Shopping Centers and Downtowns Suffolk County, New York

May 2006

Suffolk County Department of Planning
Suffolk County ▪ New York

Shopping Centers
and
Downtowns

Suffolk County, New York

May 2006

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Page

EXECUTIVE SUMMARY . . . 1
INTRODUCTION . . . 5
DEMOGRAPHIC AND ECONOMIC TRENDS . . . 9
Population Trends . . . 11
Income Trends . . . 11
2002 Census of Retail Trade . . . 12
RETAIL CENTER DEFINITIONS . . . 15
General Retail Center Definitions . . . 17
Types of Downtowns and Shopping Centers . . . 17
INVENTORY OF SHOPPING CENTERS AND DOWNTOWNS . . . 19
Overview . . . 21
Shopping Centers . . . 21
Downtowns . . . 23
SHOPPING CENTER SPACE BY YEAR CONSTRUCTED . . . 25
Shopping Center and Downtown Square Footage Per Capita . . . 28
PROPOSED SHOPPING CENTERS . . . 31
VACANT STORES IN SHOPPING CENTERS AND DOWNTOWNS . . . 35
Downtown Vacancies . . . 37
Shopping Center Vacancies . . . 40
Vacancy Rates by Type of Shopping Center . . . 41
Vacancy Rates in Shopping Centers by Community . . . 42
Vacancy Rates in Large Shopping Centers . . . 45
Successes and Turnarounds . . . 46
Vacant Anchor Stores . . . 47
RETAIL AND NON-RETAIL USES . . . 49
CHANGES IN THE RETAIL MARKET . . . 53
New Stores . . . 55
Dominance of Big Box Retailers . . . 55
Increasing Size of Stores . . . 57
Lifestyle Centers . . . 58
The Evolution of Malls . . . 59
The Maturing of Outlet Centers . . . 59
Downtown Revitalization . . . 60
Internet Shopping . . . 61
RECOMMENDATIONS . . . 63
Overview . . . 65
Recommendations for Downtowns . . . 65
Recommendations for Shopping Centers . . . 70
Recommendations on Aesthetics and Pedestrian Safety in Downtowns and Shopping Centers . . . 73
BIBLIOGRAPHY . . . 77
APPENDIX . . . 81
Table I. Official NAICS Categories Instituted in 1997 for Census of Retail Trade . . . 83
Table II. Establishments Defined as Non-retail by the Suffolk County Planning Department. . . . 84
Table III. Summary Data on Shopping Centers and Central Business Districts, 2005,Suffolk Co., NY. . . . 85
Table IV. Shopping Centers Larger Than 100,000 Square Feet, Suffolk County, New York, 2005. . . . 86
Table V. Inventory of Shopping Centers and Downtowns, 2005, Suffolk County, New York. . . . 88
Table VI. Proposed Shopping Centers and Expansions, 2006, Suffolk County, New York . . . 107
Table VII. Retail Center Survey Results by Community, 2005, Suffolk County, New York. . . . 108

CONTENTS

Page

APPENDIX Continued

Table VIII. Ranking of Downtowns by Vacancy Rate, 2005, Suffolk County, New York 112
Table IX. Ranking of Communities by Vacancy Rate in Shopping Centers,2005, Suffolk County, New York 114
Table X. Percent of Occupied Storefronts Used For Retail Purposes, 2005, Suffolk County, New York . . 116

MAPS 117

Map 1 Downtown Districts . . . . Map 1
Map 2 Large Shopping Centers . . . . Map 2
Map 3 Shopping Center Vacancy Rates . . . . Map 3

TABLES

1. Retail Sales Data, Nassau and Suffolk Counties, New York 13
2. 1997 and 2002 Retail Sales by Major Retail Category, Suffolk County 14
3. Number of Shopping Centers by Type, in Order of Largest Number of Total Shopping Centers by Town, Suffolk County, 2005 21
4. Square Footage in Shopping Centers by Largest Amount of Total Square Footage by Town, Suffolk County, 2005 22
5. Number of Downtowns by Town, Suffolk County, 2005 23
6. Existing Shopping Center Square Footage by Date of Construction, Suffolk County 27
7. Shopping Center Square Footage Per Capita 28
8. Shopping Center and Downtown Square Footage Per Capita 29
9. Square Footage of Proposed Shopping Centers and Major Center Expansions, Suffolk County, 2005 33
10. Proposed Shopping Centers and Expansions Larger than 100,000 Square Feet, Suffolk County, 2005 34
11. Vacancy Rates in Downtowns by Town, Suffolk County 38
12. Vacancy Rates in Suffolk County's Largest Downtown Areas 38
13. Downtowns with the Highest Vacancy Rates, Suffolk County, 2005 39
14. Vacancy Rates in Shopping Centers, by Town, Suffolk County 41
15. Vacancy Rates by Type of Shopping Center, by Town, 2005 42
16. Communities with the Highest 2005 Shopping Center Vacancy Rates 43
17. Communities with Improved Shopping Center Vacancy Rates in 2005 44
18. Vacancy Rates in Shopping Centers Over 200,000 Square Feet, in Size Order: 1978, 1982, 1988, 1990, 1996, 2000 and 2005 46

FIGURES

1. Per Capita Income in Actual Dollars and Constant Dollars, Suffolk County, 1990 to 2003 12
2. Retail Sales, Nassau and Suffolk Counties, in Actual and Constant Dollars, 1997 and 2002 13
3. Typical downtown business district in Suffolk County, downtown Islip. 17
4. Westfield Shoppingtown South Shore Mall in Bay Shore, a regional shopping center 17
5. Riverhead Centre, a community shopping center 18
6. Center Moriches Square, a typical neighborhood shopping center. 18
7. A strip shopping center in Melville 18
8. Square Footage in Shopping Centers and Downtowns, 2005, Suffolk County, (Millions of Sq. Ft.) 21
9. Laudromats and other uses sometimes take up several storefronts. Photo taken in West Babylon. 23
10. Shopping Center Square Footage, Suffolk County, 1970, 1980, 1990, 2000 and 2005 28
11. Shopping Center and Downtown Square Footage Per Capita, Suffolk County, 1970, 1980, 1990, 2000, and 2005 30
12. Vacancy Rates in Downtowns, Suffolk County, 1978, 1982, 1989, 1996, 2000 and 2005 37
13. Downtown East Hampton, which had a 3% vacancy rate in 2005. 39
14. Downtown Lindenhurst, which had a 6% vacancy rate in 2005 39
15. Downtown Ronkonkoma near the railroad station, which had a 21% vacancy rate in 2005 39
16. Vacancy Rates in Shopping Centers, Suffolk County, 1978, 1982, 1988, 1990, 1996, 2000 and 2005 40
17. Vacant and Occupied Stores in Shopping Centers, Suffolk County, 1990, 1996, 2000 and 2005 40
18. Successful neighborhood shopping center in St. James. 41

Page

FIGURES Continued

19. Vacant shopping center store in the Town of Brookhaven 41
20. Successful neighborhood shopping center in Lindenhurst, Town of Babylon. 42
21. Vacant stores in the Bellport Outlet Center 2 in North Bellport. 43
22. Poor shopping center maintenance 43
23. Mattituck Plaza was 96% occupied in 2005. 44
24. The Smithaven Mall was 7% vacant in 2005. 45
25. Non-retail use in downtown Babylon. 51
26. Non-retail uses in a shopping center in North Patchogue 51
27. Proportion of Retail Stores in Downtowns and Shopping Centers, Suffolk County, 1988 to Present 51
28. Southampton village has a large downtown with mostly retail uses. 52
29. Brightwaters, a small downtown with mostly non-retail shops. 52
30. The number of nail salons has increased dramatically. Photo taken in Setauket 55
31. Prototype of new free-standing drug store in a strip commercial area. Photo taken in Lake Ronkonkoma . . 55
32. Home Depot opened in Riverhead in 2003 along with Wadbaums, which vacated its nearby Riverhead store in County Seat Plaza 56
33. Vacant K Mart store in Stony Brook which is proposed to be redeveloped as a Lowe's store 56
34. This free-standing Stop&Shop in Northport was once an eight store shopping center with a smaller supermarket 57
35. The average size of shopping centers continues to increase. Photo taken in Deer Park 57
36. Average Size of All Shopping Centers, Suffolk County, 1990 to 2005 58
37. Average Size of Stores in Shopping Centers, Suffolk County, 1990 to 2005. 58
38. Example of a lifestyle center outside Long Island 58
39. Sterns department store at Smithaven Mall that was demolished for redevelopment in a lifestyle center format 59
40. The original Bellport Outlet Center, where most of the stores were vacant in 2005 60
41. Restaurant in downtown Amityville 60
42. Downtown Greenport, which has a BID and has received downtown improvement grant funds from Suffolk County 61
43. Some retailers are unaffected by Internet sales. Photo taken in downtown East Moriches. 61
44. Downtown Bellport, a small downtown with few vacancies. 65
45. Downtown Southampton, Suffolk County's second largest downtown. 66
46. New building with ground floor retail and apartments above, in downtown Huntington 67
47. Downtown Huntington Station, where redevelopment could be aided by access to sewers 67
48. Gap between buildings in downtown St. James and downtown Hampton Bays. 67
49. Downtown Mattituck, where building lines are consistent. A new commercial building in downtown Deer Park, set back from the road, interrupting consistent building lines. 67
50. Gap in the center of downtown Copiague where a mixed-use building is proposed 68
51. Example of an uninviting storefront, clossed off with blinds. 68
52. Significant glass frontage creates a more appealing street scape. Photo taken in Shelter Island Heights 68
53. Village green at the edge of downtown Westhampton Beach. 68
54. Municipal parking sign in downtown Greenport. 69
55. Chain retailer coexisting with independent retailers in downtown Sayville. 69
56. Flower planter in downtown Port Jefferson, which has a BID. 70
57. Public restrooms in downtown Bridgehampton. 70
58. Example of a mixed-use development. 72
59. Downtown Bridgehampton in eastern Suffolk County 72
60. Aerial photo showing cross-access between shopping centers in Miller Place 72
61. Former Caldor site in East Patchogue 73
62. Attractive new shopping center in Holbrook 73
63. Architectural review can create or preserve attractive architecture. Photo taken in downtown Sag Harbor. . . 74
64. Signage should be regulated. This sign at a Farmingville shopping center is not only unattractive but it is also not useful 74
65. Noticeable crosswalk in downtown Huntington 75

CONTENTS

Page

FIGURES Continued

66. Well-maintained shopping center in Stony Brook 75
67. Dumpsters screened from view behind stores in downtown East Hampton 76
68. Attractive landscaping in downtown Westhampton Beach 76

MAPS **MAP**

1. Downtown Districts 1
2. Large Shopping Centers 2
3. Shopping Center Vacancy Rates 3

EXECUTIVE SUMMARY

In the Summer and Autumn of 2005, 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 in Suffolk County continues to rise modestly, while real incomes have declined since 2000.

- The 803 shopping centers in Suffolk County contain 37.1 million square feet of retail space and nearly half of that space is in large community shopping centers.

- 35% of Suffolk's existing shopping center space opened before 1970 but since 1990 shopping center space has increased by 36%.

- While population has increased by 15.5% in Suffolk County during the past 25 years, the amount of shopping center space has increased by 87%.

- Suffolk County's shopping center square footage per person was 11.3 in 1970 and was 25.2 in 2005.

- Since 1990, retailing has been characterized by an influx of large discount and "big box" retailers and larger stores overall.

- The percentage of vacant stores in downtown districts in 2005 was 7.3%, a slight improvement over the year 2000 figure (8.1%), and significantly better than in 1996 (11.5%).

- The percentage of vacant stores in shopping centers in 2005 was 7.8%, an improvement over the year 2000 figure (12.0%) and much improved from the 19.0% vacancy rate in 1996.

- The amount of shopping center square footage currently proposed but not yet built in Suffolk County totals 7.0 million square feet.

- Sufficient shopping center space presently exists in Suffolk County. Significant additional space added at this time could contribute to an increase in retail vacancies. An emphasis should be placed on redeveloping or occupying existing retail space.

INTRODUCTION

The Suffolk County Planning Department has maintained inventories of shopping centers and downtown business districts since the 1970s and surveyed vacancy rates for these retail centers in 1978, 1982, 1989, 1996, 2000 and 2005. Individually these surveys provide a snapshot of the retail market in Suffolk County and together they reveal trends in the local retail market. The purpose of this study is to examine trends in square footage, vacancy rates and retailing in Suffolk County.

Retailers are attracted to Suffolk County because of its favorable demographics. Suffolk County's population is greater than Nassau County's and was nearly 1.5 million in 2005. The number of households has continued to increase modestly 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 41 to 59 in 2005, comprise about one-third of Suffolk's total population and are in their prime earning years.

Suffolk County has consistently been part of one of the highest income areas in the United States. *Sales and Marketing Management* estimated that Long Island's 2004 effective buying income was 46% higher than the national figure. After several years of moderate real per capita income growth in the late 1990s, real per capita income levels in Suffolk County have declined since 2000. However, Suffolk County remains one of the highest income counties in the nation, ranking 106th of 3,111 counties in the U. S. in per capita income.

Between 1997 and 2002, retail sales in Suffolk County increased by 37% to $18 billion, according to the U. S. Census of Retail Trade, which is undertaken every five years. The next Census of Retail Trade will be taken in 2007.

Today, Suffolk County's shopping centers and downtowns contain 45.3 million square feet of floor space, with downtowns comprising 18% of the total square footage. Shopping center space in Suffolk County has increased 36% since 1990. The per capita square footage of shopping center and downtown retail space increased from 18 square feet per person in 1970 to 31 square feet for every person in 2005. The per capita square footage increased 72% from 1970 to 2005 while the population increased by just 32%. The amount of shopping center square footage currently proposed but not yet built in Suffolk County totals seven million square feet. While incomes and population in Suffolk County are increasing slowly or not at all, retail space in shopping centers continues to steadily increase.

This report analyzes Suffolk County's shopping centers and downtown business districts and excludes the strip commercial development outside the planned shopping centers and definable downtown areas. Free-standing stores under 100,000 square feet, and strip commercial development such as fast food and gas stations were generally not included in the field survey. Nevertheless, more than 12,000 storefronts were counted for this study. In this report, the information gathered is analyzed and recommendations are made regarding downtowns, shopping centers, their 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 County's population increased by 14% in the 1970s; growth was 3% in the 1980s and 7% in the 1990s. **Between 2000 and 2005, Suffolk County's population increased another 4.5% to 1.48 million residents. This slow growth trend is projected to continue in the future**, due to limited opportunities for major additional residential development.

The average household size declined in Suffolk County for 30 years starting in 1970. 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. However, the trend of decreasing average household size appears to have ended in Suffolk County. In 2005, the average household size in Suffolk County remained at 2.96, the same as in 2000.

The number of households in Suffolk County continues to grow slowly. The number of households increased by 70% during the 1960s, by 31% in the 1970s, by 10% in the 1980 and another 10% in the 1990s. Since 2000, Suffolk County added another 20,000 households, increasing by 4.4% to nearly 490,000 households.

Suffolk County's population continues 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 steadily and will continue to rise. In 2004 the number of persons aged 65 and over in Suffolk County was more than 177,000, up 26% since 1990.

Baby boomers (persons born between 1946 and 1964) total more than 400,000 and make up about 30% of Suffolk County's population. Baby boomers are now aged 41-59, generally considered the top earning years for working people. The population aged 40 to 59 in Suffolk County grew by 15% in the 1980s, by 22% in the 1990s and by 11% between 2000 and 2004 as the baby boomers aged into this group. Because the youngest baby boomers have just turned 40, the age 40-59 group will now begin to shrink as the baby boomers age out of this group.

Suffolk County's population aged 20 to 34 grew by 12% from 1980 to 1990, declined by 19% from 1990 to 2000 and held steady between 2000 and 2004. 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 and increased by 1% since 2000. 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 in eastern Suffolk County. The Suffolk County Department of Planning estimates that the seasonal tourist population can increase the total population of eastern Suffolk by more than 100% in the summer months.

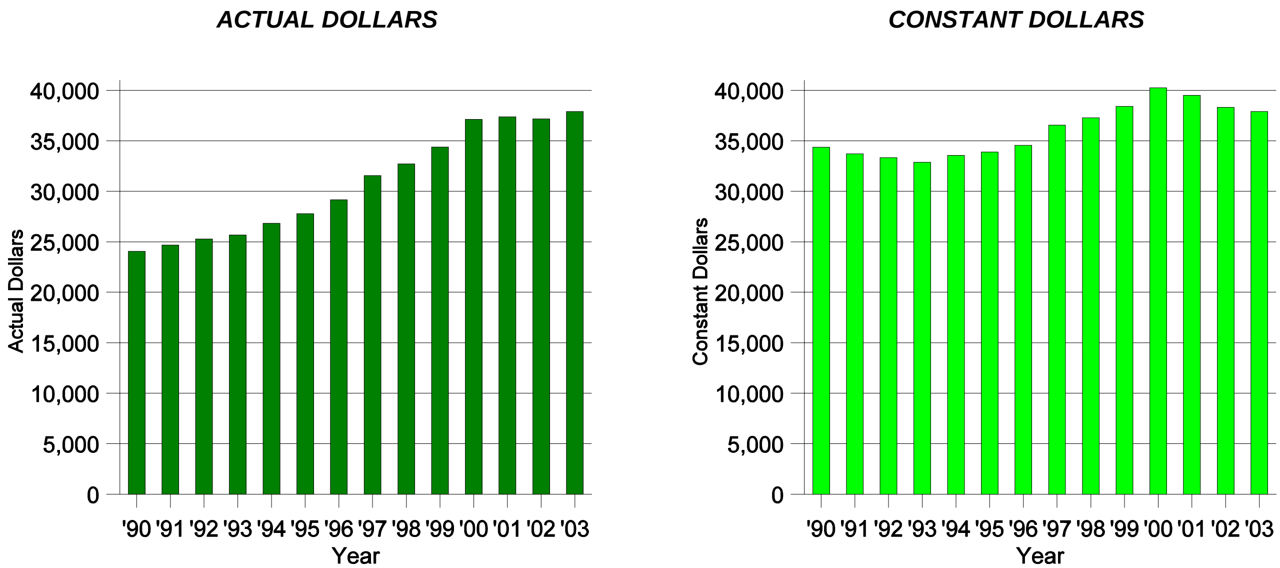
Income Trends

The Nassau-Suffolk region is one of the highest income areas in the United States. In 2004 *Sales and Marketing Management* ranked the Nassau-Suffolk region third highest in median household effective buying income of the twenty largest U.S. metropolitan markets. Long Island's effective buying income remained 46% above the national median in 2004.

The U. S. Bureau of Economic Analysis estimated that in 2003 Suffolk County's total personal income was $55.6 billion (ranking 5th of 62 counties in New York State) and per capita personal income was $37,901 (ranking 6th of 62 counties in New York State). **Suffolk's per capita income figure ranked 106th of 3,111 counties in the United States.** Nassau County residents generally have higher incomes than Suffolk County residents. Nassau's 2003 per capita income was $50,242, 33% higher than Suffolk's, ranking 3rd in New York State and 18th in the country.

Real per capita income (i.e. adjusted for inflation) in Suffolk County declined between 1990 and 1993 because of a recession, but then rose steadily through the 1990s until 2000. Between 2000 and 2001 Suffolk County's per capita income increased by only 0.6%. Per capita income decreased by 0.5% between 2001 and 2002 and increased by 2.0% between 2002 and 2003 (the most recent year available), less than the rate of inflation. **Constant dollar (real) per capita income in Suffolk County decreased in each year between 2000 and 2003.** (See Figure 1.) This trend is not favorable for growth in retail sales.

Figure 1. Per Capita Income in Actual Dollars and Constant 2003 Dollars, Suffolk County, 1990 to 2003



2002 Census of Retail Trade

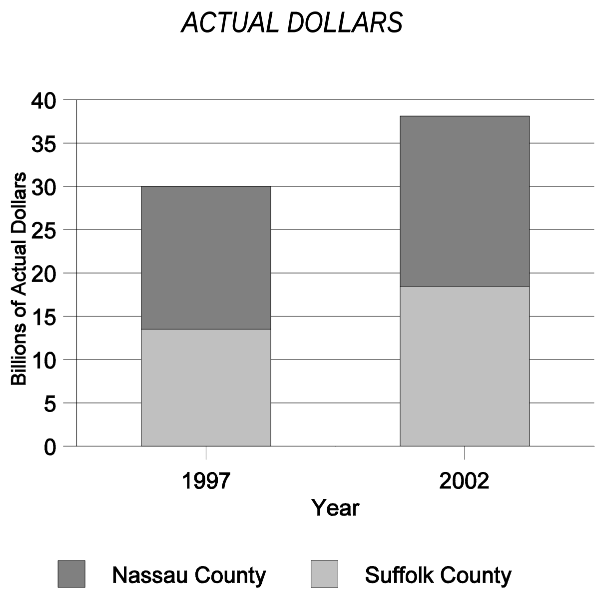
The U.S. Census Bureau's census of retail trade is taken every five years, and the most recent census of retail trade was taken in 2002. The 1997 and 2002 figures can be compared, but they are not comparable to previous retail trade censuses because in 1997 the federal government established a completely new business classification system called the North American Industry Classification System (NAICS). The previous Standard Industrial Classification (SIC) code categories are no longer used.

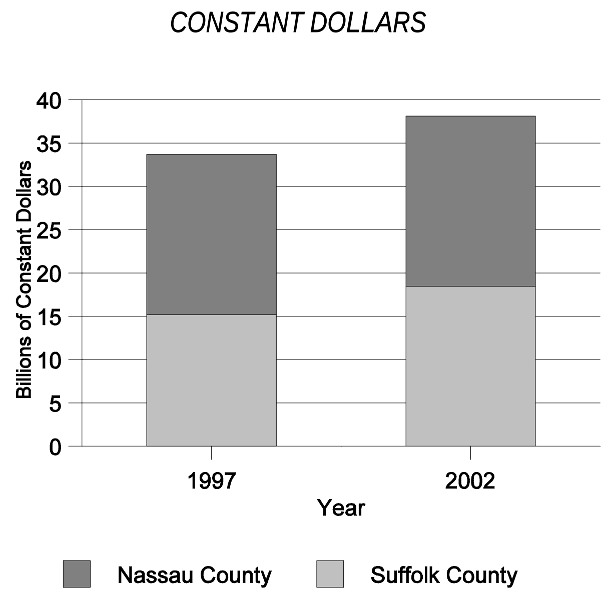
NAICS includes 12 major categories of retail establishments. A list of establishments defined as retail establishments by the NAICS can be found in Appendix Table I. These types of businesses were counted as retail establishments in the field survey of storefronts undertaken for this report. In addition, bars and restaurants, which were previously counted as retail establishments in the Census of Retail Trade prior to the switch to NAICS, were still counted as retail establishments in the field survey as they had been in previous Planning Department field studies. (Under the NAICS classification system, bars and restaurants are now included in the Food Service & Accommodation category). Appendix Table II contains a list of the types of establishments found in retail centers which were classified as non-retail by the Suffolk County Department of Planning.

Retail sales information from the Census of Retail Trade includes only those establishments with payroll. It should also be noted that many of the establishments included in the Census of Retail trade are situated outside of shopping centers and downtown business districts. Still, retail sales data from the Census of Retail Trade are important to analyze to view trends in retail sales and the retail market.

According to 2002 Census of Retail Trade, retail sales for the Nassau-Suffolk region totaled $38.1 billion . Between 1997 and 2002, retail sales rose by 37% in Suffolk County, by 19% in Nassau County and by 27% in the Nassau-Suffolk region. (See Figure 2.) In constant dollars, retail sales still rose between 1997 and 2002. When inflation is factored in, retail sales increased by 22% in Suffolk County, by 6% in Nassau County and by 13% in the Nassau-Suffolk region. (See Figure 2.)

Figure 2. Retail Sales, Nassau and Suffolk Counties, in Actual and Constant Dollars, 1997 and 2002.





In 2002, Suffolk County's 6,685 retail stores with payroll had sales of $18.5 billion. Between 1997 and 2002, the County added 292 retail establishments, and sales by retail establishments increased by 37%. Actual Nassau-Suffolk retail sales have rose in the five year period from 1997 to 2002 in total, per household, and per capita terms. When inflation is factored in, total retail sales, retail sales per household and per capita retail sales in constant dollars still rose between 1997 and 2002. Increases were generally more substantial in Suffolk County than in Nassau County. (See Table 1.)

Between 1997 and 2002 retail sales in Suffolk County rose by 21.7% in constant dollars. Constant dollar retail sales per household rose by 14.6%, and constant dollar retail sales per capita rose by 15.3%. These figures are indicative of a strong retail market and strong retail spending between 1997 and 2002.

Table 2 contains details from the 1997 and 2002 Census of Retail Trade by major NAICS retail category. Motor vehicle and parts dealers led the major retail categories in terms of annual sales ($4.9 billion) due to the high price of the 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, $3.0 billion. General merchandise stores (primarily department stores, warehouse clubs, and large discount department stores such as Target) moved from fourth to third, with 2002 sales of $2.1 billion (11% of the Suffolk County total), but consisted of just 131 stores in the county (2% of the county total). Building materials and garden supplies stores (including home centers like Home Depot) ranked fourth in sales, at $1.6 billion.

Clothing stores ranked fifth of the 12 major categories in terms of sales, totaling $1.2 billion in 926 stores. Health and personal care stores (primarily drug stores) had $1.2 billion in sales, ranking sixth, and gasoline stations ranked seventh with $970 million in sales. Non-store retailers which include fuel dealers, electronic shopping and mail order houses, had $935 million in sales, ranking eighth. Each of the four remaining major retail categories had sales of less than $600 million.

