 small shopping centers. Most of Holtsville's shopping centers are on Portion Road and were built in the 1980s and 1990s.

Figure 21 - Bellport Outlet Center II in North Bellport. There was a 32% vacancy rate in North Bellport.

The 28% vacancy rate in Greenlawn was primarily due to the continued vacancy problem in its recently renovated neighborhood shopping center on Pulaski Road. Mattituck's vacancy rate of 27% was mostly due to an increase in the number of vacant stores at the large Mattituck Plaza. In Sound Beach there were scattered vacant stores and one small abandoned shopping center which drove the vacancy rate up despite a consolidation of stores in the community's other centers. Amityville's 23% vacancy rate improved slightly since 1996 due to vacancies in two centers with poor street visibility.

Multiple factors can cause an increase in the number of vacant stores. Poor street visibility or access, obsolete building or site design, local economic problems, bankruptcy of a shopping center owner or retail chain, inadequate parking, and poor upkeep are some reasons that can result in an increase in the number of vacant stores. (See Figure 22.)

Figure 22 - This East Patchogue community shopping center has poor upkeep and two of its anchor chains went bankrupt.

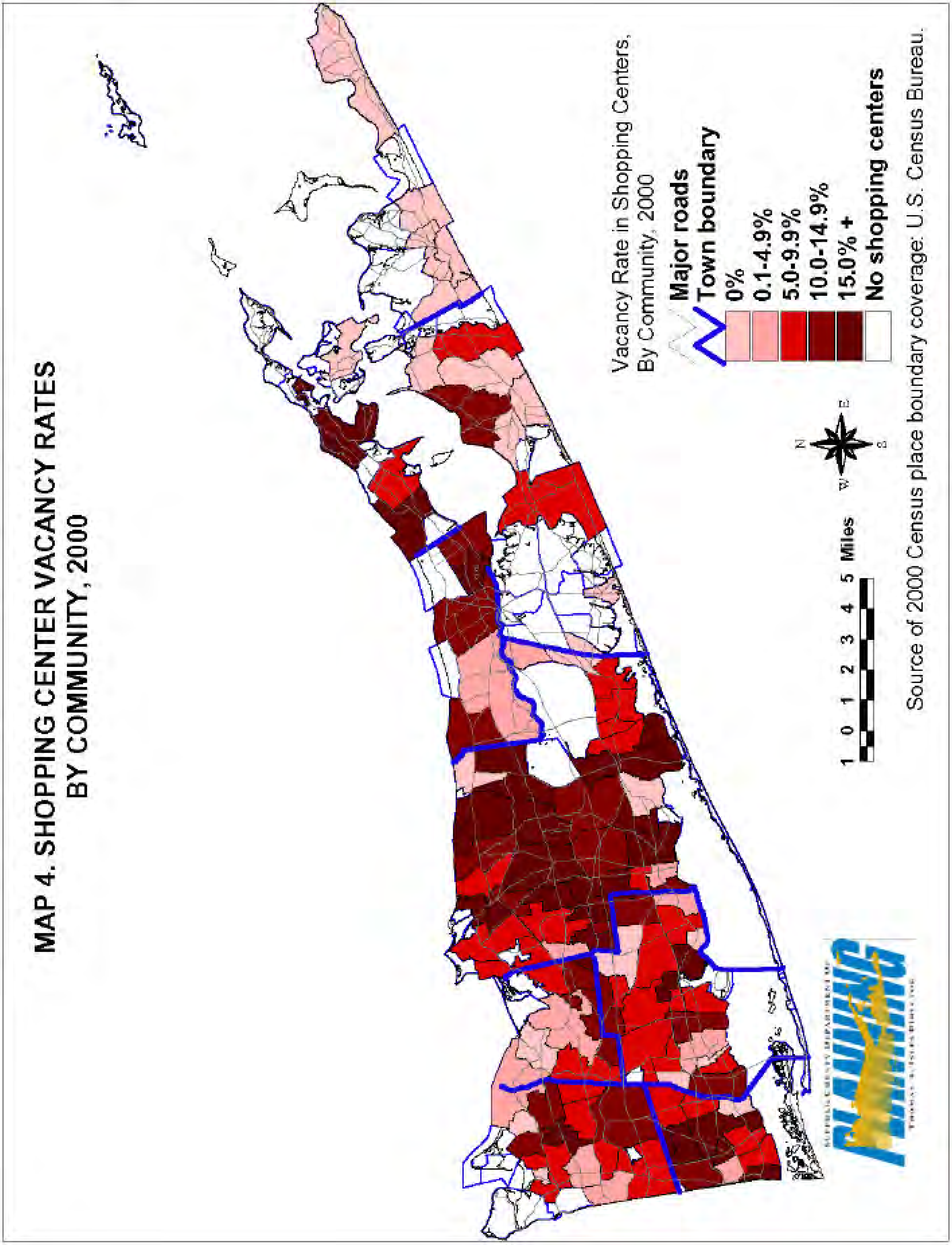
The overbuilding of shopping centers in a community can also be a major factor in causing store vacancies. High vacancy rates were recorded in several communities which have more than 100 shopping center stores. The Town of Brookhaven communities of Coram, Lake Ronkonkoma, Farmingville, East Patchogue, Shirley, Selden, along with West Babylon in the Town of Babylon, had single digit vacancy rates in 1988. Each of those communities showed significant increases in numbers of vacant stores between 1988 and 1996 and still had vacancy rates of between 15% and 21% in 2000. Many of those communities experienced significant shopping center development in the 1980s which has yet to be completely absorbed. (See Figure 23.)

Figure 23 - Strip shopping center on Sunrise Highway in West Babylon.

Some evidence of shopping center overbuilding also exists in eastern Suffolk. Four shopping centers were built between 1987 and 1988 in the hamlet of Southold. 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%, rose to 43% by 1996, and was 19% in 2000. Mattituck had nine vacant shopping center stores in 2000, up from 2 vacancies in 1996. In Riverhead hamlet, the vacancy rate increased from 3% to 23% between 1988 and 1996, and remained at 14% in 2000.

Some communities had high vacancy rates in 1996 but have since improved. Vacancy rates improved in Huntington Station from 21% to 4%, Dix Hills from 26% to 11%, and Holbrook from 21% to 12%. In many cases both the number of vacant stores and the total number of shopping center stores in these communities declined.

The map on the following page shows vacancy rates in shopping centers for all communities in Suffolk County.


MAP 4. SHOPPING CENTER VACANCY RATES
BY COMMUNITY, 2000
Vacancy Rate in Shopping Centers,
By Community, 2000
Major roads
Town boundary
0%
0.1-4.9%
5.0-9.9%
10.0-14.9%
15.0% +
No shopping centers
1 0 1 2 3 4 5 Miles
N
S
E
W
Source of 2000 Census place boundary coverage: U.S. Census Bureau.

Vacancy Rates in Specific Large Shopping Centers

Vacancy rates in the County's large shopping centers varied considerably in 2000. As in most centers in Suffolk County, vacancy rates rose considerably between 1990 and 1996 and have since improved somewhat. Table 17 lists shopping centers with 200,000 or more square feet and their corresponding vacancy rates in 1978, 1982, 1988, 1990, 1996, and 2000.

Traditionally, vacancy rates in the regional malls have been very low but vacancy rates in Suffolk County's three regional shopping malls increased noticeably in the 1996 survey. In 1997 the Walt Whitman Mall and South Shore Mall were renovated and a Lord and Taylor department store was added to each mall. Vacancy rates at the three malls improved to 4% overall in 2000. However, vacancy rates at the regional malls were still higher in 2000 than in the surveys of 1982, 1988, and 1990. The Tanger Outlet Center was 3% vacant in 2000, up from zero in 1996.

In Suffolk County, Coram Plaza in Coram was the only large shopping center over 50% vacant in 2000. There are plans for a renovating this shopping center and including a Home Depot to replace the vacant Caldor. Plaza in Islip still has a vacant anchor store and has seen vacancies rise to 36% although a recent renovation and introduction of a Kohl's store may help the situation. The Mayfair Shopping Center in Commack was still undergoing a long-needed renovation in 2000 when its vacancy rate was 29%. Since the renovation, the vacancy rate has improved considerably as seen in Figure 24. Point Plaza in Rocky Point experienced an increase in vacant stores to 27% after its major anchor store (Caldor) was vacated. Sunshine Square in North Bellport, a center built in an area with low population density and low to moderate incomes, is still 26% vacant but has improved since 1996. The Centereach Mall, which has had a persistent vacancy problem, still had 24% vacant stores in 2000. Great South Bay in West Babylon has traditionally had a double digit vacancy rate, and its rate increased to 20% in 2000. The Sun Vet Mall in Holbrook had a 15% vacancy rate in 2000 which was higher than in any previous survey.

Table 17. Vacancy Rates in Shopping Centers Over 200,000 Square Feet, in Size Order: 1978, 1982, 1988, 1990, 1996, 2000

Shopping Center	Community	1978	1982	1988	1990	1996	2000
Smithaven Mall	Lake Grove	0%	1%	2%	1%	5%	3%
South Shore Mall	Bay Shore	6%	3%	0%	0%	9%	3%
Walt Whitman Mall	S. Huntington	4%	3%	4%	6%	18%	8%
Tanger Outlet Center	Calverton	-	-	-	-	0%	3%
Great South Bay	W. Babylon	8%	37%	14%	14%	12%	20%
Airport Plaza	E. Farmingdale	-	-	-	-	-	17%
King Kullen Plaza	Commack	-	-	-	-	-	0%
Centereach Mall	Centereach	2%	14%	17%	50%	43%	24%
Gardiner Manor Center	W. Bay Shore	0%	8%	5%	11%	63%	6%
K Mart Plaza	Bohemia	0%	17%	25%	30%	0%	0%
Gateway Plaza	N. Patchogue	-	-	-	0%	3%	0%
Islandia Center	Islandia	-	-	-	-	11%	8%
Big H	Huntington Sta.	15%	11%	14%	15%	46%	17%
Huntington Square Mall	Elwood	-	11%	10%	7%	10%	14%
Bridgehampton Commons	Water Mill	0%	0%	0%	21%	8%	7%
Nicolls Plaza II	Centereach	-	-	-	-	-	0%
Huntington Shopping Ctr.	S. Huntington	4%	2%	0%	0%	15%	0%
Sterns Plaza	Commack	9%	5%	0%	5%	22%	7%
Sun Vet Mall	Holbrook	11%	0%	4%	4%	7%	15%
Coram Plaza	Coram	0%	11%	6%	5%	24%	58%
Home Depot Plaza	Copiague	-	-	54%	64%	60%	0%
Brooktown Shopping Plaza	Stony Brook	16%	0%	4%	7%	39%	0%
Melville Mall	Melville	30%	5%	5%	25%	0%	0%
Independence Plaza II	Selden	-	-	-	-	0%	4%
The Wiz Plaza	Lake Grove	-	-	33%	69%	39%	0%
Mayfair Shopping Center	Commack	3%	8%	18%	13%	28%	29%
Home Depot Center	Commack	N/A	50%	0%	0%	0%	14%
Sunrise Plaza	N. Lindenhurst	11%	0%	7%	7%	34%	14%
Point Plaza	Rocky Point	5%	17%	4%	14%	12%	27%
South Port	Shirley	-	-	-	0%	10%	0%
East End Commons	Riverhead	-	-	-	-	0%	0%
Expressway Plaza	Farmingville	-	14%	0%	0%	29%	17%
Sunshine Square	N. Bellport	-	-	-	20%	57%	26%
Plaza	Islip	0%	0%	0%	6%	12%	36%

N/A - Not Available; Dash indicates that the center was not yet built. Source: Suffolk County Department of Planning

Figure 24 - The renovated Mayfair Shopping Center in Commack.

Successes and Turnarounds

Some redevelopment efforts have produced successful shopping centers. The old Gardiner Manor Mall in West Bay Shore, a would-be regional mall in close proximity to the South Shore Mall, was 63% vacant in 1996 and was demolished in 1997. Its separate Sterns (now Macy's) store remains intact. A successful new 18 store shopping center was built in its place. The Big H shopping center in Huntington Station had vacancy rates between 10% and 15% in the four surveys between 1978 and 1990, and the percentage of vacant stores jumped to 46% in 1996 after proposals to reconfigure or demolish part of the aging center were made known. By 2000, the vacancy rate was down to 17% as a new Home Depot opened and redevelopment of part of the site for a K Mart store progressed.

Home Depot Plaza (formerly the 52 store Loehmann's Plaza) in Copiague had no vacant stores in 2000. Even after half the stores were demolished in 1989 and replaced with a Price Club (now Home Depot), major vacancies remained until most of the rest of the center was razed and rebuilt as a Target store in 1998. The Wiz Plaza (formerly the 47 store Loehmann's Plaza) in Lake Grove also had no vacant stores in 2000, after a vacancy rate of 39% in 1996 and 69% in 1990. After reconstruction, this center succeeded in replacing most of its smaller shops with large chain stores such as the Wiz, Stop&Shop, and Petco. The Melville Mall, a vacancy-plagued center in the past, also changed its configuration in the early 1990s, replaced most of its smaller stores with new larger anchor stores, and had no vacancies in 1996 or 2000. The same reorganization took place at K Mart Plaza (formerly Sayville Plaza) in Bohemia and it too was vacancy-free in 1996 and 2000.

King Kullen Plaza in Commack, a very large shopping center with 12 stores built in 1997, had no vacant stores in 2000. The Huntington Shopping Center in South Huntington near the Walt Whitman Mall had 13 mostly large stores and also had no vacant stores in 2000.

Some well-kept centers maintain a healthy mix of large and small stores. Gateway Plaza in North Patchogue, once again had no vacancies of its 41 stores in 2000. (See Figure 25.) Sterns Plaza in Commack had only one vacant store in 2000, and the Brooktown Shopping Plaza in Stony Brook bounced back from a vacancy problem in 1996 to having no vacancies in 2000, after being renovated. Independence Plaza II in Selden, with Home Depot, King Kullen, and 22 smaller stores, had just one vacancy in 2000. South Port in Shirley had no vacancies among Kohls, Waldbaums, Sears Hardware, and 26 smaller stores.

Figure 25 - Gateway Plaza in North Patchogue off Sunrise Highway.

Vacant Anchor Stores

Most regional, community and neighborhood shopping centers contain anchor stores. These stores are typically chain stores greater than 20,000 square feet in size and often much larger. In Suffolk County since 1996, while the total number of anchor stores has increased, the number of vacant anchor stores has decreased. In 1996, there were 461 anchor stores in shopping centers in Suffolk County. In 2000 there were 555 anchor stores, a 20% increase in the number of large stores in the county in four years. In 2000, there were 40 vacant anchor stores in shopping centers, representing 7% of 555 anchor stores compared with 45 vacant anchors or 10% of anchor stores in 1996.

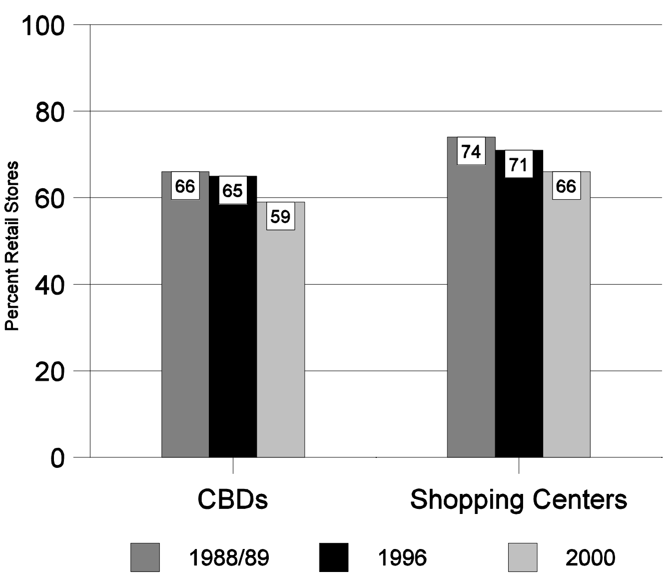
RETAIL VS. NON-RETAIL USES

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. CBDs today are more likely to contain non-retail types of uses than are shopping centers. Examples of non-retail uses found in shopping centers and CBDs include:

bank	laundromat	dance studio	repair services
church	tattoo parlor	karate school	insurance office
theater	barber shop	photography	real estate office
printing	beauty salon	travel agency	tax preparation
library	dry cleaner	fitness center	doctor's office
post office	kids parties	tanning salon	government office
law office			

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, 65% in 1996, and 59% in 2000. Shopping centers showed higher percentages of retail stores, but the percentage used for retail purposes has been declining as it has in CBDs. In shopping centers, 74% of stores were retail in 1988, 71% were retail in 1996, and 66% were retail in 2000. The percentage of non-retail or service storefronts was higher in CBDs but rose in both CBDs and shopping centers between the late 1980s and 1996, and again to 2000 as can be seen in Figure 26.

Figure 26. Proportion of Retail Stores in CBDs and Shopping Centers, 2000



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, 63% of occupied stores were retail stores in 2000. On the other hand, just 54% of storefronts in CBDs with less than 100 stores had retail uses. East Hampton, Southampton, Sag Harbor, Greenport, Port Jefferson, and Huntington are examples of large CBDs with more than two-thirds (67%) of storefronts used for retail stores. (See Figure 27.) Relatively few retail stores exist in the following smaller downtown areas: Copiague, North Babylon, North Lindenhurst, Farmingville, Mastic Beach, East Northport, Bayport, Brentwood, Brightwaters, Central Islip, East Islip, West Sayville, Shelter Island, Quogue, Mattituck, and Cutchogue, where retail stores account for less than half of occupied storefronts. (See Figure 28.) Appendix X shows the percentage of stores used for retail purposes for every CBD with totals by Town.

Figure 27 - East Hampton is a larger downtown with mostly retail stores.

Figure 28 - Shelter Island, a very small downtown with mostly non-retail uses.

CHANGES IN THE RETAIL MARKET

A retail building boom has taken place on Long Island since 1990. The increased shopping center square footage has accentuated the already intense competition between multi-billion dollar chain stores, smaller chain stores, and independent stores, and between older shopping centers and newly constructed centers and stores. Vacancy rates, while lower in 2000 than in the record high vacancy year of 1996, are still above 10% overall and are above 20% in many shopping centers and downtown districts. New shopping centers, older centers, and business districts must continue to adapt to never-ending changes in the retailing climate.

New Stores

Major changes continue to take place in the Long Island retail market. 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. 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," in that they offer a wide selection of goods in a particular category, such as building materials, office supplies, toys, home electronics, or books.

The following major retailers have entered the Long Island market since 1996:

Babies R Us	Circuit City	Lowe's (under construction)	Sears Hardware
Best Buy	Duane Reade	Odd Job	Stop & Shop
Buy Buy Baby	JoAnn	Party City	Target
Century 21	Kohl's	Petco	Trader Joe's

Sometimes a major retailer will venture into the higher-income Nassau County market before entering Suffolk County. Examples include Century 21, Home Depot Expo, and Ikea. Sometimes, if the Nassau store(s) perform poorly, the Nassau store closes before the chain ever enters Suffolk County. Examples include Bradlee's, Incredible Universe, and Tops Appliance.

In shopping centers and downtown districts across Suffolk County, some new types of small stores have begun to emerge. Stores selling computers, cellular phones, pagers, and associated services are becoming more and more prevalent. Nail salons, tattoo shops and tobacco stores are more common today than just a few years ago, and recreation uses (karate, dance studios, kids parties, child learning centers) have become more common in shopping centers and downtown districts. Buffet restaurants are now frequent occupants of shopping centers and some downtown areas, and these stores are often several thousand square feet in size, often occupying several small storefronts.

There is constant change in retailing. Major stores change as consumer tastes and economic conditions change. The evolution of major stores continues as new stores become dominant and older ones close. When large stores close, a reuse opportunities are created and the retail space is eventually filled by a store chain undergoing expansion.

The following retailers closed all or some of their Long Island stores since 1996:

A & P (now Waldbaums)	Creativity	McCrory	Rockbottom
Ben Franklin	Edwards (now Stop & Shop)	Office Depot	Service Merchandise
Bradlee's	Grand Union	Party Experience	Shoe Town
Caldor	HomePlace	Pergament	Sterns (most now Macy's)
Computer City	Incredible Universe	Playworld	Tops Appliance

From the list above, seven chains that left the region between 1996 and 2001 had first ventured into the area between 1990 and 1995. The chains that arrived during the 1990s and have since retreated are Bradlee's, Computer City, Creativity, HomePlace, Incredible Universe, Office Depot, and Tops Appliance. As chains leave the area, new chains selling similar goods usually enter to take their place.

Recently, significant store closings and retail layoffs have been announced with increasing frequency. Swezey's has announced layoffs. Pergament, Frank's Nurseries, Zany Brainy, Casual Male, and Lechters Housewares have each declared bankruptcy. Office Max, Office Depot, HomePlace, and Pergament have closed large stores. Retail landlords and brokers are beginning to see new signs of softness in the retail market on Long Island.

In the late 1990s, large drug store chains such as Walgreens and CVS built numerous free-standing stores in Suffolk County. Some shopping center locations were vacated by a drug store chain in favor of a new free-standing building nearby. Most of the new free-standing drug stores have been constructed in strip commercial zones. However, some drug store chains have opened in downtown districts. Several CVS stores have opened in smaller downtown districts such as West Babylon, North Lindenhurst, Center Moriches giving those downtown areas an anchor. Genovese has opened a store in downtown Sayville, introducing a busy anchor store there. (See Figure 29.)

Figure 29 - Genovese drug store in downtown Sayville.

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. These 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 are also often described as *big box* stores.

The first wholesale club on Long Island was B J's in East Farmingdale which opened in 1985. The Price Club (now Costco) opened a store in Nesconset in 1987, and nine more Long Island wholesale club stores followed between 1992 and 1997. Several more were proposed but were not built. Recently, B J's opened stores in Westbury and South Setauket, bringing the total number of wholesale clubs on Long Island to 12, nine of which are in Suffolk County. Warehouse club stores have generally been constructed as single tenant monolithic buildings, separated and often isolated from other retail uses. These types of stores remain popular but their long-term viability is unclear. If these stores should ever close, retail reuse options may be limited.

Big box stores larger than 100,000 square feet continue to open in both Nassau and Suffolk Counties. Between 1993 and 1997, 10 *big box* stores were constructed in Suffolk, adding over one million square feet of new retail space in four years. Since 1997, a B J's was constructed in South Setauket; Home Depot built stores in East Farmingdale (vacating their store in an industrial area nearby), North Patchogue, Centereach, and Deer Park; Target built stores in Commack and Centereach/South Setauket. (See Figure 30.) Currently, a 175,000 square foot Lowe's home center is under construction at Route 112 and the LIE in Medford. Several more *big box* stores are proposed in Suffolk County.

Figure 30 - New Target store built in Centereach/South Setauket in 2000.

Some *big box* retailers have entered existing vacant space. Between 1993 and 1997, Wal-Mart occupied existing space in both Middle Island and Centereach. Since 1997, sites were redeveloped for a K Mart in Huntington Station, and Target stores in Copiague and West Bay Shore. Home Depot entered redeveloped retail space in Huntington Station last year and Wal-Mart has proposed entering vacated space in Riverhead. In 1998 and 1999, Kohl's entered the Long Island market and opened six stores in existing retail space; five of the stores were previously occupied by Caldor.

Larger stores

The average size of stores in shopping centers is increasing. 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 25 years ago were about 15,000 square feet. Supermarkets of today not only sell a wider range of groceries, but now have a bakery, a seafood section, a deli, a flower section, health and personal care aisles, a pharmacy, and other amenities. (See Figure 31.) 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 businesses.

Figure 31 - Free-standing Pathmark in East Patchogue, typical of new supermarket construction.

In recent years, large stores in shopping centers such as supermarkets have frequently expanded into adjacent space previously used by small stores. Even smaller shops have often doubled or tripled in size by expanding into adjacent space in a shopping center. Between 1996 and 2000, the number of stores in many shopping centers declined due to consolidation. With the economy strong, many successful businesses expanded into adjacent space. In addition, in the past several years, storefronts have been occupied by large users such as Laundry Palace, Tutor Time, and buffet restaurants. Expansions and new large users that occupy several storefronts have reduced the average number of stores in shopping centers and have improved vacancy rates or prevented vacancy problems in many shopping centers. In fact, despite a large increase in total square footage, the total number of stores in all shopping centers in Suffolk County declined between 1996 and 2000 from 7,880 to 7,547, a 4% decrease. The decline was even more pronounced in Brookhaven Town, where the number of stores in shopping centers decreased by 9%, despite an increase in total square footage of 6%.

