



# 3 - ECONOMY

## INTRODUCTION

Long Island has a large and diverse economy. Its gross metropolitan product, the total output of goods and services produced, was estimated to be \$138.6 billion in 2008. This figure would place Nassau-Suffolk in the top 20 metropolitan areas in the nation. The region's economic output also exceeds that of many countries. Suffolk County has a skilled, well-educated workforce. The County has withstood many economic downturns, and has remained relatively stable in the face of the recent downturn.

Although once dominated by manufacturing employment, the County's employment base has diversified in recent decades and now includes major employers across the spectrum of service and goods producing industries. The Long Island region has shown an acute ability to adapt to changing economic conditions. In order for Suffolk County to continue to prosper economically, a solid base of timely and factual information about the state of our economy is essential. This section provides that base of information.

## LABOR FORCE AND EMPLOYMENT

In March 2011, Suffolk County had 718,300 employed residents. This figure has remained virtually unchanged since March 2010 and was about the same level as that of March 2003. The size of the County's labor force has shrunk by 1.9% since 2008. The labor force includes all those who are working or actively looking for work.

Since 1970, the Suffolk County labor force has become far more diversified in terms of gender. As **Table 3-1** shows, in 1970 just 36%

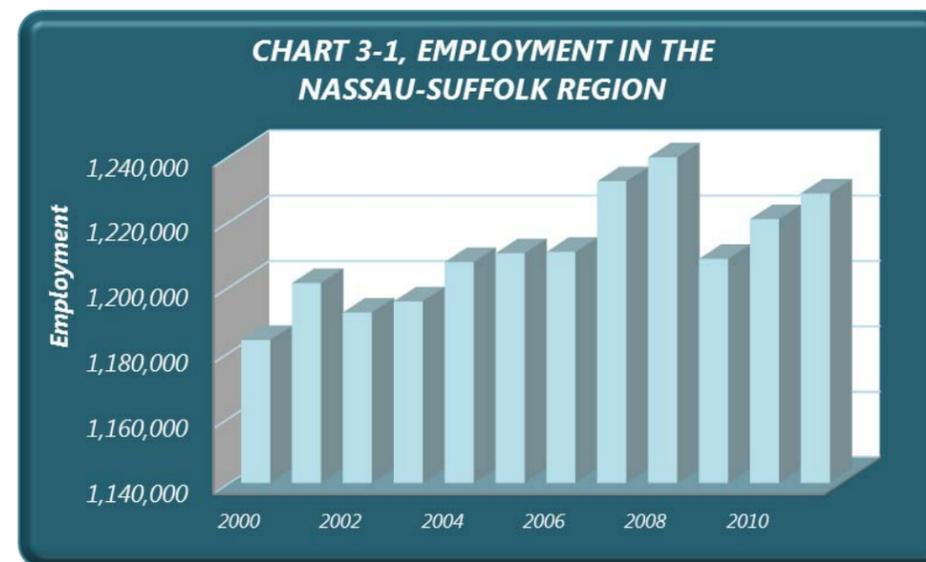
of women were in the labor force. By 2009, that figure grew steadily to 61%, due to social and economic changes. Meanwhile, the labor force participation rate of men has slowly declined since 1970, to around 72% in 2009.

**TABLE 3-1, LABOR FORCE PARTICIPATION RATES, SUFFOLK COUNTY**

Gender	1970	1980	1990	2000	2009
Males age 16 and over	78.0%	76.5%	78.1%	73.7%	71.8%
Females age 16 and over	36.1%	47.6%	58.1%	57.9%	60.9%

Source: Decennial US Census, 2008 American Community Survey

In 2008, employment growth in the Nassau-Suffolk region declined during an unfavorable national economic climate. The number of jobs in the region decreased through 2010. However, total non-farm employment in February 2011 saw an increase of 7,900 jobs (a 0.6% increase), up to 1.2 million since February 2010. The following graph depicts employment in the Nassau-Suffolk region in February of each year. See **Chart 3-1**.



Between 1993 and 2000, 168,900 jobs were added on Long Island. In 2001 and 2002, employment growth showed a slight decline. Modest job growth took place in 2003 through 2007 when 38,000 jobs were added in Nassau-Suffolk. Since 2008, those employment gains were erased and employment has decreased by 3%.

Between March 2010 and March 2011, there was employment growth in a few categories. In this period, the largest employment growth occurred in education & health services (an increase of 6,500 jobs, up 2.9%), and leisure & hospitality (an increase of 3,400 jobs, or 3.7%). The categories wholesale trade, professional & business services, other services, transportation, and retail trade also posted



There has been local employment growth in the leisure and hospitality sector. Photo of the Marriott in Lake Ronkonkoma.

small increases in employment. The largest job losses occurred in government (-2,300 or -1.1%), construction (-3,000 or -5.3%) and manufacturing (-1,300 or -1.8%).

After significant manufacturing job losses in the late 1980s and early 1990s, employment in Nassau-Suffolk’s manufacturing sector stabilized in the late 1990s, and then began to decline moderately in 2001. Employment in manufacturing declined by 19,000 (-18%) between 2000 and 2005 from 105,900 to 86,900, and the figure was another 16% lower (73,000) by 2010. Most of this decline was in the manufacturing of durable goods.