Table 1. Retail Sales Data, Nassau and Suffolk Counties, New York

	Suffolk 2002	Suffolk 1997	Suffolk % Change	Nassau 2002	Nassau 1997	Nassau % Change
Total, in Billions of Actual $	18.47	13.51	36.7%	19.65	16.48	19.2%
Total, in Billions of Constant $	18.47	15.18	21.7%	19.65	18.52	6.1%
Per Household, in Actual $	38,813	30,156	28.7%	43,768	37,386	17.1%
Per Household, in Constant $	38,813	33,881	14.6%	43,768	42,004	4.2%
Per Capita, in Actual $	12,818	9,895	29.5%	14,659	12,073	21.4%
Per Capita, in Constant $	12,818	11,117	15.3%	14,659	14,132	3.7%

Source: U.S. Bureau of the Census: Census of Retail Trade, 1997 and 2002, LIPA, Suffolk County Department of Planning

Table 2. 1997 and 2002 Retail Sales by Major Retail Category, Suffolk County

	2002	1997	1997-2002
Category	Sales in $Millions	Sales in $Millions	% Change
Motor Vehicle & Parts Dealers	4,963	3,431	45%
Food & Beverage Stores	3,031	2,425	25%
General Merchandise Stores	2,117	1,481	43%
Building Materials & Garden Supplies Stores	1,902	1,557	22%
Clothing & Accessories Stores	1,226	877	40%
Health & Personal Care Stores	1,195	815	47%
Gasoline Stations	970	768	26%
Non-store Retailers	935	502	86%
Electronics & Appliance Stores	573	436	32%
Miscellaneous Retail Stores	559	420	33%
Furniture and Home Furnishings Stores	500	372	35%
Sporting Goods, Hobby, Book, & Music Stores	498	427	17%
Suffolk County Total	18,470	13,510	37%

Source: U.S. Bureau of the Census: Census of Retail Trade, 1997 and 2002

Between 1997 and 2002, the fastest growing retail segment in Suffolk County was non-store retailers (including Internet and catalog sales), whose sales increased 86%. The next largest increase in sales occurred in the health & personal care stores (drug stores), whose sales increased by 47%. Sales at motor vehicle and parts dealers increased by 45% and clothing & accessories stores sales rose by 40%. The slowest sales growth occurred in sporting goods, hobby, book, & music stores (17%).

Consumer Spending Outlook

Consumer spending is expected to slow in 2006. Americans have used home-equity loans and credit card debt to finance a years-long shopping spree. The Long Island housing market is beginning to crest, and since interest rates are not declining, the mortgage refinancing wave has ended. Because of high housing prices, many residents of Nassau-Suffolk carry a lot of mortgage debt and if interest rates rise, adjustable rate payments will increase. High energy prices have hurt consumers in Nassau-Suffolk because residents tend to drive more because of Long Island's development pattern and lack of public transportation.

The national savings rate is now negative. There aren't a lot of places for consumers to find extra spending money. Instead, consumers will have to rely on income, and in recent years incomes have been stagnant or have declined both nationally and in Suffolk County. Consumers must now come to terms with the record levels of debt they have accumulated in recent years, and these trends do not bode well for future retail and service sales figures.

According to *Sales and Marketing Management*, 2004 retail sales per household on Long Island was $51,000, 44% higher than the national average. Yet consumers on Long Island may be beginning to curtail spending. Sales tax revenues are a gauge of spending compiled by the New York State Department of Taxation and Finance. **In 2005 sales tax revenues increased by 3.2% in Nassau-Suffolk, but that increase did not even keep up with inflation** which was 3.9% for the metropolitan area in 2005. This was the lowest increase in sales tax revenue so far this decade.

DEFINITIONS

General Retail Center Definitions

A **downtown** or **central business district** is that portion of a community that contains the traditional "main street" business core of a community. Concentrated retail and service activity dominates the downtown area, but a mix of office, residential and institutional uses may also be found. Stores are usually individually owned and managed, and the majority of the buildings are sited close to public roads. (See Figure 3.) On-street parking is often supplemented by off-street parking located behind the stores and in municipal parking lots.

Figure 3 - Typical downtown business district in Suffolk County, downtown Islip.

A **shopping center** is defined as a group of four or more retail and other commercial establishments that is planned, developed, owned, and managed as a single property. It provides off-street parking on the site. All retail buildings greater than 100,000 square feet in size and free-standing supermarkets are also included in the shopping center inventory because of the large size and sales volume of these stores.

A **commercial strip** is commercial development that is located along a major road, outside of traditional downtown areas and planned shopping centers. It is less dense than development in downtown areas and results from strip commercial zoning 100 to 200 feet deep along these major roads. Establishments in commercial strips include free-standing retail stores smaller than 100,000 square feet and commercial buildings containing three or fewer stores. This report focuses on Suffolk County's shopping centers and central business districts and does not inventory buildings in commercial strips.

Types of Downtowns and Shopping Centers

A **regional downtown** contains many retail and service shops, apartments and large office buildings, and large department stores. The regional downtown is also a major employment center and has a service area radius of five miles. A **community downtown** generally contains more than 100 retail shops and at least one large anchor store. The community downtown often contains apartments and office buildings and its service area radius is three miles. A **neighborhood downtown** typically does not contain more than 100 stores nor a large anchor store.

All downtowns provide convenience retail shopping such as restaurants, small food stores (such as delis), and personal services, and can contain public facilities and legal, medical, and other small offices. For the purposes of this study, a business district must have clusters of downtown style buildings with at least14 stores.

A **regional shopping center** in Nassau or Suffolk counties is a shopping center larger than 750,000 square feet of gross leasable area, 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 - Westfield Shoppingtown South Shore Mall in Bay Shore, a regional shopping center.

A **community shopping center** is a shopping center larger than 100,000 but less than 750,000 square feet in size. The community shopping center contains at least one major anchor store. In the past, a 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. (See Figure 5.) The center may also contain small stores. Parking at these community shopping centers is ample. A community shopping center's service radius is three miles and the population served is between 20,000 and 100,000 people.

Figure 5 - Riverhead Centre, a community shopping center.

Free-standing retail buildings greater than 100,000 square feet in size 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. Costco, Home Depot and Target are examples of large free-standing stores in Suffolk County classified as community shopping centers.

Figure 6 - Center Moriches Square, a typical neighborhood shopping center.

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 separated from the street by a parking field. The center usually contains an anchor store, often a supermarket or large drug store, which is larger than the remaining stores. (See Figure 6.) Examples of the smaller stores are a restaurant, dry cleaner, hair stylist, liquor store, or bank. 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 free-standing supermarkets are classified as neighborhood shopping centers. These retailers act as neighborhood shopping centers because of their relatively large size and sales volume.

A **strip shopping center** contains the same types of stores as the neighborhood shopping center, but with no anchor store. A strip center is a group of at least four similarly sized stores owned and managed as a unit. It usually contains less than 15,000 square feet and fewer than 10 stores. A strip shopping center contains a small parking lot in front of the center as can be seen in Figure 7, or sometimes on the side of the center.

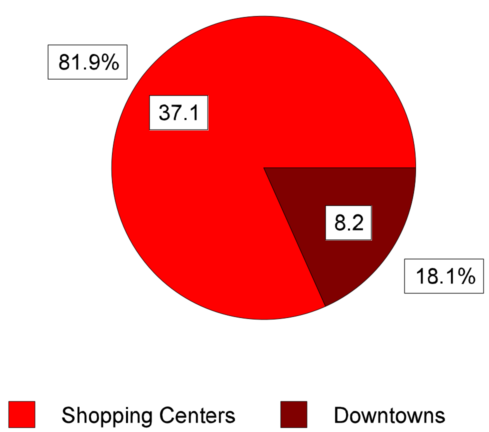
Figure 7 - A strip shopping center in Melville.

INVENTORY OF SHOPPING CENTERS AND DOWNTOWNS

Overview

Suffolk County's shopping center and downtown business district space totals 45.3 million square feet, of which **downtown square footage comprises 8.2 million square feet. The square footage of shopping centers in Suffolk is 37.1 million** (see Figure 8). The established downtowns were developed prior to the relatively recent phenomenon of shopping centers. Some of the county's downtowns date to the 18th century while many of the first shopping centers were built in the 1950s. The growth of shopping centers is directly related to the County's population growth and development pattern since 1950.

Figure 8. Square Footage in Shopping Centers and Downtowns, 2005, Suffolk County (Millions of Sq. Ft.)



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. In the 1990s, there was significant large-scale construction of large supermarkets, large community shopping centers and especially large "big box" retail stores.

More than four million square feet of shopping center space opened between 1995 and 1999 in Suffolk County. In 1999 alone more than 1.3 million square feet of retail space opened. In the 1990s in Suffolk County, 24 new shopping centers over 100,000 square feet were built, and there were seven 100,000+ square foot additions to shopping centers. Since 2000, 11 shopping centers over 100,000 square feet have opened in Suffolk County.

Shopping Centers

According to the inventory of shopping centers maintained by the Suffolk County Department of Planning, **803 shopping centers existed in Suffolk County in 2005.** More than half of the shopping centers (474) in the inventory are classified as strip shopping centers. However, the bulk of the shopping center square footage in the County is contained in its 231 neighborhood shopping centers and 94 community shopping centers.

Four regional shopping centers exist in Suffolk County: Walt Whitman Mall in the Town of Huntington, Westfield Shoppingtown South Shore Mall in the Town of Islip, Smithaven Mall that lies on the boundary of the Towns of Smithtown and Brookhaven, and the 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, 2005

Town	TOTAL	Regional	Community	Neighborhood	Strip
Brookhaven	**265**	0.5	40	78	146
Islip	**161**	1	18	40	102
Huntington	**132**	1	8	36	84
Babylon	**115**	0	12	31	72
Smithtown	**72**	0.5	8	23	38
Southampton	**23**	0	1	9	13
Riverhead	**22**	1	6	7	8
Southold	**9**	0	1	2	6
East Hampton	**7**	0	0	4	3
Shelter Island	**3**	0	0	1	2
TOTAL	**803**	**4**	**94**	**231**	**474**

Source: Suffolk County Department of Planning

Since the Department's last major shopping center study in 2001, there was little change in the total number of shopping centers in Suffolk County. The total number of shopping centers declined from 804 to 803. The number of strip shopping centers decreased from 481 in 2001 to 474 in 2005. Although several new strip shopping centers were constructed in the period, a number of strip shopping centers failed to have the required four stores in both the 2000 and 2005 field inspections and were therefore dropped from the inventory. In many instances, strip centers that were dropped contained stores that had expanded to include more or all of the center. (See Figure 9.) For example, a few strip centers became dominated by large laundromats, and were thus dropped from the inventory because they had fewer than four stores in two consecutive field inspections five years apart.

Between 2001 and 2005, the number of regional shopping centers and the number of neighborhood shopping centers stayed the same in Suffolk County. However, the number of community shopping centers increased by six, reflecting the continuing trend of large size shopping center and big-box store construction.

Of the four shopping center types, **community shopping centers account for nearly half (48%) 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. Square footage in community shopping centers in Suffolk County now totals more than 17 million square feet.

Neighborhood shopping centers account for another 10.1 million square feet, or 27% of the Suffolk County shopping center square footage. Strip shopping centers, due to their small size, amount to only 12% of all shopping center square footage, despite the large number of strip centers. The four regional shopping centers comprise another 13% of Suffolk County's shopping center square footage.

Table 4 shows the square footage of shopping centers in each town by type of center, in town order by total shopping center square footage. **More than one-third of Suffolk's shopping center square footage is located in the Town of Brookhaven**, which has 12.9 million square feet of shopping center space. 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 2.3 million square feet, one-third of which is comprised of the 777,000 square foot Tanger Outlet Center. The other eastern Suffolk towns have far less shopping center space.

The community of Commack contains 6% of all the shopping center space in Suffolk County, even without a regional shopping center. Commack is located midway between the Walt Whitman and Smithaven regional malls and is on the edge of these malls' service areas. The large shopping centers in Commack fill that service area gap. Interestingly, stores that are frequently found in regional malls tend to also locate in large shopping centers that are relatively far from the nearest regional mall. Examples of these shopping centers include Great South Bay Shopping Center in West Babylon, Gateway Plaza in North Patchogue, South Port in Shirley, and Bridgehampton Commons.

Table 4. Square Footage in Shopping Centers by Largest Amount of Total Square Footage by Town, Suffolk County, 2005

Town	TOTAL	Regional	Community	Neighborhood	Strip
Brookhaven	**12,897,000**	900,000	7,043,000	3,584,000	1,370,000
Islip	**7,059,000**	1,234,000	3,274,000	1,569,000	982,000
Huntington	**5,247,500**	1,175,000	1,695,000	1,550,000	827,500
Babylon	**4,842,500**	0	2,658,000	1,555,000	629,500
Smithtown	**3,617,000**	632,000	1,611,000	1,019,000	355,000
Riverhead	**2,324,500**	777,000	1,149,000	320,000	78,500
Southampton	**728,000**	0	288,000	339,000	101,000
Southold	**258,500**	0	122,000	67,000	69,500
East Hampton	**101,500**	0	0	73,000	28,500
Shelter Island	**21,500**	0	0	14,000	7,500
TOTAL	**37,097,000**	**4,718,000**	**17,840,000**	**10,090,000**	**4,449,000**

Source: Suffolk County Department of Planning

Figure 9 - Laundromats and other uses sometimes take up several storefronts. Photo taken in West Babylon.

Between 2001 and 2005, the total space in strip shopping centers decreased by less than 1%. At the same time, space in neighborhood shopping centers increased by 3% and **space in community shopping centers increased by 8% between 2001 and 2005**. This increase reflects the current market and development preference for construction of large community shopping centers and large big-box stores.

Downtowns

Suffolk County has 72 defined downtown areas. The majority of these downtowns are smaller neighborhood downtowns. No downtowns in Suffolk County qualify as regional downtowns, but 16 are classified as community downtowns. The largest downtowns in Suffolk County are Huntington, Southampton, Babylon, Bay Shore, and Patchogue. The number of downtowns in a town is generally proportional to the area of the town. Accordingly, Brookhaven has the largest number of downtowns with 15, followed by Islip with 13, Huntington with 11, Babylon with 10, and Southampton with eight. Table 5 details the number of downtowns in each town by type of downtown.

One downtown area was added to the downtown business district inventory since the last report, East Hampton North. This downtown, with 14 stores, is a cluster of retail buildings with its own identity as a shopping district separate from the main East Hampton downtown.

Table 5. Number of Downtowns by Town, Suffolk County, 2005

Town	TOTAL	Regional	Community	Neighbor-hood
Brookhaven	15	0	2	13
Islip	13	0	2	11
Huntington	11	0	2	9
Babylon	10	0	3	7
Southampton	8	0	3	5
Southold	4	0	1	3
East Hampton	4	0	1	3
Smithtown	3	0	1	2
Riverhead	2	0	1	1
Shelter Island	2	0	0	2
TOTAL	72	0	16	56

Source: Suffolk County Department of Planning

Since the last report in 2001, two small business districts were deleted from the downtown inventory for this report. The two districts are the Jamesport business district and the Shelter Island business district. These two areas did not have enough clustered storefronts in the 2005 survey to justify their inclusion. These and other areas with "commercial nodes" will be monitored for inclusion as downtowns in future studies.

Appendix Table III shows the number of shopping centers and downtowns by town. The table shows data on the total square footage by type of center, along with the number of centers and the number of stores by center type.

Maps 1 and 2 at the end of this publication show the locations of all downtowns in Suffolk County, and the locations of all shopping centers larger than 100,000 square feet in Suffolk County.

Appendix Table IV lists all shopping centers in Suffolk County larger than 100,000 square feet, in order of size. The table also provides additional information about each center, including anchor stores, community location, square footage, year opened, and number of stores.

Appendix Table V is a complete listing of every shopping center and downtown district in Suffolk County. The list is organized by town, then by community and village within each town. The table lists each center, its anchor stores, street location, square footage, year open, number of stores, and property acreage.

SHOPPING CENTER SPACE BY YEAR CONSTRUCTED

New shopping centers continue to be built in Suffolk County. Currently there are five shopping centers under construction. The 336,000 square foot shopping center in Commack that will contain Wal-Mart, Home Depot and Kohls was just beginning construction in early 2006 and is the largest shopping center currently under construction in Suffolk County.

The date of construction of each existing shopping center was researched and analyzed. Expansion of shopping centers was also analyzed. Table 6 details, by town, the amount of shopping center space built before 1970 and during the 1970s, 1980s, 1990s, and between 2000 and 2005.

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, the existing 363,000 square feet are noted as being built in 1959 (the "before 1970" category).

Shopping centers as we know them today were first constructed in the 1950s. Shopping centers built before 1970 in Suffolk County account for 12.5 million square feet, built during the 1950s and the 1960s, the years of greatest population growth in Suffolk County. Then in the 1970s, another 7.5 million square feet of space opened, following the large population gains of the 1960s. 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 was added.

The 1990s were characterized by a dramatic increase in shopping center construction despite modest population gains; **8 million square feet of space was added in the 1990s**. In the 1990s, shopping center square footage increased by 31% in Suffolk County despite a population increase of only 7% for the county in the same period.

Between 2000 and 2005 another 3.4 million square feet of retail space was added in Suffolk County. This figure represents a 10% increase in square footage in 5 years (compared to a population increase of 4.5% in the same time period). Figure 10 shows Suffolk County's growth in total shopping center square footage since 1970. **Since 2000, the most shopping center space has been added in the Town of Brookhaven (1.3 million square feet), followed by the Town of Riverhead (576,000 square feet) and the Town of Babylon (537,500 square feet). Riverhead's shopping center space has increased 33% since 2000.**

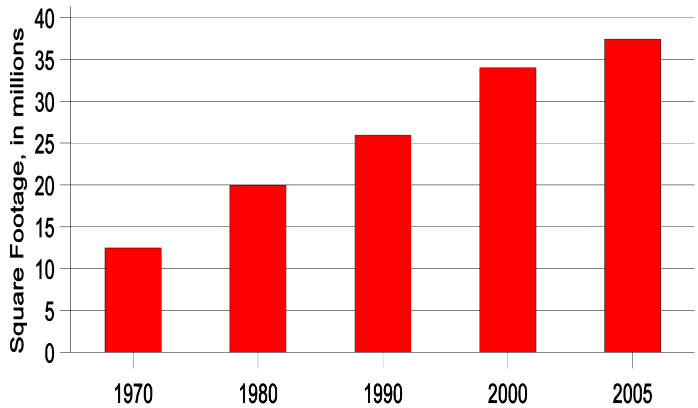
At the current pace, a total of six or seven million square feet of shopping centers will be added in Suffolk County this decade, a slower pace than in the 1990s but still a significant addition of shopping center space.

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 to 2005
Babylon	1,776,000	862,500	733,000	933,500	537,500
Brookhaven	2,927,000	3,281,500	2,763,500	2,670,500	1,324,000
East Hampton	26,000	8,500	32,000	35,000	0
Huntington	2,739,500	865,000	815,500	684,000	405,500
Islip	3,180,500	1,247,500	798,000	1,758,000	85,000
Riverhead	131,000	230,500	211,500	1,149,000	576,000
Shelter Island	17,500	0	0	0	4,000
Smithtown	1,593,000	548,000	421,000	674,000	381,000
Southampton	83,500	271,500	126,000	147,000	100,000
Southold	0	164,000	84,500	10,000	0
TOTAL	**12,474,500**	**7,479,000**	**5,985,000**	**8,061,000**	**3,413,000**

Source: Suffolk County Department of Planning

Figure 10. Shopping Center Square Footage, Suffolk County, 1970, 1980, 1990, 2000, and 2005



Shopping Center and Downtown 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 15.5% in Suffolk County during the past 25 years, the amount of retail space has increased by 87%. **In 2005, there are 25 square feet of shopping center space per person in Suffolk County.** (See Table 7.)

The Town of Riverhead leads all towns with 73 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 24 of the 73 per capita square footage in the town. However, even without Tanger, Riverhead would still have 49 square feet of shopping center space per capita, far greater than any other town.

Table 7. Shopping Center Square Footage Per Capita

Town	1970	1980	1990	2000	2005
Babylon	9	13	17	20	22
Brookhaven	12	17	22	26	27
East Hampton	2	2	4	5	5
Huntington	14	18	23	26	26
Islip	11	15	17	22	21
Riverhead	7	18	25	62	73
Shelter Island	11	8	8	8	9
Smithtown	14	18	23	28	30
Southampton	2	8	11	11	12
Southold	0	9	13	13	12
SUFFOLK	**11**	**16**	**20**	**24**	**25**

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 (not including the large center just under construction in Commack on Crooked Hill Road), 30% higher than in 1990. In the past ten 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 nearly 1.5 million square feet of shopping center space, and the portion of Commack in the Town of Huntington has approximately 700,000 square feet of shopping center space.

Brookhaven Town contains 27 square feet of shopping center space per capita, followed by Huntington Town with 26 square feet per capita. The Town of Babylon has 22 square feet per capita and Islip has 21 square feet per capita, down slightly since 2000 due to a lack of recent significant shopping center construction in Islip. In all of western Suffolk (Babylon, Brookhaven, Huntington, Islip, and Smithtown), per capita square footage in shopping centers has increased by 25% since 1990 and by 58% since 1980.

The east end towns (with the exception of Riverhead) have the lowest per capita shopping center square footage. Southold and Southampton each have 12 square feet per capita, followed by Shelter Island with 9, 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 25 square feet of shopping center space per capita, essentially the same as the five western towns.

Suffolk County's 25.2 square feet of shopping center space per capita was 27% higher than the national figure of 19.8 in 2003. Nassau County had 21.8 square feet per capita. California's per capita square footage was 20.4, Florida was 26.4, Texas was 17.3, and New York State had 13.6 square feet per capita. Even if Suffolk County's strip shopping centers were excluded, Suffolk would still have 22.0 square feet of shopping center space per capita, 11% above the national figure.

The shopping center and downtown retail square footage was combined and total per capita square footage computed in Table 8. For these calculations, it was assumed that in 1970 92% of the 2005 downtown square footage existed. In 1980, the percentage was assumed to be 94%, in 1990 it was 96% and in 2000 it was 98% of the 2005 amount, to account for the very modest commercial construction and growth that has occurred in downtown districts.

Table 8. Shopping Center and Downtown Square Footage Per Capita

Town	1970	1980	1990	2000	2005
Babylon	15	19	23	26	29
Brookhaven	17	21	25	29	30
East Hampton	43	35	33	29	28
Huntington	20	25	30	33	35
Islip	15	18	21	25	25
Riverhead	21	31	37	73	81
Shelter Island	34	28	26	26	26
Smithtown	17	22	26	31	34
Southampton	35	36	38	34	34
Southold	21	27	31	30	28
SUFFOLK	**18**	**22**	**26**	**30**	**31**

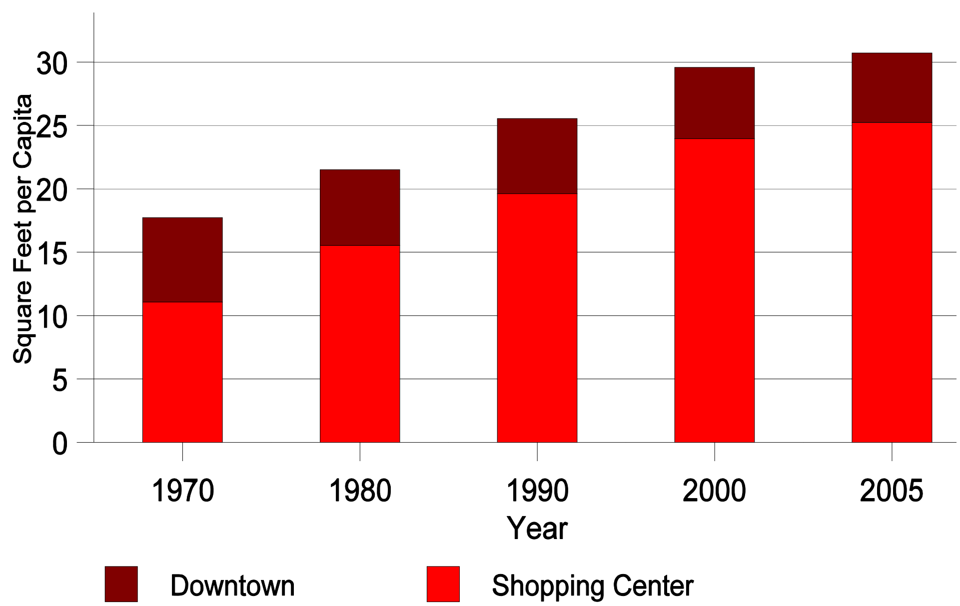
Source: Suffolk County Department of Planning

Riverhead again has by far the highest per capita square footage in 2005, with 81 square feet of shopping center and downtown space per capita. All of the other towns each contain between 25 and 35 square feet per capita. The five east end towns of East Hampton, Riverhead, Shelter Island, Southold, and Southampton together have 43 square feet of shopping center and downtown space per capita. This figure is significantly greater the five western Suffolk towns which together have 29 square feet of shopping center and downtown space per capita. 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 downtown 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 downtowns is in the Town of Huntington (35), followed by Smithtown (34). These two towns have the highest incomes in Suffolk County. Brookhaven follows with 30 square feet per capita, then Babylon with 29 and Islip is lowest with 25 square feet of shopping centers and downtowns per capita. Since 1980, per capita square footage in the five western Suffolk towns has increased from 20.5 to 29.5, a 44% increase.

For all of Suffolk County, per capita shopping center and downtown square footage is currently 30.7, up from 25.5 in 1990 and 21.5 in 1980. downtown 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 and relatively little construction takes place in downtown districts. (See Figure 11.)

Figure 11. Shopping Center and Downtown Square Footage Per Capita, Suffolk County, 1970, 1980, 1990 , 2000, and 2005



PROPOSED SHOPPING CENTERS

The Suffolk County Department of Planning's inventory of proposed shopping centers in Suffolk County contains 7,008,000 square feet of proposed new shopping center space. This inventory includes shopping centers proposed since about 2000. 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, especially if no changes of zone are needed.

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 more than two million square feet of space. Babylon Town has several large proposals totaling nearly 1.5 million square feet of space. Despite tremendous shopping center construction since 1990, the Town of Riverhead has eight proposed shopping centers totaling 1.2 million square feet. Islip has three large proposed shopping centers totaling one million square feet. Smithtown has two large proposals with one half million square feet total. Table 9 shows 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 still Brookhaven Walk (formerly Brookhaven Town Center) in Yaphank, with a proposed square footage of 850,000. A Tanger Outlet Center in Deer Park is proposed to contain 805,000 square feet of space. Nineteen other proposed shopping centers or center expansions are larger than 100,000 square feet in size. Table 10 lists the proposed shopping centers over 100,000 square feet in order of square footage.