Power centers are part of the trend toward the consolidation of retail stores and the increasing tendency toward large stores. A relatively new and increasingly popular retail format, the power center is a center between 250,000 and 600,000 square feet with at least two-thirds of its space occupied by three or more *category killer* superstores that sell merchandise in one category (books, office supplies or toys), often at discount prices. Since 1990, several power centers have opened in Suffolk County. Examples of successful new power centers are Nicolls Plaza II in South Setauket/Centereach (opened in 2000 with Target, Home Depot, and Best Buy), King Kullen Plaza in Commack (opened in 1997 with Target, Borders Books, and Sports Authority), and the K Mart center in Stony Brook (opened in 1995 with OfficeMax, Sports Authority and Borders Books).

Redevelopment has created power centers out of centers which once had many small stores. Gardiner Manor Mall, most of which was razed in 1997, was rebuilt in 1999 as a power center with primarily large anchor stores (including Target, Old Navy, and the Wiz). East Islip Centre was renovated in 1997 and also eliminated its small stores in favor of three large stores including Marshalls, Staples, and Stop & Shop. (See Figure 32.) The Melville Mall once contained 20 stores but now has just seven, after opening larger anchor stores (Marshalls, Kohl's, and OfficeMax) and expanding its Waldbaums supermarket. Before redevelopment, power centers Home Depot Plaza in Copiague and The Wiz Plaza in Lake Grove each contained numerous small stores.

Figure 32 - The five store East Islip Centre, renovated in 1996, once had 11 stores.

Some power centers have opened on sites which once only had large single retailers. The former Modell's store in Commack now consists of seven large *category killer* stores, including Home Depot, Staples, and Barnes & Noble. K Mart Plaza in Bohemia was once a TSS store but has expanded into a successful power center with 10 stores (including K Mart, OfficeMax, Sports Authority, Borders, and The Wiz). A similar transformation took place in West Babylon at the former TSS store.

Outlet Centers

Outlet shopping centers contain manufacturers stores selling their own goods at discounted prices. Outlet shopping is no longer a new concept on Long Island. The Amagansett and Stony Brook CBDs each contain small clusters of outlet stores, as does the Voice Road area of Carle Place in Nassau County. Scattered outlet stores also exist in industrial areas of communities such as Farmingdale and Bohemia. The first planned outlet shopping center on Long Island, the 95,000 square foot Bellport Outlet Center, opened in 1992 in North Bellport in Suffolk County. Bellport Outlet Center II, a 196,000 square foot shopping center across Sunrise Highway from the Bellport Outlet Center, opened in 1996.

In 1994 the Tanger Outlet Center opened in Riverhead. It was originally 322,000 square feet in size, but expanded in 1996 by 455,000 square feet in two additional phases. The total square footage of this center is now 777,000, making it one of the largest manufacturers outlet centers in the country and bringing it over the 750,000 threshold for regional shopping center status. The center does not contain a major department store anchor but it offers products approximating those available in regional malls and is unique because it attracts customers from far distances. (See Figure 33.)

Figure 33 - Tanger Outlet Center in Riverhead.

The Tanger Outlet Center has become the dominant outlet shopping center on Long Island. This center has its own traffic signals and hired employees to direct traffic in its congested parking lot. Its vacancy rate was 3% in 2000. Meanwhile, the Bellport Outlet Center's vacancy rate increased from zero in 1996 to 27% in 2000. The newer and larger Bellport Outlet Center II, which was never fully occupied, had a vacancy rate of 38% in 2000. As with wholesale clubs, the long-term popularity and viability of outlet centers is not guaranteed. Should any of the outlet centers ever close, vacant isolated retail buildings will remain.

Internet Shopping

The Internet poses a great challenge and a great opportunity for today's retailers. In 1999, there were 83 million Internet users in the U. S., and that number is expected to rise to 165 million by 2002. Internet usage as a percentage of total population was 25% in 1997, 55% in 2001, and is expected to rise to 75% by 2005. Billions of dollars are spent online every month and the number will continue to rise. Online retail revenues in the U. S. were $20 billion in 1999 and rose to $39 billion in 2000, approximately 1% of total non-auto related retail sales. The largest dollar amounts spent online are for travel expenditures and computer products, followed by books, gifts and flowers, music, and apparel. Projections of online retail sales for 2003 range between $75 billion and $144 billion, or between 2% and 5% of non-auto retail sales.

The Internet is already offering alternatives and choices to consumers where none existed five years ago and those choices will continue to expand as the retail industry becomes more reliant upon electronic retailing (e-trade) via the Internet. At any time of the day, a wide variety of merchandise is conveniently available on the Internet, and is often available faster, cheaper and usually without human intervention. Consumers already have computer access to retailers who sell merchandise directly from warehouses via Internet shopping. The cost of goods on Internet sites is often lower than at existing shopping malls because existing stores must add the costs of rent, employees, and showroom inventory costs to warehouse costs. The existence of malls, big box retailers and smaller retail stores will be threatened by e-trade unless the price of goods at these *brick-and-mortar* retailers can compete with prices on the Internet.

Certain types of retailers will struggle and some will not survive as Internet shopping grows. The surviving retailers will be the extraordinary value providers that are easy with which to do business. Downtown business districts have an advantage over large retailers because the smaller shops are run by the people who own them and have been providing customer service for years. Successful retailers will continue to provide customers with personal assistance and customer service. Even retailers with good personal service will still need an Internet presence in case the customer decides to or prefers to buy through the Internet. Retailers who do not provide good customer service will fade in coming years as the retail climate continues to change.

Some goods will certainly continue to be sold in traditional stores. Goods that are in immediate demand are not easily ordered through the Internet. These products are sold at stores such as supermarkets, pharmacies, specialty grocery stores, butcher shops, fish stores, liquor stores, delicatessens, pizzerias, Chinese take-out, full service restaurants, diners, ice cream parlors, bakeries, bagel shops, and video stores. Locally produced items such as food products, bakery items, and locally produced goods will continue to be sold locally. Some specialty and gift stores contain goods that require some type of personal interaction and for this reason will remain viable. Storefront uses that may be impacted by e-trade include financial services, computer services, real estate services, department stores, and stores that sell books, CDs, videos, and flowers.

Consumers are using the Internet not only to buy goods, but to log on to retailers' websites to research information on goods and services. Armed with product information, consumers then make purchases at stores. Thus the Internet has transformed a large and growing number of retailers into *multi-channel* retailers with all sales channels (stores, Internet, and catalog) working as one to help retailers maximize the value of their brands. Understanding that there is great synergy between the Internet and brick-and-mortar stores, some shopping center owners have created their own websites and are working with their retail tenants to create distribution channels to satisfy the consumer, whether the consumer decides to shop at the shopping center, on the Internet, or both. Some shopping centers have incorporated the Internet into their business by maintaining websites which allow consumers to buy online directly from retailers in the center and have their purchases delivered to them.

Business Improvement Districts and Downtown Revitalization

In response to continued increasing competition from regional malls, new large stores and community shopping centers, several Long Island communities formed Business Improvement Districts (BIDs) between 1991 and 1997. 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. (See Figure 34.) 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.

In 1999, the Suffolk County legislature began its Downtown Revitalization Program, a funding program for the chambers of commerce or business organizations to work with towns and villages to improve downtown areas to attract new business. In two phases, the program has awarded over $2.5 million dollars to over 90 downtown projects. Phase three is in progress now. Local governments and local civic organizations have created projects appropriate to the needs of their downtown business areas, to share resources and renovate many of the downtown shopping districts.

Figure 34 - Downtown Patchogue created its business improvement district in 1992.

RECOMMENDATIONS

Overview

Population trends in Suffolk County indicate that slow growth will continue in the foreseeable future. The number of households will continue to grow slowly as well, and the average household size will remain fairly stable. Over the next ten to twenty years, the largest population increases will occur in the over-65 age cohorts, with some modest gains also seen in under-30 cohorts due to the baby boom “echo.”

The recession of the early 1990s caused the loss of more than 100,000 jobs in the Nassau-Suffolk region. After 1993, the lost jobs were regained and Long Island experienced strong job growth in 1997 through 2000 with very low unemployment rates. Slower job growth continues in 2001. The local housing market has remained very strong since 1998. After several years of tepid real per capita income growth, income levels in Suffolk County have risen modestly in the past 5 years, allowing Suffolk to maintain its ranking of 115th of 3,110 counties in the U. S. in per capita income. Retail sales have been lackluster on Long Island in recent years. While total retail sales increased in every year since 1992, constant dollar retail sales figures (adjusting for inflation) remained relatively flat throughout the 1990s.

Current indications point to a slowing of the local and national economies. Store sales of national retailers have been disappointing recently. Several retail chains have announced significant store closings and several have declared bankruptcy. Many more store closings would be expected if the economy weakens. New store types catering to evolving consumer tastes and needs are created as the dynamics of retailing changes. However, new retail stores do not cause increases in consumer purchasing power and existing stores that lose market share are forced to close or downsize.

Retailing is always changing. Consumers change because of changing demographics and the associated changing consumer needs and tastes. 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, *big box* stores, and now shopping via the Internet.

The *smart growth* concept involves directing development and government action to strengthen existing communities, encourage compact and orderly development and redevelopment. Smart growth encourages the providing of housing and transportation choices and attempts to limit dependence on automobiles by allowing mixed uses and compact development. The smart growth concept was employed in creating the recommendations which follow.

Strip Commercial

Strip commercial development is the least desirable type of commercial development. It consumes more land than shopping centers or compact central business districts. The proliferation of strip commercial development contributes to homogenization of the visual landscape, unattractive street scapes, the extension of suburban sprawl, increased opportunities for traffic accidents, and the blending of previously separate and unique communities. Certain areas of Suffolk County, such as along Route 347 and Route 25, have too many vacant commercial sites still zoned for retail stores in a dispersed strip pattern.

Recommendation 1: Strip commercial areas should be developed in accord with a cohesive plan.

A plan for contiguous strip commercial areas would help to ensure that land is used more efficiently, improve aesthetics, improve traffic flow and help to preserve community identities. This plan should provide for 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.

Recommendation 2: Municipalities should consider re-zoning surplus commercially zoned land for other purposes.

Each town should look closely at its inventory of vacant, developed and undeveloped commercially zoned property, especially strip commercial, and consider re-zoning for other uses. Re-zoning for high density housing, offices, or for small institutional uses (including homes for disabled persons and adult care facilities) on these higher traffic roads may be desirable. Re-zoning commercially zoned land for traditional residential uses and similar up-zoning is desirable and will help to prevent scattered and unneeded retail commercial development from occurring.

Central Business Districts

At one time, most retail trade activity in Suffolk County occurred in its central business districts. Due to changes in retailing and in the role of downtown business districts in Suffolk County, downtown business districts are not the important economic centers they were in the past, and are not likely to be so ever again. Today, regional malls, large specialty stores, and discount stores dominate the retail market, and little new construction takes place in downtown business districts. The trend in retailing is toward larger and larger anchor stores. In Suffolk County, the anchor stores in most shopping centers are generally larger than the anchor stores in most business districts, and the smaller stores in shopping centers are also generally larger than small stores in downtown business districts. It is difficult for CBDs to accommodate today's big stores because the CBD is somewhat constricted by the existing street system and small land parcels.

Yet downtown business districts are stable and are showing some strength, and most are maintaining more favorable occupancy rates than nearby shopping centers. In the field surveys of 1996 and 2000, vacancy rates in CBDs were lower than vacancy rates in shopping centers, and vacancy rates in CBDs improved between 1996 and 2000. CBDs are often viable retail locations because they are close to more densely populated areas and are therefore still convenient to many residents. In addition, some CBDs are oriented toward tourism or recreational shopping which helps to keep them unique. Shopping in a downtown area can be more pleasant than shopping in a shopping center, especially in nice weather.

There are some very successful downtown business districts in Suffolk County. Huntington and Babylon are examples of hamlets whose large business districts remain healthy. Each had a 5% vacancy rate in 2000. Some smaller neighborhood CBDs also have very low vacancy rates, such as Bellport, East Moriches, Brightwaters, East Islip, Islip, and West Islip. (See Figures 35 and 36.) These CBDs are convenient to a substantial local population and have a diversified mix of local retail and service stores. Some successful small downtown districts have clusters of the one type of retailer, such Eastport with its antique shops.

Figure 35 - Downtown Bellport, which had a 4% vacancy rate in 2000.

Charming downtown business districts such as Port Jefferson, Stony Brook, and Northport are successful. These three downtown areas averaged a 2% vacancy rate in 2000.

Figure 36 - Downtown Islip, which had a 1% vacancy rate in 2000.

Their attractive architecture, access to public plazas, 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. 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 downtown districts in these areas with a heavy flow of higher income second homeowners, 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 46% of the shopping center and CBD square footage while in western Suffolk, CBDs comprise just 15% of the square footage. Downtown areas in eastern Suffolk had vacancy rates averaging 5.5%, compared to 9.2% in CBDs in western Suffolk. Except for Riverhead, the eastern Suffolk towns also have the lowest per capita shopping center square footage in Suffolk County. Downtown areas in the Town of Riverhead still had the highest vacancy rates of the five eastern towns, but the rate was 13% overall in 2000, a large improvement since 1996. Meanwhile, Riverhead town has the highest per capita shopping center square footage of any Suffolk town, even when the Tanger Outlet is excluded.

Several Suffolk County CBDs had high vacancy rates, above 15%. Those communities are Wyandanch, Amityville South, East Patchogue, East Setauket, Farmingville, Mastic Beach, Ronkonkoma, Amagansett, Bay Shore, Central Islip, Islip Terrace, and Polish Town. Most of these CBDs are near low to moderate income neighborhoods. CBDs in Patchogue and Riverhead no longer have very high vacancy rates, and the vacancy rate in Bay Shore has improved considerably.

These three CBDs originally served market areas comparable to the market areas of the regional malls that exist today, but many stores in these CBDs departed, including movie theaters and post offices. Now these CBDs have begun to reinvent themselves, re-opening theaters to bring in more recreation consumers and attracting a mix of new retail and non-retail uses.

Despite continuing problems such as greater traffic congestion and difficulty in finding convenient parking, downtown business districts in Suffolk County are still strong and viable parts of the local communities they serve. While some CBDs have attracted new chain retailers and boutique shops, most CBDs now contain a significantly higher proportion of non-retail uses. CBDs should focus on their strengths, such as interesting architecture and local heritage, close proximity to nearby residences, access to sewers, and in some cases lower commercial land costs. The downtown business district's role as center of commerce and community can be strengthened in several ways.

Recommendation 3: Encourage the development or redevelopment of mixed-use high-density housing in downtown areas.

A stable, healthy residential stock surrounding a downtown business district is important to maintain the vitality of the downtown area. When housing is added in or near the downtown area, the economy of the downtown is strengthened by the additional business generated by the additional residents. By adding housing to a business district, a more cohesive, better defined CBD will result. Local towns and villages should encourage the construction of appropriately scaled high density housing (either rentals or owned units), possibly mixed with commercial uses on the ground floor. The downtown area is the ideal location for senior citizen housing, with its proximity to shopping, services, and transportation.

New housing construction in downtown areas may involve redevelopment. In certain cases, lots could be assembled, that is, adjacent lots could be combined to allow for more well-planned commercial or mixed-uses. The density of any new housing should justify the cost of assembling lots and removing vacant or underutilized buildings. To encourage mixed-use development in the downtown, towns and villages may want to create Downtown Development Districts in their zoning codes, with provisions for development bonuses in specific cases. The Town of Islip has created such a district. The downtown areas in Bay Shore and Riverhead offer such redevelopment opportunities for housing. Other downtown areas with such development or redevelopment opportunities include Amityville, Copiague, Lindenhurst, Wyandanch, Brentwood, Ronkonkoma, Patchogue, Huntington Station, Greenlawn, East Northport, Kings Park, Smithtown, Saint James, and Port Jefferson Station. (See Figure 37.)

Figure 37 - Downtown Ronkonkoma, where there are opportunities for development and redevelopment.

Recommendation 4: Encourage the construction of individual offices or apartments above stores in downtown business districts.

Many existing single-tenant or multi-tenant buildings in downtown areas are suitable for a second story addition. Occupied office space or apartment units above ground floor retail space helps strengthen the business of downtown merchants and service-providers. In space above stores in downtown areas, office uses should be encouraged where apartment uses are not feasible. Examples of communities which might be able to add second story apartments or offices include Greenlawn, East Northport, Saint James, Amityville, Copiague, Lindenhurst, Babylon, and Brentwood. (See Figure 38.)

Figure 38 - Example of apartments and offices above stores in Northport.

Recommendation 5: To fill in the gaps in a downtown business district, construction of additional commercial establishments within the business district should be encouraged.

The prudent addition of additional development within a downtown business district, such as commercial or institutional uses, will reinforce the identity and vitality of a business district. In this way, a more cohesive, more well-defined downtown district will result. In particular, Copiague, Wyandanch, Huntington Station, and East Patchogue offer such opportunities. (See Figure 39.) Some of the very small CBDs might also benefit from such in-fill construction, such as West Babylon, Islip Terrace, Ronkonkoma, Farmingville, and Rocky Point.

Figure 39 - Downtown Copiague, which could benefit from some in-fill development.

Recommendation 6: Attract proven successful retail and service uses to downtown areas.

Most of the activities that take place in some downtown areas are daytime activities. In many neighborhood CBDs, real estate, medical, and other offices are common uses, and these offices generally close at 5 PM. Other office and institutional uses in the downtown are closed by 6 PM. Other common storefront types are closed by 7PM, such as barbers, hair salons, travel agencies, bakeries, and cleaners.

Certain types of storefront uses will draw consumers at many times of the day and throughout the year. These activities would increase the downtown's vibrancy at night. Certain downtown areas may want to attract a coffee shop, a music retailer, a reputable video store, or a movie theater. (See Figure 40.) Other retailers that attract foot traffic include drug stores, restaurants, antique shops, furniture stores, and specialty food markets.

Figure 40 - Renovated theater in downtown Northport.

Recommendation 7: Where chronic vacancies exist, the introduction of additional non-retail uses to vacant downtown storefronts and buildings should be encouraged.

For the past 40 years, downtown business districts have been undergoing the transition from traditional retailing of goods toward service sector retailing. Non-retail uses have become more common in local downtown areas and are suited to the relatively small sizes of stores in downtown areas. Many retail stores, on the other hand, are becoming larger and are more suited to shopping centers today.

While it is preferable to retain at least a core retail portion of a downtown area to keep a downtown area vibrant, non-retail uses occupy rentable space and attract foot traffic. In cases where storefronts or buildings are chronically vacant, non-retail uses such as small offices should be encouraged. Non-retail uses should maintain an attractive street entrance and storefront windows (instead of walling them up), to maintain a traditional downtown storefront feel and to avoid creating insipid frontages on downtown pedestrian-oriented main streets.

Recommendation 8: Local municipalities should install attractive identifying signs at the entrances to the downtown and at all municipal parking lots.

A beautiful, noticeable sign simply stating the name of the community should be installed at each main entrance to the downtown area. Such signs beautify the area, clearly identify the community to travelers, and create a sense of place and local pride. Each municipal parking lot in a CBD should be clearly identified with an attractive sign. Attractive signs help improve the appearance of the downtown and parking areas, and are appealing to shoppers. (See Figure 41.)

Figure 41 - Attractive sign.

Recommendation 9: Key parcels near downtown areas should be acquired for parking, open space, or recreational uses when possible.

In recent years, Suffolk County and the towns and villages have created some small new municipal parking lots in downtown districts, some containing pleasant public spaces. Greenport recently completed its village square in the heart of its downtown area, a successful example of an acquisition for a vibrant public space. Other examples of newer municipal parks or public parking can be found in Greenlawn, Lindenhurst, Amityville South, and West Babylon. (See Figure 42.) This effort should be continued, and where possible, should include the creation of additional pockets of open space near downtown districts. Parcels that are in property tax default and/or have been judged unfit for commercial or residential used because of fire or neglect should be acquired if these parcels are appropriate for parkland and/or public parking.

***Recommendation 10: Municipalities should consider creating parking plans for certain business districts*.**

Figure 42 - New public space and post office in downtown Greenlawn.

Municipal parking lots in some downtown areas are disjointed and not contiguous. An implemented parking plan would improve traffic circulation within and between parking areas and pedestrian circulation to commercial establishments from parking areas. A parking plan would consider assembling the existing lots and targeting contiguous parcels for acquisition, swap, or easement. A parking plan should also include recommendations concerning lighting, landscaping, buffering and access to the main roads of the downtown.

Some downtown areas have very little room to add new parking and have implemented alternative solutions. The villages of East Hampton and Port Jefferson have responded to the under-supply of municipal parking in their heavily trafficked downtown areas. East Hampton spends $50,000 a year on its free bus service between a municipal parking lot outside of the downtown and the heart of the downtown area. Some downtown merchants provide discounts for shoppers who use the shuttle. Port Jefferson used a $100,000 New York State Department of Transportation grant to start a trolley/bus service which moves people from a municipal parking lot near the railroad station to the downtown a mile away. Riverhead is implementing a similar shuttle between its downtown and the Tanger Outlet. Other downtown areas with parking congestion problems should investigate similar alternatives at peak times.

Recommendation 11: Discourage the construction of new large shopping centers in close proximity to downtown business districts.

Large shopping centers within a mile of an existing business district encroach unnecessarily into the service area of a business district. The residential area surrounding a business district is served by that business district. (See Figure 43.) If a large shopping center is constructed near a downtown, the area would be over-served by retail centers and the downtown could be adversely affected.

Figure 43 - There are no shopping centers over 25,000 square feet within seven miles of downtown Southampton.

Recommendation 12: Downtown business districts should investigate the possibility of forming business improvement districts (BIDs).

A BID could start simply by using funds for basic common services such as cooperative promotion, extra street parking, sidewalk repair, or storefront maintenance. 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. Local BIDs or chambers of commerce should also aggressively promote the downtown district and present the district as a unified entity in marketing efforts. Street fairs and community festivals can be part of a successful marketing approach. For example, Main Street in Patchogue is closed to traffic on summer weekend evenings, shops stay open late, and the street is filled with pedestrians, live music and craft vendors. (See Figure 44.)

Figure 44 - Patchogue has an active chamber of commerce and has had a business improvement district since 1992.

Recommendation 13: Merchandise retailers should make personal service a top priority.

Because of the increase in Internet-based retailing, existing store retailers will need to become more service and people-oriented than ever before, especially in downtown areas. Retailers can stress personal selling, personal assistance, prompt attention, and providing information to consumers. Retailers should also provide delivery service, either complimentary or fee-based. These characteristics will help distinguish existing goods retailers from more impersonal stores and e-trade. Most store owners should also build an Internet presence, to attract or retain customers who choose to gather information or shop the store through the Internet.

Shopping Centers

While shopping centers are a more organized and preferred form of development to scattered strip commercial development, overbuilding of shopping centers can also lead to blight, the escalation of sprawl, and visual pollution. The proliferation of sprawling retail commercial development encourages an inefficient land use pattern that is expensive to serve and weakens the sense of place and community cohesiveness. Yet significant large-scale shopping center construction continued in Suffolk County through the late 1990s to the present. Retailing is constantly changing, and with the increase in catalogue and Internet sales combined with the aging of the population, the need for significant additional retail space is questionable.

Since 1990, shopping center square footage in Suffolk County has increased by 35% to 35.5 million. Square footage in shopping centers is now 25 square feet per capita in Suffolk, more than double the 1970 *per capita* figure. Meanwhile, in 2000 the vacancy rate in shopping centers was 12%, a significant increase from the dismal 19% in the last survey of 1996, but similar to the rate in the recession year of 1990 and higher than in 1988, 1982, and 1978.

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 well-served by existing 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.

It is difficult to determine the exact amount of shopping center square footage needed in an area. 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. There are several complicated variables in determining the market need for retail space. Consumers cross borders to shop, people shop through mail order catalogs, via television, and by computer via the Internet. 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. 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.

Using three or five mile radii around shopping centers to determine shopping center saturation also 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. Whether Suffolk County is saturated with retail is not entirely clear based on radii analysis, although having most areas served by multiple shopping centers seems to indicate that we are saturated.

In Suffolk County's market today, vacancy rates help determine the need for additional retail space. The 12.0% vacancy rate in shopping centers in 2000 is still relatively high. In 2000 there were 900 vacant stores in shopping centers in Suffolk County. This figure includes 40 vacant major anchor stores. The fact that 12% or one in eight of all stores in shopping centers is vacant indicates that there is still presently enough shopping center space in Suffolk.

Recommendation 14: Municipalities should carefully evaluate proposals for new shopping centers in areas with a high shopping center vacancy rate.

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. After 1990, office vacancy rates remained above 13% and finally dropped below 13% in the fourth quarter of 1997. Suffolk County needs a chance to absorb its retail construction, as it did with hotel and office construction.