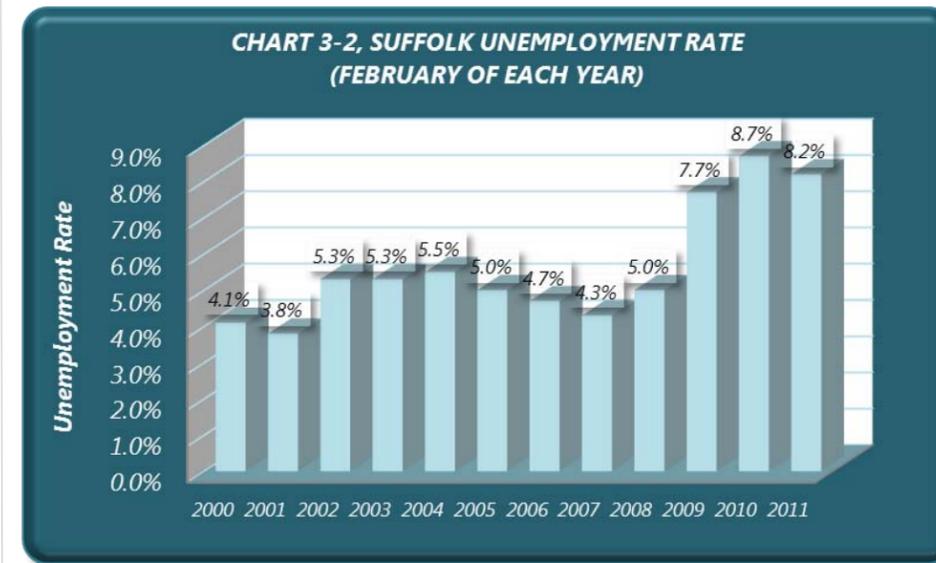
The employment base on Long Island has become more diversified in the past 15 years. The loss of defense jobs in the 1980s and 1990s hurt the Long Island economy but allowed the economy to become less dependent on one industry. Long Island can now depend on several growth sectors, including health, educational and social services, tourism, the arts, and several emerging technologies, notably bioscience technology. Long Island’s bioscience research community is expected to continue to expand, and the major players are Cold Spring Harbor Laboratory, SUNY Stony Brook, Brookhaven National Lab, and the North Shore – LIJ Health System.

**UNEMPLOYMENT AND INFLATION**

The unemployment rate in the County was 8.2% in February 2011, an improvement from the 2010 figure but higher than any February figure between 1993 and 2009. See **Chart 3-2**. The unemployment rate remains lower than the rate in New York State (8.7%) and the United States (9.4%), but significantly higher than in February 2008 (when it was 5.0%). In February 2008, there were 39,000 unemployed

Suffolk residents, a figure which rose to 60,600 in 2009, and remained at 63,800 in February 2011.

Inflation remains low in the region. The consumer price index for the New York metropolitan area increased by less than 4% in each year between 1992 and 2008. Inflation for 2009 was 0.4%, and was 1.7% in 2010. Inflation has been running at about 2.4% in 2011.



**INDUSTRIES**

In Suffolk County, the major industry category with the highest average annual pay was finance & insurance. As of 2008 (the most recent data available), average annual pay in this sector was \$134,800. Since 2008, pay may have decreased in this sector, as job losses have been significant (-8.2%). **Table 3-2** details the industry categories with the highest average annual pay in Suffolk County, along with the percent change in jobs in these categories.

Industry	Average Annual Pay, 2008	% Change in Jobs, 2003-2008 (Suffolk)	% Change in Jobs, 2008-2010 (Nassau-Suffolk)
Finance & Insurance	\$134,800	3.1%	-8.2%
Management of Companies & Enterprises	\$97,600	-0.1%	0.0%
Wholesale Trade	\$64,700	7.6%	-7.6%
Professional & Technical Services	\$60,300	6.9%	-4.5%
Information	\$59,800	-17.0%	1.9%
Government	\$57,900	5.9%	1.3%
Manufacturing	\$55,900	-0.9%	-12.2%
Construction	\$54,700	12.9%	-2.8%
ALL JOBS	\$49,800	6.2%	-2.8%

Source: US Department of Labor, Bureau of Labor Statistics

Except for one, all of the highest paying industries have lost jobs in the 2003-2008 period, the 2008-2010 period, or both. The exception is government, which grew 5.9% between 2003 and 2008, and by 1.3% since 2008. Most of the increase in government employment stems from school districts, and federal employment for the 2010 census.

The lowest wage industries generally showed more favorable



Wholesale trade and manufacturing jobs have relatively high wages. Photo of

employment numbers. The lowest paying industry, accommodation & food service, saw a nearly 15% increase in jobs between 2003 and 2008, and a 1.3% increase in Nassau-Suffolk since 2008. **Table 3-3** details the average annual pay and change in jobs for the lowest paying industries in Suffolk County.

All of the lower wage industries have gained jobs in either the 2003-2008 period, since 2008, or both.