In addition to these proposed shopping centers and shopping center expansions, two significant proposals contain substantial square footage of new downtown style space. **In the Town of Islip, the Heartland Town Square development is proposed to contain 560,000 square feet of retail in its first phase.** And in the Town of Huntington, the Orchard Park development is proposed to contain 190,000 square feet of retail. Each of these developments has been promoted as pedestrian friendly and would likely be classified as a new downtown district.

Appendix Table VI contains a complete listing of proposed shopping centers and shopping center expansions Suffolk County. The table includes information on the community and street location of each proposed center, potential anchor stores, total square footage, and the property acreage for each proposed center.

Table 9. Square Footage of Proposed Shopping Centers and Major Center Expansions, Suffolk County, 2005

Town	Number of Proposed Centers	Total Square Footage
Babylon	6	1,474,000
Brookhaven	13	2,587,000
East Hampton	0	0
Huntington	4	119,000
Islip	3	1,042,000
Riverhead	8	1,190,000
Shelter Island	0	0
Smithtown	2	519,000
Southampton	2	77,000
Southold	0	0
TOTAL	**38**	**7,008,000**

Source: Suffolk County Department of Planning

Table 10. Proposed Shopping Centers and Expansions Larger than 100,000 Square Feet, Suffolk County, 2005

Name	Town	Community	Street	Square Footage
Brookhaven Walk	Brookhaven	Yaphank	William Floyd/L.I.E.	850,000
Tanger Outlet Center	Babylon	Deer Park	Commack Road	805,000
495 Station Plaza	Brookhaven	Yaphank	William Floyd/L.I.E.	800,000
Islip Town Center	Islip	Holbrook	Route 27 / 454	600,000
The Shops at Riverhead	Riverhead	Riverhead	Route 58	475,000
Wal-Mart, Home Depot, Kohls	Smithtown	Commack	Crooked Hill Road	377,000
Central Islip Town Ctr (expan.)	Islip	Central Islip	Carleton Avenue	302,000
Wal-Mart (anchor)	Babylon	East Farmingdale	Route 110	278,000
---	Riverhead	Riverhead	Route 58	200,000
Wal-Mart (anchor)	Riverhead	Calverton	Route 58	195,000
Lowe’s (anchor)	Brookhaven	Sound Beach	Route 25A	176,000
Moriches Center	Brookhaven	Moriches	Montauk Hwy.	147,000
Lowe’s	Babylon	East Farmingdale	Route 110	143,000
Stop & Shop (anchor)	Smithtown	Kings Park	Pulaski Road	142,000
Home Depot	Islip	Hauppauge	L.I.E.	140,000
Tanger / Costco (expan.)	Riverhead	Calverton	Route 25	137,000
---	Brookhaven	Selden	Route 25	125,000
Stew Leonard’s	Babylon	East Farmingdale	Route 110	122,000
Deer Park Shopping Center	Babylon	Deer Park	Commack Road	115,000
---	Brookhaven	Medford	Horse Block Road	102,000
Expressway Plaza (expan.)	Brookhaven	Farmingville	North Ocean Ave.	101,000

Source: Suffolk County Department of Planning

VACANT STORES
IN SHOPPING CENTERS AND DOWNTOWNS

Between June and October of 2005 the Suffolk County Planning Department field inspected every retail center in Suffolk County. Over 1,200 miles were driven to visit 72 downtown business districts and more than 800 shopping centers. This field work updated the current database of shopping centers and downtown 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 identifying and enumerating the number of retail, non-retail and vacant stores in each center. Community locations of each shopping center correspond to incorporated villages and census designated places from the 2000 U. S. Census. The inventory of retail centers was updated with this information.

Vacancy rates for downtowns and shopping centers were calculated by town and community based on the 2005 field survey. As the Suffolk County Department of Planning has done in the past, these **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 use is "coming soon" is considered occupied. To avoid artificially inflating vacancy rates, stores under construction and newly constructed stores are not included in the vacancy rate calculations.

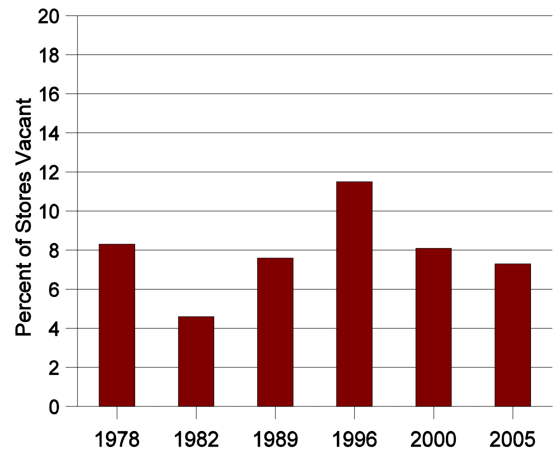
The field survey results are detailed in Appendix Table VII. This table shows, by community within each town, the number of retail storefronts, non-retail storefronts, and vacant storefronts in shopping centers and downtown areas, and shows the vacancy rate for shopping centers and downtowns by town and community.

Downtown Vacancies

The vacancy rate in Suffolk County downtowns was 7.3% in 2005, a continued improvement from the 8.1% rate in 2000 and 11.5% in 1996. Vacancy rates were previously surveyed in the years 1989, 1982, and 1978. The 2005 Suffolk County downtown vacancy rate was lower than all five previous survey years except 1982. (See Figure 12.)

Downtown business districts were the only primary 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 outside of downtown areas. By 1978, the vitality of downtowns 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 Downtowns began to stabilize, and vacancy rates were lower than in 1978. During the 1980s, downtowns began to incorporate more non-retail uses. These non-retail uses helped keep vacancy rates down in most downtowns.

Figure 12. Vacancy Rates in Downtowns, Suffolk County, 1978, 1982, 1989, 1996, 2000 and 2005



By 1989, as employment and retail sales on Long Island began to stagnate and numerous small shopping centers opened, the downtown vacancy rate rose higher than the 1982 level. By 1996, Long Island real retail sales figures were stagnant despite fours years of job growth. Still more stores had vacated downtowns and the vacancy rate in all downtowns in Suffolk climbed above 10%, but the downtown vacancy rate was lower than the vacancy rate in shopping centers. As the local economy continued to improve during the late-1990s and some downtowns underwent some aesthetic improvements and some became more boutique and service-oriented, vacancy rates in downtowns improved. This trend has continued since 2000.

Downtown vacancy rates in almost all 10 towns 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 downtowns declined in every town except East Hampton, where there was a slight increase. Similarly, **between 2000 and 2005, vacancy rates in downtowns improved in eight of the ten towns.** Only Brookhaven and Southampton had small increases in vacancy rates. In 2005, 338 vacant storefronts were counted among 4,638 storefronts in downtowns in Suffolk County. Table 11 shows downtown vacancy rates for all downtowns in each town for the six survey years.

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

Town	1978	1982	1989	1996	2000	2005
Babylon	8.2%	4.5%	6.7%	11.0%	9.2%	**7.9%**
Brookhaven	9.3%	5.8%	7.5%	13.0%	9.4%	**10.2%**
East Hampton	5.9%	3.4%	0.9%	3.1%	4.6%	**2.8%**
Huntington	6.0%	3.9%	6.3%	8.1%	6.8%	**6.5%**
Islip	10.3%	7.5%	11.5%	21.7%	10.9%	**10.6%**
Riverhead	10.8%	8.0%	20.5%	21.8%	13.1%	**9.8%**
Shelter Island	N/A	N/A	N/A	N/A	10.2%	**6.7%**
Smithtown	2.4%	2.3%	8.8%	10.2%	12.0%	**7.9%**
Southampton	7.3%	2.4%	3.5%	5.2%	3.1%	**3.5%**
Southold	13.2%	3.7%	12.7%	10.6%	7.7%	**3.7%**
SUFFOLK	**8.3%**	**4.6%**	**7.6%**	**11.4%**	**8.1%**	**7.3%**

Source: Suffolk County Department of Planning

In the 1970s through the 1990s, Riverhead and Islip towns generally had the highest downtown 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 2005, and is now better than the Suffolk County average. In 2005, the towns with lowest downtown vacancies were East Hampton at 2.8% Southampton at 3.5%, and Southold at 3.7%. These three towns are all located in seasonally populated eastern Suffolk County.

A smaller amount of land zoned for shopping centers has helped keep eastern Suffolk's downtowns vital to local retailing there. In eastern Suffolk, downtowns account for 42% of the shopping center and downtown square footage while in western Suffolk, downtowns comprise just 14% of the square footage. **Downtown areas in eastern Suffolk had low vacancy rates, averaging 4.1% in 2005, compared to 8.7% in downtowns in western Suffolk.** Except for Riverhead, the eastern Suffolk towns also have the lowest per capita shopping center square footage in Suffolk County.

Vacancy rates varied among the major downtowns in Suffolk in 2005. Table 12 lists, in order of size, the business districts with 100 or more storefronts in 2005 and their corresponding vacancy rates in 1978, 1982, 1989, 1996, 2000 and 2005.

Table 12. Vacancy Rates in Suffolk County's Largest Downtown Areas

Downtown	Number of Stores, 2005	1978	1982	1989	1996	2000	2005
Huntington	348	6.8%	3.3%	4.9%	6.9%	5.4%	**6.3%**
Southampton	262	1.7%	2.4%	3.3%	4.1%	2.9%	**4.2%**
Babylon	200	9.1%	2.5%	5.3%	6.6%	4.6%	**5.0%**
Bay Shore	183	15.2%	11.2%	22.4%	42.3%	18.0%	**20.2%**
Patchogue	179	9.5%	11.8%	11.5%	19.9%	12.9%	**15.1%**
East Hampton	154	5.8%	3.4%	0.7%	2.8%	1.9%	**3.2%**
Port Jefferson	152	5.7%	3.5%	5.7%	5.4%	3.1%	**4.6%**
Lindenhurst	140	6.6%	7.1%	5.7%	12.8%	10.1%	**6.4%**
Sag Harbor	137	9.1%	2.9%	0%	2.4%	4.3%	**3.6%**
Greenport	134	15.1%	3.4%	12.9%	12.3%	8.7%	**3.7%**
Riverhead	125	10.8%	8.9%	22.6%	27.1%	13.7%	**10.4%**
Smithtown	124	5.9%	0.8%	6.6%	9.2%	10.7%	**9.7%**
Westhampton Beach	117	3.2%	4.0%	2.8%	12.0%	5.0%	**4.3%**
Amityville	117	9.7%	5.3%	5.6%	9.5%	11.3%	**11.1%**
Sayville	115	4.5%	2.8%	3.9%	16.8%	9.4%	**3.5%**
Northport	106	0%	2.1%	3.8%	5.6%	1.7%	**0.9%**

Source: Suffolk County Department of Planning

Among these larger downtowns, the lowest vacancy rate in 2005 was in Northport (0.9%). Vacancy rates were also below 5% in East Hampton, Sag Harbor, Greenport, Southampton, Westhampton Beach and Port Jefferson. These tourist oriented downtowns have traditionally had very low vacancy rates. The vacancy rates of the large downtowns in Huntington and Babylon have also remained relatively low in these surveys.

Figure 13 - Downtown East Hampton, which had a 3% vacancy rate in 2005.

Several downtown districts have experienced significant improvements in vacancy rates in recent years. Greenport's vacancy rate has been high in the past, but has continued to improve. In Sayville, Lindenhurst, and Westhampton Beach, vacancy rates have improved significantly from the past and are now better than the County average. (See Figure 14.) There were 32 downtown areas in Suffolk County with vacancy rates below 5% in 2005, whereas there were 27 such downtowns in 2000 and only 15 in 1996.

Figure 14 - Downtown Lindenhurst, which had a 6% vacancy rate in 2005.

For decades, vacancy rates in the downtowns of Bay Shore, Riverhead and Patchogue have been among the highest in Suffolk County. Vacancy rates in these three downtowns improved dramatically between 1996 and 2000 but vacancies increased by 2005 in Bay Shore and Patchogue. However, downtown Riverhead continued to improve to a 10.4% vacancy rate, its best since 1982. Vacancy rates in the Smithtown and Amityville downtowns continue to hover around 10%, above the County average.

Of all downtown areas, **the highest vacancy rates were generally in smaller, less cohesive business districts** or near low to moderate income neighborhoods. Table 13 contains a ranking of the Suffolk County downtowns with vacancy rates greater than 15%. Of those downtowns with high vacancy rates only two contain more than 50 stores – Bay Shore and Patchogue. The smaller downtowns with high vacancy rates tend to have a less intense development pattern. For example, there are large gaps between buildings in Rocky Point, Mastic Beach, and Wyandanch. While development in these smaller downtowns is more dense than strip commercial development, it is not particularly cohesive or attractive. (See Figure 15.)

Table 13. Downtowns with the Highest Vacancy Rates, Suffolk County, 2005

Downtown	Vacant Stores	Total Stores	Vacancy Rate
Bay Shore Station	5	18	28%
Mastic Beach	11	40	28%
North Lindenhurst	4	17	24%
Bayport	4	18	22%
Ronkonkoma	8	38	21%
Bay Shore	37	183	20%
Rocky Point	7	38	18%
Amityville South	5	30	17%
Wyandanch	7	43	16%
Patchogue	27	179	15%

Source: Suffolk County Department of Planning

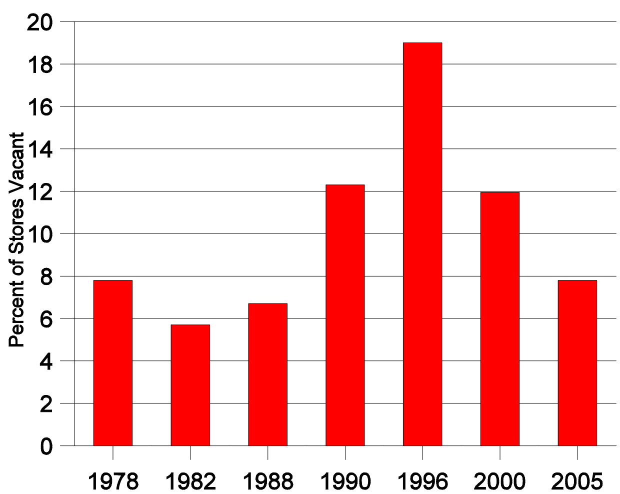
Figure 15 - Downtown Ronkonkoma near the railroad station, which had a 21% vacancy rate in 2005.

In all of Suffolk County in 2005, only seven downtowns had twelve or more vacancies – Bay Shore, Patchogue, Huntington, East Northport, Amityville, Riverhead and Smithtown, compared with eight downtowns in 2000 and13 in 1996. The number of downtowns with fifteen or more vacancies also declined, from nine in 1996 to four in 2000 and three in 2005. While some downtown areas are in need of improvement and have had chronic vacancy problems, it is a mistake to state that downtown areas are in decline. On the contrary, many downtown areas are thriving. Appendix Table VIII shows a ranking of each individual downtown by vacancy rate.

Shopping Center Vacancies

Vacancy rates in shopping centers were surveyed in the years 1978, 1982, 1988, 1990, 1996, 2000 and 2005. **The 2005 vacancy rate in Suffolk County shopping centers was 7.8%**, a further improvement from the 2000 figure of 12.0%, and considerably better than the 19.0% recorded in 1996. (See Figure 16.) 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%. Although the vacancy rate was high in 1990, it again rose considerably by 1996 to 19.0%, improved by 2000 and improved further by 2005.

Figure 16. Vacancy Rates in Shopping Centers, Suffolk County, 1978, 1982, 1988, 1990, 1996, 2000 and 2005



The total number of stores in Suffolk County shopping centers increased from 7,255 in 1990 to 7,880 in 1996, declined to 7,530 in 2000 and further declined to 7,433 by 2005. The number of occupied stores in shopping centers was essentially unchanged between 1990 and 1996, it increased by 247 stores between 1996 and 2000, and increased by 222 stores between 2000 and 2005 to 6,852 due to improving vacancy rates. The number of vacant stores in shopping centers increased 68% between 1990 and 1996, it then declined by 40% between 1996 and 2000 and declined again to 581 in 2005. The 581 vacant stores in shopping centers counted in 2005 included 31 vacant anchor stores, an improvement over the 40 vacant anchor stores enumerated in 2000.

Figure 17 shows the improvement in shopping center vacancies between 1996 and 2005. The number of vacant stores declined during this time period and the number of occupied stores increased. Yet the total number of stores declined between 1996 and 2000 and again between 2000 and 2005. This is 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 and were therefore removed from the inventory. These changes reflect the continuing trend of stores becoming larger.

Figure 17. Vacant and Occupied Stores in Shopping Centers, Suffolk County, 1990, 1996, 2000 and 2005

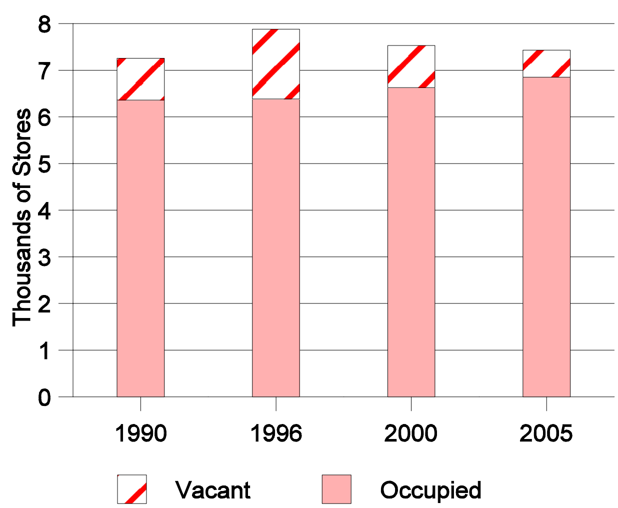


Table 14 shows shopping center vacancy rates for all shopping centers in each town for the seven survey years. The vacancy rate in most towns declined between 1978 and 1982, and rose slightly by 1988. The vacancy rate climbed in most towns between 1988 and 1990, rose in all towns between 1990 and 1996 and then declined in all towns between 1996 and 2000. **Between 2000 and 2005, shopping center vacancy rates improved again in seven of the ten towns**; vacancy rates in the Towns of Shelter Island, East Hampton and Southampton increased moderately.

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

Town	1978*	1982*	1988	1990	1996	2000	2005
Babylon	7.9%	5.5%	10.1%	9.5%	18.8%	12.1%	**7.2%**
Brookhaven	8.9%	7.9%	8.2%	16.8%	22.2%	16.0%	**10.6%**
East Hampton	0%	0%	10.0%	7.7%	9.8%	0%	**2.6%**
Huntington	6.0%	4.4%	3.4%	9.7%	16.5%	7.8%	**5.1%**
Islip	9.1%	4.5%	5.7%	10.4%	17.2%	9.7%	**7.0%**
Riverhead	15.1%	4.9%	7.4%	7.3%	18.0%	10.2%	**3.6%**
Shelter Island	N/A	N/A	0%	0%	N/A	0%	**9.1%**
Smithtown	4.6%	3.4%	3.6%	6.0%	12.8%	9.3%	**5.1%**
Southampton	4.6%	2.4%	8.9%	20.4%	20.5%	5.1%	**9.2%**
Southold	10.7%	31.3%	6.1%	12.8%	30.6%	26.2%	**12.9%**
SUFFOLK	**7.8%**	**5.7%**	**6.7%**	**12.3%**	**19.0%**	**12.0%**	**7.8%**

* Includes some strip commercial establishments.

Source: Suffolk County Department of Planning

Vacancy rates in downtown areas were again lower than vacancy rates in shopping centers in 2005. Downtown vacancy rates were better than shopping center vacancy rates by 0.5 percentage points in 2005, by 3.9 percentage points in 2000, and by 7.5 percentage points in 1996. For ten years, the vacancy rate in downtowns overall has been lower than in shopping centers. Successes in many downtown areas have reversed the long-standing thinking that downtown areas are in worse shape than more successful shopping centers.

In 1996, eight of the ten towns had shopping center vacancy rates greater than 10%. That figure improved to four in 2000 and in 2005 only two towns had a vacancy rate above 10%: Brookhaven and Southold. The lowest vacancy rates in shopping centers were in the towns of East Hampton (2.6%), Riverhead (3.6%), Huntington (5.1%) and Smithtown (5.1%). The towns of Huntington, Smithtown, and Islip have had shopping center vacancy rates below the county average in every survey since 1978. (See Figure 18.) Islip's 2005 vacancy rate was 7.0%, slightly lower than the County average.

Figure 18 - Successful neighborhood shopping center in St. James.

The Town of Babylon's 2005 shopping center vacancy rate of 7.2% was near the County average. Shelter Island's vacancy rate was 9.1% and Southampton had a 2005 vacancy rate of 9.2%, significantly higher than its 2000 vacancy rate of 5.1% but improved from 1990 and 1996.

Two towns had 2005 shopping center vacancy rates greater than 10%. Brookhaven's vacancy rate was 10.6% and Southold's was 12.9%, although both improved between 1996 and 2000 and again between 2000 and 2005. Southold's nine shopping centers have had a vacancy rate above 12% since 1990. Brookhaven, with 265 shopping centers, had the second highest vacancy rate of the 10 towns in each of the last four surveys. In all seven vacancy surveys, Brookhaven's vacancy rate has been consistently higher than the overall county rate. Its 277 vacant shopping center stores comprise 48% of the 581 shopping center stores that were vacant in Suffolk County in 2005.

Vacancy Rates by Type of Shopping Center

While the vacancy rate in Suffolk County's regional shopping centers was 4% in 2005 (the same as it was in 2000) the vacancy rates in other types of shopping centers were somewhat higher than regional centers. As in previous surveys, community shopping centers had the highest vacancy rate at 10% (down from 17% in 2000 and 25% in 1996). Neighborhood shopping centers generally had vacancy rates of 7% (down from 13% in 2000 and 19% in 1996). Strip centers had an 8% vacancy rate (down from 10% in 2000 and 17% in 1996. Table 15 provides vacancy rates by type of shopping center by town for the year 2005.

Figure 19 - Vacant shopping center store in the Town of Brookhaven.

Table 15. Vacancy Rates by Type of Shopping Center, by Town, 2005

Town	Regional	Community	Neighborhood	Strip
Babylon	-	9%	7%	7%
Brookhaven	1%	13%	9%	12%
East Hampton	-	-	0%	7%
Huntington	4%	6%	6%	5%
Islip	5%	7%	8%	6%
Riverhead	1%	10%	3%	7%
Shelter Island	-	-	0%	10%
Smithtown	14%	3%	5%	4%
Southampton	-	3%	8%	14%
Southold	-	4%	14%	17%
SUFFOLK	4%	10%	7%	8%

Source: Suffolk County Department of Planning

Vacancy rates in the Town of Brookhaven were higher than the County average in every category except regional shopping centers. The Towns of Babylon, East Hampton, Huntington and Smithtown had lower than average vacancy rates in community, neighborhood, and strip centers across the board. (See Figure 20.)

Figure 20 - Successful neighborhood shopping center in Lindenhurst, Town of Babylon.

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. In 2000, only 20 perpendicular shopping centers remained in Suffolk County – 11 in Brookhaven, five in Huntington, two in Babylon, and two in Islip. The 2000 vacancy rate in these shopping centers was 14%, and in Brookhaven the vacancy rate in perpendicular centers was 17%. Vacancy rates in these centers have improved since 2000, but the vacancy rates in these centers were still higher than shopping centers overall. In these centers, only 45% of the occupied storefronts are retail in nature, compared to 63% for shopping centers overall. Non-retail uses may be more appropriate for these buildings.

Vacancy Rates in Shopping Centers by Community

Vacancy rates varied considerably by community in 2005. In 2005 there were 111 communities in Suffolk County that contained shopping centers and 84 of those had vacancy rates below 10%. Of the communities with 50 or more stores in shopping centers, only 5 had vacancy rates below 10% in 1996. That figured improved to 25 communities by 2000 and in 2005 there were 41 communities with vacancy rates under 10%.

In 2005, 20 communities (with at least 50 shopping center stores) had vacancy rates below 5%. This is a much greater number than in 2000 (six communities). In 1996, not one community in Suffolk County had a shopping center vacancy rate below 5%. Listed below are the 20 communities with at least 50 shopping center stores and vacancy rates under 5%.

Babylon Town:
Lindenhurst
North Babylon

Huntington Town:
Huntington
Huntington Station
South Huntington
West Hills

Riverhead Town:
Calverton

Brookhaven Town:
Lake Grove
Mount Sinai
Terryville

Islip Town:
Bay Shore
Central Islip
East Islip
Holbrook
Islip

Smithtown Town:
Hauppauge
Nesconset
Saint James
Smithtown
V. of the Branch

On the other hand, in 2005 more than 25% of the shopping center stores were vacant in only one community with 50 or more shopping center stores: North Bellport. In comparison, three communities with 50 or more shopping center stores had vacancy rates above 25% in 2000 and there were 11 such communities in 1996.

Vacancy rates by community were calculated in 1988, 1996, 2000 and 2005. Most communities had increases in vacancy rates between 1988 and 1996, and sometimes the increases were dramatic. Vacancy rates in most communities improved between 1996 and 2000 but rates in a few communities were steady or increased. **Significant improvements in vacancy rates in most communities were noted between 2000 and 2005.**

Table 16 lists the communities (with at least 25 shopping center stores) that had the highest shopping center vacancy rates in 2005 and compares those rates to 1988, 1996 and 2000. Among the communities in Table 16, there was a 30% increase in the number of shopping center stores between 1988 and 1996 and an 8% decrease between 1996 and 2000 and a further 2% decrease between 2000 and 2005. 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 centers were redeveloped with fewer stores.