High vacancy rates usually result in areas that are *over-stored*. Where there is an overabundance of retail space, construction of new shopping centers should be limited until existing space is absorbed. Shopping center occupancy rates eventually increase if continued retail construction is avoided, and sometimes shopping centers convert part or all of their space to offices or other non-retail uses. (Figure 45)

Figure 45 - Shopping Center in West Babylon, a community with 204 stores in shopping centers.

Recommendation 15: Municipalities should carefully evaluate proposals for new shopping centers in areas where there is a limited market.

Municipalities should be very careful in allowing new shopping center development outside of existing hamlet centers. Vacancies can be a problem in areas with relatively low population density and household incomes. In North Bellport, an area with a relatively low population density and income levels, vacancy rates have continued to be high. Oakdale Plaza, a community shopping center located on Montauk Highway, has a low population served in its trade area. Oakdale Plaza has remained perpetually vacancy-plagued due to a proliferation of shopping centers built to the north on Sunrise Highway in the 1980s and 1990s (See Figure 46.)

Figure 46 - Oakdale Plaza.

Shopping centers should not be constructed in remote areas. If the major tenant or stores fail, an isolated retail building would result, and the center would likely continue to have vacancy problems. Retailing always changes and stores come and go, and approving seemingly fail proof retail store construction in an area not populated by retail establishments can eventually backfire. The Bellport Outlet Centers are each experiencing vacancy problems in relatively remote locations not easily suitable for traditional retail shopping center stores. Large warehouse stores such as wholesale clubs located in industrial areas should be constructed such that they can be easily converted to industrial uses in the future, should they close or relocate.

The proposed Brookhaven Town 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. Because of the Pine Barrens Protection Act, future residential and commercial development will be curtailed in areas 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 below 100,000 in 2000 and has a relatively low median household income. Also the huge Tanger Outlet Center which is six miles away in Calverton will be stiff competition for the Brookhaven Town Center. 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. If the Brookhaven Town Center site is to be developed for shopping center use, a unique theme or tourist-oriented retail and service center at this site may be more appropriate.

Recommendation 16: Municipalities which do not wish to have new "big box" retailers should amend their zoning codes to prohibit stores larger than a specific size from locating in the municipality or limit development of these stores to specific areas.

Big box retailers should not locate in tourist areas and small hamlets. Their large size and monolithic industrial-like architecture are not appropriate in these areas and may also harm existing small businesses. The semi-rural character of the eastern Suffolk hamlets and seasonal fluctuations of existing small businesses in tourist areas make *big box* stores particularly inappropriate there. (See Figure 47.) Local municipalities should examine their zoning codes and defin-

Figure 47 - Downtown Westhampton Beach, typical of eastern Suffolk's retail centers.

itions to ensure that their codes are capable of regulating these types of retail uses. In certain municipalities, it may be necessary to update the local comprehensive plan.

Across the country, dozens of communities have enacted zoning ordinances that restrict the physical size of new retail stores. These laws can help sustain the vitality of small-scale, pedestrian-oriented shopping districts. Some communities bar only massive *big box* stores. Roswell, Georgia, for example, prohibits stores that exceed 100,000 square feet. Other communities have chosen a smaller threshold. In Wilton, Connecticut, the cap is 30,000 square feet. Like all zoning laws, size caps can apply to the entire town or just a to particular area or neighborhood. San Francisco, for example, bars new stores larger than 4,000 square feet from locating in certain neighborhoods. Municipalities wishing to limit the influx of superstores should examine and modify their zoning codes before any new big box retail store proposals are made.

Recommendation 17: Municipalities should avoid poor shopping center site design by approving centers which conform to sensible site layouts.

Many large shopping centers have inadequate site layouts. Sometimes the parking lot is so vast and poorly designed that it is easier to drive within the parking lot from one store to another and park again than it is to walk. Traffic in the parking lot does not flow smoothly which leads to vehicle conflicts, vehicle-pedestrian conflicts, and sometimes significant on-site traffic congestion. Municipalities should consider these potential problems before site plans are approved. Site plan designs of new and redeveloped shopping centers should consider allowing vehicle access to establishments on adjacent property to allow autos to avoid returning to the busy commercial artery to reach a neighboring business.

Store visibility and accessibility are important components of a successful shopping 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 and in Copiague had these characteristics and these centers were completely rebuilt, 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. Unnecessary curb cuts and distracting signs should also be eliminated and all roadway entrances to a shopping center should have unobstructed views to assure safe merging into traffic. (See Figure 48.)

Figure 48 - East Islip Centre has controlled access and an attractive, easy-to read sign that does not obstruct views.

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.

Shopping centers over 15,000 square feet in size should usually contain a major anchor tenant. A major store serving as an anchor tenant is essential to the success of most neighborhood and community shopping centers. Smaller stores are more likely to vacate a center if an anchor store becomes vacant. Weaker anchor stores such as flea markets, dollar stores, or thrift stores can adversely affect occupancy in a center if they are the center's primary anchor store.

Recommendation 18: Building re-use and redevelopment should be encouraged before new shopping center construction takes place.

Municipalities should consider incentives that encourage the reuse of vacant or under-utilized retail commercial properties and should limit new commercial zoning. In recent years, there have been several successful major shopping center redevelopments. The Gardiner Manor Center in West Bay Shore, the Big H Shopping Center in Huntington Station, Waverly Plaza in North Patchogue, East Islip Centre, and the Loehmann's Plazas in Copiague and Lake Grove have all experienced a significant decline in the number of vacant stores after redevelopment. (See Figure 49.)

Figure 49 - The successfully redeveloped Gardiner Manor shopping center in West Bay Shore.

Wherever possible, existing retail space should be reused and recycled rather than new space constructed. New store types continually emerge and existing ones fade. In many cases, existing retail space can be recycled and reused. Suffolk's municipalities should consider incentives that encourage the reuse of vacant, abandoned, or underutilized retail space, especially when market conditions favor this practice. This process will help to avoid retail blight. In 2000, 40 anchor stores were vacant in Suffolk County shopping centers. Some of these anchor stores have been vacant for several years. Businesses looking to expand or locate in new shopping center space should be encouraged to move into existing space.

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 somewhat high vacancy rates. An existing shopping center should also keep up its appearance to maintain competitive if a new center be built nearby, lest its existing stores relocate to the newer, more attractive center. (See Figure 50.)

Figure 50 - Center Moriches Square, undergoing renovation in 2000.

Recommendation 19: Wherever possible, large stores desiring to expand should do so within their current shopping center, rather than construct new space elsewhere.

The 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 reduces the number of vacant stores while at the same time reuses existing retail space.

Too often, drug stores, supermarkets and other major stores vacate existing sites in favor of new construction of a larger, newer store nearby. On-site store expansions are preferable, and can eliminate small vacant stores in a center, thereby creating a power center and reducing a potential oversupply 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.

Recommendation 20: 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.

Vacant stores in shopping centers may be suited for various non-retail or small office uses. Municipalities should check the definitions in their zoning codes and consider changing some definitions to allow and encourage more varied uses in shopping centers where vacancies exist. These uses include medical and other services. (See Figure 51.)

Figure 51 - The vacancy rate at the Brentwood Village Market shopping center improved after a Suffolk County Health Center opened there in the late 1990s.

Municipalities should consider flexible zoning categories that will allow redevelopment of existing retail sites with alternative high value uses such as high density housing and mixed use developments. In some cases, high density housing (either apartments or condominiums) could be built in place of what was once retail space. 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.

Several large shopping centers in Suffolk County are in poor condition and contain a large proportion of vacant stores. Portions of these sites might be redeveloped with some mixture of multi-unit housing and retail. Examples of shopping centers which might be candidates for redevelopment include the Pathmark shopping center on Montauk Highway in West Babylon, The former Caldor/Pergament center on Montauk Highway in East Patchogue, Farmingville Plaza and College Plaza on Portion Road in Farmingville, Middle Island Plaza on Middle Country Road, and Oakdale Plaza on Montauk Highway.

Aesthetics and Pedestrian Safety

Shopping centers and business districts that are charming tend to be more successful and attract more leisure shoppers. It is desirable to create a memorable impression to persons who pass through or visit a community. Attractive, uniform street scape elements help to define and unify the area. Street scape improvements include upgraded lighting, flowers and shrubbery, sidewalks, street furniture, trash receptacles, and improved signs. These improvements can improve the aesthetics of a retail center.

More than half of the existing retail space in Suffolk County is over 20 years old. Some of this space has been renovated, but much of the space can be improved. In some shopping centers and many downtown areas in Suffolk County, there is already evidence of efforts to improve aesthetics. Brick pavers have been installed, attractive street lamps have been added, and sturdy attractive benches are available in the downtown areas and shopping centers with innovative management. Unfortunately there are many other downtown areas and shopping centers that could use this type of rejuvenation.

Visual pollution begins to appear quietly and is sometimes almost invisible because it becomes the acceptable norm. It takes various forms, including overhead utility wires, destruction of trees, varied signs, poorly maintained buildings and parking lots, and an overabundance of asphalt. The leadership of the towns and villages, along with shopping center managers and developers must identify areas of visual pollution and take action to eliminate them.

Recommendation 21: To improve safety and appearance, shopping centers and downtown business districts should upgrade their lighting fixtures.

Potential customers must perceive their destination as easily accessible and safe. A lack of adequate lighting can lead to a perception of or an actual lack of safety. This problem will deter people from shopping at the center or in a downtown district. Businesses will benefit if stores are easily accessible via contiguous parking areas and safe, well-lit walking access. Street lights should be installed where they are not present or are inadequate. Additional streetlights in and near parking lots, along downtown streets and in alleys would help improve perceived and actual security.

Attractive street lamps have been installed in many downtown areas. (See Figure 52.) Towns and villages, as well as shopping center managers and developers should install and maintain attractive street lamps in all parking lots and along downtown streets. Improving lighting fixtures throughout a business district will help connect remote areas with the heart of the business district.

Figure 52 - Example of an attractive street lamp.

Recommendation 22: Buildings and parking lots in downtown business districts and shopping centers should be maintained in good condition.

A lack of parking lot and building maintenance produces a run-down appearance which leads to vacancies in retail centers. As a shopping center ages, its appearance must be maintained. The pavement in municipal and shopping center parking lots should be kept in very good condition to assure pedestrian and driver safety. (See Figure 53.) Parking spaces should be re-striped when the striping fades. Parking areas should be clearly marked to improve their effectiveness and appearance. Areas in which parking is prohibited should be clearly marked as no parking areas.

Figure 53 - Well-maintained building and parking lot at the Walt Whitman Mall in South Huntington.

Recommendation 23: Municipalities and shopping center owners should provide attractive landscaping in and around shopping centers and downtown areas where possible.

Trees and landscaping help to create a beautiful and inviting environment. Each shopping center parking lot and municipal parking lot should contain landscaping at the entrance and in other locations such as on the perimeter and interior sections of the parking lot. The addition of permanent landscaping within business districts and in shopping center parking lots helps to soften the stark appearance of commercial buildings. (See Figure 54.) The adding of small *green spaces* can dramatically improve a potential shopper's impression of a commercial center. Landscaping can also buffer less attractive buildings, large trash receptacles, and vehicles from sight. New retail development site plans should be required to include minimum amounts of landscaped area. New trees located beneath overhead wires should be chosen with consideration of future pruning, resistance to blight and ease of maintenance.

Figure 54 - Landscaping at Bridgehampton Commons shopping center.

Recommendation 24: Municipalities should implement strict sign ordinances.

Varying and numerous signs contribute to the cluttered visual landscape characteristic of unattractive strip commercial areas. Strict sign requirements can achieve a big visual impact. The elements of a sign include size, shape, supports, height, materials, color, and illumination. To present a clean, uniform image, shopping centers should have visible signs that are relatively consistent in size and appearance. Store signs near the street should be closely regulated and multiple signs should not be permitted. (See Figure 55.) New signage can be phased in as new businesses open.

Figure 55 - Sign requirements can improve aesthetics and lessen confusion for shoppers.

Recommendation 25: Municipalities should develop an architectural plan and review architectural elements of renovations and new development that require permits, to conform with that plan.

Many downtown areas and shopping centers have attractive and interesting architectural details but those details are not presented cohesively. An accepted style of architecture should be applied uniformly to all renovations and new development. (See Figure 56.) Town or village architectural review boards should be created and given the opportunity to review the design of proposed renovations or new construction to assure that the proposed architectural style is implemented. In this way, a much more pleasant shopping and living environment will result. Municipalities can encourage attractive architectural elements in other ways as well. In Glen Cove, the city has offered store owners small grants and loans to restore a traditional look to their facades by paying half the cost for wooden signs with gold-leaf letters.

Figure 56 - The Stony Brook Village Center maintains an attractive colonial style.

Recommendation 26: Municipalities and shopping center owners should make parking lots and streets pedestrian-friendly.

Every trip to a business begins and ends with walking. A significant number of people walk to shopping centers and downtown business districts. Everyone must walk across streets and parking lots. Crosswalks give pedestrians the right of way but many shopping center and municipal parking lots are still difficult to navigate on foot and the mere crossing of a street can be a dangerous challenge to pedestrians.

Shopping center and downtown merchants can take advantage of customers who walk to their shops by providing delivery services. The more extensive the delivery services, the more likely walkers will walk to the center to shop and have their larger purchases delivered.

All sidewalks in downtown business districts and adjacent to shopping centers should be maintained in a safe condition and should always be well-lit. Attractive sidewalks, decorative lighting systems, landscaping, and benches in all areas of business districts and parking lots can improve safety and aesthetics for pedestrians. (See Figure 57.) Attractive bricks or paving stones should be installed along sidewalks in downtown business districts and at crosswalks in business districts and in shopping center parking lots. Pedestrian crosswalks with this type of brickwork define the crosswalks and make them more noticeable to motorists. These improvements to downtown areas can be partially funded through County or New York State funds. The New York State Department of Transportation's *Local Safe Street and Traffic Calming* program provides funds to construct pedestrian-friendly street crossings. (See Figure 58.)

The addition of public restrooms and drinking water fountains in downtown areas along with improving and lighting alleyways, help to make an area pedestrian-friendly. The Town of Southampton, with input and cooperation of local civic groups, recently installed new public restrooms in downtown Bridgehampton. Other downtown areas should do the same.

Figure 57 - Downtown Southampton has a pedestrian-friendly, inviting streetscape with attractive street furniture, wide brick sidewalks, and thriving plantings.

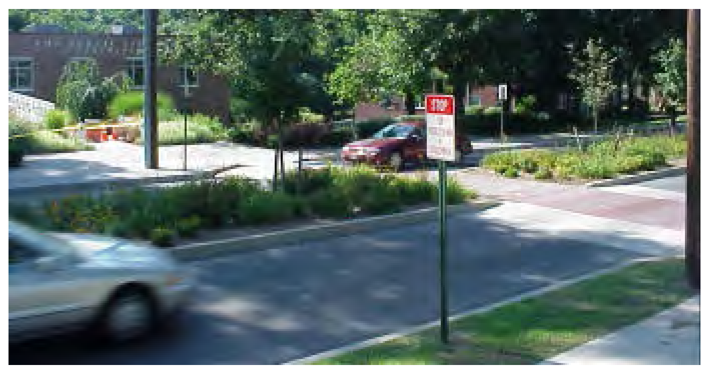


Figure 58 - A traffic calming median and raised brick crosswalk was recently installed in Northport.

Implementing traffic calming measures will help improve safety as well as aesthetics. By making a street or a lane more narrow, the flow of traffic may improve, autos will naturally proceed more slowly and pedestrians will be able to cross more easily. Landscaped medians give the illusion of a narrower street, and help to calm traffic flow and improve aesthetics. Creating a slightly elevated crosswalk also slows traffic and makes the crosswalk more noticeable to motorists.

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APPENDIX

Table I - NAICS Census of Retail Trade Categories Instituted in 1997 to Replace SIC Code Categories

Motor Vehicle & Parts Dealers
- New car dealers
- Used car dealers
- Other motor vehicle dealers
- Boat dealers
- Automotive parts and accessories stores
- Tire dealers

Furniture & Home Furnishings Stores
- Furniture stores
- Home furnishings stores
- Floor covering stores
- Window treatment stores

Electronics & Appliance Stores
- Household appliance stores
- Radio, television, & other electronics stores
- Computer & software stores
- Camera & photographic supplies stores

Building Material & Garden Supplies Stores
- Building material dealers
- Home centers
- Paint & wallpaper stores
- Hardware stores
- Outdoor power equipment stores
- Nursery & garden centers

Food & Beverage Stores
- Supermarkets & other grocery stores
- Convenience stores
- Specialty food stores
- Beer, wine, & liquor stores

Health & Personal Care Stores
- Pharmacies & drug stores
- Cosmetics, beauty supplies, & perfume stores
- Optical goods stores
- Food (health) supplement stores

Gasoline Stations
- Gasoline stations with convenience stores
- Other gasoline stations

Clothing & Accessories Stores
- Men's clothing stores
- Women's clothing stores

Clothing & Accessories Stores, continued
- Children's & infants' clothing stores
- Family clothing stores
- Clothing accessories stores
- Shoe stores
- Jewelry stores
- Luggage & leather goods stores

Sporting Goods, Hobby, Book, & Music Stores
- Sporting goods stores
- Hobby, toy, & game stores
- Sewing, needlework, & piece goods stores
- Musical instrument & supplies stores
- Book stores
- News dealers & newsstands
- Prerecorded tape, compact disc, & record stores

General Merchandise Stores
- Department stores
- Warehouse clubs & superstores
- Variety stores
- Catalog showrooms

Miscellaneous Retail Stores
- Florists
- Stationery stores
- Office supplies stores
- Gift, novelty, & souvenir stores
- Used merchandise stores
- Pet & pet supplies stores
- Art dealers

Nonstore Retailers
- Electronic shopping & mail order houses
- Vending machine operators
- Fuel dealers
- Other direct selling establishments

Table II - Establishments Defined as Non-retail by the Suffolk County Planning Department

bank
theater
travel agency
kids parties
fitness center
tanning salon
tattoo parlor
barber shop
beauty salon
dry cleaner
laundromat
dance studio
karate school

photography
printing
repair services
insurance office
real estate office
law office
doctor’s office
tax preparation
government office
post office
church
library

Table III - Shopping Centers Larger Than 100,000 Square Feet, Suffolk County, New York, 2001

Center Name	Anchor Stores	Town	Community	Square Footage	Year Open	Year Expanded	Stores
Smithaven Mall	Macy's, Sears, JC Penney, (vacant)	BR	Lake Grove	1,532,000	1969	1986	166
South Shore	Macy's, Lord&Taylor, JC Penney, Sears	IS	Bay Shore	1,234,000	1963	1997	139
Walt Whitman Mall	Macy's,Bloomingdales,Lord&Taylor,Saks	HU	S Huntington	1,175,000	1962	1999	112
Tanger Outlet Center	OfficeMax	RV	Calverton	777,000	1994	1997	163
Great South Bay S.C.	OddJob,JoAnn,OldNavy,Swezeys,Marshalls	BA	W Babylon	550,000	1957		41
Airport Plaza	Home Depot,Staples,Modells,Jillian's	BA	E Farmingdale	400,000	1999		23
King Kullen Plaza	Target,KK,HomePlace,Sports Authority	SM	Commack	388,000	1997		12
Centereach Mall	Wal-Mart,Modell's,(vacant),JoAnn,CVS	BR	Centereach	371,000	1973	1984	41
Gardiner Manor Center	Target,KK,OldNavy,Wiz,Staples,Genovese	IS	W Bay Shore	363,000	1999		18
K Mart Plaza	KMart,BabiesR Us,KK,OfficeMax,Borders	IS	Bohemia	345,000	1968	1989	10
Gateway Plaza	Marshalls,KK,Bobs,Service Mdse,Michael	BR	N Patchogue	340,000	1988	1992	41
Islandia Center	(vac.),Stop&Shop,Staples,TJMaxx,(vac.)	IS	Islandia	334,000	1991	1997	38
---	Home Depot,Marshalls,K Mart,OldNavy	HU	Huntington Station	300,000	1962	2000	18
Huntington Square Mall	Sears, (Best Buy)	HU	Elwood	285,000	1980		29
Bridgehampton Commons	K Mart,King Kullen,TJ Maxx,Rite Aid	SO	Bridgehampton	280,000	1973	1990	42
Nicolls Plaza II	Target, Home Depot, Best Buy	BR	Centereach	277,000	2000		3
Huntington Shopping Ctr.	Toys R Us,TodaysMan,BuyBuyBaby,BedBath	HU	S Huntington	276,000	1961		13
Sterns Plaza	Macy's,Petco,Michaels,RiteAid	SM	Commack	268,000	1962	1966	15
Town Center at Cen.Islip	King Kullen, Loews Cinema	IS	Central Islip	267,000	2001		
Sun Vet Mall	Pathmark,Toys R Us,(vacant),McCrory	IS	Holbrook	267,000	1974		47
Coram Plaza	(Home Depot), (vacant)	BR	Coram	264,000	1969	1975	31
Brooktown Shopping Plaza	Waldbaums,Marshalls,Today's Man,Loews	BR	Stony Brook	258,000	1970	1978	20
Home Depot Plaza	Target, Home Depot, Bally's	BA	Copiague	258,000	1989	1999	5
Melville Mall	Kohl's,Marshalls,Waldbaums,OfficeMax	HU	Melville	255,000	1974	1994	7
Independence Plaza II	Home Depot, King Kullen, CVS	BR	Selden	254,000	1992		24
The Wiz Plaza	Stop&Shop,BedBath,Wiz,DuaneReade,Petco	BR	Lake Grove	252,000	1986	1990	12
Mayfair S.C.	Waldbaums,Genovese,Burlington,(vac.)	SM	Commack	240,000	<1966	2000	41
---	Home Depot,Marshalls,Staples,Old Navy	HU	Commack	223,000	1966	1994	7
Sunrise Plaza	Sears Hardware,KK,Genovese,RiteAid	BA	N Lindenhurst	222,000	<1966	1976	57
Point Plaza	(vacant),King Kullen,Genovese, Frank's	BR	Rocky Point	219,000	1973		26
South Port	Kohl's, Waldbaums, Sears Hardware	BR	Shirley	215,000	1990		30
East End Commons	K Mart, B J's	RV	Riverhead	212,000	1995		2
Expressway Plaza	K Mart, Stop&Shop	BR	Farmingville	208,000	1979	1994	18
Sunshine Square	Stop&Shop, Genovese	BR	N Bellport	204,000	1988		39
Plaza	Pathmark, Kohl's, (vacant)	IS	Islip	204,000	1976		14
Bellport Outlet Center 2	Vanity Fair	BR	N Bellport	196,000	1996		47
Brookhaven Commons	K Mart,Borders,OfficeMax,SportsAuthrty	BR	Stony Brook	194,000	1995		4
Riverhead Plaza	(Wal-Mart), King Kullen	RV	Riverhead	192,000	1964	1973	19
Selden Plaza	TJ Maxx,Waldbaums,OfficeMax,Odd Job	BR	Coram	186,000	1978	1988	43
---	K Mart, OfficeMax, Pergament	BA	W Babylon	185,000	1965		4
Deer Park Center	Kohl's, Stop&Shop	BA	Deer Park	175,000	1994		3
Lowe's	Lowe's	BR	Medford	175,000	UC2001		
College Plaza	Marshalls,Genovese,Staples,Bob's	BR	Selden	170,000	1975		19
Levitz	Levitz	BA	E Farmingdale	166,000	1973		1
Sunset Plaza	KK,Genovese,Pay Half,Mandee,Blockbustr	BA	N Babylon	165,000	1955	1984	29
Brentwood Village Market	Compare Foods,Genovese,Fashion Kraze	IS	Brentwood	162,000	<1966		17
---	Costco, Levitz	SM	Nesconset	160,000	1987	1989	2

Table III - Shopping Centers Larger Than 100,000 Square Feet, Suffolk County, New York, 2001