**TABLE 3-3, LOWEST WAGE INDUSTRIES, SUFFOLK COUNTY, 2008**

Industry	Average Annual Pay, 2008	% Change in Jobs, 2003-2008 (Suffolk)	% Change in Jobs, 2008-2010 (Nassau-Suffolk)
Accommodation & Food Service	\$19,000	14.7%	1.3%
Arts, Entertainment & Recreation	\$25,200	20.6%	2.0%
Other Services	\$27,600	5.6%	-1.9%
Retail Trade	\$30,183	3.7%	-3.3%
Educational Services	\$30,430	1.4%	2.8%
Agriculture, Forestry & Fisheries	\$33,600	-2.6%	N/A
Administrative & Waste Services	\$35,500	17.3%	-9.0%
Health Care & Social Assistance	\$43,363	12.0%	4.8%
ALL JOBS	\$49,800	6.2%	-2.8%

Source: US Department of Labor, Bureau of Labor Statistics

**MAJOR EMPLOYERS**

In 2008, 24 private employers each had more than 1,000 workers in Suffolk County. These employers cover a wide range of industries, including health care, telecommunications, banking, educational institutions, and department stores. The North Shore – LIJ Health System, a network of 15 hospitals and other health care centers, is Nassau-Suffolk’s largest employer with 31,000 employees. The Winthrop Health System (hospitals), Stop & Shop supermarkets and

Cablevision (telecommunications) each employ more than 6,000 on Long Island. The next largest employers are Verizon (telecommunications), Waldbaums supermarkets, Pathmark supermarkets, the Diocese of Rockville Centre, King Kullen supermarkets, Home Depot, Federated Department Stores, KeySpan (utility), UPS, and CVS, each of which employ between 4,000 and 6,000 in Nassau-Suffolk. Other companies employing at least 2,000 in Nassau-Suffolk include *Newsday*, JPMorgan Chase, Citigroup, NBTY (manufacturer of vitamins and supplements) Estee Lauder (manufacturer of cosmetics) and Northrop Grumman (defense contractor).

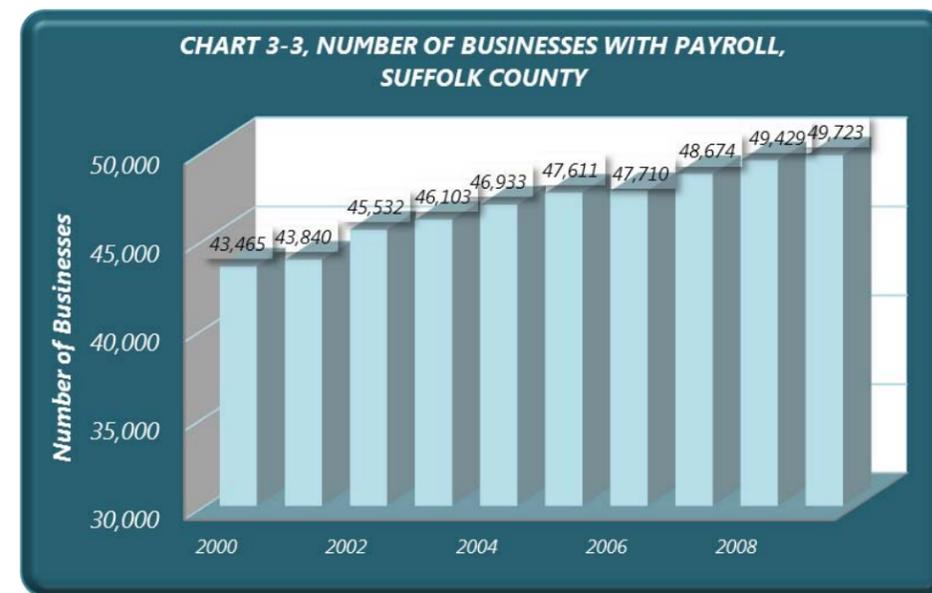


Home Depot is a large employer in the region. Photo taken in Shirley.

Large government employers in Nassau-Suffolk include 127 school districts which together employ 110,600 people (as of April 2011), state government which employs 24,100, and the federal government which employs 17,600 (including thousands of postal workers). Suffolk County government employs 11,000 people including police.

Through 2010, the number of businesses located in Suffolk County has held fairly steady despite the recent recession. There were more than 49,000 business establishments with payroll in 2010 in Suffolk, an all-time high and a 4% increase since 2005 (See **Chart 3-3**). The largest numbers of businesses are in the construction category; followed by retail trade, professional & technical services, health care, and financial activities. Sixty-two percent of Suffolk’s businesses employ fewer than five persons, and 78% of businesses in Suffolk employ fewer than 10 persons.

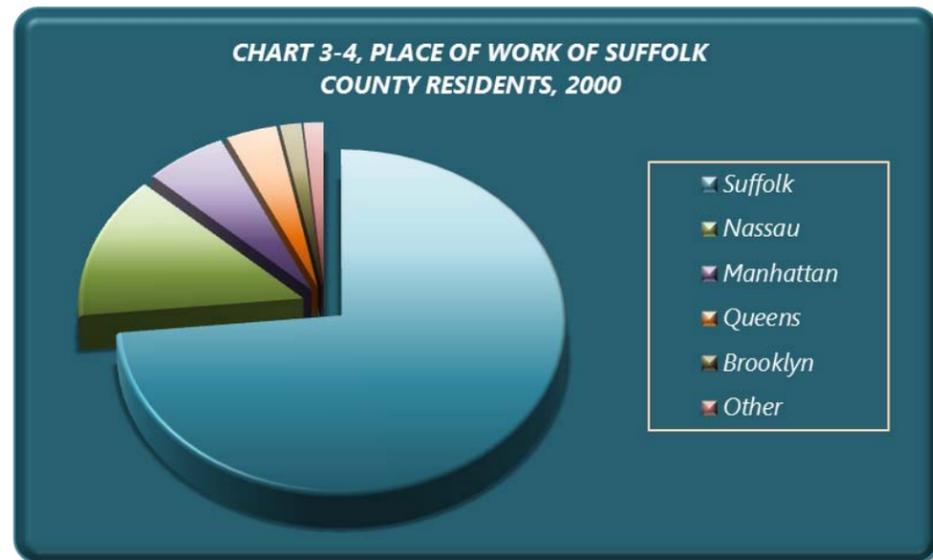
In addition, in 2008 Suffolk County had 116,875 “non-employer” firms, mostly self-employed individuals operating very small-unincorporated businesses. The number of these businesses has grown 6% since 2003. Their revenue amounted to \$6.0 billion in 2008.