Table 16. Communities* with the Highest 2005 Shopping Center Vacancy Rates

Community	Vacant Stores				Total Stores				Vacancy Rate			
	1988	1996	2000	2005	1988	1996	2000	2005	1988	1996	2000	2005
North Bellport	2	34	40	57	15	86	124	111	13%	40%	32%	**51%**
Gordon Heights	0	7	19	15	13	30	29	32	0%	23%	66%	**47%**
North Great River	6	1	6	7	42	32	31	31	14%	3%	19%	**23%**
Sound Beach	3	14	7	5	40	38	28	29	8%	37%	25%	**17%**
Middle Island	1	31	23	12	40	75	66	70	3%	41%	35%	**17%**
Southold	0	20	8	6	17	46	43	41	0%	43%	19%	**15%**
North Bay Shore	3	6	3	7	19	40	47	49	16%	15%	6%	**14%**
Sayville	5	26	8	12	68	108	84	85	7%	24%	10%	**14%**
Coram	12	65	51	29	202	266	241	210	6%	24%	21%	**14%**
Stony Brook	15	22	8	12	136	142	87	97	11%	15%	9%	**12%**
Centereach	24	48	17	23	198	202	175	186	12%	24%	10%	**12%**
Oakdale	14	32	21	13	114	116	110	106	12%	28%	19%	**12%**
East Patchogue	5	45	20	12	82	156	115	110	6%	29%	17%	**11%**
Holtsville	4	23	19	8	30	69	62	75	13%	33%	31%	**11%**
West Babylon	11	26	33	21	200	176	204	201	6%	15%	16%	**10%**
Farmingville	4	36	20	11	62	131	118	112	6%	27%	17%	**10%**
Lake Ronkonkoma	16	44	35	16	177	182	178	167	9%	24%	20%	**10%**
Total**	**125**	**480**	**338**	**266**	**1,455**	**1,895**	**1,742**	**1,712**	**9%**	**25%**	**19%**	**16%**

*With at least 25 stores in shopping centers. **Total of these communities only. Source: Suffolk County Department of Planning

Most of the communities in Table 16 are located in the Town of Brookhaven. **The two communities with the highest vacancy rates are in the Town of Brookhaven: North Bellport and Gordon Heights.** North Bellport has two smaller shopping centers on Montauk Highway, plus the vacancy-plagued and recently renovated Sunshine Square community center. The number of stores in Sunshine Square has continued to decline with renovations and expansions among its tenants. The two separate Bellport Outlet Centers are each now mostly vacant. The second Bellport Outlet shopping center was built at the same time that the much larger Tanger Outlet Center in Riverhead was expanding. Vacancies in the never filled Bellport Outlet Center 2 and newly vacated stores at the original Bellport Outlet Center contributed to North Bellport's 51% vacancy rate. (See Figure 21.) The four strip shopping centers in Gordon Heights were 47% vacant.

North Great River has three shopping centers, one with chronic vacancy problems. Sound Beach's 17% vacancy rate in 2005 was due primarily to one completely vacant strip shopping center. Middle Island, with a variety of types of centers, had a 17% vacancy rate, still high but much improved since 2000 and 1996. In Middle Island, most of the shopping center stores contain non-retail uses, and both K Mart and Wal-Mart are now established in the community. Southold's 15% vacancy rate in 2005 was due in part to vacancy problems in the Feather Hill center which was built in the late 1980s and now houses mostly non-retail uses.

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 21 - Vacant stores at the Bellport Outlet Center 2 in North Bellport.

Figure 22 - Poor shopping center maintenance.

VACANT STORES IN SHOPPING CENTERS AND DOWNTOWNS

Some communities had high vacancy rates in 1996 and 2000 but have since improved. (See Table 17.) The significant reductions in vacancies in Greenlawn, Mattituck and Amityville were due to improvements in each community's largest shopping center. (See Figure 23.) In some communities, a shopping center renovation helped improve the vacancy rate. In other cases, a few former problem centers became all non-retail and were dropped from the inventory. Still other centers consolidated stores, reducing the total store count and absorbing vacant stores. Overall, an improved retail climate is evident from these figures.

Figure 23 - Mattituck Plaza was 96% occupied in 2005.

Table 17. Communities* With Improved Shopping Center Vacancy Rates in 2005

Community	Vacant Stores				Total Stores				Vacancy Rate			
	1988	**1996**	**2000**	**2005**	**1988**	**1996**	**2000**	**2005**	**1988**	**1996**	**2000**	**2005**
Greenlawn	3	14	11	1	50	49	40	41	6%	29%	28%	**2%**
Mattituck	3	2	9	1	34	40	33	31	9%	5%	27%	**3%**
Amityville	1	15	13	1	45	58	56	30	2%	26%	23%	**3%**
Rocky Point	4	9	13	4	67	69	68	71	6%	13%	19%	**6%**
Port Jefferson Sta.	5	12	15	5	91	86	83	79	5%	14%	18%	**6%**
North Lindenhurst	6	32	13	5	88	102	80	81	7%	31%	16%	**6%**
Selden	5	18	22	9	80	149	143	150	6%	12%	15%	**6%**
Shirley	5	49	30	12	125	197	186	166	4%	25%	16%	**7%**
Wyandanch	4	4	6	2	37	16	27	26	11%	25%	22%	**8%**
Total**	**36**	**155**	**132**	**40**	**617**	**766**	**716**	**675**	**6%**	**20%**	**18%**	**6%**

*With at least 25 stores in shopping centers. **Total of these communities only. Source: Suffolk County Department of Planning

Map 3, located at the back of this publication, shows vacancy rates in shopping centers for all communities in Suffolk County. Appendix Table IX shows a ranking of the 111 Suffolk County communities with shopping centers, by shopping center vacancy rate.

Vacancy Rates in Large Shopping Centers

Vacancy rates in the County's largest shopping centers rose considerably between 1990 and 1996 but have since improved. Table 18 lists shopping centers with 200,000 or more square feet and their corresponding vacancy rates in 1978, 1982, 1988, 1990, 1996, 2000 and 2005.

Traditionally, vacancy rates in the regional malls have been very low . Vacancy rates at the three malls were 4% overall in 2000 but increased to 6% in 2005. (See Figure 24.) Most of the 2005 vacant mall stores were located in the Smithaven Mall, which is preparing to redevelop a portion of the center with new stores accessible directly from the parking lot. The Tanger Outlet Center in Riverhead was essentially fully occupied in 2005, with a 1% vacancy rate. The construction of the proposed Tanger Outlet Center in Deer Park may have some impact on the vacancy rate at the Riverhead Tanger Outlet Center.

Figure 24 - The Smithaven Mall was 7% vacant in 2005.

Among the large shopping centers in Suffolk County, the Melville Mall had the highest vacancy rate in 2005, 43%, after having no vacant stores in 1996 and 2000. However, the vacant stores in the Melville Mall were recently combined for a new Dick's Sporting Goods store. Sunshine Square in North Bellport had the second highest vacancy rate, 36%, but it was undergoing a renovation and reduction in the number of stores in the center, which should help it to be more fully occupied in the future. The Centereach Mall, a center with chronic vacancy problems, had the third highest vacancy rate, 24%. Brooktown Shopping Plaza in Stony Brook, had a vacant anchor store and a 14% vacancy rate in 2005. Coram Plaza's vacancy rate improved to 13% after a recent renovation. The Huntington Square Mall, in the process of being "de-malled"(changing from an enclosed mall to a layout where stores are accessed directly from the parking lot), had a 13% vacancy rate in 2005. Point Plaza in Rocky Point had a 12% vacancy rate, and all the other large shopping centers in the County had vacancy rates below 10% in 2005. See Table 18.

Table 18. Vacancy Rates in Shopping Centers Over 200,000 Square Feet, in Size Order: 1978, 1982, 1988, 1990, 1996, 2000, 2005

Shopping Center	Community	1978	1982	1988	1990	1996	2000	2005
Smithaven Mall	Lake Grove	0%	1%	2%	1%	5%	3%	7%
South Shore Mall	Bay Shore	6%	3%	0%	0%	9%	3%	5%
Walt Whitman Mall	S. Huntington	4%	3%	4%	6%	18%	8%	4%
Tanger Outlet Center	Calverton	-	-	-	-	0%	3%	1%
Great South Bay	W. Babylon	8%	37%	14%	14%	12%	20%	7%
Airport Plaza	E. Farmingdale	-	-	-	-	-	17%	0%
Riverhead Centre	Riverhead	-	-	-	-	-	-	0%
King Kullen Plaza	Commack	-	-	-	-	-	0%	0%
Centereach Mall	Centereach	2%	14%	17%	50%	43%	24%	24%
Sayville Plaza	Bohemia	0%	17%	25%	30%	0%	0%	8%
Islandia Center	Islandia	-	-	-	-	11%	8%	8%
Gardiner Manor	W. Bay Shore	0%	8%	5%	11%	63%	6%	0%
Gateway Plaza	N. Patchogue	-	-	-	0%	3%	0%	2%
Big H	Huntington Sta.	15%	11%	14%	15%	46%	17%	6%
Nicolls Plaza II	Centereach	-	-	-	-	-	0%	0%
DSW Plaza at Lake Grove	Lake Grove	-	-	33%	69%	39%	0%	0%
Bridgehampton Commons	Bridgehampton	0%	0%	0%	21%	8%	7%	3%
Coram Plaza	Coram	0%	11%	6%	5%	24%	58%	13%
Huntington Square Mall	Elwood	-	11%	10%	7%	10%	14%	13%
Huntington Shopping Ctr.	S. Huntington	4%	2%	0%	0%	15%	0%	0%
Macy's Plaza	Commack	9%	5%	0%	5%	22%	7%	0%
Sun Vet Mall	Holbrook	11%	0%	4%	4%	7%	15%	2%
Brooktown Shopping Plaza	Stony Brook	16%	0%	4%	7%	39%	0%	14%
Home Depot Plaza	Copiague	-	-	54%	64%	60%	0%	0%
Melville Mall	Melville	30%	5%	5%	25%	0%	0%	43%
South Port	Shirley	-	-	-	0%	10%	0%	3%
Independence Plaza	Selden	-	-	-	-	0%	4%	4%
Mayfair Shopping Center	Commack	3%	8%	18%	13%	28%	29%	3%
Expressway Plaza	Farmingville	-	14%	0%	0%	29%	17%	0%
Nesconset Center	S. Setauket	-	-	-	-	-	-	0%
Home Depot Center	Commack	N/A	50%	0%	0%	0%	14%	0%
Sunrise Plaza	N. Lindenhurst	11%	0%	7%	7%	34%	14%	5%
Point Plaza	Rocky Point	5%	17%	4%	14%	12%	27%	12%
East End Commons	Riverhead	-	-	-	-	0%	0%	0%
Plaza	Islip	0%	0%	0%	6%	12%	36%	6%
Sunshine Square	N. Bellport	-	-	-	20%	57%	26%	36%

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

Successes and Turnarounds

Some older large shopping centers are performing well. The Mayfair Shopping Center in Commack underwent a long-needed renovation in 2000 when its vacancy rate was 29% and by 2005 its vacancy rate was 3%. The Great South Bay Shopping Center had its best vacancy rate in 2005 (7%) after years of vacancy problems. The Sun Vet Mall in Holbrook, a now rare enclosed community shopping center, had a favorable 2% vacancy rate in 2005, its best rate since 1982. The Huntington Shopping Center in South Huntington near the Walt Whitman Mall had no vacant stores in both 2000 and 2005.

Some redevelopment efforts have produced successful shopping centers in the past 10 years. 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. A new power center was built in its place and it had no vacant stores in 2005. The Big H shopping center in Huntington Station had vacancy problems for years and was 46% vacant in 1996. In the late 1990s the center was redeveloped with a new Home Depot and K Mart and the vacancy rate was 6% in 2005. After half the stores in the 52 store Loehmann's Plaza in Copiague 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 center had no vacant stores in 2005. DSW Plaza at Lake Grove (formerly the 47 store Loehmann's Plaza) also had no vacant stores in both 2000 and 2005, after a vacancy rate of 39% in 1996 and 69% in 1990. After redevelopment, this center has succeeded with large chain stores such as Staples, Stop&Shop and Petco.

Some large centers built in recent years are examples of successful shopping center developments. King Kullen Plaza in Commack, a large shopping center with 13 stores built in 1997, had no vacant stores in 2000 and in 2005. Airport Plaza in East Farmingdale is a successful center built in 1999 that had no vacant stores in 2005. Riverhead Centre, built in 2002, also was vacancy-free in 2005. Independence Plaza in Selden had just one vacant store and South Port in Shirley also had just one vacant store in 2005.

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 are sometimes much larger. The number of anchor stores in Suffolk County's shopping centers was 461 in 1996, it increased to 555 in 2000 and declined to 536 in 2005 due to consolidations of space. The number of vacant anchor stores has decreased from 45 in 1996, to 40 in 2000 and 31 in 2005. The vacancy rate of anchor stores therefore has improved from 10% to 6% over the period 1996 to 2005.

RETAIL AND 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. In recent years, many downtown areas have adapted to become more non-retail or service oriented today than they were decades ago. **Downtowns today are more likely to contain non-retail types of uses than are shopping centers**.

Figure 25 - Non-retail use in downtown Babylon.

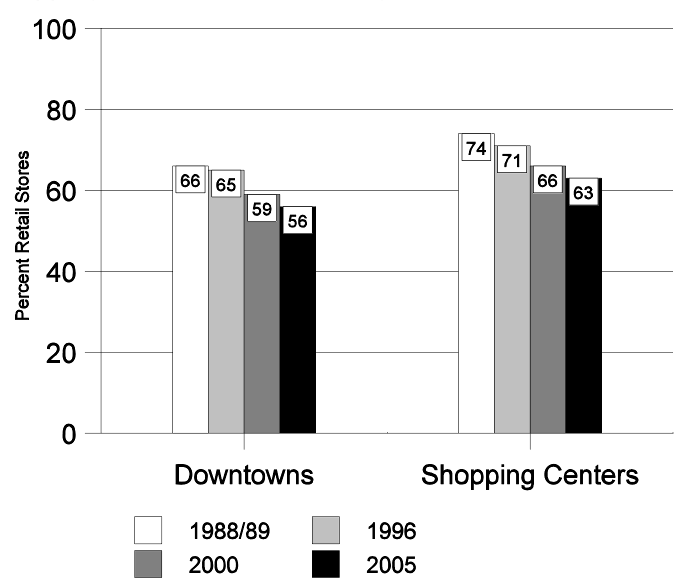
Examples of such non-retail uses include hair and nail salons, fitness centers, laundromats, government offices, theaters, medical offices and shipping services. Many of these uses are growing in number. Appendix Table II contains a more comprehensive list of the types of store uses in shopping centers and downtowns that are classified as non-retail. Appendix Table I contains a list of the types of store uses in shopping centers and downtowns that are classified as retail.

The percentage of storefronts used for retail uses was calculated for shopping centers and downtowns in the late 1980s and in 1996, 2000 and 2005. In each year, shopping centers had a higher retail percentage than downtowns did. **In 2005, 63% of occupied storefronts in shopping centers had retail uses, but in downtowns the percentage was 56%.**

The percentage of stores used for retail has been declining in both downtowns and shopping centers. (See Figure 26.) The percentage of occupied downtown stores that were retail stores has declined in each survey. The retail percentage in downtowns was 66% in 1989, 65% in 1996, 59% in 2000 and 56% in 2005. The percentage of storefronts used for retail purposes has also been declining in shopping centers. In shopping centers, 74% of stores were retail in 1988, 71% were retail in 1996, 66% were retail in 2000 and 63% were retail in 2005. See Figure 27.

Figure 26 - Non-retail uses in a shopping center in North Patchogue.

Figure 27. Proportion of Retail Stores in Downtowns and Shopping Centers, Suffolk County, 1988 to Present



The retail/service mix also differs when small downtowns are compared to large downtowns. **Large downtown districts tend to be somewhat more retail-oriented while smaller ones are more service-oriented**. In the 16 Suffolk County downtowns with 100 or more stores, 61% of occupied stores were retail stores in 2005. On the other hand, in downtowns with fewer than 100 stores just 50% of occupied stores were for retail purposes. East Hampton, Southampton (see figure 28), Sag Harbor, Greenport, Port Jefferson, and Huntington are examples of large downtowns with more than two-thirds (67%) of storefronts used for retail stores. Many of these larger downtowns attract more recreational shoppers and day trippers. Two notable exceptions are downtown Bay Shore and Amityville, both large downtowns which contain a sizeable number of medical and other office uses.

Many of Suffolk County's smaller downtown areas have evolved to serve not as retail shopping areas, but more as service-oriented centers. The following downtown areas had the smallest percentages of retail stores: Bayport, Bay Shore Station, Brentwood, Ronkonkoma, North Lindenhurst, Brightwaters (see figure 29) and West Sayville. Each of these downtown areas had less than 35% of their occupied stores used for retail purposes, and they are all relatively small, having fewer than 50 stores each. Appendix Table X shows the percentage of stores used for retail purposes for shopping centers and downtowns in every community and town.

Figure 28 - Southampton village has a large downtown with mostly retail uses.

Figure 29 - Brightwaters, a small downtown with mostly non-retail shops.

CHANGES IN THE RETAIL MARKET

A retail building boom took place on Long Island in the 1990s. The increased shopping center square footage 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. Since 2000, significant retail construction has taken place but at a slower pace than in the 1990s. Accordingly, vacancy rates have moderated. Yet newer and older shopping centers and downtown business districts must continue to adapt to the one thing that is constant in retailing: change; and changes continue to take place in the Long Island retail market.

New Stores

Retailers and developers are attracted to Suffolk County because the region has some of the highest per capita income and retail sales levels in the country. But **since 2000, relatively few new large retail chains have entered and opened stores in Suffolk County**. The following major retailers have entered the Suffolk County market since 2000:

A. C. Moore	Big Lots	DSW Shoe
Best Yet	Dollar Tree	Petsmart

Major stores change as consumer tastes and economic conditions change. The evolution of major stores continues as new stores become dominant and older ones sometimes close. When large stores close, reuse opportunities are created and the retail space is eventually filled by another store chain undergoing expansion. After a retail chain leaves a market, chains selling similar goods usually enter or expand to take its place. The following large retailers closed all or some of their Suffolk County stores since 2000:

Amazing Savings	K Mart	Service Merchandise
Burlington Coat	Odd Job	Sterns
Frank's	Office Max	Swezey's
Genovese (now Eckerd)	Pergament	The Wiz
Grand Union	Seamans	Today's Man

In shopping centers and downtown districts across Suffolk County, **new types of small stores continue to emerge**. Most of the emerging uses are non-retail in nature. Businesses offering money-wiring and international telephone services are becoming common, especially in areas with recent immigrant populations. Stores selling cellular phones and associated services are becoming more ubiquitous. There has also been an explosion in the number of nail salons. (See Figure 30.) Tattoo shops and laundromats are more prevalent than ever, and fitness uses (gyms, women's workout centers, martial arts, dance studios) and tanning salons have increased in number. A new emerging storefront use is businesses that sell dropped off goods on the Internet (on eBay). Storefronts offering shipping services and pet grooming services are becoming more common as well. All of **these expanding store types have contributed to Suffolk County's declining retail vacancy rates**.

Figure 30 - The number of nail salons has increased dramatically. Photo taken in Setauket.

In the late 1990s, large drug store chains such as Walgreens and CVS began to construct numerous free-standing stores in Suffolk County, and this trend continues. (See Figure 31.) Shopping center locations were often vacated by a drug store chain in favor of a new free-standing building nearby. (Some supermarkets have also done this.) 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 and Center Moriches, providing an anchor store for those downtown areas. RiteAid now has a store in downtown Westhampton Beach, introducing a busy anchor store there.

Figure 31 - Prototype of new free-standing drug store in a strip commercial area. Photo taken in Lake Ronkonkoma.

Dominance of Big-box Retailers

Big-box retail facilities are large, industrial-style buildings or stores between 20,000 and 200,000 square feet in size. These stores tend to have elevated ceiling heights with a warehouse appearance inside, and resemble a big box when viewed from the street. Wholesale club stores are the classic big-box store but discount department stores, home centers and other store types can also be described as big-box stores.

Big-box stores have a major presence in Suffolk County. The first wholesale club on Long Island was B J's in East Farmingdale which opened in 1985. (This store was closed in 2001 when a new B J's was constructed nearby.) Price Club (now Costco) opened a store in Nesconset in 1987, and six more wholesale club stores opened in Suffolk County between 1993 and 1997, including a Sam's Wholesale Club built in 1993. In 2000 and 2003 B J's opened stores in South Setauket and East Farmingdale, and so there are now nine wholesale club stores in Suffolk County. Wholesale club stores have generally been constructed as single tenant monolithic buildings, sometimes separated and 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 2001, 18 of these big-box stores were constructed in Suffolk, adding approximately two million square feet of new retail space in eight years. Target has built the most big-box stores since 2002, adding stores in Commack, Riverhead, East Farmingdale and Medford. In 2002 Home Depot built a store in Riverhead (its 13th in Suffolk County, see Figure 32) and Lowe's opened its store in Medford. In 2003 Wal-Mart built a store in South Setauket. Several additional big-box stores are currently proposed in Suffolk County.

Figure 32 - Home Depot opened in Riverhead in 2003 along with Waldbaums (left), which vacated its nearby Riverhead store in County Seat Plaza(right).

Some big-box retailers have occupied or redeveloped existing vacant retail stores. Wal-Mart has occupied existing space in Middle Island, Centereach and Riverhead, although it now plans to vacate its Riverhead store and build a new larger store nearby. Since 1997, sites were redeveloped for a K Mart and Home Depot in Huntington Station, and Target stores in Copiague and West Bay Shore. Lowe's is currently redeveloping a large retail site in West Bay Shore and has plans to do the same at a vacated K Mart in Stony Brook. (See Figure 33.)

Figure 33 - Vacant K Mart store in Stony Brook, which is proposed to be redeveloped for a Lowe's store.

Big-box retailers are now so prevalent and account for such high retail sales that it seems that as a result, some marginal small shopping centers are being reused for non-retail purposes such as medical or other small offices. Most small stores selling food, drugs, clothing, hardware, shoes, gifts, toys, books, electronics or videos have been eclipsed by big-box and other large stores. As big-box chains continue to expand, these traditional "mom and pop" type stores are literally being squeezed out of larger shopping centers. When one of these small stores closes, an adjacent larger chain store often expands into that space.

Two distinct types of shopping centers seem to be emerging: those dominated by big-box stores and large national chains, and those with the prevalent small privately run businesses such as Chinese food and other small restaurants, nail salons, dry cleaners, tanning salons, pizza, delis, and card/lottery stores. These and other small uses, found mostly in smaller shopping centers, now comprise one part of the shopping center market, with large malls, power centers and chain big-box stores comprising the other part.

As a result of concerns for the changes and impact of big-box stores on community character, development patterns and local retail markets, **some local municipalities have legislated restrictions on new big-box stores**. In 1996 the Town of East Hampton limited certain retail stores of more than 10,000 square feet. The Town of Southampton in 2003 passed a law that restricts new commercial buildings to 15,000 square feet (but allows supermarkets up to 40,000 square feet). The Town of Southold has also considered restricting the size of new stores within the Town. In 2005 the Town of North Hempstead in Nassau County passed legislation that restricts new stores greater than 85,000 square feet. In addition, legislation has been introduced in Suffolk County and other municipalities nationwide that aims to force large retailers to provide higher quality health insurance for their workers to ease the financial burden borne by taxpayers.

Increasing Size of Stores

Many stores today are much larger than stores selling similar items years ago. For example, new supermarkets are now over 60,000 square feet in size, where traditional supermarkets just 30 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.

Figure 34 - This free-standing Stop&Shop in Northport was once an eight store shopping center with a smaller supermarket.

In recent years, large stores in shopping centers such as supermarkets have frequently expanded into adjacent space previously used by small stores. (See Figure 34.) Even smaller shops have often doubled or tripled in size by expanding into adjacent space in a shopping center. Between 2000 and 2005, the number of stores in many shopping centers continued to decline due to store expansions into adjacent space. In addition, large uses that take up multiple storefronts (such as fitness centers, Laundry Palace or Tutor Time) have become more prevalent. 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 an increase in total square footage, the total number of stores in all shopping centers in Suffolk County declined between 2000 and 2005 from 8,037 to 7,471, a 7% decrease. The decline was most pronounced in Southold Town (-17%), Huntington Town (-12%) and Brookhaven Town, where the number of stores in shopping centers decreased by 9% despite an increase in total square footage of 4%.

In recent decades, many new large chain stores have emerged, successfully selling a large selection of merchandise concentrated in one product category. These *category killer* stores sell merchandise in one category (such as books, office supplies or electronics), often at discount prices. Barnes & Noble, Home Depot, Staples, Best Buy and Sports Authority are examples of *category killer* stores. In recent years, additional large *category killer* chains have emerged in new formats, including pets (Petco), shoes (DSW) and crafts (Jo Ann, A. C. Moore). As the name implies, these stores tend to overwhelm or "kill" smaller competitors.

Power centers are part of this trend toward the consolidation of retail stores and the increasing tendency toward large stores. A popular shopping center format that exploded in the 1990s, the power center is a center between 250,000 and 600,000 square feet with at least 75% of its space occupied by three or more large anchors or *category killer* stores. Examples of successful new power centers in Suffolk County include Nicolls Plaza II in South Setauket/Centereach (which opened in 2000 with Target, Home Depot, and Best Buy) and King Kullen Plaza in Commack (which opened in 1997 with Target, Borders Books, and Sports Authority).

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. The Melville Mall once contained 20 stores but now has just seven, after opening larger anchor stores (Marshalls and Kohl's) and expanding its Waldbaums supermarket. Before redevelopment, power centers Home Depot Plaza in Copiague and DSW Plaza at Lake Grove each contained numerous small stores.

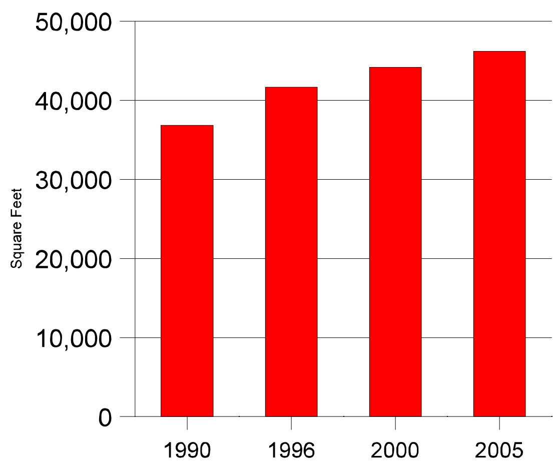
Some power centers have opened on sites which once only had large single retailers. The former Modell's store in Commack now consists of seven large *category killer* stores, including Home Depot and Staples. K Mart Plaza in Bohemia was once a TSS store but has expanded into a successful power center with 12 stores (including K Mart, OfficeMax, Sports Authority, Borders, and Babies R Us). A similar transformation took place in West Babylon at the former TSS store.