Center Name	Anchor Stores	Town	Community	Square Footage	Year Open	Year Expanded	Stores
---	Pathmark, (vacant), Boat U.S.	BA	W Babylon	156,000	1961	1978	12
William Floyd Plaza	KK, Genovese, (vacant)	BR	Shirley	155,000	1977	1984	35
Lake Grove S. C.	Lord & Taylor Outlet, JC Penney Home	BR	Lake Grove	155,000	1968		5
Macy's	Macy's	IS	W Bay Shore	154,000	1962		1
---	Home Depot, ShopRite	IS	Islip	152,000	1992	1997	2
---	(vacant), (vacant), Genovese	BR	E Patchogue	147,000	1967		4
Market at Bay Shore, The	Best Buy,Duane Reade,Toys/KidsR Us,Pet	IS	Islip	145,000	1983		11
---	Costco, Circuit City	IS	Holbrook	143,000	1993	2000	2
--	Attias Flea Market	IS	Sayville	142,000	1962	1992	10
Sun Lakes	Stop&Shop,Seamans,JoAnn,SunriseFitness	IS	Holbrook	139,000	1990		8
Strathmore Commons	KingKullen,Aid Auto,TutorTime,(vacant)	BR	Middle Island	139,000	1990		23
Mount Sinai S.C.	King Kullen, Genovese	BR	Mount Sinai	135,000	1989		29
Costco	Costco	HU	Melville	135,000	1994		1
Costco	Costco	SM	Commack	135,000	1995		1
Sam's Wholesale Club	Sam's Wholesale Club	BR	Medford	134,000	1993		1
Home Depot	Home Depot	BA	Deer Park	134,000	2001		1
Port Haven S.C.	Kohl's	BR	Setauket-E Set	133,000	1965	1993	6
---	Kohl's, King Kullen, Rite Aid	BR	Lake Ronkonkoma	132,000	1971	1986	9
Port Plaza	Stop&Shop,CVS,Dress Barn,Mandee	BR	Terryville	130,000	1973	1990	23
Wal-Mart	Wal-Mart	BR	Middle Island	125,000	1968	1994	1
Home Depot	Home Depot	BR	N Patchogue	125,000	1999		1
K Mart Plaza	K Mart	BR	Middle Island	124,000	1966		3
Mattituck Plaza	Waldbaums, Genovese	SU	Mattituck	122,000	1972		28
Swan Nursery Commons	Waldbaums,Walgreens,Tutor Time	BR	E Patchogue	122,000	1990		19
Riverhead Bldg.Supply	Riverhead Bldg.Supply	RV	Riverhead	120,000	1998		1
Branch Shopping Plaza	Pathmark,CVS,Pergament Express	SM	Vill of the Branch	117,000	1968		20
B J's	B J's	IS	Islandia	116,000	1997		1
B J's	B J's	BA	E Farmingdale	115,000	1985		1
---	(vacant)	BA	E Farmingdale	114,000	1991		3
Jefferson Plaza	North Shore Thrift, Rite Aid	BR	Port Jefferson Sta	112,000	1960		30
Garden Plaza	(vacant), (vacant)	IS	Oakdale	112,000	1960		34
Nicolls Plaza	(vacant), Stop&Shop	BR	Centereach	112,000	1996		3
Majestic Corners	Pathmark, Odd Job	BR	Shirley	110,000	1981		16
East Islip Centre	Marshalls,Staples,Stop&Shop	IS	E Islip	110,000	1968	1996	5
Station Plaza	Sears Hardware,Staples,Pathmark	BR	Terryville	110,000	1973		3
Home Depot	Home Depot	BR	E Patchogue	109,000	1960	1990	1
Swezey's	Swezey's	BR	Patchogue	108,000	2000		1
Captree Village	King Kullen,Genovese,South Bay Cardio.	IS	W Islip	107,000	<1966	1995	16
---	(vacant), Genovese, Blockbuster Video	IS	Bay Shore	106,000	1963	1990	23
County Seat Plaza	Pergament,Waldbaums,Rite Aid	RV	Riverhead	104,000	1986		7
Nesconset S.C.	(vacant), (vacant)	BR	Port Jefferson Sta	104,000	1961		28
Smithaven Plaza	Toys R Us, Service Merchandise	BR	Lake Grove	103,000	1980		9
South Bay Commons	Bob's,West Marine,Tutor Time,(vacant)	IS	W Islip	102,000	1956		10
Sun Wave Plaza	Waldbaums,Staples,Duane Reade	BR	N Patchogue	101,000	1971		17
Nesconset Center	B J's	BR	Setauket-E Set	100,000	2000		1
Lake Shore Plaza II	Sears Hardware, Dollar King, Aid Auto	BR	Lake Ronkonkoma	100,000	1998		7

UC - Under Construction; <1966 - before 1966

Source: Suffolk County Department of Planning, August 24, 2001

Table IV - Summary Data on Shopping Centers and Central Business Districts, 2001, Suffolk County, New York

	Regional Shopping Centers			Community Shopping Centers			Neighborhood Shopping Centers			Strip Shopping Centers			ALL SHOPPING CENTERS		
	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	12	2,640,000	174	29	1,363,000	311	74	640,500	494	115	4,643,500	979
Brookhaven	0.5	900,000	83	39	6,578,000	713	78	3,511,500	1,062	147	1,373,500	1,003	265	12,363,000	2,861
East Hampton	0	0	0	0	0	0	4	73,000	32	3	28,500	14	7	101,500	46
Huntington	1	1,175,000	94	6	1,474,000	105	37	1,637,000	397	88	866,500	598	132	5,152,500	1,194
Islip	1	1,234,000	158	19	3,470,000	251	39	1,472,500	489	101	950,500	628	160	7,127,000	1,526
Riverhead	1	777,000	0	4	628,000	224	7	262,000	97	8	73,500	57	20	1,740,500	378
Shelter Island	0	0	0	0	0	0	1	14,000	1	1	3,500	8	2	17,500	9
Smithtown	0.5	632,000	87	6	1,308,000	88	25	1,121,000	318	40	365,500	232	71	3,426,500	725
Southampton	0	0	0	1	280,000	36	9	285,000	76	13	98,000	86	23	663,000	198
Southold	0	0	0	1	122,000	29	2	67,000	26	6	71,000	66	9	260,000	121
Suffolk County	**4**	**4,718,000**	**422**	**88**	**16,500,000**	**1,620**	**231**	**9,806,000**	**2,809**	**481**	**4,471,000**	**3,186**	**804**	**35,495,000**	**8,037**

	Regional Central Business Districts			Community Central Business Districts			Neighborhood Central Business Districts			ALL CENTRAL BUSINESS DISTRICTS			ALL RETAIL CENTERS TOTAL		
	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	391,000	219	9	893,000	502	10	1,284,000	721	125	5,927,500	1,700
Brookhaven	0	0	0	1	339,000	178	14	1,041,000	634	15	1,380,000	812	280	13,743,000	3,673
East Hampton	0	0	0	0	0	0	3	461,000	282	3	461,000	282	10	562,500	328
Huntington	0	0	0	1	670,000	351	10	767,000	497	11	1,437,000	848	143	6,589,500	2,042
Islip	0	0	0	1	329,000	183	12	815,000	516	13	1,144,000	699	173	8,271,000	2,225
Riverhead	0	0	0	0	0	0	3	281,000	160	3	281,000	160	23	2,021,500	538
Shelter Island	0	0	0	0	0	0	3	69,000	49	3	69,000	49	5	86,500	58
Smithtown	0	0	0	0	0	0	3	405,000	250	3	405,000	250	74	3,831,500	975
Southampton	0	0	0	1	430,000	242	7	740,000	457	8	1,170,000	699	31	1,833,000	897
Southold	0	0	0	0	0	0	4	370,000	222	4	370,000	222	13	630,000	343
Suffolk County	**0**	**0**	**0**	**5**	**2,159,000**	**1,173**	**68**	**5,842,000**	**3,569**	**73**	**8,001,000**	**4,742**	**877**	**43,496,000**	**12,779**

Source: Suffolk County Department of Planning

Table V - Proposed Shopping Centers, 2001, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Community	Square Footage	Acres
Town of Babylon						
B J's	B J's	Daniel St.	W/110	E Farmingdale	115,000	
---	---	E/Straight Path	N/CommonweathDr	Wyandanch	65,000	5.6
Stew Leonard's	Stew Leonard's	W/110	S/Conklin St.	E Farmingdale	115,000	16.0
---	---	W/110	S/Conklin St.	E Farmingdale	60,000	4.3
Town of Brookhaven						
Horizon Harbor	---	S/C.R. 111	W/Chapmans Blvd	Manorville	73,000	15.5
Manorville Towne	King Kullen	S/C.R. 111	W/Chapmans Blvd	Manorville	80,000	15.7
---	(supermarket)	N/Horse Block	E/N. Ocean Av.	Medford	102,000	17.4
---	Stop&Shop	N/25A	Miller Place Rd	Miller Place	122,000	14.3
---	---	S/25	W/S.Coleman	Centereach	40,000	5.7
---	Walgreens	N/25	W/Bicycle Path	Selden	42,000	8.0
---	---	N/Montauk Hwy.	E/William Floyd	Shirley	60,000	5.0
(power center)		W/William Floyd	S/LIE	Yaphank		108.2
---	Lowe's	N/25A	E/WestchesterDr	Sound Beach	176,000	17.5
Brookhaven Town	Sears, JC Penney, Boscov's	W/William Floyd	N/LIE	Yaphank	1,040,000	101.9
K Mart Plaza (expan.)	---	N/25	E/Currans Rd.	Middle Island	140,000	20.1
---	---	W/112	N/Shopworth Plz	Medford	5,500	1.0
---	---	Route 25		Selden	150,000	15.0
---	(several big box stores)	W/C.R. 51	S/C.R. 111	Manorville	650,000	76.0
Lake Shore Plaza III	(supermarket)	N/Portion Rd.	E/Hans Blvd.	Lake Ronkonkoma	86,000	9.6
Town of East Hampton						
A& P	A & P	S/Montauk Hwy	Opp/Spring close	Amagansett	34,000	4.0
Town of Huntington						
---	---	S/25	E/Dix Hill Rd.	Dix Hills	69,000	10.0
---	---	S/25	Opp E/Verleye	Elwood	129,000	11.1
---	---	E/110	S/Ruland Rd.	Melville	31,000	2.3
Town of Islip						
Home Depot	Home Depot	S/L.I.E.	W/111	Hauppauge	140,000	16.0
---	(supermarket)	W/5th Av.	N/5th Industry	N Bay Shore	34,000	2.5
Target	Target	N/Sunrise Hwy.	E/Veterans Hwy.	Holbrook	146,000	15.0
Town of Riverhead						
Calverton Manor	(big box store)	N/25?	E/Manor Rd.?	Calverton	152,000	20.0
Lowe's	Lowe's	N/58	Opp/Kroemer Av.	Calverton	135,000	
(Serota)	Target, King Kullen	Rte. 58	W/TrafficCircle	Riverhead	171,000	21.7
Riverhead Centre	Home Depot,Waldbaums,CircuitCity	N/58	E/Mill Rd.	Riverhead	395,000	49.7
Town of Smithtown						
---	---	N/347	NE/25	Saint James	12,000	
---	---	S/347	E/Alexander Av.	Nesconset		
---	---	N/347	W/Moriches Rd.	Saint James	209,000	25.0
Smithaven Mall	Fortunoff			Saint James		
Home Depot	Home Depot	S/25	Opp/Montclair	Nesconset	130,000	12.4
---	Target	E/Crooked Hill	N/Henry St.	Commack	175,000	18.8
Town of Southampton						
---	King Kullen	S/Montauk Hwy.	E/Ponquogue Ave	Hampton Bays	90,000	7.9

N/ - north side of specified street, E/ - east side of specified street, W/ - west side of specified street, S/ - south side of specified st.

August 24, 2001

Source: Suffolk County Department of Planning

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Town of Babylon								
Amityville								
(Amityville CBD)	McLellan's	Broadway	S/RR Tracks	199,000	---		106	16.0
Snug Harbor Square	Stop&Shop	S/Montauk Hwy.	E/Bay View Av.	47,000	1977		20	5.7
(Amityville South CBD)	---	Broadway	Montauk Hwy.	43,000	---		31	10.0
---	CVS	E/110	Opp/Louden Ave.	20,000	1997		7	1.8
Gnecco Shopping Plaza	Dolphin Fitness	N/Montauk Hwy.	E/Park Av.	13,000	<1970		3	0.9
Ocean Ave. S.C.	---	S/Montauk Hwy.	W/Ocean Av.	12,000	<1970		8	0.7
Amity Mall	---	S/Montauk Hwy.	E/S. Ketcham Av	8,500	1987		12	0.8
Bay Village Plaza	---	N/Montauk Hwy.	E/Bay View Av.	7,000	1989		6	0.7
Babylon								
(Babylon CBD)	West Marine	Main St.	Deer Park Av.	391,000	---		219	26.0
---	---	N/John St.	Opp/Pearsall	7,500	1975		5	0.5
Copiague								
Home Depot Plaza	Target, Home Depot, Bally's	S/Sunrise Hwy.	E/Bay View Av.	258,000	1989	1999	5	23.5
(Copiague CBD)	Compare Foods	Great Neck Rd.	Oak St.	84,000	---		47	7.0
Merrineck S.C.	IGA, CVS	S/Montauk Hwy.	W/S Great Neck	59,000	<1966		11	4.6
Pathmark Plaza	Pathmark	S/Sunrise Hwy.	W/Straight Path	47,000	1968		7	6.4
1195 North East Plaza	Aid Auto Stores	S/Sunrise Hwy.	W/Bethpage Rd.	10,000	1988		3	0.8
---	---	S/Oak St.	W/Lafayette St.	8,500	<1966		5	0.5
Merrineck II	---	S/Montauk Hwy.	E/Baylawn Av.	7,000	1985		4	0.6
1635	---	W/Great Neck Rd	N/Hollywood Av.	7,000	1989		7	0.7
---	---	S/Montauk Hwy.	E/Coolidge Av.	7,000	1968		5	0.4
Copiague Commons	---	S/Montauk Hwy.	E/S. Great Neck	6,000	1988		11	0.8
Oak Plaza	---	N/Oak St.	W/Pine St.	5,000	1985		6	0.4
990 Plaza	---	S/Montauk Hwy.	E/S. Great Neck	4,000	<1966		3	0.3
Copiague Plaza	---	N/Montauk Hwy.	W/St. Anns Av.	3,500	1984		4	0.3
---	---	N/Montauk Hwy.	E/Howard Ave.	3,000	<1970		4	0.3
Deer Park								
Deer Park Center	Kohl's, Stop&Shop	E/Commack Rd.	N/Grand Blvd.	175,000	1994		3	16.7
Home Depot	Home Depot	E/Commack Rd.	S/RR Tracks	134,000	2001		1	10.4
(Deer Park CBD)	---	Deer Park Av.	N/Grand Blvd.	71,000	---		51	7.0
---	Ace	S/Grand Blvd.	E/Commack Rd.	57,000	1986		9	4.6
---	Waldbaums	W/Deer Park Av.	Opp/Schwartz Pl	38,000	1968		11	3.8
Deer Park Shopping	CVS, Blockbuster	W/Deer Park Av.	Opp/Schwartz Pl	31,000	<1966		12	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.	22,000	1976		7	2.0
Deermac Center	---	W/Commack Rd.	N/L.I. Av.	16,000	1974		10	1.9
Grand Concourse Plaza	---	S/Grand Blvd.	W/Brandywine Dr	14,000	1989		11	1.1
Deer Park Center	---	E/Deer Park Av.	N/Weston Av.	14,000	<1966		12	0.9
Deer Park Plaza	---	N/Bay Shore Rd.	E/Commack Rd.	9,500	1987		6	0.9
---	---	N/Bay Shore Rd.	W/Franklin Ave.	9,500	1968		9	0.8
---	---	N/Bay Shore Rd.	E/Deer Park Av.	9,000	<1966		5	0.8
---	---	S/Grand Blvd.	W/Brandywine Dr	8,000	2000		6	0.7
Glory S.C.	---	S/Grand Blvd.	W/Commack Rd.	8,000	1986		7	0.8
Island Plaza	---	S/L.I. Av.	W/Carrl's Path	7,500	1997		8	0.7
Crazy Billy's Plaza	---	E/Deer Park Av.	S/RR Tracks	7,500	1968		5	0.5
LI Ave Plaza	---	N/L.I. Av.	E/Irving Av.	6,000	<1966		7	0.7
---	---	S/Grand Blvd.	W/W. 1st St.	5,000	1974		4	0.4
---	---	N/Bay Shore Rd.	N/Brook Av.	4,000	<1966		4	0.3
1941	---	E/Deer Park Av.	S/Schwartz Pl.	3,500	1993		3	0.4
---	---	N/L.I. Av.	E/Wright Av.	3,500	<1966		3	0.3
E Farmingdale								
Airport Plaza	Home Depot,Staples,Modells,Jillian's	E/110	S/Conklin St.	400,000	1999		23	56.5
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
---	(vacant)	E/110	N/Milbar Blvd.	114,000	1991		3	10.1

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	The Place	W/110	N/Price Pkwy.	82,000	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		3	3.7
---	---	W/110	S/Conklin St.	43,000	1983		9	4.8
Sherwood Plaza	Jennifer Convertibles	E/110	S/Sherwood Av.	36,000	1988		5	2.9
110 Plaza	Furniture Now	E/110	N/Sherwood Av.	28,000	1981		4	2.3
---	---	E/110	S/Smith St.	20,000	1988		8	1.5
---	---	E/110	N/Milbar Blvd.	18,000	1991		7	1.1
Arena Players Plaza	---	S/109	W/Southrn Pkwy.	14,000	<1966		4	0.9
University Shops	---	S/Melville Rd.	E/Alexander Av.	14,000	1973		9	1.4
---	---	W/110	S/Conklin St.	12,000	<1966	1998	4	1.2
---	---	S/Conklin St.	E/Cedar Ave.	10,000	1973	1978	5	0.7
North Central Plaza	---	E/New Hwy.	N/Central Ave.	6,000	1985		6	0.5
Lindenhurst								
(Lindenhurst CBD)	Waldbaums, CVS	Wellwood Av.	Hoffman Av.	280,000	---		143	16.0
---	King Kullen, Genovese	W/Park Av.	N/Montauk Hwy.	45,000	1988		12	16.7
Marine S.C.	Island Farms	N/Montauk Hwy.	W/Delaware Av.	15,000	<1970		9	1.2
---	---	N/Montauk Hwy.	E/S. 2nd St.	11,000	1977		7	0.6
Delaware Avenue	---	N/Montauk Hwy.	E/Delaware Av.	9,000	1986		10	0.8
Maran Plaza	---	N/Montauk Hwy.	W/Park Av.	7,000	<1970		4	0.5
Village Seaport Plaza	---	N/Montauk Hwy.	E/S. 8th St.	6,000	1987		11	0.7
---	---	N/Montauk Hwy.	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		13	3.3
---	Ace	E/110	N/Southern Pkwy	15,000	1991		4	3.3
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,Mandee,Blockbustr	W/Deer Park Av.	S/Woods Rd.	165,000	1955	1984	29	16.5
---	Pathmark, Aid Auto Stores	E/Deer Park Av.	S/Weeks Rd.	94,000	<1966	1978	13	8.1
---	Stop&Shop, Rite Aid	W/Deer Park Av.	S/Vancott Rd.	70,000	1975		13	5.2
---	Sears Hardware, Mace's	E/Deer Park Av.	S/Bay Shore Rd.	55,000	<1966		11	5.1
Staples Plaza	Staples, Party City, 99c Great	E/Deer Park Av.	S/Weeks Rd.	53,000	<1966		5	3.9
Stables Shopping Plaza	---	E/Deer Park Av.	S/Mohawk Dr.	44,000	<1966		19	5.9
(North Babylon CBD)	---	Deer Park Av.	N/Pickwick La.	39,000	---		28	5.0
La Grande Place	(vacant)	W/Deer Park Av.	N/Garnet Street	30,000	1992		15	3.9
---	---	E/Deer Park Av.	N/Mohawk Dr.	9,500	<1966		6	0.5
---	---	E/Deer Park Av.	S/Poplar St.	8,500	1996		4	0.7
---	---	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	Sears Hardware,KK,Genovese,RiteAid	E/Wellwood Av.	N/Sunrise Hwy.	222,000	<1966	1976	57	20.8
(North Lindenhurst CBD)	CVS	Wellwood Ave.	N/Straight Path	42,000	---		17	5.0
---	---	S/Sunrise Hwy.	E/Broome Av.	17,000	<1966		4	0.5
---	---	S/109	E/Straight Path	9,000	<1966		10	0.6
---	---	S/Sunrise Hwy.	E/Queens Av.	6,000	1989		5	0.3
---	---	W/Wellwood Av.	N/Marie St.	4,000	1968		4	0.2
W Babylon								
Great South Bay S.C.	OddJob,JoAnn,OldNavy,Swezeys,Marshalls	N/Montauk Hwy.	W/Brookvale Av.	550,000	1957		41	46.6
---	K Mart, OfficeMax, Pergament	S/Montauk Hwy.	W/Muncie Rd.	185,000	1965		4	12.6
---	Pathmark, (vacant), Boat U.S.	N/Montauk Hwy.	W/Beachwood Dr.	156,000	1961	1978	12	13.5
---	Grand Union	W/109	S/Edel Av.	76,000	1973	1978	17	9.0
---	Waldbaums, Genovese	N/Sunrise Hwy.	W/Hubbards Path	58,000	1973		15	6.5
(West Babylon CBD)	CVS	Little E.NeckRd	S/Vermont Av.	53,000	---		38	6.0
Babylon Plaza	Stop&Shop	N/Montauk Hwy.	E/Great E Neck	51,000	1997		1	13.4
---	Genovese	E/109	S/Millard Av.	49,000	1968		11	2.2

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	Shane's	S/Sunrise Hwy.	E/Belmont Av.	19,000	<1966		5	1.2
---	---	S/Montauk Hwy.	W/Muncie Rd.	18,000	<1970	1993	8	1.5
---	---	W/Great E Neck	N/Arnold Av.	11,000	1978		8	0.9
Belmont Plaza	---	W/Belmont Av.	S/Wyandanch Av.	10,000	1986		11	1.3
---	---	E/Straight Path	S/15th St.	10,000	<1966		7	0.4
---	---	S/Sunrise Hwy.	W/Golding Av.	9,500	<1966		5	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		9	0.8
Elmwood Plaza	---	W/109	N/Elmwood Rd.	8,000	1989		8	0.7
---	---	W/Little E Neck	N/1st St.	7,500	<1966		8	0.6
Pedone Plaza	---	S/Sunrise Hwy.	E/Strand Pl.	7,500	1989		5	0.7
---	---	W/Straight Path	S/15th St.	7,500	<1966		7	0.7
---	---	E/Brookvale Av.	N/Montauk Hwy.	7,000	1968		6	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.	32,000	1976		20	3.0
Wyandanch								
(Wyandanch CBD)	Associated	Straight Path	Acorn St.	82,000	---		45	9.0
Wyandanch S.C.	---	E/Straight Path	N/Acorn St.	21,000	<1966		10	1.5
---	---	E/Straight Path	N/Davidson Av.	5,000	1991		5	0.5
---	---	N/Edison Av.	W/Straight Path	4,500	<1966		4	0.3
---	---	E/Straight Path	N/Booker Av.	4,500	1968		8	0.3
Town of Brookhaven								
Bellport								
(Bellport CBD)	Super Saver, CVS	S. Country Rd.	Bellport La.	96,000	---		54	8.0
Blue Point								
Blue Point Plaza	King Kullen	N/Montauk Hwy.	W/Bell Av.	38,000	1963	1984	6	3.8
Blue Bay Plaza	---	N/Montauk Hwy.	Opp/Buffum Rd.	6,500	1983		5	0.7
Village Commons	---	S/Montauk Hwy.	E/Homan Av.	6,500	1982		6	1.0
Brookhaven								
---	---	SE/Montauk Hwy.	S/Carman Blvd.	5,000	1976		4	0.6
Center Moriches								
(Center Moriches CBD)	CVS	Montauk Hwy.	E/Chichester Av	104,000	---		61	9.0
Center Moriches Square	King Kullen, CVS	S/Montauk Hwy.	W/Lake Av.	70,000	1964		14	7.3
Senix Commons	---	N/Montauk Hwy.	Opp/Senix Av.	10,000	1988		5	1.0
Centereach								
Centereach Mall	Wal-Mart,Modell's,(vacant),JoAnn,CVS	N/25	E/Mark Tree Rd.	371,000	1973	1984	41	41.4
Nicolls Plaza II	Target, Home Depot, Best Buy	S/347	E/Pond Path	277,000	2000		3	51.2
Nicolls Plaza	(vacant), Stop&Shop	S/347	E/Nicolls Rd.	112,000	1996		3	13.2
Center at Centereach	(supermarket)	S/25	E/Holbrook Rd.	89,000	UC2000			9.7
---	Pathmark, (vacant)	S/25	W/Pleasant Av.	80,000	1974		6	10.4
---	Harrow's	N/25	W/Eastwood Blvd	50,000	<1961	1978	8	3.6
Atlantic Plaza	Aspen Fitness	S/25	E/S. Coleman Rd	31,000	1986		4	5.3
Middle Country Plaza	---	N/25	Opp,W/Rustic Rd	19,000	1973	1984	11	2.6
Six M Plaza (pt.)	---	N/25	W/Dawn Dr.	18,000	<1961		11	1.5
Centereach Plaza	---	N/25	E/N. Howell Av.	16,000	1985		9	4.9
---	---	N/25	E/Dawn Dr.	11,000	1973		6	1.1
---	---	N/25	W/N. Howell Av.	11,000	1968		4	2.0
---	---	N/25	Opp,E/Forrest	11,000	1964	1973	5	0.8
---	---	S/25	Opp,W/Oak St.	9,000	1973	1978	5	0.8
Handy Pantry S.C.	---	N/Portion Rd.	W/Avenue B	8,500	1978	1973	6	1.1
---	---	S/25	E/Horse Block	8,000	1968		9	0.5
Belle Aire Mall	---	N/25	W/Oak St.	6,000	1985		5	1.2
---	---	S/25	W/S. Howell Av.	5,500	<1966	1978	4	0.7
Six M Plaza (pt.)	---	N/25	W/Dawn Dr.	5,000	<1966		7	0.6