**PLACE OF EMPLOYMENT**

Suffolk County contains 17 communities which each contained more than 10,000 private sector jobs in 2008, according to the U. S. Census Bureau. Employment in these areas is high because of concentrations of office, industrial, or institutional development. The largest employment centers in Suffolk County are Melville, Hauppauge, and Farmingdale, which each contain more than 30,000 jobs. Melville alone has 56,000 jobs.

Most Suffolk County residents work within the County’s boundaries. As of the 2000 Census, the most recent data available, 73% of Suffolk County residents who work, work within Suffolk County. Another 14% work in Nassau County. 6% work in Manhattan, and 4% work in Queens. The remaining 3% work in Brooklyn and other areas off Long Island. See **Chart 3-4**.



In each decade since 1970, the percentage of working Suffolk County residents who work in New York City has decreased. In 1970, 17% of working Suffolk residents worked in New York City (8% in Manhattan). By 1980, this figure was 15% (7% in Manhattan); in 1990, it was 12% (6% in Manhattan). The 2000 figures remained the same as in 1990.

Of the people who worked in Suffolk County, 87% of them live in Suffolk County. Just 9% of those who work in Suffolk County live in Nassau County, and 2% live in Queens. The remaining 2% live in Brooklyn and other areas off Long Island.

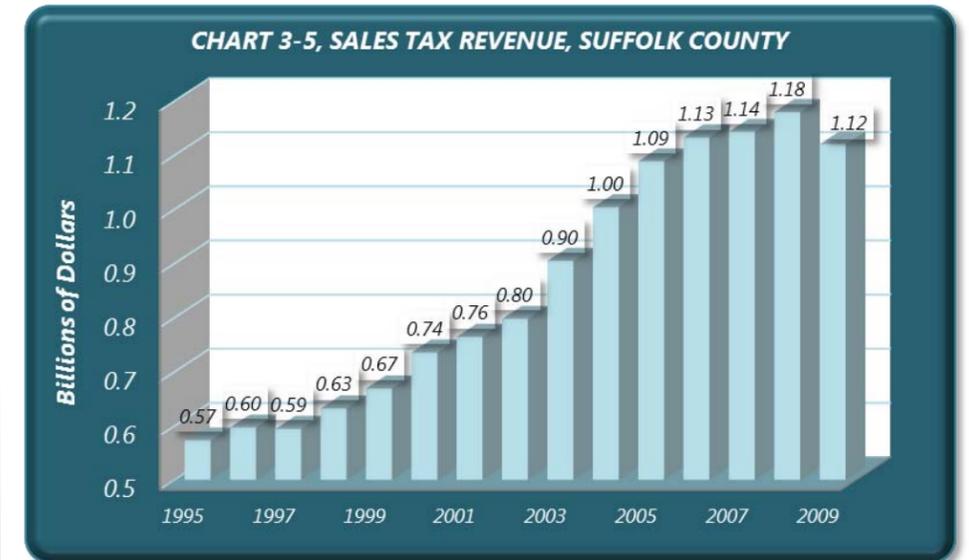
**SALES TAX REVENUE**

Suffolk County’s portion of the sales tax remains at 4.25% since 2001 (New York State’s portion is 4%). An MTA surcharge of 0.375% is also added, for a total sales tax of 8.625%. Sales tax revenue has increased in all but two of the most recent 14 years. The worst performing of the most recent 14 years was fiscal year 2009 when Suffolk County’s sales tax revenue decreased by 8.5%. See **Chart 3-5**.

A major source of government revenue for Suffolk County, sales tax revenue in 2010 was up 6.5% from 2009. Sales receipts year to date 2011 (\$604 million) show a slight improvement from the same time period in 2010 (\$590 million).

**TOURISM AND RECREATION**

Suffolk County is a large tourist market. Eastern Suffolk County is a major tourist and second-home destination, with one of the largest concentrations of second homes of any county in the United States.



There are approximately 37,000 second homes in eastern Suffolk, which draw approximately 150,000 part-time residents with large purchasing power to the area during summer and on weekends. This second home economy adds considerably to the economy of Suffolk County, especially in the summer months.

Eastern Suffolk County contains 5,500 lodging rooms, ranging from traditional motels to luxurious boutique hotels and bed & breakfast inns. These lodging properties draw thousands of tourists to Suffolk County’s east end throughout the year, but primarily in the summer months. The population in eastern Suffolk increases by more than 200,000 persons during peak summer times due to tourism, more than doubling the year-round population.

Suffolk County has 80 golf courses, including more than a dozen courses constructed since 2000. In 2002 and 2009, the U. S. Open was played at Bethpage State Park Golf Club in Nassau County near the

border with Suffolk County. The 2004 U. S. Open was held at the Shinnecock Hills Golf Club in Southampton.