Because of the increasing prevalence of power centers, the increase in the size of many anchor stores and the

Figure 35 - The average size of shopping centers continues to increase. Photo taken in Deer Park.

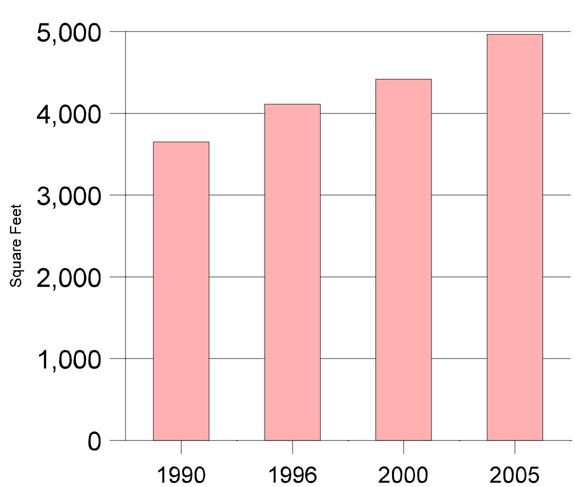
increasing number of large anchor stores, **the average size of Suffolk County's shopping centers has significantly increased during the past 15 years**. (See Figure 35.) In 1990 the average shopping center in Suffolk County was less than 37,000 square feet in size and by 2005 the average had climbed to more than 46,000 square feet. (See Figure 36.)

Figure 36. Average Size of All Shopping Centers, Suffolk County, 1990 to 2005.



The average size of stores in shopping centers also continues to increase. Because so many smaller stores have been absorbed into larger stores and because of the prevalence of large *category killer* stores, the average size of stores in shopping centers has also increased significantly in the past 15 years. See Figure 37. In 1990 the average shopping center store in Suffolk County 3,600 square feet in size and by 2005 the average had climbed to nearly 5,000 square feet.

Figure 37. Average Size of Stores in Shopping Centers, Suffolk County, 1990 to 2005.



Lifestyle Centers

Lifestyle centers are upscale specialty retail shopping centers with few or no anchor stores. They are outdoor open-air centers, with a traditional street scape appearance suggesting the flavor of a downtown. (See Figure 38.) These centers are smaller than traditional malls (usually between 200,000 and 500,000 square feet) and they tend to locate in higher income areas. There are now approximately 150 lifestyle centers in the United States. **While the lifestyle center retail segment is still small, growth in the number of lifestyle centers has picked up momentum** and lifestyle centers are now a meaningful growth channel for upscale specialty stores. Retailers are attracted to lifestyle centers because sales per square foot are as high as in malls, and lifestyle centers are cheaper to operate than malls because of lower common area costs.

Figure 38- Example of a lifestyle center outside Long Island.

The lifestyle center store mix usually includes familiar names that have traditionally located in malls and large shopping centers. Common stores in lifestyle centers include home furnishings stores such as Pottery Barn, large book stores such as Barnes & Noble, upscale apparel stores such as Talbots and retailers such as Dick's Sporting Goods, Coach, Bath & Body Works, Sharper Image and Williams-Sonoma. The centers might also feature upscale restaurants, coffee houses and fitness clubs. Retailers appealing to teens are usually not present.

There are currently no lifestyle centers in Suffolk County, but the Americana at Manhasset shopping center in Nassau County could be considered a lifestyle center. Variations on this format have been attempted in Suffolk County with little success. Both Loehmann's Plazas (in Lake Grove and Copiague) were 130,000 square foot open air shopping centers with mostly small shops facing an inner courtyard walkway area. These shopping centers failed, perhaps because of their design or perhaps their size and stores were not large or well known enough to attract a critical mass of consumers.

The proposed Tanger Outlet Center in Deer Park is a lifestyle center in its design features. The redevelopment of the former Sterns store site at the Smithaven Mall incorporates some stores and features that are typical of a lifestyle center. Because of the increasing popularity of lifestyle centers among retailers and developers nationwide, additional proposals for lifestyle centers may be expected in Suffolk County.

The Evolution of Malls

Enclosed malls are an icon of American life. The format emerged in the 1950s and there are still more than 1,100 large enclosed malls in the United States, although very few new malls have been constructed in recent years. The once invincible traditional mall is now facing several significant challenges. Shoppers are looking for “value” alternatives to stores found in malls. There is increased competition from other retail formats such as lifestyle centers, outlet centers and power centers with big-box stores. Consolidation among department stores and weakness in the apparel business has caused some mall stores to close.

Despite these changes and threats, **malls remain important retail distribution channels and have exhibited some flexibility to adapt to change.** Some malls have begun to introduce non-traditional anchor stores such as discounters Wal-Mart and Target (which are anchors at the Sunrise Mall and Broadway Mall, respectively, in Nassau County).

Regional malls continue to be revitalized and renewed. Most of Long Island’s regional malls have been renovated in the past 10 years, and a renovation at Smithaven Mall is beginning now. Yet the Smithaven Mall renovation shows that the layout and function of malls is beginning to change. The traditional department store formerly housing Sterns has been demolished and will be replaced by large free-standing retail stores with a lifestyle center layout, having direct access from the parking lot rather than access from inside the mall. (See Figure 39.) The Smithaven Mall redevelopment would be a significant shift in the layout and design of a regional mall in Suffolk County.

Figure 39 - Sterns department store at Smithaven Mall that was demolished for redevelopment in a lifestyle center format.

The Maturing of Outlet Centers

Outlet shopping centers contain manufacturers stores selling their own goods at discounted prices. Outlet shopping is no longer a new concept. Multi-tenant outlet shopping centers emerged in the U. S. in the 1970s and grew very popular by the late 1980s. Scattered outlet stores continue to exist in a few Suffolk County shopping centers and industrial areas of communities such as Farmingdale and Bohemia.

The first planned outlet shopping center on Long Island was the 95,000 square foot Bellport Outlet Center, which opened in 1992 in North Bellport in Suffolk County. Bellport Outlet Center 2, 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 expanded in 1997 in two additional phases. This center is 777,000 square feet in size, making it one of the largest manufacturers outlet centers in the country. The Tanger Outlet Center is classified as a regional shopping center. It 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. The Tanger Outlet Center has become the dominant outlet shopping center on Long Island and it remains very popular, drawing between eight and 10 million visitors each year. Its vacancy rate was 1% in 2005.

On the other hand, the Bellport Outlet Center’s vacancy rate increased from zero in 1996 to 62% in 2005. (See Figure 40.) The newer and larger Bellport Outlet Center 2, which was never fully occupied, had a vacancy rate of 57% in 2005. As with wholesale clubs, the long-term popularity and viability of outlet centers is not guaranteed. Outlet shopping centers now face increased competition from savvy discount retailers such as Wal-Mart and Target, while department stores have become more price competitive. If any of these outlet centers should close, the relatively isolated nature and less than desirable site layouts of Suffolk County's outlet centers will make reuse difficult.

Figure 40 - The original Bellport Outlet Center, where most of the stores were vacant in 2005.

The number of outlet centers in the United States peaked at 329 in 1996. By 2005, their number had declined to 225. Two to three dozen outlet centers opened each year in the 1990s, but now **very few if any new outlet centers open each year in the U. S. However, there is currently a proposal to construct a second Tanger Outlet Center in Suffolk County. The 805,000 square foot center would be located in Deer Park**.

Downtown Revitalization

Because the tenant mix of downtowns has now evolved so much, downtowns are no longer in direct competition with large shopping centers and malls. **Many downtowns have adapted to competition from large shopping centers by becoming oriented toward non-retail services or toward restaurants, leisure shopping, tourism and entertainment.** (See Figure 41.) Consequently, downtown districts in Suffolk County have had lower vacancy rates than shopping centers for more than 10 years, and their vacancy rates continue to improve.

Figure 41 - Restaurant in downtown Amityville.

Business Improvement Districts have played a part in the revival of some downtown areas in Suffolk County. A Business Improvement District (BID) is a public/private partnership in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of their commercial district. BID programs and services are underwritten by a special assessment collected from property owners in the defined boundaries of the district. The assessment is levied on the property-owners, who may then pass it on to their tenants, if their lease contains such a provision. There are now more than 1,400 self-taxing BIDs in the United States.

The purpose of a BID is to improve business conditions in a specific area, attract and retain businesses, generate jobs and improve the quality of life for those who use the district. A BID enables stakeholders to decide which services to provide to meet the district's unique needs. Establishing a BID can be part of a successful revitalization of a downtown. A BID's services can include: maintenance, landscaping, marketing, public safety, and capital improvements. The BID provides services beyond what the local town or village provides.

Any commercial district can form a BID. The process can be initiated by area property owners, a chamber of commerce, a community board, or any elected official. The BID legislation must receive final approval by the state legislature. Several Long Island communities formed BIDs starting in the 1990s. Bay Shore and Riverhead, two downtowns plagued with high vacancy rates for many years, were the first two Suffolk County communities to create BIDs in 1991. Patchogue, another troubled downtown, formed a BID in 1992, followed by Greenport (see figure 42) and Huntington in 1994. Port Jefferson, Huntington Station and other communities have since formed BIDs. Each of these BIDs offers varying services for its downtown area. Lindenhurst is currently forming a BID for its downtown and Rocky Point is considering establishing a BID for its small downtown area.

There are several programs which help to revitalize downtown districts. 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 and attract new business. In five phases, the program has awarded more than three million dollars to dozens of downtown improvement projects. Phase six is beginning now. Local governments and local civic organizations have created projects appropriate to the needs of their downtown business areas, to improve many of the downtown shopping districts.

Other downtown improvement incentive programs also exist. These include Suffolk County's *Industrial/ Commercial Incentive Program*, which designates certain desired uses that can be granted phased-in property tax abatements. The New York State Division of Housing and Community Renewal has a *New York Main Street Program*. This program provides matching grants to help communities with efforts to preserve and revitalize mixed-use downtown business districts.

Figure 42 - Downtown Greenport, which has a BID and has received downtown improvement grant funds from Suffolk County.

Internet Shopping

Internet retailing quickly captured the attention of the public in the 1990s. Some entrepreneurs rushed to develop websites to sell directly to consumers, although many of these companies had little or no retail experience. "Brick and mortar" retailers (companies with physical stores) were at first hesitant to sell directly to the public via the Internet. However, "brick and mortar" retailers launched their own websites when it soon became apparent that they had some clear advantages over pure Internet retailers (brand name recognition, distribution facilities, supplier relationships, and the ability to accept returns at stores).

In addition to buying online, consumers use the Internet as a research vehicle. Many consumers browse retailers' websites to search for goods and services and, armed with product information, make purchases at stores. Thus the Internet has transformed many retailers into "multi-channel" businesses with all sales channels (stores, Internet and catalog) working together. Instead of threatening existing "brick and mortar" stores, the Internet has enhanced chain stores' ability to sell. **Many "brick and mortar" stores now co-exist online with successful Internet retailers** such as Amazon.com and manufacturers with a strong Internet presence, such as Dell computers.

The Internet offers alternatives and choices to consumers where none existed ten years ago. At any time of the day, a wide variety of merchandise is conveniently available on the Internet at competitive prices. Overhead and payroll costs of Internet sales are lower for the seller, which can translate into lower prices for the consumer. In 1999, there were 83 million Internet users in the United States but by 2005 there were 204 million, 68% of the total population. Online retail sales in the U. S. were $20 billion in 1999 and rose to $86.3 billion in 2005, up 25% from the 2004 figure. **Internet retail sales in 2005 accounted for 2.3% of all retail sales in the United States**, up from 2.0% in 2004 and from less than 1% in 2000. These figures are retail sales only and exclude sales of services, such as travel expenditures. Total U. S. online sales including travel reached $143 billion in 2005, up 22% over the 2004 figure and will continue to climb. The largest dollar amounts spent online are for leisure travel, computer products, apparel and books.

While online retailing has left some retailers unscathed, it is taking market share away from certain types of "brick and mortar" stores. There are fewer travel agencies now partly because on the Internet airline flights and stays can be reserved directly on airline, cruise and hotel websites and on travel websites such as Travelocity.com. Small stores that sell CDs, videos, computers and books have also been impacted. As Internet commerce continues to expand, certain retailers will be largely unaffected. Many of the products sold in supermarkets and grocery stores, pharmacies, liquor stores, convenience stores, delicatessens, restaurants, pizzerias, Chinese take-out, ice cream stores, bakeries and bagel shops are in immediate demand and are not easily ordered through the Internet. (See Figure 43.) Some specialty and gift stores and services will also remain viable as they require some type of personal service interaction.

Figure 43 - Some retailers are unaffected by Internet sales. Photo taken in downtown East Moriches.

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 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 group, with some stability or slight increases in the age 20-35 group due to the baby boom *echo*. Population in the higher income groups aged 40 to 59 are not expected to grow as the baby boomers age out of this group.

Long Island has experienced modest job growth since 2000 and the local housing market has remained very strong since 1998. After several years of moderate real per capita income growth in the late 1990s, real income levels in Suffolk County have declined since 2000. However, Suffolk County remains one of the higher income counties in the nation, ranking 106th of 3,111 counties in the U. S. in per capita income. Retail sales have risen modestly on Long Island in recent years.

Retailing is always changing along with changing demographics and changing consumer needs and tastes. New products are introduced to the market, and consumers' buying power changes with the economy. The means of retailing change as well. Sixty years ago, consumers purchased goods in downtowns and through mail order. Eventually shopping centers emerged, followed by enclosed malls, big-box stores, and now shopping via television and 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.

Recommendations for Downtowns

At one time, most retail trade activity in Suffolk County occurred in its downtown central business districts. Due to changes in retailing and in the role of downtown business districts in Suffolk County, downtowns are no longer the important economic centers they once were, and they are not likely to be so ever again. Today, regional malls, large *category killer* and discount chain stores dominate the retail market, and the average size of anchor stores and satellite stores in shopping centers continues to grow. It is difficult for downtowns to accommodate today's big stores because the downtown is somewhat constricted by the existing street system and small land parcels.

Many of Suffolk County's downtown areas have evolved and are showing strength. In the field surveys of 1996, 2000 and 2005, vacancy rates in downtowns were lower than vacancy rates in shopping centers, and vacancy rates in downtowns continue to improve. Downtowns are often viable retail locations because they are close to more densely populated areas and are therefore still convenient to many residents. In addition, more downtowns are becoming oriented more toward services, tourism or specialty boutique shopping. Shopping in a downtown area offers an ambiance different from shopping in a shopping center, especially in nice weather.

There are some very successful downtowns in Suffolk County. Huntington and Babylon are examples of hamlets whose large business districts remain healthy. (See Figure 44.) Lindenhurst and Sayville also now have low vacancy rates. Some smaller downtowns also have low vacancy rates, such as Stony Brook, Copiague, Center Moriches, Greenlawn and Brentwood. These downtowns 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 44 - Downtown Bellport, a small downtown with few vacancies.

Charming downtown business districts such as Port Jefferson, Cold Spring Harbor and Northport are successful and attract recreational shoppers. Huntington, Sayville and Greenport are also becoming more oriented toward recreation shopping, with many restaurants and boutiques. Downtown areas in the East End continue to have low vacancy rates. Many of them contain unique niche shops which draw consumers from a distance beyond the immediate community. Tourist-oriented downtowns such as East Hampton, Southampton, and Sag Harbor have consistently low vacancy rates. Downtowns in these locations have a heavy flow of higher income second homeowners, day-trippers, and vacationers for what is now an extended season most of the year. Traditional downtown development is also compatible with the semi-rural and tourist-oriented lifestyle of much of eastern Suffolk.

Figure 45 - Downtown Southampton, Suffolk County's second largest downtown.

The downtown is the core of the community, and it reflects the community's identity and character. This unique role is sometimes absent in suburbia. Our downtowns are still strong and viable parts of the local communities they serve. While some downtowns have attracted new chain retailers and boutique shops, most downtowns now contain a significantly higher proportion of non-retail uses than in the past. Downtowns should focus on their strengths, such as architectural and local heritage, reasonable rents in some cases, close proximity to nearby residences, and access to sewers in some cases. The downtown business district's role as center of commerce and community can be further strengthened in several ways.

It is suggested that the following recommendations be implemented regarding downtowns in Suffolk County:

- ***Encourage the development or redevelopment of higher density housing in and adjacent to downtown areas.***
- ***Sewage capacity extensions or expansions should be pursued in downtown areas that desire additional development.***
- ***Encourage in-fill commercial development to fill large gaps between buildings in downtowns.***
- ***Street-level storefronts in downtowns should have a significant amount of glass frontage to help create a more positive downtown shopping experience.***
- ***Municipalities should acquire key parcels near downtown areas for parking and green spaces and should coordinate parking within downtowns.***
- ***Encourage destination uses to locate in downtown areas.***
- ***Downtown business districts should investigate the possibility of forming business improvement districts (BIDs).***
- ***Public restroom facilities should be provided in large downtowns.***

Recommendation 1: Encourage the development or redevelopment of higher density housing in and adjacent to downtown areas, comparable with local conditions.

A stable, healthy housing stock surrounding a downtown 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. Local towns and villages should encourage the construction of appropriately scaled renter or owner-occupied multi-family housing near downtown centers. Many downtowns are the ideal location for multi-unit senior citizen housing, because of proximity to shopping, services and transportation.

New housing construction in downtown areas may involve redevelopment. In certain cases, adjacent lots could be assembled to allow for more well-planned residential or mixed-uses. The Town of Riverhead recently approved the concept of redeveloping a large portion of its downtown district to include new buildings with mixed commercial/residential uses, parking, and a waterfront esplanade. These changes are part of a larger plan for the improvement and redevelopment of the entire downtown Riverhead area. The Village of Patchogue has announced plans to assemble multiple parcels and redevelop the land for an 80 unit owner-occupied affordable housing complex within walking distance of the downtown. Other downtown areas with such development or redevelopment opportunities include Bay Shore, Copiague, Wyandanch, Brentwood, Ronkonkoma, Huntington Station, East Northport, Kings Park, Smithtown and Port Jefferson Station.

In some communities, the existing zoning code should be modified to encourage mixed-use development: retail uses on the first floor and apartment units above. (See Figure 46.) Some existing single-tenant or multi-tenant buildings in downtown areas are suitable for a second story addition. Apartment units (or office uses) above ground floor retail space strengthen the customer base for downtown merchants. 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.

Figure 46 - New building with ground floor retail and apartments above, in downtown Huntington.

Recommendation 2: Sewage capacity extensions or expansions should be pursued in downtown areas that desire additional development but where sewage capacity is a constraint.

Downtown areas that are suitable for additional commercial development including medical offices and restaurants, higher density housing or second story uses are often constrained by the lack of sewage capacity. New development or redevelopment proposals are often hindered by sanitary code density restrictions. Downtown areas that might benefit from sewage line extensions include Huntington Station (see figure 47), Wyandanch, Smithtown, East Patchogue and Westhampton Beach.

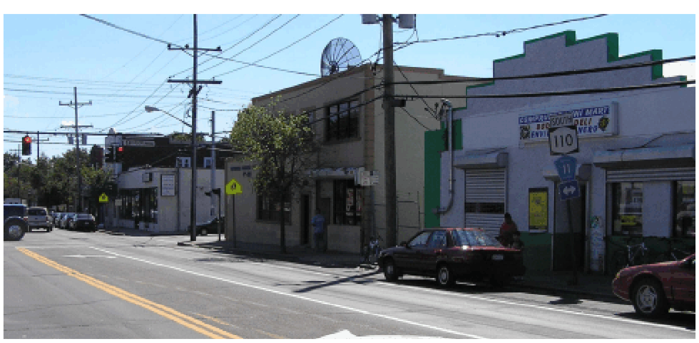


Figure 47 - Downtown Huntington Station, where redevelopment could be aided by access to sewers.

As an alternative to the development or extension of sewage treatment systems, municipalities can also consider the development of sub-regional wastewater disposal plans. Such plans essentially use a transfer of development rights from nearby open space (if it exists) to offset higher density uses in the downtown area.

Recommendation 3: Encourage in-fill commercial development to fill large gaps between buildings in downtowns.

Large gaps between buildings in a downtown discourage pedestrians from venturing beyond those gaps. (See Figure 48.) Prudent in-fill commercial development will help create a positive experience of continuous street-level shopping. Any new development in downtown areas should have building lines roughly aligned with existing buildings to give the appearance of a continuous compact downtown area, yet new buildings should maintain a sufficiently wide sidewalk to allow for easy pedestrian flow. In this way, a more cohesive, more well-defined downtown district will result. (See Figure 49.)

Figure 48 - Gap between buildings in downtown St. James (left) and downtown Hampton Bays (right).

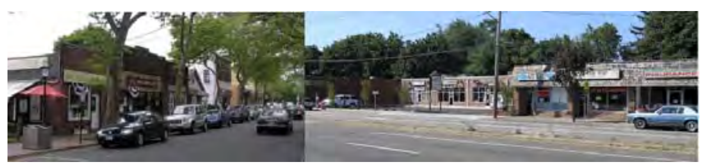


Figure 49 - Downtown Mattituck, where building lines are consistent (left). A new commercial building in downtown Deer Park, set back from the road, interrupting consistent building lines.(right)

A mixed-use building has been proposed for a vacant lot in the center of downtown Copiague, which will fill a significant gap there with ground floor retail. (See Figure 50.) Other downtown areas could use similar in-fill development, including Wyandanch, Huntington Station, Mastic Beach, Hampton Bays, East Northport and East Patchogue. Many of the very small downtowns could also benefit from such in-fill construction, such as Huntington Station South, West Babylon, Islip Terrace, Ronkonkoma, Farmingville, Rocky Point and Eastport.

Figure 50 - Gap in the center of downtown Copiague where a mixed-use building is proposed.

Figure 52 - Significant glass frontage creates a more appealing street scape. (Shelter Island Heights)

Recommendation 4: Municipalities should insist that street-level storefronts in downtowns have a significant amount of glass frontage, to help create a more positive downtown shopping experience.

Visitors and shoppers enjoy attractive and inviting storefronts. All downtown development should provide continuous glass frontage on the ground level to maintain a traditional downtown storefront feel. Stores should have a first level facade that is transparent [glass] between three feet and eight feet above the ground for at least 70% of the horizontal length of the building facade. Concrete or brick walls, and storefront windows that are dark tinted or closed off with blinds are very unappealing to shoppers on the street. (See Figure 51.) Non-retail uses in particular should maintain an attractive street entrance and storefront windows, to enhance the downtown shopping experience and to avoid creating insipid frontages on pedestrian-oriented main streets. When permits for new construction or renovation of downtown stores are issued, municipalities should insist on significant glass frontage on the street.

Figure 51 - Example of an uninviting storefront, closed off with blinds.

Recommendation 5: Municipalities should acquire key parcels near downtown areas for parking and green spaces where needed, and coordinate parking within downtowns.

In recent years, Suffolk County and its towns and villages have created some small new municipal parking lots and public spaces in downtown districts. The Village of Greenport recently created a park in the heart of its downtown area, a successful example of an acquisition for a vibrant public space. These types of efforts should be continued to create (where appropriate) additional pockets of open space in or near downtown districts, sometimes combined with additional public parking. Parcels in downtowns that are in property tax default or that are unfit for commercial use because of fire or neglect should be considered for acquisition by municipalities for public parking or small parks, in accordance with a local plan.

Municipalities should consider creating parking plans for certain business districts. Municipal parking lots in some downtown areas are disjointed and not contiguous. An

Figure 53 - Village green at the edge of downtown Westhampton Beach.

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 targeting parcels contiguous to existing parking parcels for acquisition, swap, or easement. The parking plan should also include recommendations concerning lighting, landscaping, buffering and access to the main roads of the downtown.

Figure 54 - Municipal parking sign in downtown Greenport.

Each municipal parking lot in a downtown should be clearly identified with an attractive sign. (See Figure 54.) Attractive signs help improve the appearance of the downtown and parking areas, and are appealing to shoppers. Municipalities should adopt a standard municipal parking sign design. In addition, an attractive and noticeable sign simply stating the name of the community should be installed at each main entrance to the downtown area. Such signs beautify, clearly identify the community to travelers, and create a sense of place.

Recommendation 6: Encourage destination uses to locate in downtown areas.

Downtowns are more than centers of activity. In many cases they are the heart and soul of a community. Yet many of the activities that take place in some downtown areas are daytime activities such as medical offices, dry cleaners and hair and nail salons. Certain types of destination uses will draw consumers at many times of the day and can increase the downtown's vibrancy at night. Restaurants are one way to increase nighttime visitors to a downtown. In addition, outdoor dining could be encouraged to promote an inviting and lively downtown.

Arts and entertainment uses, such as movie theaters and performing arts theaters have been successful in some downtowns. Chain retailers can attract customers but chain retailers should not dominate a downtown and detract from the downtown's authenticity. (See Figure 55.) Other destination uses that some downtown areas may want to attract include: coffee shops, DVD/CD/game retailers, drug stores, antique shops and specialty food markets. Downtowns in higher income areas can also attract uses that can't be found in shopping centers and malls such as high-end dog food and accessory stores, boutique clothing stores, and stores selling handmade items.

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 offices, service and institutional uses should be encouraged. Downtown Lindenhurst has recently converted a long-vacant building to a district courthouse, introducing a destination institutional use in its downtown.

Figure 55 - Chain retailer coexisting with independent retailers in downtown Sayville.

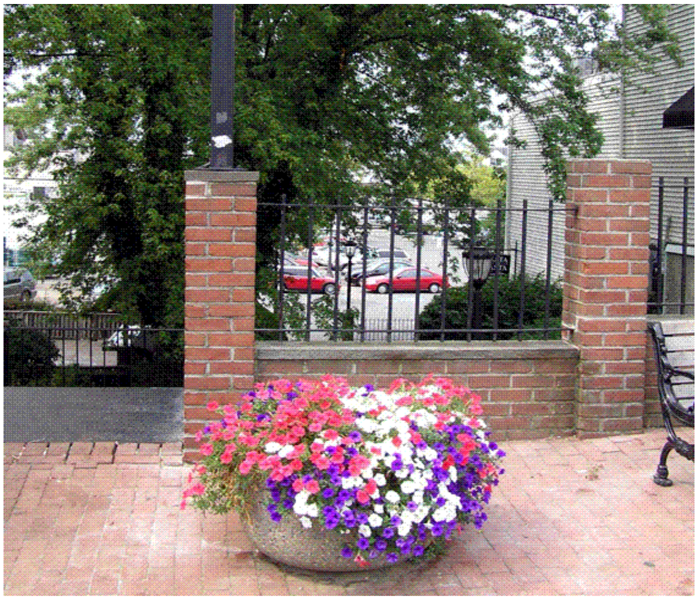


Figure 56 - Flower planter in downtown Port Jefferson, which has a BID.