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	---	S/25	W/Rustic Rd.	4,500	1973		4	0.7
Middle Country	---	S/25	W/Forrest Av.	4,500	1978		4	0.3
---	---	S/25	E/S. Coleman	4,000	1973		6	1.4
2295 2297	---	N/25	E/Oxhead Rd.	4,000	1988		5	0.5
---	---	N/Portion Rd.	E/Holbrook Rd.	3,500	<1970		4	0.8
1707	---	N/25	W/Hammond Rd.	3,000	1971		5	0.5
Coram								
Coram Plaza	(Home Depot), (vacant)	S/25	E/Grand Smith	264,000	1969	1975	31	24.9
Selden Plaza	TJ Maxx,Waldbaums,OfficeMax,Odd Job	N/25	W/C.R. 83	186,000	1978	1988	43	26.0
Pine Plaza	Produce Warehouse,Movieland,Cinema	W/112	S/Pine Rd.	90,000	1973		22	12.0
Edwards Plaza	(vacant), Tutor Time	N/25	E/Patch-Mt.Si.	64,000	1991		4	7.4
Coram Commons	---	E/112	N/4th St.	36,000	1973	1985	17	5.5
US 1 Plaza	(vacant), (vacant), (vacant)	E/112	N/25	27,000	1973		3	1.9
Plaza 99 S.C.	---	N/25	W/Martin	24,000	1985		15	3.4
Shoppes of Selden	---	S/25	E/C.R. 83	23,000	1988		12	2.6
---	Blockbuster Video	S/25	E/Grand Smith	17,000	1973		7	1.8
---	---	E/Gibbs Rd.	N/Pine Rd.	15,000	1989		7	2.5
Coram-East	---	N/25	W/Westfield	15,000	1976	1984	14	4.7
Plaza	---	S/Glenmere La.	E/112	15,000	1988		7	1.3
Coram Pond Plaza	---	E/112	N/25	14,000	1973		11	0.9
---	---	E/112	SW/Mill Rd.	14,000	1983		7	1.7
---	---	N/25	W/112	11,000	<1966		6	1.0
Sofa Bed Center	---	S/25	W/Mooney Pond	10,000	<1961		4	0.5
Handy Pantry S.C.	Handy Pantry	E/112	S/Glenmere La.	10,000	1986		7	2.9
Coram Towers	---	S/25	W/Fife Dr.	6,500	1990		10	1.2
Tanglewood Center	---	W/112	S/C.R. 83	6,000	1985		5	0.7
Contemporary Commons	---	S/25	W/Fife Dr.	5,500	1988		6	1.4
---	---	W/112	S/2nd St.	3,000	1987		3	0.4
E Moriches								
(East Moriches CBD)	---	Montauk Hwy.	Pine St.	28,000	---		20	7.0
Strathmore Plaza	---	S/Montauk Hwy.	W/Locust Av.	12,000	1988		9	4.7
East Moriches Commons	---	S/Montauk Hwy.	E/Locust Av.	7,000	1990		3	0.8
E Patchogue								
---	(vacant), (vacant), Genovese	N/Montauk Hwy.	E/C.R. 101	147,000	1967		4	12.3
Swan Nursery Commons	Waldbaums,Walgreens,Tutor Time	N/Montauk Hwy.	E/Lake Dr.	122,000	1990		19	14.0
(East Patchogue CBD)	True Value, Thrift Shop	Montauk Hwy.	E/Grove Av.	114,000	---		55	15.0
Home Depot	Home Depot	N/Sunrise Hwy.	E/112	109,000	1960	1990	1	7.3
Pathmark	Pathmark	E/112	N/Clark St.	61,000	1997		1	8.8
East Main Shopping	---	S/Montauk Hwy.	E/Evergreen Av.	26,000	1986		18	2.9
112 Shopping Plaza	---	E/112	S/Morris Av.	21,000	1972		16	2.1
Kings Plaza	---	W/112	NE/Medford Av.	18,000	<1966		10	1.3
---	---	S/Montauk Hwy.	E/Conklin Av.	17,000	<1961		7	1.4
Daniele Plaza	---	E/112	Opp/Shaber Rd.	14,000	1988		11	1.6
---	---	N/Montauk Hwy.	W/C.R. 101	12,000	1970		5	1.0
---	---	W/112	Opp,S/Morris Av	6,000	1993		5	0.6
Plaza 101	---	W/C.R. 101	E/Hewlett Av.	6,000	1989		6	0.5
---	---	S/Montauk Hwy.	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	<1966	1978	4	0.2
E Shoreham								
Shoreham Plaza	---	N/25A	Opp/George Av.	33,000	1980	1988	23	5.0
Eastport								
---	King Kullen, Genovese	N/Montauk Hwy.	E/S. Country Rd	48,000	1980		10	6.9
(Eastport CBD)	---	Montauk Hwy.	E/Union St.	42,000	---		30	11.0
Eastport Commons	---	S/Main St.	E/Seatuck Av.	15,000	1988		7	1.4
Farmingville								
Expressway Plaza	K Mart, Stop&Shop	S/Horseblock Rd	W/North Ocean	208,000	1979	1994	18	37.9

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Farmingville S. C.	Compare Foods,Genovese,(vacant)	N/Horseblock Rd	E/Waverly Av.	83,000	1972		19	10.1
Tiffany Plaza	---	N/Portion Rd.	W/Morris Av.	60,000	1991		27	7.0
Farmingville Plaza	(vacant)	N/Horseblock Rd	Opp/Oriole Pl.	50,000	1973		10	4.3
(Farmingville CBD)	---	Horseblock Rd.	E/Woodmont Pl.	25,000	---		18	5.0
American Arcade	Xtreme Fitness Center	N/Portion Rd.	W/S. Howell Av.	25,000	1989		10	4.0
Commons, The	---	S/Horseblock Rd	E/Waverly Av.	9,000	1990		8	1.6
---	---	S/Horseblock Rd	W/Pommer Av.	8,000	1989		6	0.7
Horse Block Shopping	---	S/Horseblock Rd	Opp,E/Lidge Dr.	6,500	1981		6	0.6
Campus Square	---	W/Waverly Av.	Opp/Campus Dr.	6,500	1978		4	0.6
Mooney Pond Plaza	---	S/Mooney Pond	E/Hillside Rd.	5,000	1983		4	0.6
Ruggiero Center	---	N/Portion Rd.	E/S. Howell Av.	5,000	1985		6	1.3
---	---	N/Portion Rd.	W/Blue Point Rd	2,500	UC2000		4	1.0
Gordon Heights								
Middle Country Plaza	---	S/25	E/Park Lane	19,000	1990		12	2.7
Center at Middle Island	---	S/25	W/Wilson Av.	10,000	1990		6	1.0
Coram Hills Plaza	---	S/25	E/Fife Dr.	8,500	1979		11	1.1
Holbrook								
---	Waldbaums	S/Union Av.	E/Coates Av.	40,000	1974		8	4.6
Ronkonkoma Commons	Blockbuster Video, Marty's Shoes	S/Portion Rd.	E/Bayberry Rd.	30,000	1989		13	3.4
Holbrook Center	---	W/Main St.	N/Railroad Av.	18,000	1984		6	2.0
Rustic Plaza	---	S/Portion Rd.	W/Holbrook Rd.	14,000	1973		7	1.3
---	---	S/Union Av.	E/Knickerbocker	7,500	1989		4	0.7
Holtsville								
Townline Center	CVS	E/Main St.	S/Union Ave.	30,000	UC1996		8	3.4
Waverly Plaza	---	N/LIE Service	W/Waverly Av.	12,000	1989		8	1.1
Waverly S.C.	---	W/Waverly Ave.	S/Union Ave.	11,000	1995		7	3.4
Portion & Warren Plz II	---	S/Portion Rd.	W/Warren Av.	10,000	1985		7	1.1
First Stop Mini Plaza	---	S/Portion Rd.	E/Maplecrest S.	9,000	1987		4	0.8
Portion Plaza	---	S/Portion Rd.	W/Morris Av.	9,000	1985		7	1.0
Lake Plaza	---	S/Portion Rd.	W/Warren Av.	6,000	<1966		6	0.4
Holtsville Plaza	---	E/Waverly Ave.	Opp/Union Ave.	5,000	1991		4	0.4
A & B Shopping Plaza	---	S/Portion Rd.	W/Avenue B	5,000	1986		4	0.7
	---	N/L.I. Ave.	E/Woodland Ave.	5,000	1995		6	1.0
---	---	S/Portion Rd.	E/Avenue B	3,000	1984		5	0.3
Lake Grove								
Smithaven Mall	Macy's, Sears, JC Penney, (vacant)	N/25, S/347	E/Alexander Av.	1,532,000	1969	1986	166	46.9
The Wiz Plaza	Stop&Shop,BedBath,Wiz,DuaneReade,Petco	S/25	E/Moriches Rd.	252,000	1986	1990	12	28.5
Lake Grove S. C.	Lord & Taylor Outlet, JC Penney Home	N/25	E/Moriches Rd.	155,000	1968		5	14.1
Smithaven Plaza	Toys R Us, Service Merchandise	S/347	W/Moriches Rd.	103,000	1980		9	14.8
Lake Grove S.C.	Country Parlor,Burlington Coat Factory	S/25	W/Hawkins Av.	69,000	1968		7	6.3
Lake Grove Shops	---	N/25	E/Stony Brook	30,500	1979		12	3.4
Lake Ronkonkoma								
---	Kohl's, King Kullen, Rite Aid	E/Ronkonkoma Av	N/Division Rd.	132,000	1971	1986	9	11.2
Lake Shore Plaza II	Sears Hardware, Dollar King, Aid Auto	N/Portion Rd.	E/Hans Blvd.	100,000	1998		7	12.7
Lake Shore Plaza	Waldbaums, Genovese	N/Portion Rd.	W/Cenacle Rd.	92,000	1988		21	14.1
Lakeshore Commons	(vacant)	S/Portion Rd.	E/Foster Rd.	85,000	<1961		26	7.9
(Lake Ronkonkoma	---	Hawkins Av.	S/Portion Rd.	55,000	---		39	6.8
(Ronkonkoma CBD)	---	Railroad Av.	W/Hawkins Av.	50,000	---	1996	36	15.0
Gatelot Plaza	Produce Warehouse, CVS	E/Hawkins Av.	S/Gatelot Av.	48,000	1975		15	5.9
---	Lake Liquor	W/Ronkonkoma Av	Opp,N/Division	20,000	1986		8	2.3
Park Plaza	---	E/Hawkins Av.	Opp/Wittridge	19,000	1986		10	2.8
Hawkins Plaza	---	W/Hawkins Av.	N/Division Rd.	13,000	<1961		6	1.4
Portion Plaza	---	S/Portion Rd.	Opp/Gatelot Av.	11,000	1974		8	1.3
---	---	N/Portion Rd.	E/Cleary Rd.	9,500	<1961		7	0.6
Lake Rock Plaza	---	N/Portion Rd.	E/Cenacle Rd.	9,000	1985		4	1.0
---	---	E/Ronkonkoma Av	S/Wittridge Rd.	6,500	1972		3	0.5
---	---	W/Ronkonkoma Av	S/10th St.	6,500	1970		7	0.5

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Spring Hill Plaza	---	E/Hawkins Av.	Opp,S/Division	5,500	1986		5	0.6
Plaza 100	---	W/Ronkonkoma Av	N/Oakwood Av.	5,000	1986		3	0.6
Mastic								
Bell Plaza	Movieland Cinemas	S/Montauk Hwy.	E/Mastic Rd.	41,000	1973		11	5.9
1495 Plaza	---	N/Montauk Hwy.	W/Fulton Av.	14,000	1992		9	1.4
Towne Plaza	---	N/Montauk Hwy.	W/Lambert Av.	10,000	1988		9	1.2
Downtown Mastic Plaza	---	S/Montauk Hwy.	E/Robert St.	6,500	<1966	1968	5	0.3
Mastic Shirley Plaza	---	N/Montauk Hwy.	E/Titmus Dr.	3,500	1988		4	0.3
Mastic Beach								
(Mastic Beach CBD)	---	Neighborhood Rd	E/Woodside Rd.	48,000	---		34	6.0
Manzella Shopping	---	E/Mastc Beach	S/Quay Av.	15,000	1974		9	1.4
Medford								
Lowe's	Lowe's	W/112	N/LIE	175,000	UC2001			20.0
Sam's Wholesale Club	Sam's Wholesale Club	S/Horse Block	E/112	134,000	1993		1	19.4
King Kullen at Medford	King Kullen,Genovese,DMV	E/112	S/Horse Block	98,000	1986		21	13.2
Medford Plaza	Island Recreational	N/Horse Block	W/Eagle Av.	56,000	1964		16	6.8
112 Expressway Plaza	Aid Auto Stores	W/112	S/Waverly Av.	32,000	1986		16	3.3
---	Meat Farms	W/112	N/Park Av.	26,000	1973	1985	4	3.7
112 Commons	Tiffany Dinettes	W/112	N/Central Av.	22,000	1986		9	2.2
Shopworth Plaza	Blockbuster Video	W/112	N/Horse Block	20,000	1988		7	2.0
2080 Route 112 Stores	---	W/112	N/Central Av.	11,000	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		4	0.8
---	---	S/Horse Block	E/Scouting Blvd	6,000	1974		5	0.9
Plaza 112	---	E/112	S/Commercial	4,500	1982		5	3.4
Middle Island								
Strathmore Commons	KingKullen,Aid Auto,TutorTime,(vacant)	N/25	E/Woodville Rd.	139,000	1990		23	16.1
Wal-Mart	Wal-Mart	S/25	Opp/St.Margaret	125,000	1968	1994	1	16.2
K Mart Plaza	K Mart	N/25	E/Currans Rd.	124,000	1966		3	18.2
Middle Island Plaza	Genovese, (vacant)	S/25	E/Yap.-Mid.Is.	68,000	1977		20	10.8
Commerce Center	---	N/25	W/Arnold Dr.	13,000	1988		7	7.4
Spring Lake Commons	Reliable Garden & Fence	N/25	E/Church La.	9,500	1984		7	1.2
Middle Island Vill Ctr	---	N/25	E/Rocky Point	6,500	1984		5	1.0
Miller Place								
North Country Plaza	Powerhouse Gym, Tutor Time	N/25A	W/Miller Place	63,000	1986		24	7.3
---	Waldbaums, Genovese	N/25A	W/Miller Place	62,000	1973		9	8.1
Aliano S.C.	True Value	N/25A	W/Oakland Av.	38,000	1986	1989	17	4.3
Showcase Plaza	---	N/25A	W/Oakland Av.	22,000	1989		10	2.2
North Shore Mall	Party Hardy	N/25A	E/Pipe Stave Hl	17,000	1984		11	2.1
Miller Place Plaza	---	N/25A	W/Park Av.	13,000	1984		11	1.5
Park Avenue Plaza	---	N/25A	W/Park Av.	12,000	1990		7	1.2
Miller Place Square	---	S/Echo Av.	W/Sylvan Av.	11,000	1968		9	1.3
---	---	S/25A	E/Harrison Ave.	7,000	<1961		6	0.4
---	---	S/25A	E/Parkside Av.	4,000	1973		4	0.3
Moriches								
---	Waldbaums	S/Montauk Hwy.	W/Old Neck Rd.	52,000	1974		7	6.7
Monarch Center	---	N/Montauk Hwy.	Opp, E/Louis Av	28,000	1992		15	2.6
Old Neck Market	---	S/Montauk Hwy.	E/Old Neck Rd.	11,000	1991		8	1.4
Mount Sinai								
Mount Sinai S.C.	King Kullen, Genovese	S/347	E/Crystal Brook	135,000	1989		29	14.6
Wedgewood Square	---	N/25A	E/Crystal Brook	25,000	1978		14	2.6
Northgate Plaza	Lotus East	N/25A	E/Westgate Dr.	24,000	1987		15	2.4
Taylor Plaza	---	N/Hallock Av.	W/Columbia St.	16,000	1992		4	1.4
---	---	S/25A	W/Myrtle	15,000	1964	1978	9	1.1
---	---	S/25A	W/Highland Av.	6,500	1973		4	0.7
Aliano Shoppes	---	S/25A	E/Crystal Brook	4,000	1989		3	0.4

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Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
N Bellport								
Sunshine Square	Stop&Shop, Genovese	E/C.R. 101	N/Southaven Av.	204,000	1988		39	24.0
Bellport Outlet Center 2	Vanity Fair	N/Sunrise Hwy.	W/Station Rd.	196,000	1996		47	25.0
Bellport Outlet Center	Nike	S/Sunrise Hwy.	W/Station Rd.	95,000	1992		26	10.2
Miracle Plaza	---	N/Montauk Hwy.	W/Station Rd.	17,000	<1961		12	0.9
N Patchogue								
Gateway Plaza	Marshalls,KK,Bobs,Service Mdse,Michael	N/Sunrise Hwy.	W/Waverly Av.	340,000	1988	1992	41	40.9
Home Depot	Home Depot	W/Gateway Blvd.	N/27	125,000	1999		1	19.7
Sun Wave Plaza	Waldbaums,Staples,Duane Reade	S/Sunrise Hwy.	W/Waverly Av.	101,000	1971		17	11.0
Waverly Plaza	Petco,Sears Hardware,Genovese,Pep Boys	N/Sunrise Hwy.	W/Waverly Av.	99,000	1978	1997	8	10.3
Melwood Plaza	---	W/112	N/Shaber Rd.	14,000	1990		11	1.4
Waverly Point Plaza	---	S/Waverly Av.	Opp, W/Johnson	10,000	1990		4	1.4
Medford Ave. Centre	---	W/112	S/Sharp St.	9,000	1984		9	1.1
112 Village	---	W/112	S/Shaber Rd.	7,000	1977		4	0.6
---	---	E/Waverly Av.	NW/Buckley Rd.	6,000	1968		5	0.7
Patchogue								
(Patchogue CBD)	(vacant), Burlington	Montauk Hwy.	Ocean Av.	339,000	---		178	38.0
Swezey's	Swezey's	N/Montauk Hwy.	E/Waverly Ave.	108,000	2000		1	12.6
---	---	N/Montauk Hwy.	E/Rose Av.	16,000	<1961		5	1.6
Village Plaza	---	S/Montauk Hwy.	E/Rider Ave.	13,000	1995		9	1.2
Planet Plaza	---	E/112	S/Lakewood St.	12,000	1991		4	1.0
Roewave Plaza	---	E/Waverly Av.	N/Roe Blvd.	7,500	1964		4	0.6
Port Jefferson								
(Port Jefferson CBD)	Gap	Route 25A	E. Main St.	292,000	---		161	19.0
(Port Jefferson Sta CBD)	---	Route 25A	N/RR Tracks	62,000	---		44	4.0
Plaza 414	---	W/25A	Opp/Spring St.	5,000	1984		5	0.7
Port Jefferson Sta								
Jefferson Plaza	North Shore Thrift, Rite Aid	W/112	S/Chereb La.	112,000	1960		30	10.2
Nesconset S.C.	(vacant), (vacant)	N/347	W/Terryville Rd	104,000	1961		28	11.5
Jefferson Park	---	W/112	NW/Jayne Blvd.	24,000	1985		12	2.8
4600	---	N/347	E/Woodhull Av.	11,000	1980		4	1.0
Cinema Plaza	Blockbuster Video	W/25A	Opp,N/Bergen Pl	9,000	1988		5	1.6
---	---	E/Jayne Blvd.	N/347	3,500	1986		4	0.3
Ridge								
Lake Panamoka Plaza	---	N/25	E/Panamoka Trl.	5,000	1991		5	0.6
Randall Square	---	N/25	Opp,W/Red Maple	5,000	1989		4	0.5
Rocky Point								
Point Plaza	(vacant),King Kullen,Genovese, Frank's	S/25A	W/Rocky Point	219,000	1973		26	21.0
(Rocky Point CBD)	---	Broadway	N/25A	48,000	---		34	6.0
---	---	E/Rocky Point	S/25A	47,000	<1961?		10	3.0
Hallock Landing Plaza	CVS	N/25A	E/Hallock Lndg	21,000	1984		10	1.1
---	---	N/25A	E/Radio Av.	12,000	1989		3	1.2
---	---	S/25A	Opp,E/Adams St.	9,500	1962		5	0.8
Radio Plaza	---	S/25A	E/Radio Av.	7,000	1988		6	0.9
D & F Mini-Mall	---	N/25A	E/Hallock Lndg	7,000	1984		4	2.3
Stevens Square	---	S/25A	Opp,W/Rky Pt Ln	4,000	1963		4	0.3
Selden								
Independence Plaza II	Home Depot, King Kullen, CVS	N/25	W/Boyle Rd.	254,000	1992		24	35.0
College Plaza	Marshalls,Genovese,Staples,Bob's	N/25	E/Boyle Rd.	170,000	1975		19	24.1
Westfield S.C.	Selden Thrift, (vacant)	S/25	E/Blue Point Rd	47,000	1972		9	5.3
Parkhill Center	---	S/25	E/Park Hill Dr.	31,000	1964		11	3.1
Middle Country Plaza	---	S/25	W/Blue Point Rd	30,000	1990		16	3.3
Country Corners	---	S/25	E/College Rd.	22,000	1973		12	2.3
Liberty Plaza	---	S/25	W/Park Hill Dr.	20,000	1988		14	1.9
Middle Country Plaza II	---	S/25	W/Park Av.	19,000	1974		13	1.9
Plaza 1245	---	N/25	Opp,W/Highview	18,000	1978	1984	9	1.5
Boyle Road Plaza	---	E/Boyle Rd.	Opp,N/Montclair	15,000	1985		11	1.6