Suffolk County's 6,000 seat ballpark, home to the Long Island Ducks independent league baseball team, opened in 2000 in Central Islip. Attendance at Ducks games at the park has been very high. In 2000, a new 42,000 square foot aquarium opened in Suffolk County, the Atlantis Marine World aquarium in downtown Riverhead. The aquarium attracts hundreds of thousands of visitors each year. A hotel adjacent to the aquarium is planned. In 2002, Stony Brook University completed its new \$25 million stadium, the largest outdoor sports arena in Suffolk County, an 8,000 seat venue that will be used for concerts and other events.

### FARMING

The value of agricultural production in Suffolk County was \$243 million in 2007, the highest of any county in New York State. As of 2007, there were 34,000 acres of farmland in the County, primarily in eastern Suffolk County. Farmland acreage in the County declined for decades after World War II as farmland was sold to residential developers. Since the 1990s, the number of acres of farmland has remained fairly steady. Some farms have converted to the low labor, high value production of sod, ornamental and nursery plants, and grapes. Once famous for oysters, potatoes, and ducks, Suffolk County is becoming well-known for its quality wines.

Farming and tourism in Suffolk County are interrelated. Farmland provides an open and rural character that offers a change from the congested areas in and around New York City. Eastern Suffolk's numerous farm stands offer fresh local produce to local



*Agriculture is important to Suffolk County's economy. Photo of a vineyard in Cutchogue.*

residents and visitors. Several downtown areas in western Suffolk have green market programs where local produce is sold.

In the 1970s, Suffolk County implemented the nation's first Farmland Preservation Program, whereby the County purchases the development rights to agricultural land for the purpose of preserving open space and working farms. Suffolk County now owns the development rights to almost 10,000 acres of farmland.

### OFFICE MARKET

Suffolk County has a substantial office market. It contains more than 24 million square feet of non-government office buildings. This figure includes 3.8 million square feet of new office space built between 2001 and 2010. An additional 2.6 million square feet of office space has been proposed but is not yet built. There was a decline in the demand for office space on Long Island starting in 2009. At that time, vacancy rates began to increase and rental rates began to decrease. In the past year, the market has stabilized. According to CB Richard Ellis, the office vacancy rate in Suffolk County was 20.1% in the 1<sup>st</sup> quarter of 2011, 0.4 percentage points higher than one year previous and 2 percentage points higher than in the 1<sup>st</sup> quarter of 2009. Average office rental rates have stabilized to \$23.89 (per square foot) in the 1<sup>st</sup> quarter of 2011, unchanged from the same quarter in 2010 but 3% lower than the same quarter in 2009.

The Route 110 Corridor in western Suffolk County has become a center of Long Island's business community. Melville alone has 8.8 million square feet of major office space and there are over 1,500 acres of industrial development in Melville and East Farmingdale. In addition to being the headquarters of *Newsday*, the 11<sup>th</sup> largest newspaper in the United States in circulation, Melville is also home to other large corporate headquarters. These include Sbarro, Arrow Electronics and Henry Schein, a distributor of health care products and services. In 2010, Rubie's Costume completed a new 103,000 square foot headquarters office building on Route 110 at the intersection with the Long Island Expressway. Canon USA is planning to move its headquarters from Nassau County to Melville in Suffolk County. The new 668,000 square foot office building for 1,100 Canon employees is currently under construction.

After Melville’s 8.8 million square feet of office space, the largest concentrations of private office space in Suffolk County are located in Hauppauge (3.5 million square feet), Islandia (1.9 million), Bohemia (900,000 square feet) and Ronkonkoma (800,000 square feet).

Land costs for office development have become very expensive in some areas of the County, such as Melville and Hauppauge. Some new office space has been created in these high value areas by the conversion of older industrial buildings to higher office uses. However, with the upheaval in the national banking system and financial markets in 2008 and 2009, the office market in 2011 is expected to remain slightly weak.