Recommendation 7: Downtown business districts should consider forming business improvement districts (BIDs).

A BID could start simply by using funds for basic common services such as cooperative promotion and events. Local BIDs or chambers of commerce should aggressively promote the downtown district and present the district as a unified entity in marketing efforts. Street fairs and community festivals can be part of a successful marketing approach. The specialized personal service offered in downtowns is often not present in shopping centers, and this strength should also be stressed in marketing efforts. Additional BID functions beyond what should be provided by the local municipality can include: street and sidewalk cleaning, trash and litter removal, landscaping maintenance, sign and storefront maintenance, sidewalk repair and security.

Recommendation 8: Public restroom facilities should be provided in large downtowns.

Large downtown areas (those having roughly 100 or more stores) should include public restrooms so that shoppers can be comfortable spending some time in the downtown. The addition of public restrooms and drinking water fountains in downtown areas help make a downtown "people-friendly." These facilities should be installed and maintained by the local municipality or another organization concerned with the improvement of the downtown area, such as a BID.

Public restrooms currently exist in the following downtowns: Port Jefferson, Greenport, Westhampton Beach, Sag Harbor, Southampton, Bridgehampton and East Hampton. The public restrooms in downtown Bridgehampton were built five years ago by the Town of Southampton with input and cooperation from local civic groups. (See Figure 57.) Other downtown areas should do the same, especially if they hope to attract tourists or recreation shoppers. Downtown areas that could benefit from public restrooms include Huntington, Cold Spring Harbor, Northport, Lindenhurst, Babylon, Bay Shore, Sayville, Patchogue and Riverhead.

Figure 57 - Public restrooms in downtown Bridgehampton.

Recommendations for 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.

Since 1990, shopping center square footage in Suffolk County has increased by 36% to 37.1 million. There are now 25.2 square feet of shopping centers for every person in Suffolk County, 127% more than the per capita amount in 1970. Meanwhile, in 2005 the vacancy rate in shopping centers was 7.8%, a significant improvement from the dismal 19% in 1996, but similar to or slightly higher than the rates in 1988, 1982, and 1978.

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 with poorly designed site plans.

There are several complicated variables in determining the market need for retail space. Consumers cross borders to shop, people shop through catalogs, television and the Internet. Residents of Suffolk County shop outside the county such as in the Roosevelt Field area or in New York City. Similarly, residents of other counties travel to Suffolk County to shop in downtowns and shopping centers near the county line and in centers that draw from a larger area 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 shopping centers. Whether Suffolk County is saturated with retail is not entirely clear based on radii analysis, although having most areas served by multiple large 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. In 2005 there were 581 vacant stores in shopping centers in Suffolk County. This figure includes 31 vacant large anchor stores. The fact that 7.8% or one in 13 stores in shopping centers is vacant may indicate that there is enough shopping center space in Suffolk to meet current needs.

It is suggested that the following recommendations be implemented regarding shopping centers in Suffolk County:

- ***Municipalities should re-zone surplus commercially zoned land and limit the amount of new commercial zoning.***
- ***Municipalities which do not wish to have new big-box retailers should amend their zoning codes to prohibit them or to limit them to specific areas.***
- ***Municipalities should approve only well-designed site plans.***
- ***Building re-use and redevelopment should be encouraged before new shopping center construction takes place.***

Recommendation 9: Municipalities should consider re-zoning surplus commercially zoned land and should limit the amount of new commercial zoning.

With the increase in Internet retail sales combined with the aging of the population, on top of 37 million square feet of shopping center space, there is a questionable need for significant 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 the 1990s and by the mid-1990s the occupancy rate of hotels finally reached acceptable levels again. Then in 2000, hotel development again exploded, and occupancy rates have declined considerably. It would be unfortunate if this scenario were to happen with shopping centers, now that shopping center vacancy rates have dropped below 10% for the first time since the 1980s. Shopping center occupancy rates will remain favorable if significant additional retail construction is avoided.

Each town should look closely at its inventory of vacant and developed commercially zoned property, especially strip commercial, and consider re-zoning it for other uses. Re-zoning for condominiums, apartments, offices, or for small institutional uses (including homes for disabled persons and adult care facilities) on higher traffic roads may be desirable. Up-zoning commercially zoned land for traditional residential uses may also be desirable and will help to prevent scattered and unnecessary additional retail commercial development. To retain the desirable cohesive character of downtowns, excess commercially zoned land near downtowns should be re-zoned for other uses.

Municipalities should carefully evaluate proposals for new shopping centers in areas where there is a limited market or outside of existing retail clusters. Retailing always changes and stores come and go, and approving seemingly fail-proof retail store construction in an area with few retail establishments can eventually backfire. 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. The Bellport Outlet Centers are each experiencing vacancy problems in relatively remote locations not easily suitable for traditional retail shopping center stores. There is a proposal to demolish part of Bellport Outlet Center 2 and redevelop for Home Depot, a destination retailer. It seems that only a destination retailer could succeed at this relatively remote location. Lighthouse Commons in Oakdale, a community shopping center located on Montauk Highway, has a low population served in its trade area and it has had numerous vacant stores due to a proliferation of shopping centers built to the north on Sunrise Highway in the 1980s and 1990s.

Sometimes municipalities are tempted to re-zone areas for commercial development in order to enhance the local tax base and increase tax revenue to local districts. In such cases, the municipality should consider re-zoning these areas for planned unit developments and mixed uses instead of purely commercial development. (See Figure 58.)

Figure 58 - Example of a mixed-use development.

Recommendation 10: 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 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 59.) Local municipalities should examine their zoning codes and definitions 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.

Figure 59 - Downtown Bridgehampton in eastern Suffolk County.

Across the country and on Long Island, 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 and other communities have chosen a smaller threshold. Like all zoning laws, size caps can apply to the entire town or just a to particular area or neighborhood. 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 11: Municipalities should avoid poor shopping center site design by approving well-designed site plans.

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 pedestrian and vehicle cross-access to commercial establishments on adjacent properties to allow people to avoid returning to the busy commercial artery to reach a neighboring business. (See Figure 60.)

Figure 60 - Aerial photo showing cross-access between shopping centers in Miller Place.

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. Unless a store is a destination store, it will attract more customers if the store is visible from the street. 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 allow safe merging into traffic.

Shopping centers constructed perpendicular to the main road are difficult for customers to see and have higher than average vacancy rates. These sites make poor retail locations. 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 to attract shoppers. 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.

Recommendation 12: Building re-use and redevelopment should be encouraged before new shopping center construction takes place.

Suffolk's municipalities should consider incentives that encourage the reuse of vacant, abandoned, or underutilized retail space. In recent years, drug stores, supermarkets and other major stores have frequently vacated shopping center locations in favor of new construction of a larger, newer freestanding store nearby, often in strip commercial areas. Wherever possible, businesses looking to expand should do so within their current shopping center or in other existing retail space, rather than construct new space elsewhere. The practice of larger stores absorbing the retail space of adjacent smaller stores can reduce the number of vacant stores, while it also reuses existing retail space. In shopping centers with vacancy problems, owners should be flexible in allowing various sized stores to occupy the vacant space.

Sometimes shopping centers successfully convert part or all of their space to non-retail 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.

In recent years, there have been several successful major shopping center redevelopments, resulting in vibrant new retail centers. These centers experienced a significant decline in the number of vacant stores after redevelopment. Since prime land for retail development is becoming more scarce, the reuse or redevelopment of existing development is becoming necessary and is encouraged.

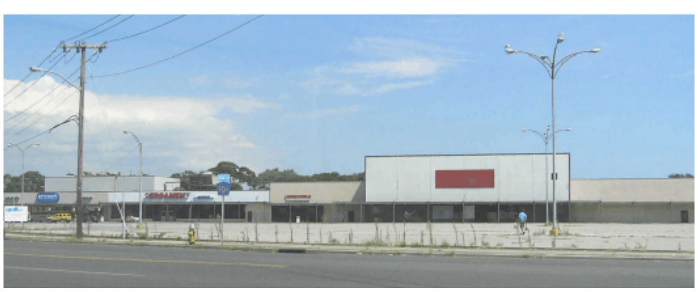


Figure 61 - Former Caldor site in East Patchogue.

In shopping centers plagued with vacancies, redevelopment for other uses should be considered. If chronically vacant shopping center space cannot be filled, municipalities should consider allowing redevelopment of existing retail sites with alternative uses such as high density housing (either apartments or condominiums) or mixed use developments. Traffic generated from residences is lower than that generated by retail stores, and vacant retail space would be eliminated and replaced with residential consumers, thereby strengthening the local retail market. Examples of shopping centers with many chronically vacant stores that could be candidates for redevelopment include the Pathmark shopping center in West Babylon, the former Caldor/ Pergament center in East Patchogue (see Figure 61), the Bellport Outlet Center, Lighthouse Commons in Oakdale and County Seat Plaza in Riverhead.

Recommendations on Aesthetics and Pedestrian Safety in Downtowns and Shopping Centers

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 improve the aesthetics of a retail center and help to define and unify the area. Street scape improvements include upgraded lighting, plants, sidewalks, street furniture, trash receptacles, and improved signs.

Most of the existing retail space in Suffolk County is more than 25 years old. Much of this space has been renovated, but much of the space can still 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 some downtown areas and shopping centers. (See Figure 62.) Unfortunately there are many other downtown areas and shopping centers that could use this type of rejuvenation.

Figure 62 - Attractive new shopping center in Holbrook.

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.

It is recommended that the following be implemented in order to improve aesthetics and pedestrian safety in shopping centers and downtown districts:

- ***Municipalities should develop an architectural plan and review architectural elements of proposed commercial development.***
- ***Municipalities should implement strict sign ordinances.***
- ***Municipalities and shopping center owners should make parking lots and streets pedestrian-friendly.***
- ***Buildings and parking lots in downtown business districts and shopping centers should be maintained in good condition.***
- ***Municipalities and shopping center owners should upgrade their lighting fixtures and provide landscaping.***

Recommendation 13: Municipalities should develop an architectural plan and review architectural elements of proposed renovations and new commercial development to conform with that plan.

Although commercial development can be unsightly, many downtown areas and other commercial buildings have attractive and interesting architectural details. Attractive architecture can create a more pleasant shopping and living environment. Aspects of a building's design are regulated within each municipality's zoning code through standards for siting, orientation, density, height and setback. Some municipalities may wish to go beyond these issues of the general size and siting of a building and its physical relationship with adjacent properties, and deal with the appropriateness of the architectural design of the building.

Once an architectural plan is created, a town or village can establish an architectural review board that can review the architectural elements of development proposals that require permits to ensure that they conform with the

Figure 63 - Architectural review can create or preserve attractive architecture. Photo taken in downtown Sag Harbor.

architectural plan. Architectural review boards generally perform a more subjective analysis of private development proposals than is possible within most zoning codes. The review may include examining such design elements as facades, roof lines, windows, architectural detailing, materials and color. The architectural review board can conduct an independent review of the architectural features of a proposed project and can offer guidance on design issues to the planning board or zoning board of appeals.

The Town of Riverhead's Landmark Preservation Commission recently adopted a new downtown historic district in downtown Riverhead. This district will apply to exterior renovations on buildings that are considered to have historic value. Other municipalities which desire to preserve historic architecture in their downtowns should consider similar strategies. Municipalities can also encourage attractive architectural elements in additional ways such as grants and loans for sign and storefront improvements.

Figure 64 - Signage should be regulated. This sign at a Farmingville shopping center is not only unattractive, but it is also not useful.

Recommendation 14: Municipalities should implement and enforce strict sign ordinances.

Varying and numerous signs contribute to the cluttered visual landscape characteristic of unattractive strip commercial areas but can also be present in shopping centers and downtown areas. (See Figure 64.) Strict sign requirements can achieve a big visual impact. The elements of a sign that can be regulated include size, shape, supports, height, materials, color, language 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.

Recommendation 15: 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.

Figure 65 - Noticeable crosswalk in downtown Huntington.

All sidewalks and walkways in downtown business districts and adjacent to shopping centers should be maintained in a safe condition and should always be well-lit. Every downtown should include crosswalks that are noticeable, attractive and easy to traverse. Attractive sidewalks, streetlights, landscaping, bike racks and benches in downtowns and retail center parking lots can improve the comfort and safety of pedestrians. Attractive bricks or paving stones have made sidewalks and crosswalks more appealing and noticeable in many downtowns and shopping centers. (See Figure 65.) These improvements in downtown areas can be partially funded through Suffolk County or New York State funds. The New York State Department of Transportation's *Local Safe Streets and Traffic Calming* program assists local governments in making their roadways safer for pedestrians and bicyclists.

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. Pedestrian bump-outs and landscaped medians help to calm traffic flow by giving the illusion of a narrower street, allow pedestrians to cross streets more safely, and improve aesthetics. Creating a slightly elevated crosswalk also slows traffic and makes the crosswalk more noticeable to motorists. Downtown Greenport has well-marked mid-block pedestrian bump-outs and crosswalks, successfully allowing pedestrians to safely cross.

Recommendation 16: Buildings and parking lots in downtown business districts and shopping centers should be maintained in good condition.

As a retail center ages, its appearance must be maintained. A lack of parking lot and building maintenance produces a run-down appearance which can lead to vacancies. The pavement in municipal and shopping center parking lots should be kept in very good condition to assure pedestrian and driver safety. Parking spaces should be re-striped when the striping fades. Parking areas should be clearly marked to improve their effectiveness and appearance. (See Figure 66.) Areas in which parking is prohibited should be clearly marked.

Figure 66 - Well-maintained shopping center in Stony Brook.

When parking is located behind stores, as is the case with many of Suffolk County's downtowns, the appearance of the rear parts of the buildings are often unattractive and should be improved. To improve aesthetics, the backs of the stores should be as appealing as the fronts when shoppers are able to see them. Downtown Huntington is one area where some the backs of some stores facing municipal parking lots have been improved. Dumpsters behind stores should also be screened from view as much as possible. (See Figure 67.)

Figure 67 - Dumpsters screened from view behind stores in downtown East Hampton.

Owners of shopping centers where a major tenant vacates would should keep the center well-maintained and updated in appearance to attract a new large tenant. An existing shopping center should also keep up its appearance to remain competitive with other nearby centers.

Recommendation 17: Municipalities and shopping center owners should upgrade their lighting fixtures and provide attractive landscaping where possible.

Attractive street lamps have already been installed in many downtown areas. Municipalities and shopping center owners should install and maintain attractive street lamps in all parking lots and along downtown streets. Improving lighting fixtures within a downtown will help create a cohesive sense of place. Street lighting can also improve security. Adequate streetlights in parking lots, along downtown streets and in walkable alleys would help improve security, and would therefore benefit business.

Trees and landscaping help to create an environment that is beautiful, inviting and comfortable. (See Figure 68.) 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 small green spaces and landscaping can soften or shield stark commercial buildings, large trash receptacles and vehicles from view. New shopping center site plans should be required to include minimum amounts of landscaped area. Trees and plants should preferably be native, drought-resistant and easy to maintain, keeping in mind future pruning needs.

Figure 68 - Attractive landscaping in downtown Westhampton Beach.

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APPENDIX

Table I - Official NAICS Categories Instituted in 1997 for Census of Retail Trade

Motor Vehicle & Parts Dealers
- New car dealers
- Used car dealers
- Other motor vehicle dealers
- Motorcycle and 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
- 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
- Discount department stores
- Warehouse clubs & supercenters
- Variety stores

Miscellaneous Retail Stores
- Florists
- Office supplies and stationery 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

Hair and Appearance
- barber shop
- beauty salon
- nail salon
- tanning salon
- tattoo parlor
- pet grooming

Dance/Fitness
- fitness center
- dance studio
- martial arts

Clothing Services
- laundromat
- dry cleaner
- tailor
- shoe repair

Institutional
- government office
- post office
- church/religious
- organization office / meeting hall
- library
- OTB

Theaters
- movie theater
- performing arts theater

Medical Offices
- physician
- optical
- dentist
- physical therapy
- chiropractor
- wellness center / massage / acupuncture
- veterinarian

Other Offices
- insurance
- real estate
- attorney
- accountant / tax preparation
- architect / engineer / surveyor
- travel agency
- newspaper
- bank

Miscellaneous Services
- photography services
- printing services
- computer services
- repair services
- shipping services
- telephone calling center
- checks cashed / money wiring
- kids parties
- e-bay drop-off center
- rental center
- fortune teller
- taxi depot

Table III - Summary Data on Shopping Centers and Central Business Districts, 2005, 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	2,658,000	187	31	1,555,000	306	72	629,500	449	115	4,842,500	942
Brookhaven	0.5	900,000	85	40	7,043,000	646	78	3,584,000	966	146	1,370,000	916	265	12,897,000	2,613
East Hampton	0	0	0	0	0	0	4	73,000	25	3	28,500	14	7	101,500	39
Huntington	1	1,175,000	97	8	1,695,000	77	36	1,550,000	341	84	827,500	535	129	5,247,500	1,050
Islip	1	1,234,000	162	18	3,274,000	264	40	1,569,000	436	102	982,000	631	161	7,059,000	1,460
Riverhead	1	777,000	0	6	1,149,000	48	7	320,000	91	8	78,500	58	22	2,324,500	359
Shelter Island	0	0	0	0	0	0	1	14,000	1	2	7,500	10	3	21,500	11
Smithtown	0.5	632,000	80	8	1,611,000	107	23	1,019,000	288	38	355,000	218	70	3,617,000	693
Southampton	0	0	0	1	288,000	39	9	339,000	95	13	101,000	69	23	728,000	203
Southold	0	0	0	1	122,000	26	2	67,000	28	6	69,500	47	9	258,500	101
Suffolk County	4	4,718,000	553	94	17,840,000	1,394	231	10,090,000	2,577	474	4,449,000	2,947	803	37,097,000	7,471

	Regional Downtowns			Community Downtowns			Neighborhood Downtowns			ALL DOWNTOWNS			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	3	869,000	457	7	437,000	260	10	1,306,000	717	125	6,148,500	1,659
Brookhaven	0	0	0	2	618,000	331	13	758,000	452	15	1,376,000	783	280	14,273,000	3,396
East Hampton	0	0	0	1	280,000	154	3	207,000	134	4	487,000	288	11	588,500	327
Huntington	0	0	0	2	845,000	454	9	600,000	389	11	1,445,000	843	140	6,692,500	1,893
Islip	0	0	0	2	562,000	298	11	568,000	379	13	1,130,000	677	174	8,189,000	2,137
Riverhead	0	0	0	1	267,000	125	1	25,000	18	2	292,000	143	24	2,616,500	502
Shelter Island	0	0	0	0	0	0	2	42,000	30	2	42,000	30	5	63,500	41
Smithtown	0	0	0	1	247,000	124	2	166,000	105	3	413,000	229	73	4,030,000	922
Southampton	0	0	0	3	987,000	516	5	304,000	204	8	1,291,000	720	31	2,019,000	923
Southold	0	0	0	1	246,000	134	3	130,000	80	4	376,000	214	13	634,500	315
Suffolk County	0	0	0	16	4,921,000	2,593	56	3,237,000	2,051	72	8,158,000	4,644	875	45,255,000	12,115

Source: Suffolk County Department of Planning

Table IV - Shopping Centers Larger Than 100,000 Square Feet, Suffolk County, New York, 2005

Center Name	Anchor Stores	Town	Community	Square Footage	Year Open	Year Expanded	Stores
Smithaven Mall	Macy's, Sears, (vacant), JC Penney	BR	Lake Grove	1,532,000	1969	1986	165
Westfield South Shore	Macy's,(Lord&Taylor), JC Penney, Sears	IS	Bay Shore	1,234,000	1963	1997	129
Walt Whitman Mall	Macy's,Bloomingdales,(Lord&Taylor)Saks	HU	S Huntington	1,175,000	1962	1999	97
Tanger Outlet Center	---	RV	Calverton	777,000	1994	1997	162
Great South Bay S. C.	OddJob,JoAnn,OldNavy,BedBath,Marshalls	BA	W Babylon	515,000	1957		41
Airport Plaza	Home Depot,Staples,Modells,Dave&Buster	BA	E Farmingdale	433,000	1999		25
Riverhead Centre	Home Depot,Waldbaums,Best Buy,Borders	RV	Riverhead	395,000	2002		17
King Kullen Plaza	Target,KK,HomePlace,Sports Authority	SM	Commack	388,000	1997		13
Centereach Mall	Wal-Mart,Modell's,(vacant),BigLots,CVS	BR	Centereach	371,000	1973	1984	37
Sayville Plaza	KMart,BabiesR Us,OfficeMax,Borders	IS	Bohemia	370,000	1968	1989	12
Islandia Center	Wal-Mart,Stop&Shop,TJMaxx,FamousFootwr	IS	Islandia	365,000	1991	1998	40
Gardiner Manor	Target,KK,OldNavy,Staples,Eckerd,	IS	W Bay Shore	363,000	1999		18
Gateway Plaza	Marshalls,KK,Bobs,Best Buy,Michaels	BR	N Patchogue	340,000	1988	1992	41
Big H	Home Depot,Marshalls,K Mart,OldNavy	HU	Huntington Station	300,000	1962	2000	17
Nicolls Plaza II	Target, Home Depot, Best Buy	BR	Centereach	295,000	2000		3
DSW Plaza at Lake Grove	Stop&Shop,Staples,Michaels,Petco,DSW	BR	Lake Grove	291,000	1986	1990	12
Bridgehampton Commons	K Mart,King Kullen,TJ Maxx,Rite Aid	SO	Bridgehampton	288,000	1973	1990	39
Coram Plaza	Home Depot, Stop&Shop, Joyce Leslie	BR	Coram	286,000	1969	1975	15
Huntington Square Mall	Sears	HU	Elwood	283,000	1980		8
Huntington Shopping Ctr.	Toys R Us,BuyBuyBaby,BedBath&,Petsmart	HU	S Huntington	272,000	1961		13
Macy's Plaza	Macy's,Petco,Michaels	SM	Commack	268,000	1962	1966	14
Sun Vet Mall	Pathmark,Toys R Us,A.C.Moore	IS	Holbrook	267,000	1974		41
Brooktown ShoppingPlaza	Waldbaums,Marshalls,(vacant),Loews	BR	Stony Brook	258,000	1970	1978	21
Home Depot Plaza	Target, Home Depot, Bally's	BA	Copiague	258,000	1989	1999	5
Melville Mall	Kohl's, Marshalls, Waldbaums, (vacant)	HU	Melville	255,000	1974	1994	7
South Port	Kohl's, Waldbaums, Sears	BR	Shirley	250,000	1990	2000	33
Independence Plaza	Home Depot, King Kullen, CVS	BR	Selden	245,000	1992		26
Mayfair Shopping Center	Waldbaums,Eckerd,MJM Shoes	SM	Commack	240,000	<1966	2000	35
Expressway Plaza	K Mart, Stop&Shop	BR	Farmingville	236,000	1979	1994	19
Nesconset Center	B J's, Wal-Mart	BR	Setauket-E Set	227,000	2000	2003	2
---	Home Depot,Marshalls,Staples,Old Navy	HU	Commack	223,000	1966	1994	7
Sunrise Plaza	Sears Hardware,KK,Eckerd,RiteAid	BA	N Lindenhurst	222,000	1955	1976	57
Point Plaza	Kohl's, Michaels, Eckerd, (vacant)	BR	Rocky Point	219,000	1973	2004	25
East End Commons	K Mart, B J's	RV	Riverhead	212,000	1995		2
Sunshine Square	Stop&Shop, Eckerd, Ultimate Fitness	BR	N Bellport	204,000	1988		28
Plaza	Pathmark, Kohl's	IS	Islip	204,000	1976		16
Bellport Outlet Center 2	Vanity Fair, (vacant)	BR	N Bellport	196,000	1996		44
Brookhaven Commons	(Lowe's),Borders,OfficeMax,SportsAuthy	BR	Stony Brook	194,000	1995		4
Port Haven S. C.	Kohl's, Waldbaums, Aid Auto	BR	Setauket-E Set	193,000	1965	1968	20
Riverhead Plaza	Wal-Mart, King Kullen	RV	Riverhead	192,000	1964	1973	19
Deer Park Center	Kohl's, Stop&Shop	BA	Deer Park	189,000	1994		5
Selden Plaza	TJ Maxx, Waldbaums, (vacant)	BR	Coram	186,000	1978	1988	41
---	K Mart, OfficeMax, (vacant)	BA	W Babylon	185,000	1965		4
The Market at Bay Shore	BestBuy,(vacant),OfficeD,ToysRUs,Petco	IS	Islip	182,000	1983		10
William Floyd Plaza	KK, Eckerd, Home Depot	BR	Shirley	178,000	1977	1984	16
---	Target, HomeGoods	SM	Commack	175,000	2002		2
Lowe's	Lowe's	BR	Medford	175,000	2002		1
College Plaza	Marshalls,Eckerd,Staples,Bob's	BR	Selden	170,000	1975		19
Levitz	Levitz	BA	E Farmingdale	166,000	1973		1

Table IV - Shopping Centers Larger Than 100,000 Square Feet, Suffolk County, New York, 2005