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Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
600 Plaza	---	S/25	E/Blue Point Rd	7,000	1973		5	1.2
Setauket-E Set								
Port Haven S.C.	Kohl's	N/347	W/Old Town Rd.	133,000	1965	1993	6	11.3
Nesconset Center	B J's	N/347	Opp,W/Arrowhead	100,000	2000		1	13.8
Three Village Plaza	Swezey's	S/25A	E/Hills Dr.	66,000	1964		20	10.3
Suffolk Plaza	Waldbaums, Aid Auto	N/347	W/Old Town Rd.	60,000	1968		12	9.6
West Center	Wild By Nature, Genovese	S/25A	E/Hills Dr.	40,000	1968		12	4.1
---	Stop&Shop	S/25A	E/Hills Dr.	40,000	1973		7	3.7
Old Schoolhouse Square	---	S/25A	E/Jones St.	29,000	<1961		19	2.5
(East Setauket CBD)	---	Route 25A	E/Brewster La.	27,000	---		19	4.0
Fox Center	Blockbuster Video	N/347	W/Arrowhead La.	16,000	1991		5	3.2
3 Village Home Center	---	N/25A	E/Jones St.	8,000	<1961		7	0.7
690 - Marlaur	---	S/25A	W/Bennetts Rd.	5,000	1964		4	0.4
Shirley								
South Port	Kohl's, Waldbaums, Sears Hardware	N/Montauk Hwy.	E/Grand Av.	215,000	1990		30	29.0
William Floyd Plaza	KK, Genovese, (vacant)	E/William Floyd	N/Beacon St.	155,000	1977	1984	35	20.3
Majestic Corners	Pathmark, Odd Job	S/Montauk Hwy.	W/William Floyd	110,000	1981		16	12.2
---	(vacant), US 1	N/Montauk Hwy.	W/William Floyd	35,000	<1966	1968	5	2.3
Shirley Plaza	---	N/Surrey Circle	E/William Floyd	28,000	1973		15	2.8
Quality Plaza	OTB	W/William Floyd	S/Northern Blvd	18,000	1987		8	1.6
Green, The	Family Dollar	E/William Floyd	S/Lawrence Rd.	18,000	1978		7	1.7
Royal Tower Plaza	---	E/William Floyd	N/Morich-Mid.I.	15,000	1985		10	1.2
---	Aid Auto Stores	W/William Floyd	S/Surrey Circle	12,000	1988		5	1.0
Floyd Harbor Plaza	---	W/William Floyd	N/Lawrence Rd.	11,000	1989		6	1.2
Garden Plaza	---	S/Montauk Hwy.	W/Garden Pl.	11,000	1978		8	1.2
---	---	N/Montauk Hwy.	E/Grand Ave.	10,000	1973		6	0.9
Manorville Plaza	---	S/Moriches-Yap.	E/Sleepy Hollow	10,000	1978		11	1.1
William Floyd Plaza	---	W/William Floyd	N/Brushwood Dr.	8,000	1993		4	0.8
Station Shopping Center	---	W/William Floyd	S/Mastic Blvd W	7,000	<1966		5	1.1
Manorville Plaza	---	S/Moriches-Yap.	E/Sleepy Hollow	6,500	1989		4	0.7
PNP Plaza	---	S/Colin Dr.	W/Revilo Av.	5,500	1990		3	0.5
---	---	S/Montauk Hwy.	W/Ormond Pl.	5,500	1993		4	0.3
Floyd Harbor Commons	---	E/William Floyd	N/Roberts Rd.	5,500	1978		4	0.5
Sound Beach								
Rocky Point Plaza	Waldbaums, (vacant)	N/25A	W/Fairway Dr.	98,000	1968	1999	11	11.4
Cross Roads at Rocky Pt	Miracle Maze	N/25A	E/Westchester	43,000	1973		6	4.6
---	Aid Auto Stores	N/25A	W/Westchester	20,000	1973		7	2.5
Market Square	---	N/Echo Av.	W/Devon	3,000	1978		4	0.4
Stony Brook								
Brooktown Shopping	Waldbaums,Marshalls,Today's Man,Loews	N/347	W/Hallock Rd.	258,000	1970	1978	20	38.4
Brookhaven Commons	K Mart,Borders,OfficeMax,SportsAuthrty	N/347	E/Moriches Rd.	194,000	1995		4	21.7
Coventry Commons	---	N/347	W/Stony Brook	62,000	1972	1984	19	6.2
(Stony Brook CBD)	---	E/Main St.	S/Christian Av.	50,000	1947	1987	29	4.0
Smith Point Plaza	---	N/347	E/Stony Brook	31,000	1978		14	5.8
Cross Roads Plaza	Lucille Roberts, Boater's World	N/347	E/Hallock Rd.	20,000	1993		4	2.2
Market Square	---	E/Main St.	S/Christian Av.	15,000	1964		8	3.1
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	Stop&Shop,CVS,Dress Barn,Mandee	W/112	NW/Bicycle Path	130,000	1973	1990	23	14.1
Station Plaza	Sears Hardware,Staples,Pathmark	S/347	E/Canal Rd.	110,000	1973		3	10.6
Terryville S. C.	Genovese, (vacant)	W/Jayne Blvd.	N/Old Town Rd.	53,000	1968		14	6.3
Three Roads Plaza	Meat Farms	S/Canal Rd.	E/112	53,000	1973		14	6.8
Commons	---	S/347	W/Terryville Rd	40,000	1985		25	6.4
Station Plaza	---	E/112	Opp/Joline Rd.	9,000	1987		4	0.8
Yaphank								
---	---	N/Horse Block	W/Yaphank Av.	11,000	1992		7	1.0

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Town of East Hampton								
Amagansett								
(Amagansett CBD)	---	Main St.	E/Windmill La.	74,000	---		53	10.0
IGA	IGA	N/27	SE/Abrahams Ldg	15,000	1965		1	2.0
East Hampton								
(East Hampton CBD)	Waldbaums	Main St.	Newtown La.	292,000	---		161	11.2
Red Horse Plaza	---	N/27	E/Cove Hollow	27,000	1993		13	2.5
East Hampton Uninc								
---	---	W/Sprngs-Frplce	S/Abrahams Path	12,000	1985		5	1.5
---	---	S/27	NE/Skimhampton	8,500	1972		5	0.7
---	---	W/Sprngs-Frplce	Opp,N/Queens La	8,000	1990		4	1.2
Montauk								
(Montauk CBD)	---	Montauk Hwy.	Edgemere St.	95,000	---		68	8.0
IGA	IGA	S/Montauk Hwy.	E/S. Elder St.	11,000	1968		1	0.3
Wainscott								
Wainscott Village	---	N/27	E/Northwest Rd.	20,000	1989		12	2.0
Town of Huntington								
Centerport								
(Centerport CBD)	---	S/Mill Dam Rd.	Opp/Fleets Cove	28,000	<1966		20	2.0
--	---	E/Little Neck	N/25A	7,500	<1966		7	0.6
Cold Spring Harbor								
(Cold Spring Harbor	---	Route 25A	E/Elm Pl.	66,000	---		47	5.0
Commack								
---	Home Depot,Marshalls,Staples,Old Navy	N/25	E/Larkfield Rd.	223,000	1966	1994	7	21.9
TJ Maxx Plaza	TJ Maxx, Odd Job, Trader Joe's	S/25	E/Larkfield Rd.	82,000	1980		6	6.2
---	Pathmark, Mandee	S/25	E/Calvert Av.	80,000	1978		16	7.5
Commack Corners	CVS	S/25	E/Commack Rd.	61,000	1960		22	6.6
--	New York Sports Club	S/25	E/Calvert Av.	46,000	<1966		14	4.9
Fairfield Center	Meat Farms	E/Commack Rd.	S/Fairfield Way	43,000	1972		15	4.0
Peppertree Commons	---	N/25	W/Commack Rd.	37,000	1986		14	3.4
Pell Plaza	Craft Shoes	N/25	Opp,W/Wiltshre	19,000	<1966		3	1.3
---	Long Island Paneling	N/25	Opp,E/Valmont	17,000	1976		6	1.6
Commack Commons	---	W/Commack Rd.	Opp,N/Genesee	17,000	<1966		13	1.3
Jericho Crest Plaza	---	N/25	W/Town Line Rd.	16,000	1989		10	1.5
---	---	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.	14,000	1987		7	1.3
---	---	N/25	W/Rural Pl.	13,000	1989		4	1.5
---	---	S/25	E/Valmont Av.	12,500	1973		6	1.0
---	---	N/25	Opp,E/Wiltshre	12,000	1975		4	1.3
Commax Center	---	W/Commack Rd.	S/Dorothea St.	10,000	1992		8	1.0
Commack Tower Plaza	---	S/25	W/Commack Rd.	9,500	1990		7	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		3	0.6
Dix Hills								
Elwood Center	Genovese, Annie Sez, Hollywood Video	S/25	W/Daly Rd.	86,000	1962		20	7.1
Dix Hills Plaza	Pathmark	S/25	W/Old Country	79,000	1975		15	7.6
Crossroads, The	---	S/25	W/Rofay Dr.	25,000	1990		7	2.0
Dix Hills Common	---	S/25	W/Deer Park E.	21,000	1986		11	2.0
Dix Hills Supercenter	---	S/25	Opp,W/Elwood Rd	12,000	1989		14	1.3
State Street Plaza	---	S/25	E/State Pl.	12,000	1989		9	1.0
Park Place Plaza	---	S/E. Deer Park	E/Villanova La.	11,000	1994		8	1.1
Fernandez Plaza	---	S/25	E/Dix Hills Rd.	4,000	<1966		4	0.4
E Northport								
(East Northport CBD)	Gold's Gym	Larkfield Rd.	N/Pulaski Rd.	156,000	---		98	11.0

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	King Kullen, Genovese	E/Larkfield Rd.	N/Clay Pitts Rd	44,000	<1966		9	3.7
---	Stop&Shop	S/25A	E/Catherine St.	38,000	<1966	1982	8	5.1
---	Grand Union	S/25A	W/Vernon Valley	34,000	1971		10	3.5
Hewitt Square	Pat's Meat Farms	E/Larkfield Rd.	S/Pulaski Rd.	33,000	<1966		15	3.3
Larkfield Plaza	The Party Experience	W/Larkfield Rd.	N/5th Av.	18,000	<1966	1988	8	2.9
---	Aboff's	E/Larkfield Rd.	S/Webster Pl.	16,000	<1966		5	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		8	1.1
American Video Plaza	---	W/Larkfield Rd.	S/3rd Av.	9,500	1991		6	0.9
---	---	W/Larkfield Rd.	N/Clay Pitts Rd	7,500	<1966		8	0.5
---	---	E/Laurel Rd.	Opp/Upland Dr.	5,500	<1966		4	0.6
---	---	S/25A	W/Vernon Valley	5,500	1978		4	0.3
The Small Mall	---	E/Laurel Rd.	N/Dickinson Av.	4,000	1968		4	0.3
---	---	S/25A	E/Harrison Dr.	3,000	1978		4	0.5
Elwood								
Huntington Square Mall	Sears, (Best Buy)	S/25	W/Larkfield Rd.	285,000	1980		29	18.0
---	Stop&Shop	N/25	E/Verleye Rd.	72,000	1989		1	7.1
---	OfficeMax, DSW Shoe	N/25	E/Stowe Av.	52,000	1997		2	4.6
Tick Tock Center	CVS	W/Larkfield Rd.	S/Clay Pitts Rd	44,000	<1966	1968	13	5.0
Northport Plaza	(vacant), Blockbuster Video	N/25	E/Elwood Rd.	43,000	<1966	1989	14	4.7
East `Port Plaza	Produce Warehouse	W/Larkfield Rd.	N/Cedar Rd.	41,000	<1966		15	3.6
The Center at E.Northprt	Zany Brainy	N/25	W/Larkfield Rd.	38,000	1986	1995	9	3.3
Larkfield Commons	Cedarhurst Paper	W/Larkfield Rd.	Opp/Meadowlark	32,000	1973		10	2.8
---	---	S/25	E/Daly Rd.	26,000	<1970		7	0.9
---	---	N/25	E/Eldorado Dr.	24,000	1991		4	2.0
---	---	S/25	E/Daly Rd.	12,000	<1970		6	1.5
---	---	N/25	W/Park Av.	11,000	<1966		9	1.0
---	---	S/25	E/Elwood Rd.	9,000	1973		4	0.8
1273-1279	---	N/25	E/Manor Rd.	7,500	<1966		4	0.4
---	---	N/25	E/Elwood Rd.	4,000	1968	1984	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		11	3.8
---	---	S/25A	E/Rinaldo Rd.	3,000	<1966		4	1.0
Greenlawn								
Greenlawn S. C.	Waldbaums	S/Pulaski Rd.	W/Beatty Av.	92,000	1977	UC2000	20	7.6
(Greenlawn CBD)	---	Centerport Rd.	N/Gates St.	85,000	---		61	8.0
Greenlawn Corners	Angelo & Joes	E/Broadway	N/Pulaski Rd.	23,000	<1966		7	2.7
---	---	W/Broadway	S/Central St.	10,000	<1966		9	0.8
---	---	W/Broadway	N/Rockne St.	6,500	<1966		4	0.3
Halesite								
King Kullen	King Kullen	E/N.Y. Av.	Opp,N/Hill Pl.	35,000	1963	1992	1	3.2
(Halesite CBD)	---	New York Av.	S/Fire Dept.	21,000	---		15	4.0
Halesite Plaza	---	E/N.Y. Av.	S/Ketewomoke Dr	15,000	1976		10	1.4
Huntington								
(Huntington CBD)	WildByNature,Wald.,Genovese,ValueDrug	Route 25A	Route 110	670,000	---		351	34.0
---	Southdown Super Market	W/Wall St.	Opp/Mill La.	27,000	1963		14	4.1
Huntington Plaza	---	E/Wall St.	N/Mill La.	19,000	1967		13	1.5
North Country Village	---	N/25A	E/Beaupre Ct.	16,000	1975		11	2.4
---	---	W/Wall St.	N/Southdown Rd.	14,000	1972		6	1.2
Fort Hill Plaza	---	N/25A	E/Overlook Dr.	11,000	1983		7	1.0
---	---	N/Semon Rd.	W/110	7,500	1977		4	0.8
---	---	N/25A	W/Beaupre Ct.	7,000	1978		7	2.0
---	---	E/Park Av.	S/Partridge La.	7,000	1977		7	0.8
Huntington Station								
---	Home Depot,Marshalls,K Mart,OldNavy	W/N.Y. Av.	S/Semon Rd.	300,000	1962	2000	18	27.3
(Huntington Manor CBD)	C-Town	New York Ave.	N/14th, S/10th	94,000	---		54	10.0

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	King Kullen,Loehmann's,Genovese	N/25	E/West Hills Rd	76,000	1964	1995	3	5.8
(Huntington Station	---	New York Ave.	S/RR Tracks,N/9	57,000	---		41	7.0
---	Waldbaums, Genovese	N/25	E/Longfellow Dr	52,000	1972		10	5.2
Station Center	Aid Auto	E/N.Y. Av.	S/15th St.	43,000	<1966		13	2.8
(Huntngtn Sta.South	---	New York Ave.	N/21st, S/18th	42,000	---		30	5.0
---	---	N/25	E/Beverly Rd.	15,000	<1970		6	1.0
Jericho Turnpike Plaza	---	N/25	Opp,E/Pinetree	13,000	1988		6	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		3	0.7
B. Reitman Plaza	---	E/West Hills Rd	N/21st St.	8,000	<1966		4	0.5
1799 Plaza	---	W/N.Y. Av.	N/West Hills Rd	6,500	1967		8	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
---	---	E/Depot Rd.	S/Caldwell St.	5,500	<1966		4	0.2
Whitman Square	---	W/N.Y. Av.	N/Academy Pl.	5,000	1989		5	0.6
---	---	E/Depot Rd.	N/Vondran St.	3,500	<1966		4	0.3
---	---	E/N.Y. Av.	S/E. 21st St.	3,500	<1966		4	0.3
905 E Plaza	---	N/25	E/Cooper Av.	3,000	1974		5	0.3
Melville								
Melville Mall	Kohl's,Marshalls,Waldbaums,OfficeMax	E/110	N/Northrn Pkwy.	255,000	1974	1994	7	22.6
Costco	Costco	E/110	S/Ruland Rd.	135,000	1994		1	13.3
---	Harrow's, Party City	W/110	S/Spagnoli Rd.	55,000	1978	2000	6	4.1
(Melville CBD)	---	E/110	N/Cypress Pl.	22,000	---		16	2.0
Marburn Curtain Plaza	---	E/110	N/Hall Ct.	20,000	<1966		6	2.0
---	---	W/110	S/Schwab Rd.	12,000	<1966	1973	7	0.9
---	---	W/110	S/Schwab Rd.	9,500	<1966		5	0.4
526	---	E/110	Opp,S/Overhill	6,000	<1966		5	0.4
---	---	W/110	S/Arlington St.	5,500	1980		4	0.4
---	---	E/110	Opp/Overhill Rd	5,000	<1966		3	0.3
Northport								
(Northport CBD)	---	Main St.	Woodbine Av.	196,000	---		115	11.0
---	King Kullen, Genovese	N/25A	W/Church St.	61,000	1986		11	4.8
---	The Ground Round, CVS	N/25A	W/Gilbert St.	28,000	<1966		8	2.6
Britannia Yachting Centr	---	N/25A	W/Woodbine Ave.	14,000	1991		7	2.0
---	---	N/25A	E/Laurel Av.	6,500	<1966		3	0.6
S Huntington								
Walt Whitman Mall	Macy's,Bloomingdales,Lord&Taylor,Saks	E/110,W/N.Y. Av	S/Detroit Pl.	1,175,000	1962	1999	112	66.4
Huntington Shopping Ctr.	Toys R Us,TodaysMan,BuyBuyBaby,BedBath	E/110,W/N.Y. Av	N/Schwab Rd.	276,000	1961		13	21.4
Sipala Plaza	Wiz, (vacant)	E/110	Opp/Chichester	24,000	1973		4	2.2
---	---	W/110	N/Schwab Rd.	20,000	<1966	1968	11	1.6
Post Plaza	---	S/25	Opp/Silver Av.	18,000	1978	1997	10	2.4
Clock Tower Plaza	---	E/110	N/Schwab Rd.	17,000	1989		16	1.8
---	---	W/110	S/Sprucetree La	14,000	<1966		6	0.9
---	---	W/110	N/Dawson St.	11,000	<1966		11	0.5
A Plaza	---	S/25	Opp/Longfellow	10,000	1984		8	0.9
---	---	S/25	W/Emerald La.	9,500	<1966	1973	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		5	0.4
---	---	S/25	E/Goeller Av.	6,000	1973		4	0.5
West Hills Center	---	S/25	W/Cager Pl.	6,000	1974		6	0.6
---	---	W/N.Y. Av.	Opp/Edison Dr.	4,000	1978		4	0.3
---	---	S/25	E/Melville Rd.	4,000	1984		4	0.3
West Hills								
---	Harmon, Mandee	W/110	N/Northrn Pkwy.	24,000	<1966		5	2.0
400 Plaza	North Shore Interior Designs	S/25	W/Hartman Hill	18,000	<1966		7	0.9
Sweet Hollow Plaza	---	N/25	E/Charles Av.	16,000	1975		12	1.0

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Cold Spring Hills Center	---	N/25	E/Cold Spring	15,000	<1966	1968	10	1.2
West Hills Plaza	---	S/25	E/Chicory La.	11,000	1984	1989	11	1.3
---	---	N/25	W/Brooks Av.	7,500	1968		6	0.4
Huntingwood Center	---	S/25	Opp,E/Oakwood	5,000	1988		6	0.6
Town of Islip								
Bay Shore								
South Shore	Macy's, Lord&Taylor, JC Penney, Sears	N/Sunrise Hwy.	W/Penataquit Av	1,234,000	1963	1997	139	82.2
(Bay Shore CBD)	(vacant)	Montauk Hwy.	E/Clinton Av.	329,000	---		183	23.0
---	(vacant), Genovese, Blockbuster Video	N/Montauk Hwy.	W/Saxon Av.	106,000	1963	1990	23	11.7
Bay Islip Plaza	King Kullen	S/Montauk Hwy.	W/Saxon Av.	50,000	1973		4	5.2
---	Bally Fitness	N/Sunrise Hwy.	W/5th Av.	47,000	<1966		20	3.9
---	Circuit City	N/Sunrise Hwy.	E/Brook Av.	42,000	1977		7	4.2
(Bay Shore Station CBD)	---	Park Ave.	Union Blvd.	38,000	---		27	5.0
---	---	N/Sunrise Hwy.	W/Brentwood Rd.	20,000	1968		4	1.4
Greenbrook Plaza	5th Ave. Laundromat	E/5th Av.	S/Brook Ave.	15,000	1994		2	1.1
---	---	N/Howells Rd.	W/5th Av.	13,000	<1966		9	0.8
South Shore Plaza	---	S/Sunrise Hwy.	W/Brentwood Rd.	12,000	1987		7	2.0
---	---	W/Fifth Av.	N/Howells Rd.	7,000	1968	1978	6	0.7
---	---	S/Union Blvd.	W/Brentwood Rd.	7,000	1973		5	0.7
Bayport								
Bayport Shoppes	CVS	N/Montauk Hwy.	W/Sylvan Av.	32,000	1988		12	3.8
(Bayport CBD)	---	Middle Rd.	E/MorganW/Howel	22,000	---		16	4.0
Bayport Commons	---	N/Montauk Hwy.	W/Second Av.	10,000	1988		3	1.0
Bayport Corners	---	E/Snedecor Av.	S/Montauk Hwy.	6,000	1990		4	0.6
---	---	E/Bernice Dr.	N/Montauk Hwy.	5,500	1987		4	0.5
Baywood								
---	---	N/Bay Shore Rd.	E/Ocean Av.	6,500	1973		4	0.3
Bohemia								
K Mart Plaza	KMart,BabiesR Us,KK,OfficeMax,Borders	N/Sunrise Hwy.	E/Lakeland Av.	345,000	1968	1989	10	40.3
Bohemia Shopping	Frank's, CVS, Aid Auto Stores	N/Sunrise Hwy.	W/Locust Av.	63,000	1976		21	8.5
Vet Port	---	S/Veterans Hwy.	W/Ocean Av.	35,000	1999		5	3.8
---	L.I. Paneling Center	N/Sunrise Hwy.	E/Walnut Av.	22,000	1973	1982	4	2.6
---	---	N/27	W/Sycamore Av.	17,000	1973		5	1.5
---	---	N/Sunrise Hwy.	E/Pond Rd.	14,000	1986		5	1.3
MacArthur Plaza	---	E/Smithtown Av.	S/Veterans Hwy.	9,000	1986		4	0.9
Shopping Center	---	S/Church St.	W/Walnut Av.	9,000	1968		6	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		6	0.7
---	---	W/Smithtown Av.	N/Church St.	4,000	<1966		4	0.3
Brentwood								
Brentwood Village	Compare Foods,Genovese,Fashion Kraze	E/Brentwood Rd.	N/First Av.	162,000	<1966		17	13.8
Marketplace at	Pathmark,Aid Auto,Blockbuster,Mandee	E/Wicks Rd.	N/Suffolk Ave.	92,000	1991		18	9.8
(Brentwood CBD)	---	Suffolk Av.	Fourth St.	59,000	---		42	7.0
Brentwood Plaza	Compare Foods, Mikey's Variety	E/Commack Rd.	SE/Hilltop Dr.	52,000	<1966		17	4.9
Brentwood Plaza	---	N/2nd Av.	W/Broadway	40,000	1987		18	3.9
---	---	S/Suffolk Av.	Opp/Park Av.	32,000	1979		7	2.1
Brentwood Commons	(vacant)	N/Suffolk Av.	E/Jefferson Av.	31,000	<1966		19	2.6
---	IGA	N/Heyward St.	W/Washington Av	24,000	<1966		5	2.3
Brentwood Market	Brentwood Market	W/Brentwood Rd.	N/Candlewood Rd	24,000	<1966		2	3.3
---	Shanes	N/2nd Av.	W/Timberline Dr	23,000	<1966		2	2.1
---	---	N/Suffolk Av.	W/Fulton St.	15,000	<1966		11	0.6
Sycamore Plaza	---	W/Islip Ave.	S/Sycamore St.	11,000	1968	1975	13	1.4
Candlewood Plaza	---	N/Candlewood Rd	E/Fifth Av.	10,000	1990		11	1.2
Caguas S.C.	---	W/Wicks Rd.	S/Merrill St.	8,500	<1966		5	0.8
Timberline Shopping Ctr	---	E/Timberline Dr	S/1st Pl.	8,500	<1966		5	0.6