**INDUSTRIAL MARKET**

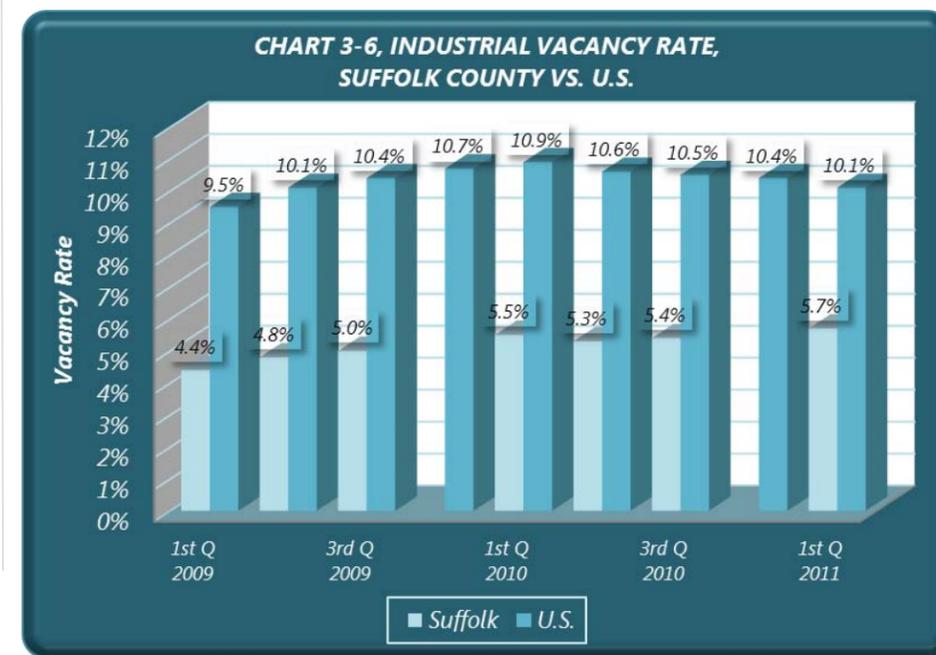
Suffolk County contains significant industrial space. According to Grubb & Ellis, there is 92 million square feet of industrial square footage in Suffolk County, nearly two-thirds of the industrial space on Long Island. Most of the space is general industrial space, but a large portion is warehouse and distribution space and a significant smaller portion is R&D/flex space. The largest concentration of industrial space in Suffolk County is located in Hauppauge. East Farmingdale contains a large amount of older industrial space. A significant industrial corridor has emerged in the Veterans Highway area near MacArthur Airport in Ronkonkoma and Bohemia. Further east, significant new industrial space continues to be developed in the Yaphank area.

The average asking rental rate for industrial space in the Nassau-Suffolk region was \$7.83 (per square foot) in the 1<sup>st</sup> quarter of 2011,

among the highest in the nation. Industrial rental rates in the Long Island region declined by 10% between 2008 and 2011, indicating some softening in the market.

Yet the industrial market on Long Island remains strong. As of the 1<sup>st</sup> quarter of 2011, the 5.7% industrial vacancy rate on Long Island was third best in the nation and is expected to remain strong. The industrial vacancy rate has increased only slightly in the past year. (See **Chart 3-6**.) In areas of Suffolk County such as Melville and Hauppauge, several industrial buildings have been converted to office buildings (allowing higher rents), contributing to the improving industrial vacancy rate. Some industrially zoned land has been re-zoned and developed for housing.

Continued demand for industrial space has spawned significant new industrial construction in central Suffolk County, especially in the



Recent construction at the Heartland Industrial Park in Brentwood.

Yaphank area. Global Tissue recently constructed a new 180,000 square foot headquarters on 23 acres in Medford, near Yaphank. Quality King, a distributor of pharmaceutical, health and beauty products, opened a new 580,000 square foot warehouse in Yaphank in late 2007. Clare Rose, a beer distributor, has recently opened a 276,000 square foot headquarters and distribution facility in Yaphank.

The 300 acre Heartland Business Center industrial park in Brentwood opened in 1990 and is now home to 3.5 million square feet of industrial space and 3,000 workers. An adjacent 87 acre parcel has recently been opened for development and will add 1.3 million square feet of space and 1,000 jobs to the industrial park. Alcan Packaging, a company that considered moving its operation off Long Island, recently built a new 200,000 square foot building in the Heartland Business Center. The area around Long Island MacArthur Airport also continues to receive new office and light industrial construction, adding more than one million square feet of industrial space since 2005. A 230,000 square foot building was completed at 545 Johnson Avenue in Bohemia in 2008.

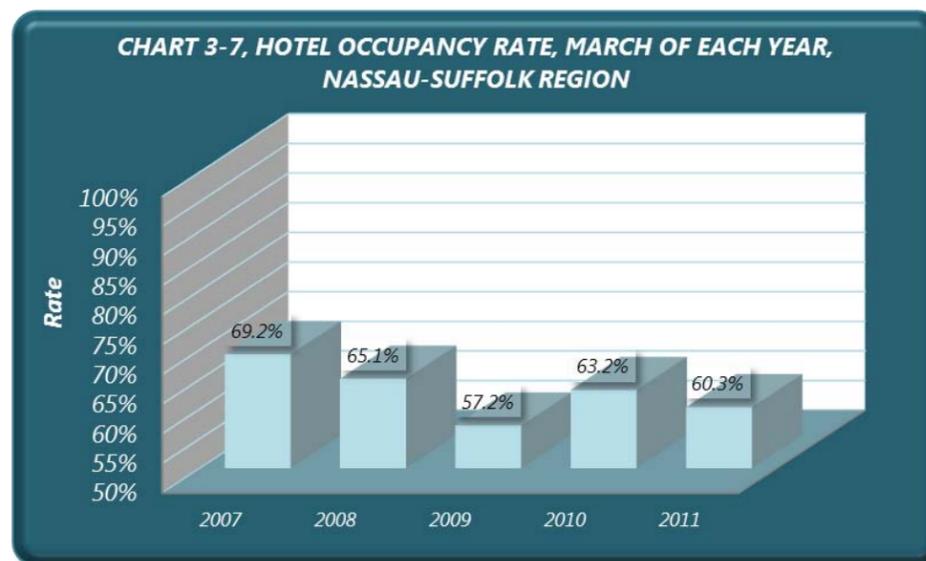
Suffolk County has selected a developer to develop 58 acres at Gabreski Airport in Westhampton Beach into a high-tech and homeland security oriented "Hampton Business and Technology Park." This \$43 million proposed development also includes construction of an onsite hotel. The development would total 433,000 square feet when completed in 2014 and would employ 800 people.