Center Name	Anchor Stores	Town	Community	Square Footage	Year Open	Year Expanded	Stores
Sunset Plaza	KK,Eckerd,Pay Half,Mandee,Blockbustr	BA	N Babylon	165,000	1955	1984	31
Brentwood Village Market	Compare Foods,Eckerd,BrentwoodHlthCtr	IS	Brentwood	162,000	1965		19
---	Costco, Levitz	SM	Nesconset	160,000	1987	1989	2
---	Pathmark,Big Lots,Boat U.S.,SynergyFit	BA	W Babylon	156,000	1961	1978	14
Lake Grove S. C.	(vacant), JC Penney Home	BR	Lake Grove	155,000	1968		5
---	Home Depot, ShopRite	IS	Islip	152,000	1992	1997	2
---	Costco, Circuit City	IS	Holbrook	147,000	1993	2000	2
Target	Target	BR	Medford	143,000	2005		1
---	Attias Flea Market, Milburn Carpet	IS	Sayville	142,000	1962	1992	9
---	(vacant), (vacant), Eckerd	BR	E Patchogue	141,000	1967		4
Strathmore Commons	KK,AidAuto,TutorTime,(vacant),(vacant)	BR	Middle Island	139,000	1990		31
Sun Lakes	Stop&Shop, Levitz, JoAnn	IS	Holbrook	139,000	1990		8
Sam's Wholesale Club	Sam's Wholesale Club	BR	Medford	139,000	1993		1
Costco	Costco	SM	Commack	135,000	1995		1
Costco	Costco	HU	Melville	135,000	1994		1
Home Depot	Home Depot	BA	Deer Park	134,000	2001		1
---	Kohl's, King Kullen, Rite Aid	BR	Lake Ronkonkoma	132,000	1971	1986	10
Port Plaza	Stop&Shop,CVS,Cinema,Dress Barn,Mandee	BR	Terryville	130,000	1973	1990	22
(Lowe's)	(Lowe's)	IS	W Bay Shore	128,000	1962		1
Hauppauge S. C.	A.C.Moore, ShopRite, Dress Barn	SM	Hauppauge	128,000	<1966	1998	19
Target	Target	RV	Riverhead	126,000	2003		1
Huntington Square Plaza	Best Buy, Stop&Shop	HU	Elwood	125,000	2003		2
Home Depot	Home Depot	BR	N Patchogue	125,000	1999		1
Wal-Mart	Wal-Mart	BR	Middle Island	125,000	1968	1994	1
K Mart Plaza	K Mart	BR	Middle Island	124,000	1966		3
Target	Target	BA	E Farmingdale	123,000	2004		1
Swan Nursery Commons	Waldbaums,Walgreens,Tutor Time	BR	E Patchogue	122,000	1990		21
Mattituck Plaza	Waldbaums, Eckerd	SU	Mattituck	122,000	1972		26
Riverhead Bldg.Supply	Riverhead Bldg.Supply	RV	Riverhead	120,000	1998		1
Branch Shopping Plaza	Waldbaums, CVS	SM	Vill of the Branch	117,000	1968		21
B J's	B J's	IS	Islandia	116,000	1997		1
Mount Sinai S. C.	King Kullen, Eckerd	BR	Mount Sinai	115,000	1989		29
Jefferson Plaza	Rite Aid,NorthShoreThrift,FamilyDollar	BR	Port Jefferson Sta	112,000	1960		27
Lighthouse Commons	Corbisiero's, (vacant)	IS	Oakdale	112,000	1960		30
B J's	B J's	BA	E Farmingdale	112,000	2001		1
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
Majestic Corners	Pathmark, Dollar Tree	BR	Shirley	110,000	1981		17
Home Depot	Home Depot	BR	E Patchogue	109,000	1960	1990	1
Captree Village 1	King Kullen,Eckerd,South Bay Cardio.	IS	W Islip	107,000	<1966	1995	17
---	(vacant), Eckerd, Blockbuster Video	IS	Bay Shore	106,000	1963	1990	22
Nesconset S. C.	HomeGoods, (vacant)	BR	Port Jefferson Sta	104,000	1961		27
County Seat Plaza	(vacant), (vacant)	RV	Riverhead	104,000	1986		8
Smithaven Plaza	Toys R Us, Bed Bath & Beyond	BR	Lake Grove	103,000	1980		9
Greenlawn S. C.	Waldbaums	HU	Greenlawn	102,000	1977	2002	22
South Bay Commons	Bob's, West Marine, All 4 Sports&Fitness	IS	W Islip	102,000	1956		13
Sun Wave Plaza	Waldbaums, Staples, Duane Reade	BR	N Patchogue	101,000	1971		13
Lake Shore Plaza II	Sears Hardware, Dollar King, Aid Auto	BR	Lake Ronkonkoma	100,000	1998		6

"<1966" means before 1966. Source: Suffolk County Department of Planning

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
TOWN OF BABYLON								
Amityville								
(Amityville CBD)	Walgreens	Broadway	S/RR Tracks	217,000	---		117	18.0
Snug Harbor Square	Stop&Shop	S/Montauk Hwy.	E/Bay View Av.	47,000	1977		4	5.7
(Amityville South CBD)	---	Broadway	Montauk Hwy.	43,000	---		31	8.0
---	CVS	E/110	Opp/Louden Ave.	20,000	1997		6	1.8
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
Babylon								
(Babylon CBD)	West Marine, Lo-Man	Main St.	Deer Park Av.	377,000	---		200	30.0
---	---	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.	89,000	---		50	9.0
Merrineck S. C.	IGA, CVS	S/Montauk Hwy.	W/S Great Neck	59,000	<1966		15	4.6
---	Big Lots	S/Sunrise Hwy.	W/Straight Path	47,000	1968		8	6.4
1195 North East Plaza	Aid Auto Stores	S/Sunrise Hwy.	W/Bethpage Rd.	10,000	1988		4	0.8
---	---	S/Oak St.	W/Lafayette St.	8,500	<1966		5	0.5
---	---	S/Montauk Hwy.	E/Coolidge Av.	7,000	1968		5	0.4
Merrineck II	---	S/Montauk Hwy.	E/Baylawn Av.	7,000	1985		3	0.6
1635	---	W/Great Neck Rd	N/Hollywood Av.	7,000	1989		7	0.7
Copiague Commons	---	S/Montauk Hwy.	E/S. Great Neck	6,000	1988		11	0.8
Copiague Plaza	---	N/Montauk Hwy.	W/Strong Av.	5,500	<1966	2002	4	0.3
Oak Plaza	---	N/Oak St.	W/Pine St.	5,000	1985		6	0.4
Copiague Plaza	---	N/Montauk Hwy.	W/St. Anns Av.	3,500	1984		5	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.	189,000	1994		5	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.	78,000	---		56	8.0
La' Piazza Centre	Waldbaums	W/Deer Park Av.	Opp/Schwartz Pl	72,000	1968	2003	7	6.1
---	Ace	S/Grand Blvd.	E/Commack Rd.	57,000	1986		11	4.6
Deer Park Shopping Plaza	CVS, Blockbuster	W/Deer Park Av.	Opp/Schwartz Pl	31,000	<1966		13	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		9	1.9
Deer Park Center	---	E/Deer Park Av.	N/Weston Av.	14,000	<1966		12	0.9
Grand Concourse Plaza	---	S/Grand Blvd.	W/Brandywine Dr	14,000	1989		10	1.1
Deer Park S. C.	---	N/Bay Shore Rd.	E/Commack Rd.	9,500	1987		7	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		6	0.8
---	---	S/Grand Blvd.	W/Brandywine Dr	8,000	2000		5	0.7
Glory Shopping Center	---	S/Grand Blvd.	W/Commack Rd.	8,000	1986		8	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		6	0.4
---	---	N/Bay Shore Rd.	N/Brook Av.	4,000	<1966		4	0.3
---	---	N/L.I. Av.	E/Wright Av.	3,500	<1966		4	0.3
E Farmingdale								
Airport Plaza	Home Depot, Staples, Modells, Dave&Buster	E/110	S/Conklin St.	433,000	1999		25	56.5
Levitz	Levitz	S/Price Pkwy.	W/110	166,000	1973		1	11.9
Target	Target	E/110	N/Milbar Blvd.	123,000	2004		1	10.1
B J's	B J's	S/Daniel St.	W/110	112,000	2001		1	10.1
Furniture Plaza	The Place	W/110	N/Price Pkwy.	82,000	1973		3	6.7
Bi-County Plaza	King Kullen, (vacant)	N/109	E/Carmans Rd.	70,000	1982		14	5.5

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
110 Plaza	Furniture Now	E/110	N/Sherwood Av.	56,000	1981		4	3.3
Broadhollow Center	Gold's Gym	W/110	N/Main St.	54,000	2002		5	4.7
---	Levitz Outlet, (vacant)	E/110	N/Schmidt Blvd.	50,000	1987		3	3.7
---	---	W/110	S/Conklin St.	43,000	1983		7	4.8
Sherwood Plaza	Jennifer Convertibles	E/110	S/Sherwood Av.	36,000	1988		5	2.9
---	---	E/110	S/Smith St.	20,000	1988		8	1.5
---	---	E/110	N/Milbar Blvd.	18,000	1991		4	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		8	1.4
---	---	W/110	S/Conklin St.	13,000	<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		5	0.5
Lindenhurst								
(Lindenhurst CBD)	Waldbaums, CVS	Wellwood Av.	Hoffman Av.	275,000	---		140	25.0
---	King Kullen, Eckerd	W/Park Av.	N/Montauk Hwy.	45,000	1988		12	16.7
Marine Shopping Center	Island Farms	N/Montauk Hwy.	W/Delaware Av.	15,000	<1970		10	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		9	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.	39,000	1989		13	3.3
1111	---	W/110	N/Southrn Pkwy.	16,000	1991		4	3.3
Copiague Plaza	---	N/Sunrise Hwy.	W/Ocean Av.	9,000	1989		8	0.7
---	---	E/110	N/E. Smith St.	6,500	1991		5	0.5
N Babylon								
Sunset Plaza	KK, Eckerd, Pay Half, Mandee, Blockbustr	W/Deer Park Av.	S/Woods Rd.	165,000	1955	1984	31	16.5
---	Pathmark, Aid Auto Stores	E/Deer Park Av.	S/Weeks Rd.	94,000	<1966	1978	14	8.1
---	Island Recreational	W/Deer Park Av.	S/Vancott Rd.	70,000	1975		14	5.2
---	Sears Hardware, Mace's	E/Deer Park Av.	S/Bay Shore Rd.	55,000	<1966		9	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		18	5.9
(North Babylon CBD)	---	Deer Park Av.	N/Pickwick La.	36,000	---		26	4.0
La Grande Place	Joyce Leslie	W/Deer Park Av.	N/Garnet Street	30,000	1992		16	3.9
---	---	E/Deer Park Av.	N/Mohawk Dr.	9,500	<1966		5	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		6	0.7
---	---	W/Deer Park Av.	N/Prairie Dr.	3,500	<1966		3	0.2
N Lindenhurst								
Sunrise Plaza	Sears Hardware, KK, Eckerd, RiteAid	E/Wellwood Av.	N/Sunrise Hwy.	222,000	1955	1976	57	20.8
(North Lindenhurst CBD)	CVS	Wellwood Av.	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
Plaza 297	---	S/Sunrise Hwy.	E/Queens Av.	6,000	1989		6	0.3
---	---	W/Wellwood Av.	N/Marie St.	4,000	1968		4	0.2
W Babylon								
Great South Bay S. C.	OddJob,JoAnn,OldNavy,Bed Bath,Marshalls	N/Montauk Hwy.	W/Brookvale Av.	515,000	1957		41	46.6
---	K Mart, OfficeMax, (vacant)	S/Montauk Hwy.	W/Muncie Rd.	185,000	1965		4	12.6
---	Pathmark, Big Lots, Boat U.S., Synergy Fit	N/Montauk Hwy.	W/Beachwood Dr.	156,000	1961	1978	14	13.5
---	ShopRite	W/109	S/Edel Av.	76,000	1973	1978	17	9.0
(West Babylon CBD)	CVS	Little E.NeckRd	S/Vermont Av.	70,000	---		37	6.0
Stop&Shop	Stop&Shop	N/109	W/Golding Av.	66,000	2004		1	5.5

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	Waldbaums, Eckerd	N/Sunrise Hwy.	W/Hubbards Path	58,000	1973		15	6.5
Babylon Plaza	Stop&Shop	N/Montauk Hwy.	E/Great E Neck	51,000	1997		1	13.4
---	Eckerd	E/109	S/Millard Av.	49,000	1968		11	2.2
---	Shane's	S/Sunrise Hwy.	E/Belmont Av.	19,000	<1966		5	1.2
---	Cancos Tile	S/Montauk Hwy.	W/Muncie Rd.	18,000	<1970	1993	7	1.5
---	---	W/Great E Neck	N/Arnold Av.	11,000	1978		8	0.9
---	---	E/Straight Path	S/15th St.	10,000	<1966		8	0.4
Belmont Plaza	---	W/Belmont Av.	S/Wyandanch Av.	10,000	1986		11	1.3
---	---	S/Sunrise Hwy.	W/Golding Av.	9,500	<1966		5	0.6
---	---	N/109	W/Straight Path	8,500	<1966		3	0.4
Elmwood Plaza	---	W/109	N/Elmwood Rd.	8,000	1989		8	0.7
Great East Neck Plaza	---	E/Great E Neck	S/109	8,000	1979		9	0.8
---	---	W/Straight Path	S/15th St.	7,500	<1966		6	0.7
Pedone Plaza	---	S/Sunrise Hwy.	E/Strand Pl.	7,500	1989		3	0.7
---	---	W/Little E Neck	N/1st St.	7,500	<1966		7	0.6
---	---	E/Brookvale Av.	N/Montauk Hwy.	7,000	1968		5	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.	79,000	---		43	11.0
Wyandanch S. C.	---	E/Straight Path	N/Acorn St.	21,000	<1966		10	1.5
---	---	N/Merritt Av.	E/N. 17th St.	9,000	2005		7	0.7
---	---	E/Straight Path	N/Davidson Av.	5,000	1991		5	0.5
---	---	N/Edison Av.	W/Straight Path	4,500	<1966		3	0.3
---	---	E/Straight Path	N/Booker Av.	4,500	1968		8	0.3
TOWN OF BROOKHAVEN								
Bellport								
(Bellport CBD)	IGA, CVS	S. Country Rd.	Bellport La.	110,000	---		52	7.0
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		3	0.7
Village Commons	---	S/Montauk Hwy.	E/Homan Av.	6,500	1982		5	1.0
Brookhaven								
Brookhaven Centre	---	SE/Montauk Hwy.	S/Carman Blvd.	5,000	1976		4	0.6
Center Moriches								
(Center Moriches CBD)	CVS	Montauk Hwy.	E/Chichester Av	96,000	---		55	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
---	---	N/Montauk Hwy.	E/Reeves Rd.	6,500	<1966		4	0.6
Centereach								
Centereach Mall	Wal-Mart, Modell's, (vacant), Big Lots, CVS	N/25	E/Mark Tree Rd.	371,000	1973	1984	37	41.4
Nicolls Plaza II	Target, Home Depot, Best Buy	S/347	E/Pond Path	295,000	2000		3	42.4
Nicolls Plaza	Stop&Shop	S/347	E/Nicolls Rd.	90,000	1996		7	13.2
Waldbaums Plaza	Waldbaums	S/25	E/Holbrook Rd.	89,000	2002		13	9.5
Pathmark Shopping Center	Pathmark, (vacant)	S/25	W/Pleasant Av.	80,000	1974		8	10.4
---	Harrow's, The Curtain Store	N/25	W/Eastwood Blvd	50,000	<1961	1978	7	3.6
Atlantic Plaza	Aspen Fitness, Goodwill	S/25	E/S. Coleman Rd	31,000	1986		5	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	W/N. Howell Av.	11,000	1968	1973	4	2.0

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	---	N/25	E/Dawn Dr.	11,000	1973	1978	5	1.1
---	---	N/25	Opp,E/Forrest	11,000	1964	1973	5	0.8
---	---	S/25	Opp,W/Oak St.	9,000	1973		5	0.8
Handy Pantry S. C.	---	N/Portion Rd.	W/Avenue B	8,500	1978		5	1.1
---	---	S/25	E/Horse Block	8,000	1968		9	0.5
Belle Aire Mall	---	N/25	W/Oak St.	6,000	1985		3	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
Middle Country Commons	---	S/25	W/Forrest Av.	4,500	1978		4	0.3
---	---	S/25	W/Rustic Rd.	4,500	1973		4	0.7
---	---	S/25	E/S. Coleman	4,000	1973		5	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		6	0.5
Coram								
Coram Plaza	Home Depot, Stop&Shop, Joyce Leslie	S/25	E/Grand Smith	286,000	1969	1975	15	24.9
Selden Plaza	TJ Maxx, Waldbaums, (vacant)	N/25	W/C.R. 83	186,000	1978	1988	41	26.0
Pine Plaza	Best Yet, Movieland Cinema	W/112	S/Pine Rd.	90,000	1973		22	12.0
Edwards Plaza	(vacant), Tutor Time	N/25	E/C.R. 83	64,000	1991		4	7.4
Coram Commons	---	E/112	N/4th St.	36,000	1973	1985	15	5.5
Plaza 99	---	N/25	W/Martin St.	24,000	1985		15	3.4
Shoppes of Selden	---	S/25	E/C.R. 83	23,000	1988		11	2.6
---	Blockbuster Video	S/25	E/Grand Smith	17,000	1973		7	1.8
Coram East Shopping Plz	---	N/25	W/Westfield	15,000	1976	1984	14	4.7
---	---	E/Gibbs Rd.	N/Pine Rd.	15,000	1989		6	2.5
Plaza	---	S/Glenmere La.	E/112	15,000	1988		7	1.3
Pond Plaza	---	E/112	N/25	14,000	1973		12	0.9
---	---	E/112	SW/Mill Rd.	14,000	1983		7	1.7
---	---	N/25	W/112	11,000	<1966		5	1.0
Handy Pantry S. C.	---	E/112	S/Glenmere La.	10,000	1986		7	2.9
---	---	S/25	W/Mooney Pond	10,000	<1961		3	0.5
---	---	E/112	Opp/WedgewoodDr	9,000	UC2005		7	0.9
Coram Towers	---	S/25	W/Fife Dr.	6,500	1990		8	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
E Moriches								
(East Moriches CBD)	---	Montauk Hwy.	Pine St.	25,000	---		18	4.0
Strathmore Plaza	---	S/Montauk Hwy.	W/Locust Av.	12,000	1988		9	4.7
E Patchogue								
---	(vacant), (vacant), Eckerd	N/Montauk Hwy.	E/C.R. 101	141,000	1967		4	12.3
Swan Nursery Commons	Waldbaums, Walgreens, Tutor Time	N/Montauk Hwy.	E/Lake Dr.	122,000	1990		21	14.0
Home Depot	Home Depot	N/Sunrise Hwy.	E/112	109,000	1960	1990	1	7.3
(East Patchogue CBD)	(vacant), Thrift Shop	Montauk Hwy.	E/Link Ct.	81,000	---		31	10.0
Pathmark	Pathmark	E/112	N/Clark St.	61,000	1997		1	8.8
East Main Shopping Plaza	---	S/Montauk Hwy.	E/Evergreen Av.	26,000	1986		19	2.9
112 Shopping Plaza	---	E/112	S/Morris Av.	21,000	1972		15	2.1
Kings Plaza	---	W/112	NE/Medford Av.	18,000	<1966		9	1.3
---	---	S/Montauk Hwy.	E/Conklin Av.	17,000	<1961		7	1.4
Daniele Plaza	---	E/112	Opp/Shaber Rd.	14,000	1988		10	1.6
American Shopping Center	---	N/Montauk Hwy.	W/C.R. 101	12,000	1970		5	1.0
Plaza 101	---	W/C.R. 101	E/Hewlett Av.	6,000	1989		6	0.5
---	---	W/112	Opp,S/Morris Av	6,000	1993		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								

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Shoreham Plaza	---	N/25A	Opp/George Av.	33,000	1980	1988	23	5.0
Eastport								
---	King Kullen, Eckerd	N/Montauk Hwy.	E/S. Country Rd	48,000	1980		10	6.9
(Eastport CBD)	---	Montauk Hwy.	E/Union St.	45,000	---		32	11.0
Eastport Commons	---	S/Main St.	E/Seatuck Av.	15,000	1988		6	1.4
Farmingville								
Expressway Plaza	K Mart, Stop&Shop	W/North Ocean	S/Horseblock Rd	236,000	1979	1994	19	37.9
College Plaza	Compare Foods, Eckerd, Family Dollar	N/Horseblock Rd	E/Waverly Av.	82,000	1972		19	10.1
Tiffany Plaza	---	N/Portion Rd.	W/Morris Av.	60,000	1991		26	7.0
Farmingville Plaza	Athletics	N/Horseblock Rd	Opp/Oriole Pl.	50,000	1973		9	4.3
(Farmingville CBD)	---	Horseblock Rd.	E/Woodmont Pl.	28,000	---		20	4.0
American Arcade	Xtreme Fitness Center	N/Portion Rd.	W/S. Howell Av.	25,000	1989		10	4.0
The Commons	---	S/Horseblock Rd	E/Waverly Av.	9,000	1990		8	1.6
Blue Spruce Center	---	S/Horseblock Rd	W/Pommer Av.	8,000	1989		6	0.7
Horse Block Shopping Plz	---	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
Gordon Heights								
H & G Plaza	---	S/25	E/Park Lane	19,000	1990		10	2.7
Center at Middle Island	---	S/25	W/Wilson Av.	10,000	1990		7	1.0
Jerusalem Center	---	S/25	E/Fife Dr.	8,500	1979		11	1.1
Island Plaza	---	S/25	E/Swezey Dr.	4,000	1973		4	0.5
Holbrook								
---	Waldbaums	S/Union Av.	E/Coates Av.	40,000	1974		8	4.6
Ronkonkoma Commons	Blockbuster Video	S/Portion Rd.	E/Bayberry Rd.	30,000	1989		16	3.4
Holbrook Center	---	W/Main St.	N/Railroad Av.	18,000	1984		7	2.0
Rustic Plaza	---	S/Portion Rd.	W/Holbrook Rd.	14,000	1973		6	1.3
---	---	S/Union Av.	E/Knickerbocker	7,500	1989		3	0.7
Holtsville								
Main Street Centre	CVS, Outback Steakhouse	E/Main St.	S/Union Ave.	35,000	2003		14	4.4
Waverly Plaza	---	N/LIE ServiceRd	W/Waverly Av.	12,000	1989		10	1.1
Waverly Shopping Center	---	W/Waverly Av.	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
Portion Plaza	---	S/Portion Rd.	W/Morris Av.	9,000	1985		7	1.0
First Stop Mini Plaza	---	S/Portion Rd.	E/Maplecrest S.	9,000	1987		3	0.8
Lake Plaza	---	S/Portion Rd.	W/Warren Av.	6,000	<1966		6	0.4
---	---	N/L.I. Av.	E/Woodland Ave.	5,000	1995		4	1.0
Holtsville Plaza	---	E/Waverly Av.	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
856	---	S/Portion Rd.	E/Avenue B	3,000	1984		5	0.3
Lake Grove								
Smithaven Mall	Macy's, Sears, (vacant), JC Penney	N/25, S/347	E/Alexander Av.	1,532,000	1969	1986	165	46.9
DSW Plaza at Lake Grove	Stop&Shop, Staples, Michaels, Petco, DSW	S/25	E/Moriches Rd.	291,000	1986	1990	12	28.5
Lake Grove S. C.	(vacant), JC Penney Home	N/25	E/Moriches Rd.	155,000	1968		5	14.1
Smithaven Plaza	Toys R Us, Bed Bath & Beyond	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
Shops at Lake Grove	---	N/25	E/Stony Brook	31,000	1979		11	3.4
Lake Ronkonkoma								
---	Kohl's, King Kullen, Rite Aid	E/Ronkonkoma Av	N/Division Rd.	132,000	1971	1986	10	11.2
Lake Shore Plaza II	Sears Hardware, Dollar King, Aid Auto	N/Portion Rd.	E/Hans Blvd.	100,000	1998		6	12.7
Lake Shore Plaza	Waldbaums, Eckerd	N/Portion Rd.	W/Cenacle Rd.	92,000	1988		20	14.1
Lakeshore Commons	Meat Farms, Value Village	S/Portion Rd.	E/Foster Rd.	85,000	<1961		21	7.9

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Stop&Shop	Stop&Shop	N/Portion Rd.	E/Hans Blvd.	75,000	2005		1	10.0
(Lake Ronkonkoma CBD)	---	Hawkins Av.	S/Portion Rd.	53,000	---		38	7.0
(Ronkonkoma CBD)	---	Railroad Av.	E/Ronkonkoma Av	50,000	---	1996	36	10.0
Gatelot Plaza	Best Yet, CVS	E/Hawkins Av.	S/Gatelot Av.	48,000	1975		15	5.9
---	Mandee	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
---	---	W/Ronkonkoma Av	S/10th St.	6,500	1970		7	0.5
Spring Hill Plaza	---	E/Hawkins Av.	Opp,S/Division	5,500	1986		5	0.6
Manorville								
Manorville Towne Center	King Kullen	S/C.R. 111	W/Chapmans Blvd	80,000	2002		20	14.9
Mastic								
Bell Plaza	Movieland Cinemas	S/Montauk Hwy.	E/Mastic Rd.	43,000	1973		9	5.9
1495 Plaza	---	N/Montauk Hwy.	W/Fulton Av.	14,000	1992		9	1.4
Towne Plaza	---	N/Montauk Hwy.	E/Titmus Dr.	10,000	1988		10	1.2
Downtown Mastic Plaza	---	S/Montauk Hwy.	E/Robert St.	6,500	<1966	1968	5	0.3
Mastic Shirley Plaza	---	N/Montauk Hwy.	W/Titmus Dr.	3,500	1988		4	0.3
Mastic Beach								
(Mastic Beach CBD)	Associated	Neighborhood Rd	E/Woodside Rd.	75,000	---		40	10.0
Manzella Shopping Plaza	---	E/Mastc Beach	S/Quay Av.	15,000	1974		9	1.4
Medford								
Lowe's	Lowe's	W/112	N/LIE	175,000	2002		1	20.0
Target	Target	S/Horseblock Rd	E/112	143,000	2005		1	16.0
Sam's Wholesale Club	Sam's Wholesale Club	S/Horse Block	E/112	139,000	1993		1	18.5
King Kullen at Medford	King Kullen, Eckerd, DMV	E/112	S/Horse Block	98,000	1986		21	13.2
Medford Plaza	Island Recreational	N/Horse Block	W/Eagle Av.	68,000	1964	2005	21	6.8
112 Expressway Plaza	Aid Auto Stores	W/112	S/Waverly Av.	32,000	1986		15	3.3
---	Meat Farms	W/112	N/Park Av.	26,000	1973	1985	5	3.7
112 Commons	Tiffany Dinettes	W/112	N/Central Av.	22,000	1986		9	2.2
Shopworth Plaza	Blockbuster Video, Head Start	W/112	N/Horse Block	20,000	1988		2	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
---	---	E/112	S/Jamaica Av.	5,500	1982		4	0.6
Plaza 112	---	E/112	S/Commercial	4,500	1982		5	3.4
Middle Island								
Strathmore Commons	KK, AidAuto, TutorTime, (vacant), (vacant)	N/25	E/Woodville Rd.	139,000	1990		31	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	Eckerd, Compare Foods	S/25	E/Yap.-Mid.Is.	68,000	1977		15	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		8	1.2
Middle Island Vill Ctr	---	N/25	E/Rocky Point	6,500	1984		5	1.0
Miller Place								
---	Stop&Shop	N/25A	E/Miller Place	98,000	2002		14	13.6
North Country Plaza	Powerhouse Gym, Tutor Time	N/25A	W/Miller Place	63,000	1986		19	7.3
---	Waldbaums, Eckerd	N/25A	W/Miller Place	62,000	1973		10	8.1
Aliano Shopping Center	Fitness Center	N/25A	W/Oakland Av.	43,000	1986	1989	17	4.9
North Shore Mall	Party Hardy, CVS	N/25A	E/Pipe Stave Hl	28,000	1984	2004	12	7.4
Aliano Shopping Center	---	N/25A	W/Oakland Av.	22,000	1989		10	2.2