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	5th Ave. Drug	E/5th Av.	S/Dalton Rd.	8,500	1973		3	0.7
---	---	W/Islip Ave.	S/Peach St.	7,500	<1970		4	0.5
111 Center	---	W/Islip Ave.	N/Peach St.	6,500	<1966		4	0.5
---	---	E/5th Av.	N/4th Av.	5,500	1968		3	0.5
---	---	E/Washington Av	S/Clarke St.	4,500	1988		3	0.4
---	---	W/Wicks Rd.	S/Yarnell St.	4,500	<1966		4	0.3
Slipwood Center	---	N/Suffolk Av.	E/Bergen St.	4,000	1993		4	0.6
---	---	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.	46,000	---		33	5.0
---	---	N/Howell's Rd.	W/Ackerson Blvd	7,500	<1970		7	0.6
Central Islip								
Town Center at Cen.Islip	King Kullen, Loews Cinema	W/Carleton Ave.	N/S.Research Pl	267,000	2001			18.4
(Central Islip CBD)	Auto Barn	Carleton Ave.	S/RR Tracks	97,000	---		43	11.0
Vanderbilt Plaza	(vacant),Aid Auto,Ace,Family Dollar	W/Wheeler Rd.	S/Motor Pkwy.	86,000	1974		18	9.3
---	C-Town, Solo 99c, CVS	W/Wheeler Rd.	N/Suffolk Av.	72,000	<1966		17	8.3
---	Compare Foods, Family Dollar	N/Suffolk Av.	E/Church St.	19,000	<1966		4	2.5
Islip Ave. S.C.	---	E/Islip Ave.	S/Apricot St.	14,000	1968		10	1.1
D & G S.C.	---	E/Lowell Ave.	S/Chestnut St.	8,500	1986		7	0.8
---	---	E/Caleb's Path	S/Commercial	8,500	1983		9	1.2
---	---	S/Motor Pkwy.	W/Wheeler Rd.	8,000	1984		6	1.1
---	---	S/Suffolk Av.	E/111	6,000	<1966		4	0.4
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								
East Islip Centre	Marshalls,Staples,Stop&Shop	S/Sunrise Hwy.	W/Irish La.	110,000	1968	1996	5	10.9
(East Islip CBD)	---	Montauk Hwy.	E/Somerset Av.	70,000	---		50	6.0
---	Waldbaums, Genovese	S/Montauk Hwy.	W/Alan St.	61,000	<1966	1990	18	6.5
	East Islip Village Mkt	E/Carleton Av.	S/Adams St.	20,000	<1966		12	0.7
CVS Plaza	CVS, Aid Auto Stores	N/Montauk Hwy.	W/Carleton Av.	19,000	<1966		4	3.1
---	---	S/Montauk Hwy.	W/Matinecock Av	18,000	1989		6	1.8
East Islip Plaza	---	S/Montauk Hwy.	W/Yuma La.	14,000	<1966		9	1.0
Main Street Plaza	---	N/Montauk Hwy.	W/Greenwood Av.	14,000	1986		9	1.3
---	---	S/Montauk Hwy.	E/Woodland Av.	10,000	1990		7	1.0
Country Village	---	S/Montauk Hwy.	E/Meroke La.	10,000	<1966		8	0.7
Islip Green	---	N/Montauk Hwy.	W/Somerset Av.	9,000	1973		7	0.7
---	---	W/Connetquot Av	N/Jefferson St.	7,500	1973		5	0.7
---	---	E/Carleton Av.	S/Beecher Av.	4,500	<1966		4	0.3
Hauppauge								
Village Green	(vacant)	E/Veterans Hwy.	N/Sparton La.	59,000	1971		20	8.2
---	Sears Hardware	S/Veterans Hwy.	W/111	36,000	<1966		8	3.5
Atrium Plaza	---	W/111	S/Town Line Rd.	28,000	1986		13	3.9
111 Plaza	---	W/111	N/Central Av.	6,500	1968		3	0.6
Vanderbilt Plaza	---	S/Motor Pkwy.	E/Brentwood Pky	6,500	1985		5	1.0
Victoria Center	---	S/Motor Pkwy.	W/Brentwood Pky	5,500	1990		8	0.5
---	---	S/Motor Pkwy.	W/Brentwood Pky	4,000	1978		4	0.4
Holbrook								
Sun Vet Mall	Pathmark,Toys R Us,(vacant),McCrory	N/Sunrise Hwy.	E/Broadway Av.	267,000	1974		47	22.4
---	Costco, Circuit City	N/Sunrise Hwy.	E/Beacon Dr.	143,000	1993	2000	2	18.0
Sun Lakes	Stop&Shop,Seamans,JoAnn,SunriseFitness	N/Sunrise Hwy.	W/Broadway Av.	139,000	1990		8	12.7
---	---	S/Veterans Hwy.	W/Broadway	31,000	1999		6	2.2
Holbrook Commons	Tutor Time	S/Patch-Holbrk	E/Springmeadow	25,000	1990		19	6.7
The Plaza at Holbrook	---	E/Main St.	S/Railroad Av.	18,000	1982	1985	11	2.0
Friendly Plaza	Irish Times Pub	E/Main St.	N/Furrows Rd.	15,000	1976		7	2.5
967 Plaza	---	E/Main St.	N/Furrows Rd.	14,000	1988		7	1.3
---	Village Market	W/Main St.	N/Furrows Rd.	11,000	1973		5	1.7

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	---	N/Furrows Rd.	E/Main St.	6,500	1979	1996	6	0.7
Furrows Plaza	---	S/Furrows Rd.	W/Main St.	6,000	1979		4	1.1
---	---	E/Grundy Av.	S/Terry Blvd.	5,500	1967		5	0.5
---	---	W/Grundy Av.	N/Donald Blvd.	3,500	1973		5	0.2
Holtsville								
---	---	E/Waverly Av.	SE/Blue PointRd	4,000	1978		4	0.6
Islandia								
Islandia Center	(vac.),Stop&Shop,Staples,TJMaxx,(vac.)	S/Veterans Hwy.	E/Blydenburgh	334,000	1991	1997	38	28.1
B J's	B J's	W/Nichol's Rd.	N/LIE	116,000	1997		1	12.5
Islip								
Plaza	Pathmark, Kohl's, (vacant)	S/Sunrise Hwy.	E/Saxon Av.	204,000	1976		14	18.3
---	Home Depot, ShopRite	N/Sunrise Hwy.	W/St.Louis Ave.	152,000	1992	1997	2	20.2
Market at Bay Shore,	Best Buy,Duane Reade,Toys/KidsR Us,Pet	N/Sunrise Hwy.	E/Brentwood Rd.	145,000	1983		11	15.6
(Islip CBD)	---	Montauk Hwy.	E/Smith Av.	112,000	---		80	8.0
(Islip Manor CBD)	---	Islip Ave.	S/Jenkins,N/RR	35,000	---		25	3.0
Pathmark	Pathmark	E/Islip Av.	S/RR Tracks	35,000	1970		1	4.5
Saxon Commons	---	N/Montauk Hwy.	E/Saxon Av.	24,000	<1966		11	2.0
---	---	E/Brentwood Rd.	N/California Av	8,500	<1966		6	0.6
---	---	E/Islip Av.	N/Hemlock St.	5,500	1978		4	0.4
Islip Terrace								
(Islip Terrace CBD)	---	Carleton Ave.	S/Andrew,N/Roos	36,000	---		26	5.0
Terrace Plaza	---	N/Sunrise Hwy.	E/Atlantic Av.	12,000	1990		7	1.1
---	---	W/Carleton Av.	S/Beaverdam Rd.	7,000	1982		7	0.8
N Bay Shore								
State Plaza	---	E/5th Av.	S/New Hampshire	12,000	1991		3	1.3
---	Auto Parts	W/Brentwood Rd.	S/Connecticut	12,000	<1966		6	0.8
---	---	N/Pine Aire Dr.	Opp/Savoy Av.	10,000	1978		5	0.8
---	---	W/5th Av.	N/Drexel Dr.	10,000	1999		7	0.9
Bay Shore Commons	---	E/Brentwood Rd.	N/Pennsylvania	8,500	1988		8	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
---	---	W/5th Av.	S/Kirk Rd.	4,000	1990		4	0.4
N Great River								
Terrace Plaza S.C.	CVS	W/Connetquot Av	S/Cedarhurst St	28,000	1967		16	3.9
Connetquot Plaza	---	E/Connetquot Av	N/Oceanside St.	12,000	1986		7	1.6
Terrace Center	---	W/Lowell Av.	S/Oceanside St.	11,000	<1966		8	1.1
Oakdale								
Garden Plaza	(vacant), (vacant)	N/Montauk Hwy.	W/Berard Blvd.	112,000	1960		34	14.0
Waldbaums Oakdale	Waldbaums, Genovese	S/Sunrise Hwy.	E/Sycamore Av.	71,000	1972		17	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		15	3.8
Oakdale Commons	---	N/Montauk Hwy.	Opp,E/Bayview	15,000	1968		10	1.5
---	---	N/Montauk Hwy.	Opp,E/Bayview	8,500	1968		5	0.9
Station Plaza	---	S/Montauk Hwy.	E/Oakdale Av.	6,000	1986		4	0.6
---	---	S/Montauk Hwy.	W/Bayview Dr.	3,500	1968		4	0.3
---	---	S/Montauk Hwy.	E/Oakdale Av.	3,500	1986		4	0.5
Ronkonkoma								
---	---	S/Johnson Av.	E/Ocean Av.	13,000	1974		9	1.2
Lake Hills Center	---	W/Rosevale Av.	S/Central Islip	9,500	1964		4	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)	Genovese	Montauk Hwy.	Railroad Av.	236,000	---		128	9.0
--	Attias Flea Market	S/Sunrise Hwy.	W/Broadway Av.	142,000	1962	1992	10	15.8
---	Stop&Shop	N/Montauk Hwy.	E/Lincoln Av.	48,000	<1961	1973	15	5.1
Sunrise Plaza	---	S/Sunrise Hwy.	W/Raft Av.	32,000	1990		10	4.0
---	---	S/Sunrise Hwy.	W/Smithtown Av.	30,000	1987		12	4.4

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Fur Plaza, The	John Pappas Furs	S/Sunrise Hwy.	E/Smithtown Av.	20,000	1985	1993	10	2.2
Raft S.C.	---	E/Raft Av.	S/Sunrise Hwy.	18,000	1984		11	1.7
---	CVS	S/Montauk Hwy.	E/Benson Av.	15,000	1973		4	1.6
Sayville Mini-Center	---	N/Montauk Hwy.	W/Saxton Av.	7,500	1978		8	0.4
Manzal Plaza	---	S/Sunrise Hwy.	E/Julbet Dr.	5,000	1989		4	1.2
W Bay Shore								
Gardiner Manor Center	Target,KK,OldNavy,Wiz,Staples,Genovese	S/Sunrise Hwy.	E/Manor La.	363,000	1999		18	30.0
Macy's	Macy's	S/Sunrise Hwy.	W/Manor La.	154,000	1962		1	10.6
W Islip								
Captree Village	King Kullen,Genovese,South Bay Cardio.	S/Union Blvd.	W/Keith La.	107,000	<1966	1995	16	9.7
South Bay Commons	Bob's,West Marine,Tutor Time,(vacant)	N/Sunrise Hwy.	E/Kane St.	102,000	1956		10	9.7
Grand Union Shopping	Stop&Shop, (vacant)	S/Union Blvd.	E/Beach St.	63,000	1974		11	6.2
(West Islip CBD)	---	Higbie La.	S/RR Tracks	32,000	---		23	5.0
Captree Village West	Blockbuster Video, (vacant)	S/Union Blvd.	E/Beach St.	23,000	1991		7	3.4
---	The Produce Warehouse	E/Udall Rd.	S/Higbie La.	21,000	<1966		9	1.7
---	---	S/Bay Shore Rd.	E/Ocean Av.	20,000	<1966		12	1.9
Sequams Colony S.C.	CVS	S/Montauk Hwy.	E/Sequams La.	18,000	1973		8	2.7
West Islip Plaza	---	S/Sunrise Hwy.	W/Udall Rd.	14,000	1990		7	1.7
Union Plaza	---	S/Union Blvd.	E/Keith La.	13,000	<1966		8	0.8
---	---	W/Higbie La.	S/Kurzon Rd.	9,500	<1966	1973	10	0.5
---	---	N/Montauk Hwy.	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/Udall Rd.	N/Hunter Av.	4,500	<1966		5	0.4
777	---	E/Udall Rd.	S/Hunter Av.	3,500	1973		4	0.3
W Sayville								
(West Sayville CBD)	---	Montauk Hwy.	E/West Av.	32,000	---		23	6.0
La Salle Commons	---	N/Montauk Hwy.	W/Dale Dr.	17,000	1982	1991	10	2.5
Bayview Building	---	N/Montauk Hwy.	E/Washington Av	4,500	1987		4	1.4
Town of Riverhead								
Aquebogue								
Country Commons	---	N/25	W/Tuthill's La.	30,000	1990		10	3.8
Mushroom Meadows	---	S/25	W/Edgar Av.	7,000	1987		5	1.0
Calverton								
Tanger Outlet Center	OfficeMax	S/58, N/25	E/L.I.E.	777,000	1994	1997	163	90.0
Calverton Commons	---	N/25	W/Fresh Pond Av	18,000	1989		9	2.6
Warner's Plaza	---	N/58	W/Mill Rd.	8,000	1984		4	1.7
Jamesport								
(Jamesport CBD)	---	Route 25	E/Circle Dr.	18,000	---		13	10.0
Jamesport Center	---	S/25	E/Washington Av	17,000	<1961	1984	9	4.4
Riverhead								
(Riverhead CBD)	Swezey's	Route 25	W/Union Av.	241,000	---		131	25.0
East End Commons	K Mart, B J's	S/58	E/Oliver St.	212,000	1995		2	32.3
Riverhead Plaza	(Wal-Mart), King Kullen	S/58	E/Ostrander Av.	192,000	1964	1973	19	20.8
Riverhead Bldg.Supply	Riverhead Bldg.Supply	S/Pulaski St.	Opp, W/Columbus	120,000	1998		1	12.4
County Seat Plaza	Pergament,Waldbaums,Rite Aid	S/58	W/Roanoke Av.	104,000	1986		7	9.6
TJ Maxx Plaza	TJ Maxx,Produce Warehouse,CVS	N/58	W/Roanoke Av.	86,000	1972	1978	15	11.5
---	Aid Auto Stores	S/58	W/Roanoke Av.	33,000	<1961	1972	11	3.2
Peconic Plaza	Dept. of Motor Vehicles	N/58	W/Middle Rd.	31,000	1972	1984	15	5.5
(Polish Town CBD)	---	Pulaski St.	E/Sweezy Av.	22,000	---		16	4.0
River Center	---	S/58	W/Ostrander Av.	10,000	1972		9	1.0
Riverhead Commons	---	S/25	Opp/Howell Av.	10,000	1990		11	1.4
Veterans Plaza	---	S/58	W/Oliver Av.	6,000	1984		5	0.6
Osborne Plaza	---	W/Osborne Av.	S/Pulaski St.	4,500	1986		6	0.5
Wading River								
---	King Kullen, CVS	S/25A	E/Wading River	40,000	1978	UC2000	11	13.4
Wading River Square	---	N/25A	E/Wading River	25,000	1987		16	2.4

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Little Bay S.C.	---	N/25A	W/Wading River	10,000	1963		5	1.8
Town of Shelter Island								
Shelter Island								
(Shelter Island CBD)	---	Ferry Rd.	S/Jaspa Rd.	25,000	---		18	12.0
IGA	IGA	W/Ferry Rd.	S/Manwaring Rd.	14,000	<1960		1	5.4
21 N. Ferry Rd.	---	S/Ferry Rd.	E/Duvall Av.	3,500	<1970		4	0.4
Shelter Island Hgt								
(Shelter Is. Hgts. CBD2)	---	Grand Ave.	N/Meadow Pl.	24,000	---		17	3.0
(Shelter Is. Hgts. CBD)	---	Bridge St.	Winthrop Rd.	20,000	---		14	1.0
Town of Smithtown								
Commack								
King Kullen Plaza	Target,KK,HomePlace,Sports Authority	S/Veterans Hwy.	W/Sunken Meadow	388,000	1997		12	35.1
Sterns Plaza	Macy's,Petco,Michaels,RiteAid	S/Veterans Hwy.	E/Commack Rd.	268,000	1962	1966	15	17.2
Mayfair S.C.	Waldbaums,Genovese,Burlington,(vac.)	S/25	Opp/Beechwood	240,000	<1966	2000	41	23.6
Costco	Costco	E/Crooked Hill	S/Henry St.	135,000	1995		1	20.4
Expo Design Center	Expo Design Center	E/Crooked Hill	S/Henry St.	90,000	2001		1	7.0
---	Waldbaums	S/Motor Pkwy.	E/Commack Rd.	57,000	1975		18	7.1
Northgate Shopping	---	N/25	E/Kings Park Rd	35,000	<1966	1988	27	4.2
---	Harrow's	N/25	E/Ruth Blvd.	24,000	<1966		8	2.6
Bonwit Village	---	N/Motor Pkwy.	E/Commack Rd.	20,000	1979		14	2.1
Smith West Plaza	---	N/25	W/Cornell Dr.	12,000	1988		8	1.1
---	---	E/Commack Rd.	N/LIE	11,000	<1966		5	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	(vacant), CVS	S/25A	E/Bread &Cheese	49,000	1973		11	7.5
Hauppauge								
Hauppauge S.C.	OfficeMax, ShopRite	S/347	W/111	94,000	<1966		20	12.7
---	King Kullen	S/347	W/Mt. Pleasant	51,000	1973		14	5.8
---	CompUSA	S/347	W/111	37,000	<1966		8	3.4
Commerce Plaza	---	W/Adams Av.	N/Commerce Dr.	29,000	1991		14	3.6
Hauppauge Center	---	N/347	E/111	24,000	<1966		13	3.1
---	---	E/111	N/Town Line Rd.	14,000	1973		5	1.7
Kings Park								
(Kings Park CBD)	---	Route 25A	W/Indian Head	105,000	---		75	8.0
Kings Park Plaza	Key Food, TJ Maxx	W/Indian Head	S/Meadow Rd.	67,000	<1966		11	10.0
---	Waldbaums	S/25A	W/St.Johnland	26,000	1973		2	2.4
Tanzi Plaza	Genovese	W/Indian Head	S/RR Tracks	22,000	1997		9	1.8
---	---	N/25A	W/Ivy Rd.	5,000	<1966		4	0.8
Lake Ronkonkoma								
Town Line S.C.	---	S/Smithtown Bvd	W/Bauss Rd.	15,000	1973		8	1.7
---	---	N/Smithtown Bvd	W/Spectcle Lake	10,000	1968	1973	9	0.9
Handy Pantry S.C.	Handy Pantry	N/Smithtown Bvd	Opp/Cleveland	10,000	1992		5	1.2
---	---	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		3	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								
---	Costco, Levitz	S/25	W/Moriches Rd.	160,000	1987	1989	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	44,000	1978	1983	19	7.2
Old Nichols Village	Ace Hardware, CVS	S/Smithtown Bvd	W/Nichols Rd.	18,000	1990		10	3.2
European Plaza	---	N/Smithtown Bvd	W/Southern Blvd	16,000	1995		4	1.6
Lake Plaza	---	S/Smithtown Bvd	W/Lake Av.	11,000	1987		5	1.2
Terry Road S.C.	---	E/Terry Rd.	N/Town Line Rd.	11,000	1982		8	1.6
D & G Center	---	N/Smithtown Bvd	W/Southern Blvd	10,000	1976		7	1.3
---	---	E/Smithtown Bvd	N/Annetta Av.	9,000	1967		6	1.9

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

	Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
	Sheppard Lane	---	N/Smithtown Bvd	W/Sheppard La.	6,500	1968		6	0.7
	---	---	E/Lake Av.	N/Smithtown Bvd	3,500	1962		7	1.0
Saint James									
	(Saint James CBD)	King Kullen	Lake Av.	N/Third St.	94,000	---		54	9.0
	---	Circuit City	S/347	E/Alexander Av.	73,000	1972		16	8.5
	Smithaven Mall (pt.)	(vacant), JC Penney	N/25, S/347	E/Alexander Av.	32,000	1969	1986	74	40.2
	N. Country at St. James	---	S/25A	W/Acorn Rd.	26,000	1973		13	3.7
	Colonial Center	---	SE/25A	S/Clinton Av.	18,000	1971		14	2.3
	---	---	N/25	W/Astor Ave.	15,000	1988		4	1.3
	---	---	W/Lake Av.	N/7th St.	14,000	<1966	1968	11	0.7
	---	---	N/25	E/Sunny Rd.	10,000	<1966		5	0.8
	Smithaven Plaza	---	N/25	W/Astor Av.	9,000	1987		6	1.3
	Centro St. James	---	W/Lake Av.	N/Woodlawn Av.	8,500	1989		7	1.0
	St. James Commons	---	SE/25A	S/Clinton Av.	8,000	1993		5	1.0
	---	---	NW/25A	Opp/Clinton Av.	7,000	1990		5	0.7
	---	---	NW/25A	Opp/Clinton Av.	7,000	1978	1990	5	1.2
	Lakewood Plaza	---	E/Lake Av.	S/Woodlawn Av.	7,000	1988		5	1.1
	418 Commons	---	SE/25A	S/Clinton Av.	6,000	1983		4	0.7
	---	---	W/Lake Av.	N/6th St.	5,500	1983		3	0.5
	---	---	S/25A	E/Lake Av.	3,500	1978		7	0.3
Smithtown									
	(Smithtown CBD)	---	Route 25	W/111	206,000	---		121	18.0
	Stop&Shop	Stop&Shop	N/25	W/Edgewood Av.	55,000	2000		1	16.6
	Morewood Mall	---	N/25	E/Morewood Dr.	25,000	1971		9	2.6
	Maple Commons	---	W/Maple Av.	NW/111	20,000	<1966		12	1.4
	---	Mandee	S/25	E/Maple Av.	17,000	<1966		5	1.5
	Vets Mall	---	N/Veterans Hwy.	E/Wyandanch Bvd	16,000	1980		10	2.5
	Branch Center	---	N/25	W/Plymouth Blvd	15,000	1971	1983	6	1.6
	Terry Road Plaza	---	W/Terry Rd.	N/North Rd.	10,000	1989		6	1.3
	---	---	W/Terry Rd.	S/Hallock Av.	6,000	<1966	1988	4	0.8
	---	---	S/25	W/Ledgewood Dr.	5,000	1987		4	0.6
	---	---	NE/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	Pathmark,CVS,Pergament Express	S/25	W/111	117,000	1968		20	9.2
	Hillside Village Center	Waldbaums, Genovese	E/111	S/25	99,000	1976	1983	26	8.3
	---	Daffy's, Walgreens	S/25	E/Lawrence Av.	78,000	<1966		26	8.3
Town of Southampton									
Bridgehampton									
	Bridgehampton	K Mart,King Kullen,TJ Maxx,Rite Aid	N/27	W/Snake Hollow	280,000	1973	1990	42	29.6
	(Bridgehampton CBD)	---	Montauk Hwy.	E/School St.	95,000	---		68	12.0
E Quogue									
	(East Quogue CBD)	---	Montauk Hwy.	E/Central Av.	31,000	---		22	3.0
Hampton Bays									
	(Hampton Bays CBD)	(vacant)	Montauk Hwy.	W/Squiretown Rd	86,000	---		48	6.0
	Hampton Bays Plaza	Macy's, Genovese	N/Montauk Hwy.	W/C.R. 24	66,000	1982		6	8.2
	---	King Kullen, Blockbuster Video	N/Montauk Hwy.	Opp,E/Terrace	62,000	1972	1995	16	8.0
	---	UA Theater	S/Montauk Hwy.	E/Springville	27,000	<1961		6	2.9
	Village Plaza	---	S/Montauk Hwy.	W/Ponquogue Av.	17,000	1968		7	1.5
	Hamlet Green, The	---	S/Montauk Hwy.	E/Springville	12,000	1987		13	2.4
	RCF Plaza	---	N/Montauk Hwy.	W/Terrace Rd.	7,000	1970		5	2.0
	---	---	N/Montauk Hwy.	Opp,W/Canoe Pl.	5,500	1986		4	1.0
North Sea									
	---	One Source Tool	N/C.R. 39	W/Whites La.	23,000	UC2000		8	2.3
	---	---	N/C.R. 39	E/N. Main St.	5,000	1964		7	0.9
Noyack									
	---	---	N/Noyack Rd.	W/Pine Neck Av.	3,000	1984		4	0.4

Table VI - Inventory of Shopping Centers and Central Business Districts, 2001 Suffolk County New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Quogue								
(Quogue CBD)	---	Jessup Av.	N/Main St.	31,000	---		22	6.0
Sag Harbor								
(Sag Harbor CBD)	---	Main St.	N/Sage St.	238,000	---		140	15.0
Southampton								
(Southampton CBD)	IGA	Main St.	Jobs La.	430,000	---		242	27.0
Waldbaums	Waldbaums	N/Jagger La.	E/Windmill La.	23,000	1970		1	2.4
Village East	---	SW/C.R. 39	N/Montauk Hwy.	12,000	1972		7	1.2
Tuckahoe								
Home Furnishing Centre	---	N/C.R. 39	SW/Sebonac Rd.	14,000	1985		4	1.8
---	---	N/C.R. 39	W/Tuckahoe La.	12,000	1973	1978	10	2.4
---	1691	N/C.R. 39	SE/Shrubland Rd	6,000	1984		5	1.0
Water Mill								
(Water Mill CBD)	---	Montauk Hwy.	W/Station Rd.	53,000	---		38	10.0
Water Mill Plaza	---	S/27	E/Davids La.	2,500	<1966		5	1.2
Westhampton Beach								
(Westhampton Beach	---	Main St.	W/Beach Rd.	206,000	---		121	13.0
North Mall	Ace	E/Old Riverhead	S/Rogers Av.	29,000	1986	1992	11	3.2
---	Waldbaums, National	E/Sunset Av.	Opp/Hanson Pl.	26,000	<1961		2	2.7
---	---	E/Old Riverhead	N/Montauk Hwy.	13,000	1976		5	1.4
---	---	N/Montauk Hwy.	W/Rogers Av.	6,500	1988		6	0.7
---	---	N/Mill Rd.	E/Maple St.	6,000	1963		6	0.7
---	---	E/Sunset Av.	Opp,S/Hanson Pl	5,500	1977		4	0.5
Town of Southold								
Cutchogue								
---	King Kullen	N/25	Opp,E/Stillwatr	42,000	1972		6	4.7
(Cutchogue CBD)	---	Route 25	W/Wickhams Dr.	28,000	---		20	8.0
Medical Center	---	N/25	Opp/Harbor La.	10,000	1984		6	1.2
Greenport								
(Greenport CBD)	IGA	Main St.	Front St.	253,000	---		138	16.0
Sterlington Commons	---	S/Front St.	W/3rd St.	18,000	1989		19	1.5
Mattituck								
Mattituck Plaza	Waldbaums, Genovese	N/25	E/Factory Av.	122,000	1972		28	8.7
(Mattituck CBD)	---	Love La.	Route 25	39,000	---		28	4.0
Middle Road S.C.	---	N/Middle Rd.	E/Cox Neck Rd.	10,000	1992		5	1.4
Southold								
(Southold CBD)	---	Route 25	W/Youngs Av.	50,000	---		36	7.0
Feather Hill	---	N/25	Opp/Wells Av.	25,000	1988		21	3.2
Southold Square	---	S/Middle Rd.	W/Boisseau Av.	16,000	1988		6	1.2
Village of Southold	---	N/Middle Rd.	Opp,W/Boisseau	9,000	1988		7	1.2
Colonial Corners	---	S/25	W/Locust Av.	8,000	1987		9	0.7