Suffolk County has begun construction to triple the sewage treatment capacity in the Hauppauge Industrial Park, the second largest industrial park in the nation. This sewage system upgrade will be complete by 2014 and will allow more businesses to hook up to the new system, which will have environmental advantages and will reduce costs to businesses already connected to the existing system. The upgrade also will accommodate the trend toward converting industrial space to office space.

**HOTELS AND MOTELS**

Suffolk County's extensive industrial, office, and tourist markets support a large number of hotels, motels, and bed & breakfast inns. Suffolk County contains 305 hotels, motels, and inns. These lodging properties have approximately 12,000 rooms. Of those, about one-quarter are open only seasonally, half the year in the warmer months. Suffolk County's seasonal hotels are located primarily in eastern Suffolk County, mostly in the Hamptons.

Since 2000, more than 2,500 lodging rooms have been added in Suffolk County, primarily in western Suffolk; indeed 30% of the year round hotel rooms in Suffolk County were added since 2000. Correspondingly, the hotel occupancy rate in the Long Island region has declined. **See Chart 3-7.**



Since 2007, two large Marriott-brand hotels opened in Farmingdale near Republic Airport, and a Hilton Garden Inn opened in Melville/Plainview and also in Riverhead. There are at least 10 additional hotels proposed to be built in Suffolk County, which would contain about 1,000 rooms.

**RETAIL MARKET**

Suffolk County is a major retail market, with \$31.4 billion in retail sales in 2008. According to *Trade Dimensions International*, Suffolk County had retail sales per household of \$64,104, ranking among the highest in the country. According to the Suffolk County Department of Planning, Suffolk County's shopping center space totals 39.5 million square feet. This includes more than 5.6 million square feet of new shopping center space added in Suffolk County just since 2000. In

addition, Suffolk County's traditional downtown centers contain 8 million square feet of ground floor retail space.

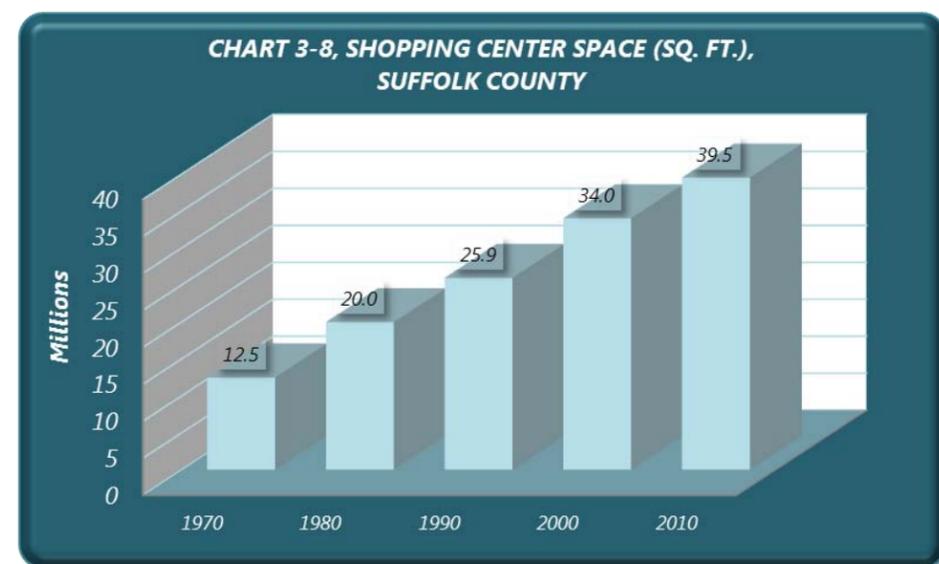
Suffolk County has three regional malls and two regional outlet shopping centers. The Tanger Outlet Center in Riverhead expanded in 1997 to become the nation's fifth largest manufacturer's outlet center at 777,000 square feet. The other outlet shopping center opened in 2008 in Deer Park: the 805,000 square foot Tanger Outlet Center at The Arches.

An additional 4.6 million square feet of new shopping center space is presently proposed in Suffolk County. The largest proposed shopping center being discussed is the 481,000 square foot Shops at Riverhead.



Target now has nine stores in Suffolk County, including this one in Commack.

Shopping center redevelopment and major store expansions have continued in Suffolk County. In 2006, the Smith Haven Mall in Lake Grove redeveloped a vacant department store as a \$75 million lifestyle center, an open air shopping center. A vacant portion of the Bellport Outlet Stores shopping center that was built in the 1990s was demolished and a new Home Depot was built there in 2007. The Sports Plus entertainment center in Lake Grove was redeveloped as a 140,000 square foot shopping center in 2009 including a Whole Foods supermarket. See **Chart 3-8**.



In addition to the new store in North Bellport, Home Depot built a new store in Commack in 2006. Target built a new store in Medford in 2005 and has proposed the building of two more stores in the County. Wal-Mart built new stores in Farmingdale in 2007 and Commack in 2006. Two additional new Wal-Mart stores have been proposed in the County. New Lowe’s stores opened in Farmingdale and Bay Shore in 2006, in Stony Brook in 2007, and in Patchogue in

2009, and three additional new stores have been proposed. Since 2005, Stop & Shop supermarket has built four new stores, each about 70,000 square feet.

Data collected for a 2010 Suffolk County Department of Planning study found a softening of the retail market since 2005, but not as large a decline as might have been expected in a challenging economy. In shopping centers, the percentage of stores that were vacant decreased from 19.0% in 1996, to 12.0% in 2000, to 7.8% in 2005, but increased to 12.4% in 2010. In downtown areas, the vacancy rate improved from 11.4% in 1996, to 8.1% in 2000, to 7.6% in 2005, and increasing to 10.9% in 2010. Nevertheless, many of the shopping centers in Suffolk County have been constructed or renovated in recent years, and many of the County’s downtowns have emerged as vibrant centers of entertainment and dining.

**INSTITUTIONAL DEVELOPMENT**

Suffolk County is served by 69 public school districts. The combined budget for Suffolk’s school districts for the 2010-2011 school year was \$5.6 billion dollars. Public school enrollment was 252,000 in the 2010-11 school year, which is a 4% decline from the number of students enrolled in 2005. In recent years, major school additions have been completed in many local school districts. However, enrollment is now declining and is projected to continue to slowly decrease over the next few years.

Many institutions that offer a variety of higher education opportunities are located in Suffolk County. There are seven four-year colleges which together had a total undergraduate

enrollment of approximately 39,000 students and a total graduate enrollment of about 15,000 students during the 2009-2010 school year. Both Stony Brook University and Farmingdale State College have both expanded in recent years and enrollments continue to grow. St. Joseph’s College in Patchogue acquired 25 acres of land on which it is building a new \$12 million athletic complex to be completed in 2011. Dowling College’s new \$12.5 million outdoor athletic complex opened in early 2008. Suffolk County Community College, with more than 22,000 students and three campuses, continues to expand its facilities, with the 2007 opening of its 28,000 square foot Culinary Arts building in downtown Riverhead, and the 2011 completion of a \$14.5 million new library at its eastern campus.

Stony Brook University is the largest college in Suffolk County, with a 2009-2010 school year enrollment of 16,000 undergraduate and 8,000 graduate students in 2008. The University enrollment continues to increase and the University continues to expand its facilities. In 2005 Stony Brook University purchased the 110 acre campus of Southampton College. The University also acquired 246 acres of property in St. James in 2005 to eventually develop 10 buildings totaling 830,000 square feet, known as the Stony Brook Research and Technology Park. The first building, the 100,000 square foot Center For Excellence in Wireless Information Technology, opened in 2008. The second of these buildings, completed in 2011, was funded with a \$35 million appropriation from New York State, and is home to the 50,000 square foot Advanced Energy Research and Technology Center. The third building is expected to focus on biotechnology. In addition, \$45 million was included in New York State’s adopted 2008 budget for Stony Brook University to establish a law school. As enrollment at Stony Brook University continues to increase, the University continues to expand its facilities. In 2006, the University purchased the campus of Southampton College with funding



Brookhaven National Laboratory Campus.

provided by New York State, and although much of the Southampton campus was closed in 2010 and most academic classes were relocated to the Stony Brook campus, the Southampton campus still offers programs and classes.

Farmingdale State College continues to expand with the 2005 addition of a \$17 million, 400-bed dormitory. The College also plans to construct a new School of Business building with \$29 million of State funds and a new \$25 million student campus center is under construction and will be open by Fall 2012. Dowling College is planning a \$16 million 87,000 square foot Student Center including a gymnasium and a new \$12.5 million outdoor athletic complex opened in early 2008.

There are 11 full-service hospitals in Suffolk County. According to the New York State (NYS) Health Department, Long Island hospitals are spending hundreds of millions of dollars on major construction projects to expand and modernize their aging facilities. Since 2000, the NYS Health Department has approved 107 hospital construction projects on Long Island, at a cost of \$925 million. Stony Brook University Hospital is undergoing a five-year \$300 million expansion and update of its three-building hospital campus, including the expansion of its emergency, surgical and obstetrics departments. In 2009, Peconic Bay Medical Center in Riverhead completed a \$50 million expansion and renovation including the expansion of its emergency department and construction of a new 40,000 square foot surgical pavilion.

Suffolk County is home to Brookhaven National Laboratory (BNL), an atomic energy research facility that employs 2,900 people. In 2007, BNL completed construction of its Center for Functional Nanomaterials, an \$81 million, 94,000 square foot building whose construction was funded by the U. S. Department of Energy. Construction began on a new 87,000 square foot \$66 million Interdisciplinary Science Building in October 2010 and is expected to be completed in summer 2012. BNL was chosen by the U. S. Department of Energy as a site for development of the National Synchrotron Light Source II facility which is now under construction. When it is fully functional in 2015, this \$912 million facility is expected to provide unprecedented precision high-intensity light beams for use in medical, energy, and materials research. Recently, additional funding of \$150 million under the American Recovery and Reinvestment Act of 2009 was awarded to this project and \$162.1 million in funding has also been allocated for the continuing operation of the Lab's Relativistic Heavy Ion Collider.

Construction is under way on an \$86.6 million new Armed Forces

Reserve Center on Route 110 in Farmingdale. This 225,000 square foot facility will be a new base for 1,275 of Long Island's military personnel (the New York Army National Guard, Army Reserve, Naval Reserve and Marine Corps Reserve) and a command center in case of natural disaster or attack. The facility will contain administrative offices, storage space for military equipment, classrooms, conference rooms and training areas for the maintenance and operation of military equipment, and is expected to be completed by the end of 2011.

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