N/ - north side of specified street, S/ - south side of specified street, E/ - east side of specified street, W/ - west side of specified street
* If two years are listed, center was expanded. <1966 - before 1966, etc. UC - under construction

August 24, 2001 — Source: Suffolk County Department of Planning

Table VII. Retail Center Survey Results by Community, 2000, 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	22	21	13	23%	56	53	65	19	14%	137
Babylon	4	1	0	0%	5	116	93	10	5%	219
Copiague	38	30	7	9%	75	21	22	4	9%	47
Deer Park	89	57	12	8%	158	23	23	5	10%	51
East Farmingdale	87	16	15	13%	118					
Lindenhurst	35	24	4	6%	63	57	68	14	10%	139
North Amityville	16	8	1	4%	25					
North Babylon	88	30	9	7%	127	12	13	3	11%	28
North Lindenhurst	44	23	13	16%	80	6	9	2	12%	17
West Babylon	101	70	33	16%	204	21	16	1	3%	38
Wheatly Heights	9	8	3	15%	20					
Wyandanch	12	9	6	22%	27	23	14	8	18%	45
Babylon Total	**545**	**297**	**116**	**12.1%**	**958**	**332**	**323**	**66**	**9.2%**	**721**
Brookhaven										
Bellport						32	20	2	4%	54
Blue Point	9	6	2	12%	17					
Brookhaven	2	2	0	0%	4					
Center Moriches	11	7	1	5%	19	29	28	4	7%	61
Centereach	102	56	17	10%	175					
Coram	111	79	51	21%	241					
East Moriches	3	8	1	8%	12	11	9	0	0%	20
East Patchogue	57	38	20	17%	115	26	19	10	18%	55
East Shoreham	16	7	0	0%	23					
Eastport	12	5	0	0%	17	21	9	0	0%	30
Farmingville	54	44	20	17%	118	7	8	3	17%	18
Gordon Heights	4	6	19	66%	29					
Holbrook	23	11	4	11%	38					
Holtsville	26	15	17	29%	58					
Lake Grove	120	11	6	4%	137					
Lake Ronkonkoma	70	42	27	19%	139	35	28	12	16%	75
Mastic	24	11	3	8%	38					
Mastic Beach	4	1	4	44%	9	11	14	9	26%	34
Medford	57	37	16	15%	110					
Middle Island	20	23	23	35%	66					
Miller Place	48	47	13	12%	108					
Moriches	9	19	2	7%	30					
Mount Sinai	40	32	6	8%	78					
North Bellport	68	16	40	32%	124					
North Patchogue	71	24	5	5%	100					
Patchogue	11	11	1	4%	23	87	68	23	13%	178
Port Jefferson	0	4	1	20%	5	112	44	5	3%	161
Port Jefferson Station	42	26	15	18%	83	25	17	2	5%	44
Ridge	4	2	3	33%	9					
Rocky Point	29	26	13	19%	68	17	14	3	9%	34
Selden	85	36	22	15%	143					
Setauket-E Set	63	22	8	9%	93	12	4	3	16%	19
Shirley	109	47	30	16%	186					
Sound Beach	15	6	7	25%	28					
Stony Brook	50	29	8	9%	87	21	8	0	0%	29
Terryville	43	28	12	14%	83					
Yaphank	3	3	1	14%	7					
Brookhaven Total	**1,415**	**787**	**418**	**16.0%**	**2,620**	**446**	**290**	**76**	**9.4%**	**812**

Table VII. Retail Center Survey Results by Community, 2000, 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
East Hampton										
Amagansett	1	0	0	0%	1	29	14	10	19%	53
East Hampton	10	3	0	0%	13	125	33	3	2%	161
East Hampton Uninc.	11	3	0	0%	14					
Montauk	1	0	0	0%	1	52	16	0	0%	68
Wainscott	7	5	0	0%	12					
East Hampton Total	**30**	**11**	**0**	**0%**	**41**	**206**	**63**	**13**	**4.6%**	**282**
Huntington										
Centerport	4	2	1	14%	7	9	9	2	10%	20
Cold Spring Harbor						30	12	5	11%	47
Commack	120	57	14	7%	191					
Dix Hills	42	36	10	11%	88					
East Northport	59	30	10	10%	99	42	45	11	11%	98
Elwood	88	36	11	8%	135					
Fort Salonga	9	6	0	0%	15					
Greenlawn	15	14	11	28%	40	29	27	5	8%	61
Halesite	6	5	0	0%	11	10	4	1	7%	15
Huntington	34	31	4	6%	69	225	107	19	5%	351
Huntington Station	64	44	5	4%	113	49	63	13	10%	125
Melville	27	11	2	5%	40	10	6	0	0%	16
Northport	17	12	0	0%	29	68	45	2	2%	115
South Huntington	159	51	18	8%	228					
West Hills	34	21	2	4%	57					
Huntington Total	**678**	**356**	**88**	**7.8%**	**1,122**	**472**	**318**	**58**	**6.8%**	**848**
Islip										
Bay Shore	176	44	6	3%	226	72	101	37	18%	210
Bayport	10	12	1	4%	23	6	8	2	13%	16
Baywood	3	1	0	0%	4					
Bohemia	56	22	7	8%	85					
Brentwood	119	50	14	8%	183	18	23	1	2%	42
Brightwaters	6	1	0	0%	7	15	17	1	3%	33
Central Islip	50	28	6	7%	84	10	26	7	16%	43
East Islip	57	29	8	9%	94	22	26	2	4%	50
Hauppauge	31	16	14	23%	61					
Holbrook	76	39	17	13%	132					
Holtsville	1	1	2	50%	4					
Islandia	28	8	3	8%	39					
Islip	32	11	6	12%	49	52	50	3	3%	105
Islip Terrace	9	4	1	7%	14	10	7	9	35%	26
North Bay Shore	25	19	3	6%	47					
North Great River	15	10	6	19%	31					
Oakdale	41	48	21	19%	110					
Ronkonkoma	20	7	0	0%	27					
Sayville	40	36	8	10%	84	70	46	12	9%	128
West Bay Shore	14	4	1	5%	19					
West Islip	63	42	17	14%	122	14	9	0	0%	23
West Sayville	9	5	0	0%	14	7	14	2	9%	23
Islip Total	**881**	**437**	**141**	**9.7%**	**1,459**	**296**	**327**	**76**	**10.9%**	**699**
Riverhead										
Aquebogue	3	5	7	47%	15					
Calverton	160	8	8	5%	176					
Jamesport	5	3	1	11%	9	10	3	0	0%	13
Riverhead	50	37	14	14%	101	64	62	21	14%	147
Wading River	16	12	4	13%	32					
Riverhead Total	**234**	**65**	**34**	**10.2%**	**333**	**74**	**65**	**21**	**13.1%**	**160**

Table VII. Retail Center Survey Results by Community, 2000, Suffolk County, New York

Town	Shopping Centers					Central Business Districts				
Community	Retail	Storefronts Non-retail	Vacant	Vacancy Rate	Total Stores	Retail	Storefronts Non-retail	Vacant	Vacancy Rate	Total Stores
Shelter Island										
Shelter Island	3	2	0	0%	5	4	13	1	6%	18
Shelter Island Heights						18	9	4	13%	31
Shelter Island Total	**3**	**2**	**0**	**0%**	**5**	**22**	**22**	**5**	**10.2%**	**49**
Smithtown										
Commack	101	42	18	11%	161					
Fort Salonga	6	4	1	9%	11					
Hauppauge	45	25	4	5%	74					
Kings Park	17	9	0	0%	26	33	32	10	13%	75
Lake Ronkonkoma	17	14	8	21%	39					
Nesconset	45	23	9	12%	77					
Saint James	131	36	17	9%	184	28	19	7	13%	54
Smithtown	38	26	1	2%	65	56	52	13	11%	121
Vill of the Branch	46	18	8	11%	72					
SmithtownTotal	**446**	**197**	**66**	**9.3%**	**709**	**117**	**103**	**30**	**12.0%**	**250**
Southampton										
Bridgehampton	35	4	3	7%	42	48	20	0	0%	68
East Quogue						15	7	0	0%	22
Hampton Bays	33	19	5	9%	57	26	21	1	2%	48
North Sea	2	4	1	14%	7					
Noyack	1	3	0	0%	4					
Quogue						7	14	1	5%	22
Sag Harbor						100	34	6	4%	140
Southampton	5	3	0	0%	8	184	51	7	3%	242
Tuckahoe	11	8	0	0%	19					
Water Mill	3	2	0	0%	5	19	16	1	3%	36
Westhampton Beach	26	8	0	0%	34	73	42	6	5%	121
Southampton Total	**116**	**51**	**9**	**5.1%**	**176**	**472**	**205**	**22**	**3.1%**	**699**
Southold										
Cutchogue	5	6	1	8%	12	9	11	0	0%	20
Greenport	4	5	10	53%	19	95	31	12	9%	138
Mattituck	16	8	9	27%	33	11	15	2	7%	28
Southold	13	22	8	19%	43	22	11	3	8%	36
Southold Total	**38**	**41**	**28**	**26.2%**	**107**	**137**	**68**	**17**	**7.7%**	**222**
Suffolk County Total	**4,386**	**2,244**	**900**	**12.0%**	**7,530**	**2,574**	**1,784**	**384**	**8.1%**	**4,742**
All Retail Centers	**6,960**	**4,028**	**1,284**	**10.5%**	**12,272**					

Source: Suffolk County Department of Planning 4/27/01

Table VIII. Ranking of CBDs by Highest Vacancy Rate, 2000, Suffolk County, New York

Rank	Central Business District	Retail	Non-retail	Vacant	Total Stores	Vacancy Rate	Rank	Central Business District	Retail	Non-retail	Vacant	Total Stores	Vacancy Rate
		Storefronts							Storefronts				
1	Islip Terrace	10	7	9	26	**35%**	37	Copiague	21	22	4	47	**9%**
2	Mastic Beach	11	14	9	34	**26%**	38	Southold	22	11	3	36	**8%**
3	Amityville South	12	12	7	31	**23%**	39	Greenlawn	29	27	5	61	**8%**
4	Ronkonkoma	13	15	8	36	**22%**	40	Islip Manor	8	15	2	25	**8%**
5	Amagansett	29	14	10	53	**19%**	41	Mattituck	11	15	2	28	**7%**
6	Polish Town	6	7	3	16	**19%**	42	Halesite	10	4	1	15	**7%**
7	East Patchogue	26	19	10	55	**18%**	43	Huntington Manor	14	14	2	30	**7%**
8	Bay Shore	64	86	33	183	**18%**	44	Center Moriches	29	28	4	61	**7%**
9	Wyandanch	23	14	8	45	**18%**	45	Shelter Island	4	13	1	18	**6%**
10	Farmingville	7	8	3	18	**17%**	46	Huntington	225	107	19	351	**5%**
11	Central Islip	10	26	7	43	**16%**	47	Westhampton Beach	73	42	6	121	**5%**
12	East Setauket	12	4	3	19	**16%**	48	Babylon	116	93	10	219	**5%**
13	Bay Shore Station	8	15	4	27	**15%**	49	Quogue	7	14	1	22	**5%**
14	Shelter Island Heights	8	4	2	14	**14%**	50	Port Jefferson Station	25	17	2	44	**5%**
15	Riverhead	58	55	18	131	**14%**	51	Sag Harbor	100	34	6	140	**4%**
16	Kings Park	33	32	10	75	**13%**	52	East Islip	22	26	2	50	**4%**
17	Saint James	28	19	7	54	**13%**	53	Bellport	32	20	2	54	**4%**
18	Patchogue	87	68	23	178	**13%**	54	Port Jefferson	112	44	5	161	**3%**
19	Bayport	6	8	2	16	**13%**	55	Brightwaters	15	17	1	33	**3%**
20	Huntington Station	15	21	5	41	**12%**	56	Southampton	184	51	7	242	**3%**
21	North Lindenhurst	6	9	2	17	**12%**	57	Water Mill	19	16	1	36	**3%**
22	Shelter Island Heights II	10	5	2	17	**12%**	58	West Babylon	21	16	1	38	**3%**
23	Amityville	41	53	12	106	**11%**	59	Brentwood	18	23	1	42	**2%**
24	East Northport	42	45	11	98	**11%**	60	Hampton Bays	26	21	1	48	**2%**
25	Huntington Station South	20	28	6	54	**11%**	61	East Hampton	125	33	3	161	**2%**
26	Smithtown	56	52	13	121	**11%**	62	Northport	68	45	2	115	**2%**
27	North Babylon	12	13	3	28	**11%**	63	Islip	44	35	1	80	**1%**
28	Cold Spring Harbor	30	12	5	47	**11%**	64	Jamesport	10	3	0	13	**0%**
29	Lake Ronkonkoma	22	13	4	39	**10%**	65	Melville	10	6	0	16	**0%**
30	Lindenhurst	57	68	14	139	**10%**	66	East Moriches	11	9	0	20	**0%**
31	Centerport	9	9	2	20	**10%**	67	Cutchogue	9	11	0	20	**0%**
32	Deer Park	23	23	5	51	**10%**	68	East Quogue	15	7	0	22	**0%**
33	Sayville	70	46	12	128	**9%**	69	West Islip	14	9	0	23	**0%**
34	Rocky Point	17	14	3	34	**9%**	70	Stony Brook	21	8	0	29	**0%**
35	West Sayville	7	14	2	23	**9%**	71	Eastport	21	9	0	30	**0%**
36	Greenport	95	31	12	138	**9%**	72	Bridgehampton	48	20	0	68	**0%**
							73	Montauk	52	16	0	68	**0%**

Source: Suffolk County Department of Planning 6/8/01

Table IX. Ranking of Communities by Highest Vacancy Rate in Shopping Centers, 2000, Suffolk County, New York

Rank	Community	Storefronts Retail	Non-retail	Vacant	Total Stores	Vacancy Rate	Rank	Community	Storefronts Retail	Non-retail	Vacant	Total Stores	Vacancy Rate
1	Gordon Heights	4	6	19	29	66%	59	Setauket-E Set	63	22	8	93	9%
2	Greenport	4	5	10	19	53%	60	East Islip	57	29	8	94	9%
3	Holtsville	1	1	2	4	50%	61	East Moriches	3	8	1	12	8%
4	Aquebogue	3	5	7	15	47%	62	Cutchogue	5	6	1	12	8%
5	Mastic Beach	4	1	4	9	44%	63	Bohemia	56	22	7	85	8%
6	Middle Island	20	23	23	66	35%	64	Elwood	88	36	11	135	8%
7	Ridge	4	2	3	9	33%	65	Mastic	24	11	3	38	8%
8	North Bellport	68	16	40	124	32%	66	South Huntington	159	51	18	228	8%
9	Holtsville	26	15	17	58	29%	67	Islandia	28	8	3	39	8%
10	Greenlawn	15	14	11	40	28%	68	Mount Sinai	40	32	6	78	8%
11	Mattituck	16	8	9	33	27%	69	Brentwood	119	50	14	183	8%
12	Sound Beach	15	6	7	28	25%	70	Deer Park	89	57	12	158	8%
13	Amityville	22	21	13	56	23%	71	Commack	120	57	14	191	7%
14	Hauppauge	31	16	14	61	23%	72	Islip Terrace	9	4	1	14	7%
15	Wyandanch	12	9	6	27	22%	73	Bridgehampton	35	4	3	42	7%
16	Coram	111	79	51	241	21%	74	Central Islip	50	28	6	84	7%
17	Lake Ronkonkoma	17	14	8	39	21%	75	North Babylon	88	30	9	127	7%
18	Port Jefferson	0	4	1	5	20%	76	Moriches	9	19	2	30	7%
19	Lake Ronkonkoma	70	42	27	139	19%	77	North Bay Shore	25	19	3	47	6%
20	North Great River	15	10	6	31	19%	78	Lindenhurst	35	24	4	63	6%
21	Rocky Point	29	26	13	68	19%	79	Huntington	34	31	4	69	6%
22	Oakdale	41	48	21	110	19%	80	Hauppauge	45	25	4	74	5%
23	Southold	13	22	8	43	19%	81	Center Moriches	11	7	1	19	5%
24	Port Jefferson Station	42	26	15	83	18%	82	West Bay Shore	14	4	1	19	5%
25	East Patchogue	57	38	20	115	17%	83	Melville	27	11	2	40	5%
26	Farmingville	54	44	20	118	17%	84	North Patchogue	71	24	5	100	5%
27	North Lindenhurst	44	23	13	80	16%	85	Calverton	160	8	8	176	5%
28	West Babylon	101	70	33	204	16%	86	Huntington Station	64	44	5	113	4%
29	Shirley	109	47	30	186	16%	87	Lake Grove	120	11	6	137	4%
30	Selden	85	36	22	143	15%	88	Patchogue	11	11	1	23	4%
31	Wheatly Heights	9	8	3	20	15%	89	Bayport	10	12	1	23	4%
32	Medford	57	37	16	110	15%	90	North Amityville	16	8	1	25	4%
33	Terryville	43	28	12	83	14%	91	West Hills	34	21	2	57	4%
34	Yaphank	3	3	1	7	14%	92	Bay Shore	176	44	6	226	3%
35	Centerport	4	2	1	7	14%	93	Smithtown	38	26	1	65	2%
36	North Sea	2	4	1	7	14%	94	Amagansett	1	0	0	1	0%
37	West Islip	63	42	17	122	14%	95	Montauk	1	0	0	1	0%
38	Riverhead	50	37	14	101	14%	96	Brookhaven	2	2	0	4	0%
39	Holbrook	76	39	17	132	13%	97	Baywood	3	1	0	4	0%
40	East Farmingdale	87	16	15	118	13%	98	Noyack	1	3	0	4	0%
41	Wading River	16	12	4	32	13%	99	Babylon	4	1	0	5	0%
42	Islip	32	11	6	49	12%	100	Shelter Island	3	2	0	5	0%
43	Miller Place	48	47	13	108	12%	101	Water Mill	3	2	0	5	0%
44	Blue Point	9	6	2	17	12%	102	Brightwaters	6	1	0	7	0%
45	Nesconset	45	23	9	77	12%	103	Southampton	5	3	0	8	0%
46	Dix Hills	42	36	10	88	11%	104	Halesite	6	5	0	11	0%
47	Commack	101	42	18	161	11%	105	Wainscott	7	5	0	12	0%
48	Jamesport	5	3	1	9	11%	106	East Hampton	10	3	0	13	0%
49	Vill of the Branch	46	18	8	72	11%	107	East Hampton Uninc.	11	3	0	14	0%
50	Holbrook	23	11	4	38	11%	108	West Sayville	9	5	0	14	0%
51	East Northport	59	30	10	99	10%	109	Fort Salonga	9	6	0	15	0%
52	Centereach	102	56	17	175	10%	110	Eastport	12	5	0	17	0%
53	Sayville	40	36	8	84	10%	111	Tuckahoe	11	8	0	19	0%
54	Copiague	38	30	7	75	9%	112	East Shoreham	16	7	0	23	0%
55	Saint James	131	36	17	184	9%	113	Kings Park	17	9	0	26	0%
56	Stony Brook	50	29	8	87	9%	114	Ronkonkoma	20	7	0	27	0%
57	Fort Salonga	6	4	1	11	9%	115	Northport	17	12	0	29	0%
58	Hampton Bays	33	19	5	57	9%	116	Westhampton Beach	26	8	0	34	0%

Source: Suffolk County Department of Planning 6/8/01

Table X. Percent of Occupied Storefronts Used For Retail Purposes, 2000, Suffolk County, New York

Town	Community	Shopping Centers	CBDs
Babylon			
	Amityville	51%	45%
	Babylon	80%	56%
	Copiague	56%	49%
	Deer Park	61%	50%
	East Farmingdale	84%	
	Lindenhurst	59%	46%
	North Amityville	67%	
	North Babylon	75%	48%
	North Lindenhurst	66%	40%
	West Babylon	59%	57%
	Wheatly Heights	53%	
	Wyandanch	57%	62%
Babylon Total		65%	51%
Brookhaven			
	Bellport		62%
	Blue Point	60%	
	Brookhaven	50%	
	Center Moriches	61%	51%
	Centereach	65%	
	Coram	58%	
	East Moriches	27%	55%
	East Patchogue	60%	58%
	East Shoreham	70%	
	Eastport	71%	70%
	Farmingville	55%	47%
	Gordon Heights	40%	
	Holbrook	68%	
	Holtsville	63%	
	Lake Grove	92%	
	Lake Ronkonkoma	63%	56%
	Mastic	69%	
	Mastic Beach	80%	44%
	Medford	61%	
	Middle Island	47%	
	Miller Place	51%	
	Moriches	32%	
	Mount Sinai	56%	
	North Bellport	81%	
	North Patchogue	75%	
	Patchogue	50%	56%
	Port Jefferson	0%	72%
	Port Jefferson Sta.	62%	60%
	Ridge	67%	
	Rocky Point	53%	55%
	Selden	70%	
	Setauket-E Set	74%	75%
	Shirley	70%	
	Sound Beach	71%	
	Stony Brook	63%	72%
	Terryville	61%	
	Yaphank	50%	
Brookhaven Total		64%	61%
East Hampton			
	Amagansett	100%	67%
	East Hampton	77%	79%
	East Hampton Uninc.	79%	
	Montauk	100%	76%
	Wainscott	58%	
East Hampton Total		73%	77%
Huntington			
	Centerport	67%	50%
	Cold Spring Harbor		71%
	Commack	68%	
	Dix Hills	54%	
	East Northport	66%	48%
	Elwood	71%	
	Fort Salonga	60%	
	Greenlawn	52%	52%
	Halesite	55%	71%
	Huntington	52%	68%
	Huntington Station	59%	44%
	Melville	71%	63%
	Northport	59%	60%
	South Huntington	76%	
	West Hills	62%	
Huntington Total		66%	60%
Islip			
	Bay Shore	80%	42%
	Bayport	45%	43%
	Baywood	75%	
	Bohemia	72%	
	Brentwood	70%	44%
	Brightwaters	86%	47%
	Central Islip	64%	28%
	East Islip	66%	46%
	Hauppauge	66%	
	Holbrook	66%	
	Holtsville	50%	
	Islandia	78%	
	Islip	74%	51%
	Islip Terrace	69%	59%
	North Bay Shore	57%	
	North Great River	60%	
	Oakdale	46%	
	Ronkonkoma	74%	
	Sayville	53%	60%
	West Bay Shore	78%	
	West Islip	60%	61%
	West Sayville	64%	33%
Islip Total		67%	48%
Riverhead			
	Aquebogue	38%	
	Calverton	95%	
	Jamesport	63%	77%
	Riverhead	57%	51%
	Wading River	57%	
Riverhead Total		78%	53%
Shelter Island			
	Shelter Island	60%	24%
	Shelter Island Heights		67%
Shelter Island Total		60%	50%
Smithtown			
	Commack	71%	
	Fort Salonga	60%	
	Hauppauge	64%	
	Kings Park	65%	51%
	Lake Ronkonkoma	55%	
	Nesconset	66%	
	Saint James	78%	60%
	Smithtown	59%	52%
	Vill of the Branch	72%	
SmithtownTotal		69%	53%
Southampton			
	Bridgehampton	90%	71%
	East Quogue		68%
	Hampton Bays	63%	55%
	North Sea		
	Noyack	25%	
	Quogue		33%
	Sag Harbor		75%
	Southampton	63%	78%
	Tuckahoe	58%	
	Water Mill	60%	54%
	Westhampton Beach	76%	63%
Southampton Total		69%	70%
Southold			
	Cutchogue	45%	45%
	Greenport	44%	75%
	Mattituck	67%	42%
	Southold	37%	67%
Southold Total		48%	67%
Suffolk County Total		66%	59%

Source: Suffolk County Department of Planning 4/27/01

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