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Miller Place Plaza	---	N/25A	W/Park Av.	13,000	1984		12	1.5
Park Avenue Plaza	---	N/25A	W/Park Av.	12,000	1990		7	1.2
Wylde Time Plaza	---	S/25A	E/Wylde Rd.	11,000	2004		4	1.0
Miller Place Square	---	S/Echo Av.	W/Sylvan Av.	11,000	1968		9	1.3
---	---	S/25A	E/Harrison Ave.	7,000	<1961		7	0.4
Miller Square	---	N/25A	W/Oakland Av.	5,500	1987		4	0.6
---	---	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		14	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, Eckerd	S/347	E/Crystal Brook	115,000	1989		29	14.6
Wedgewood Square Plaza	---	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
N Bellport								
Sunshine Square	Stop&Shop, Eckerd, Ultimate Fitness	E/C.R. 101	N/Southaven Av.	204,000	1988		28	24.0
Bellport Outlet Center 2	Vanity Fair, (vacant)	N/Sunrise Hwy.	W/Station Rd.	196,000	1996		44	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		10	0.9
---	---	S/Montauk Hwy.	E/Dunton Av.	6,000	1973		3	0.6
N Patchogue								
Gateway Plaza	Marshalls, KK, Bobs, Best Buy, Michaels	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		13	11.0
Waverly Plaza	Petco, Sears Hardware, Eckerd, Pep Boys	N/Sunrise Hwy.	W/Waverly Av.	99,000	1978	1997	10	11.3
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		6	0.7
Patchogue								
(Patchogue CBD)	(vacant), Burlington	Montauk Hwy.	Ocean Av.	341,000	---		179	42.0
---	---	N/Montauk Hwy.	E/Rose Av.	16,000	<1961		5	1.7
Village Plaza	---	S/Montauk Hwy.	E/Rider Ave.	13,000	1995		11	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.	277,000	---		152	19.0
(Port Jefferson Sta CBD)	---	Route 25A	N/RR Tracks	64,000	---		46	5.0
Port Jefferson Sta								
Jefferson Plaza	Rite Aid, North Shore Thrift, Family Dollar	W/112	S/Chereb La.	112,000	1960		27	10.2
Nesconset S. C.	Home Goods, (vacant)	N/347	W/Terryville Rd	104,000	1961		27	11.5
Jefferson Park	---	W/112	NW/Jayne Blvd.	24,000	1985		13	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		3	0.3
Ridge								
Randall Square	---	N/25	Opp,W/Red Maple	5,000	1989		4	0.5
Pinewood Commons	---	N/25	E/Panamoka Trl.	5,000	1991		5	0.6

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Rocky Point								
Point Plaza	Kohl's, Michaels, Eckerd, (vacant)	S/25A	W/Rocky Point	219,000	1973	2004	25	21.0
(Rocky Point CBD)	---	Broadway	N/25A	53,000	---		38	6.0
---	---	E/Rocky Point	S/25A	47,000	1978		10	3.0
Hallock Landing Plaza	CVS	N/25A	E/Hallock Lndg	21,000	1984		10	2.4
---	---	N/25A	E/Radio Av.	12,000	1989		5	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		5	2.3
Stevens Square	---	S/25A	Opp,W/Rky Pt Ln	4,000	1963		5	0.3
Selden								
Independence Plaza	Home Depot, King Kullen, CVS	N/25	W/Boyle Rd.	245,000	1992		26	35.0
College Plaza	Marshalls, Eckerd, Staples, Bob's	N/25	E/Boyle Rd.	170,000	1975		19	24.1
Westfield S. C.	Selden Thrift, Family Dollar	S/25	E/Blue Point Rd	47,000	1972		10	5.3
Parkhill Center	---	S/25	E/Park Hill Dr.	31,000	1964		12	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		13	1.9
Middle Country Plaza II	---	S/25	W/Park Av.	19,000	1974		16	1.9
1245	---	N/25	Opp,W/Highview	18,000	1978	1984	5	1.5
Boyle Road Plaza	---	E/Boyle Rd.	Opp,N/Montclair	15,000	1985		11	1.6
600 Plaza	---	S/25	E/Blue Point Rd	7,000	1973		5	1.2
---	---	N/25	E/Selden Blvd.	6,000	2004		5	0.8
Setauket-E Set								
Nesconset Center	B J's, Wal-Mart	N/347	Opp,W/Arrowhead	227,000	2000	2003	2	25.3
Port Haven S. C.	Kohl's, Waldbaums, Aid Auto	N/347	W/Old Town Rd.	193,000	1965	1968	20	20.9
Three Village Plaza	King Kullen	S/25A	E/Hills Dr.	66,000	1964		19	10.3
---	Stop&Shop	S/25A	E/Hills Dr.	40,000	1973		7	3.7
West Center	Wild By Nature, Eckerd	S/25A	E/Hills Dr.	40,000	1968		12	4.1
Old Schoolhouse Square	---	S/25A	E/Jones St.	29,000	1956		18	2.5
(East Setauket CBD)	---	Route 25A	E/Brewster La.	22,000	---		16	3.0
---	CVS	S/25A	E/Bennetts Rd.	18,000	1998	2003	4	2.0
Heritage Corners West	---	N/25A	E/Jones St.	8,000	<1961		7	0.7
Marlaur	---	S/25A	W/Bennetts Rd.	5,000	1964		5	0.4
Shirley								
South Port	Kohl's, Waldbaums, Sears	N/Montauk Hwy.	E/Grand Av.	250,000	1990	2000	33	29.6
William Floyd Plaza	KK, Eckerd, Home Depot	E/William Floyd	N/Beacon St.	178,000	1977	1984	16	20.3
Majestic Corners	Pathmark, Dollar Tree	S/Montauk Hwy.	W/William Floyd	110,000	1981		17	12.2
Lighthouse Commons	Eckerd	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
The Green	Family Dollar	E/William Floyd	S/Lawrence Rd.	18,000	1978		5	1.7
Shopping Center	OTB	W/William Floyd	S/Northern Blvd	18,000	1987		9	1.6
Royal Tower Plaza	---	E/William Floyd	N/Morich-Mid.I.	15,000	1985		11	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		7	1.2
Manorville Plaza	---	S/Moriches-Yap.	E/Sleepy Hollow	10,000	1978		11	1.1
---	---	N/Montauk Hwy.	E/Grand Ave.	10,000	1973		7	0.9
William Floyd Plaza	---	W/William Floyd	N/Brushwood Dr.	8,000	1993		3	0.8
---	---	S/Mastic Blvd.W	W/William Floyd	7,000	1996		7	0.6
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
Floyd Harbor Commons	---	E/William Floyd	N/Roberts Rd.	5,500	1978		4	0.5
---	---	S/Montauk Hwy.	W/Ormond Pl.	5,500	1993		5	0.3
---	---	N/Montauk Hwy.	E/William Floyd	3,500	1998		4	0.3
Sound Beach								

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Rocky Point Plaza	Waldbaums, Mace's	N/25A	W/Fairway Dr.	98,000	1968	1999	12	11.4
Cross Roads at Rocky Pt	Miracle Maze	N/25A	E/Westchester	43,000	1973		6	4.6
---	---	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 Plaza	Waldbaums, Marshalls, (vacant), Loews	N/347	W/Hallock Rd.	258,000	1970	1978	21	38.4
Brookhaven Commons	(Lowe's), Borders, OfficeMax, SportsAuthy	N/347	E/Moriches Rd.	194,000	1995		4	21.7
Coventry Commons	Duane Reade, J&R Steakhouse	N/347	W/Stony Brook	66,000	1972	1984	23	6.2
(Stony Brook CBD)	U.S. Post Office	E/Main St.	S/Christian Av.	56,000	1947	2002	27	5.0
Smith Point Plaza	---	N/347	E/Stony Brook	31,000	1978		16	5.8
Cross Roads Plaza	Lucille Roberts, Boater's World	N/347	E/Hallock Rd.	20,000	1993		5	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		8	1.1
University Shopping Sq.	---	N/25A	W/Cedar St.	9,000	<1961		12	1.3
Terryville								
Port Plaza	Stop&Shop, CVS, Cinema, Dress Barn, Mandee	W/112	NW/Bicycle Path	130,000	1973	1990	22	14.1
Station Plaza	Sears Hardware, Staples, Pathmark	S/347	E/Canal Rd.	110,000	1973		3	10.6
Terryville S. C.	Eckerd, Fitness Plus	W/Jayne Blvd.	N/Old Town Rd.	53,000	1968		12	6.3
Three Roads Plaza	Meat Farms	S/Canal Rd.	E/112	53,000	1973		14	6.8
Commons	---	S/347	W/Terryville Rd	44,000	1985		24	6.4
Station Plaza	---	E/112	Opp/Joline Rd.	7,000	1987		4	0.8
Yaphank								
---	---	N/Horse Block	W/Yaphank Av.	10,000	1992		6	1.0
TOWN OF EAST HAMPTON								
Amagansett								
(Amagansett CBD)	---	Main St.	E/Windmill La.	66,000	---		47	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.	280,000	---		154	17.0
Red Horse Plaza	---	N/27	E/Cove Hollow	27,000	1993		14	2.5
East Hampton N								
(East Hampton North CBD)	---	N. Main St.	N/Talmage La.	20,000	---		14	4.0
---	---	W/Sprngs-Frplce	S/Abrahams Path	12,000	1985		5	1.5
---	---	S/27	NE/Skimhampton	8,500	1972		4	0.7
---	---	W/Sprngs-Frplce	Opp,N/Queens La	8,000	1990		5	1.2
Montauk								
(Montauk CBD)	Plaza Surf & Sports	Montauk Hwy.	Edgemere St.	121,000	---		73	12.0
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		9	2.0
TOWN OF HUNTINGTON								
Centerport								
(Centerport CBD)	---	S/Mill Dam Rd.	Opp/Fleets Cove	29,000	<1966		21	3.0
--	---	E/Little Neck	N/25A	7,500	<1966		7	0.6
Cold Spring Harbor								
(Cold Spring Harbor CBD)	---	Route 25A	E/Elm Pl.	63,000	---		45	10.0
Commack								
---	Home Depot, Marshalls, Staples, Old Navy	N/25	E/Larkfield Rd.	223,000	1966	1994	7	21.9
---	Pathmark, Mandee	S/25	E/Calvert Av.	80,000	1978		15	7.5
TJ Maxx Plaza	TJ Maxx, Dollar Tree, Trader	S/25	E/Larkfield Rd.	72,000	1980		6	6.2

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Commack Corners	Joe's Aid Auto	S/25	E/Commack Rd.	61,000	1960		22	6.6
--	New York Sports Club	S/25	E/Calvert Av.	46,000	<1966		16	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
Commack Commons	---	W/Commack Rd.	Opp,N/Genesee	17,000	<1966		14	1.3
---	Long Island Paneling	N/25	Opp,E/Valmont	17,000	1976		6	1.6
Jericho Crest Plaza	---	N/25	W/Town Line Rd.	16,000	1989		10	1.5
Commack Plaza	---	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		6	1.3
---	---	N/25	W/Rural Pl.	13,000	1989		5	1.5
---	---	S/25	E/Valmont Av.	12,500	1973		6	1.0
---	---	N/25	Opp,E/Wiltshre	12,000	1975		3	1.3
Commax Center	---	W/Commack Rd.	S/Dorothea St.	10,000	1992		7	1.0
Commack Tower Plaza	---	S/25	W/Commack Rd.	9,500	1990		7	1.3
---	---	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
Dix Hills								
Elwood Center	Eckerd, Annie Sez, Hollywood Video	S/25	W/Daly Rd.	86,000	1962		19	7.1
Dix Hills Plaza	Pathmark	S/25	W/Old Country	79,000	1975		16	7.6
The Crossroads	---	S/25	W/Rofay Dr.	25,000	1990		6	2.0
Dix Hills Common	---	S/25	W/Deer Park E.	21,000	1986		10	2.0
Dix Hills Supercenter	European Tile	S/25	Opp,W/Elwood Rd	12,000	1989		12	1.3
Park Place Plaza	---	S/E. Deer Park	E/Villanova La.	11,000	1994		6	1.1
State Street Plaza	---	S/25	E/State Pl.	11,000	1989		8	1.0
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.	154,000	---		97	15.0
---	(vacant), (vacant)	E/Larkfield Rd.	N/Clay Pitts Rd	44,000	<1966		8	3.7
Stop&Shop	Stop&Shop	S/25A	E/Catherine St.	38,000	<1966	1982	1	5.8
---	Key Food	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		5	0.8
Laurel Shopping Center	---	E/Laurel Rd.	Opp/Cedar Hill	10,000	1987		7	1.1
American Video Plaza	---	W/Larkfield Rd.	S/3rd Av.	9,500	1991		5	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	S/25	W/Larkfield Rd.	283,000	1980		8	18.0
Huntington Square Plaza	Best Buy, Stop&Shop	S/25	Opp, E/Verleye	125,000	2003		2	11.1
---	Circuit City; Bed, Bath & Beyond	N/25	E/Verleye Rd.	72,000	1989		2	7.1
---	Island Recreational, 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	Blockbuster Video	N/25	E/Elwood Rd.	43,000	<1966	1989	17	4.7
East `Port Plaza	Best Yet	W/Larkfield Rd.	N/Cedar Rd.	41,000	<1966		13	3.6
The Center at E.Northprt	(vacant)	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

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	---	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
2090 Center	---	S/25	Opp,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								
North Fort Town Plaza	---	N/25A	E/Norwood Rd.	16,000	1987		10	3.7
1026-1032	---	S/25A	E/Rinaldo Rd.	3,000	<1966		4	1.0
Greenlawn								
Greenlawn S. C.	Waldbaums	S/Pulaski Rd.	W/Beatty Av.	102,000	1977	2002	22	7.6
(Greenlawn CBD)	CVS	Broadway	N/Grafton St.	94,000	---		54	9.0
Greenlawn Corners	Eckerd	E/Broadway	N/Pulaski Rd.	23,000	<1966		7	2.7
---	---	W/Broadway	S/Central St.	10,000	<1966		8	0.8
---	---	W/Broadway	N/Little Plains	8,000	UC2005		6	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.	24,000	---		17	5.0
Halesite Plaza	---	E/N.Y. Av.	S/Ketewomoke Dr	15,000	1976		10	1.4
Huntington								
(Huntington CBD)	WildByNature, Wald., Eckerd, ValueDrug	Route 25A	Route 110	665,000	---		348	44.0
---	Southdown Marketplace	W/Wall St.	Opp/Mill La.	27,000	1963		14	4.1
Huntington Plaza	---	E/Wall St.	N/Mill La.	19,000	1967		11	1.5
North Country Village	---	N/25A	E/Beaupre Ct.	16,000	1975		10	2.4
Southdown Medical Center	---	N/Southdown Rd.	W/Wall St.	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								
Big H	Home Depot, Marshalls, K Mart, OldNavy	W/N.Y. Av.	S/Semon Rd.	300,000	1962	2000	17	27.0
(Huntington Manor CBD)	C-Town	New York Av.	N/14th, S/10th	100,000	---		58	13.0
---	King Kullen, Loehmann's, Eckerd	N/25	E/West Hills Rd	76,000	1964	1995	3	5.8
(Huntington Station CBD)	---	New York Av.	N/9th, S/RR	67,000	---		48	7.0
---	Waldbaums, Eckerd	N/25	E/Longfellow Dr	52,000	1972		10	5.2
(Huntngtn Sta.South CBD)	---	New York Av.	N/21st, S/18th	45,000	---		32	10.0
Station Center	Aid Auto	E/N.Y. Av.	S/15th St.	43,000	<1966		12	2.8
---	---	N/25	E/Beverly Rd.	15,000	<1970		6	1.0
Jericho Turnpike Plaza	---	N/25	Opp,E/Pinetree	13,000	1988		6	1.4
---	---	W/N.Y. Av.	N/W. 23rd St.	8,500	<1966		7	0.6
B. Reitman Plaza	---	E/West Hills Rd	N/21st St.	8,000	<1966		5	0.5
1799 Plaza	---	W/N.Y. Av.	N/West Hills Rd	6,500	1967		8	0.7
1044	---	E/N.Y. Av.	S/Henry St.	6,000	<1965		4	0.3
Coach Plaza	---	N/25	W/Totton Av.	6,000	1987		8	0.7
---	---	E/Depot Rd.	S/Caldwell St.	5,500	<1966		4	0.2
Broadway Plaza	---	N/Broadway	W/Park Av.	5,500	2003		4	0.5
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, (vacant)	E/110	N/Northrn Pkwy.	255,000	1974	1994	7	22.6

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Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
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	5	4.1
(Melville CBD)	---	E/110	N/Cypress Pl.	24,000	---		17	1.8
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		6	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
Northport								
(Northport CBD)	---	Main St.	Woodbine Av.	180,000	---		106	13.0
---	King Kullen, Eckerd	N/25A	W/Church St.	61,000	1986		10	4.8
---	The Ground Round, CVS	N/25A	W/Gilbert St.	28,000	<1966		7	2.6
Britannia Yachting Centr	---	N/25A	W/Woodbine Ave.	14,000	1991		8	2.0
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	97	66.4
Huntington Shopping Ctr.	Toys R Us, BuyBuyBaby, BedBath&, Petsmart	E/110,W/N.Y. Av	N/Schwab Rd.	272,000	1961		13	21.4
Sipala Plaza	(vacant)	E/110	Opp/Chichester	24,000	1973		5	2.2
---	---	W/110	N/Schwab Rd.	19,000	1968		6	1.2
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		15	1.8
---	---	W/110	S/Sprucetree La	14,000	<1966		6	0.9
---	---	W/110	N/Dawson St.	11,000	<1966		9	0.5
A Plaza	---	S/25	Opp/Longfellow	10,000	1984		8	0.9
---	---	S/25	W/Emerald La.	9,500	<1966	1973	6	0.7
---	---	W/110	Opp/WW Mall	8,500	<1970		4	0.3
Pine Tree Plaza	---	S/25	W/Pinetree Rd.	7,000	1984		5	0.6
---	---	S/25	W/Emerald La.	6,500	1968		4	0.4
West Hills S. C.	---	S/25	W/Cager Pl.	6,000	1974		5	0.6
---	---	S/25	E/Goeller Av.	6,000	1973		2	0.5
---	---	W/N.Y. Av.	Opp/Edison Dr.	4,000	1978		4	0.3
---	---	S/25	E/Melville Rd.	4,000	1984		3	0.3
West Hills								
---	Harmon, Mandee	W/110	N/Northrn Pkwy.	24,000	1964		6	2.0
400 Plaza	Country-Tique Furniture	S/25	W/Hartman Hill	18,000	<1966		7	0.9
Sweet Hollow Plaza	---	N/25	E/Charles Av.	16,000	1975		13	1.0
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								
Westfield South Shore	Macy's,(Lord&Taylor), JC Penney, Sears	N/Sunrise Hwy.	W/Penataquit Av	1,234,000	1963	1997	129	82.2
(Bay Shore CBD)	Mars Auto, Good Samaritan Medical	Montauk Hwy.	E/Clinton Av.	348,000	---		183	32.0
---	(vacant), Eckerd, Blockbuster Video	N/Montauk Hwy.	W/Saxon Av.	106,000	1963	1990	22	11.7
Bay Islip Plaza	King Kullen	S/Montauk Hwy.	W/Saxon Av.	65,000	1973		4	5.2
---	Bally Fitness	N/Sunrise Hwy.	W/5th Av.	47,000	<1966		21	3.9
---	Circuit City	N/Sunrise Hwy.	E/Brook Av.	42,000	1977		7	4.2
(Bay Shore Station CBD)	---	Park Av.	Union Blvd.	25,000	---		18	5.0
---	---	N/Sunrise Hwy.	W/Brentwood Rd.	20,000	1968		4	1.4
---	---	N/Union Blvd.	W/3rd Av.	13,000	2003		4	1.5
---	---	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	5	0.7

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Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Amore Plaza	---	S/Union Blvd.	W/Brentwood Rd.	7,000	1973		4	0.7
Bayport								
Bayport Shoppes	---	N/Montauk Hwy.	W/Sylvan Av.	32,000	1988		16	3.8
(Bayport CBD)	---	Middle Rd.	E/MorganW/Howel	25,000	---		18	4.0
Bayport Commons	---	N/Montauk Hwy.	W/Second Av.	10,000	1988		4	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		3	0.3
Bohemia								
Sayville Plaza	Kmart, BabiesR Us, OfficeMax, Borders	N/Sunrise Hwy.	E/Lakeland Av.	370,000	1968	1989	12	40.3
Bohemia Shopping Plaza	IGA, CVS, Aid Auto Stores	N/Sunrise Hwy.	W/Locust Av.	63,000	1976		22	8.5
Vet Port	---	S/Veterans Hwy.	W/Ocean Av.	35,000	1999		4	3.8
---	L.I. Paneling Center	N/Sunrise Hwy.	E/Walnut Av.	22,000	1973	1982	4	2.6
---	---	N/Sunrise Hwy.	W/Sycamore Av.	17,000	1973		7	1.5
---	---	E/Lakeland Av.	Opp,N/McArthur	17,000	1985		9	1.1
---	---	N/Sunrise Hwy.	E/Pond Rd.	14,000	1986		5	1.3
MacArthur Plaza	---	E/Smithtown Av.	S/Veterans Hwy.	9,000	1986		3	0.9
Shopping Center	---	S/Church St.	W/Walnut Av.	9,000	1968		5	0.9
---	---	N/Sunrise Hwy.	W/Ocean Ave.	8,500	1988		4	0.7
Veterans Center	---	S/Veterans Hwy.	E/Washington Av	8,000	1978		6	0.8
---	---	S/Veterans Hwy.	W/9th Av.	6,500	1978		5	0.7
---	---	S/Church St.	E/Smithtown Av.	6,000	1983		7	0.7
---	---	W/Smithtown Av.	N/Church St.	4,000	<1966		4	0.3
Brentwood								
Brentwood Village Market	Compare Foods, Eckerd, Brentwood Hlth Ctr	E/Brentwood Rd.	N/First Av.	162,000	1965		19	13.8
Marketplace at Brentwood	Pathmark, Aid Auto, Blockbuster, 99Empire	E/Wicks Rd.	N/Suffolk Ave.	95,000	1991		18	9.8
(Brentwood CBD)	---	Suffolk Av.	First Av.	60,000	---		43	7.0
Brentwood Plaza	Compare Foods, Champion	E/Commack Rd.	SE/Hilltop Dr.	52,000	<1966		16	4.9
Brentwood Plaza	---	N/2nd Av.	W/Broadway	40,000	1987		18	3.9
Suffolk Plaza Center	---	S/Suffolk Av.	Opp/Park Av.	32,000	1979		10	2.1
Brentwood Commons	Family Dollar	N/Suffolk Av.	E/Jefferson Av.	31,000	<1966		18	2.6
---	Brentwood Market	W/Brentwood Rd.	N/Candlewood Rd	24,000	<1966		2	3.3
---	IGA	N/Heyward St.	W/Washington Av	24,000	<1966		5	2.3
---	2nd Ave. Food Market	N/2nd Av.	W/Timberline Dr	23,000	<1966		3	2.1
---	---	N/Suffolk Av.	W/Fulton St.	15,000	<1966		11	0.6
Compare Foods	Compare Foods	E/5th Av.	S/Anna Rd.	11,000	1968		1	0.9
Sycamore Plaza	---	W/Islip Av.	S/Sycamore St.	11,000	1968	1975	11	1.4
Candlewood Plaza	---	N/Candlewood Rd	E/Fifth Av.	10,000	1990		9	1.2
Caguas Enterprises Centr	---	W/Wicks Rd.	S/Merrill St.	8,500	<1966		5	0.8
Timberline Shopping Ctr	---	E/Timberline Dr	S/1st Pl.	8,500	<1966		6	0.6
---	---	W/Islip Av.	S/Peach St.	7,500	<1970		4	0.5
---	---	S/Suffolk Av.	E/2nd St.	6,500	1982		5	0.8
111 Plaza	---	W/Islip Av.	N/Peach St.	6,500	<1966		4	0.5
---	---	W/Wicks Rd.	S/Yarnell St.	4,500	<1966		4	0.3
Slipwood Center	---	N/Suffolk Av.	E/Bergen St.	4,000	1993		3	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.	45,000	---		32	5.0
---	---	N/Howell's Rd.	W/Ackerson Blvd	7,500	<1970		7	0.6
Central Islip								
(Central Islip CBD)	Laundry Palace, Auto Barn	Carleton Av.	Suffolk Av.	96,000	---		42	11.0
Vanderbilt Plaza	Bravo, Aid Auto, Ace, Lavish Furniture	W/Wheeler Rd.	S/Motor Pkwy.	86,000	1974		17	9.3

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---	C-Town, Solo 99c, CVS	W/Wheeler Rd.	N/Suffolk Av.	72,000	<1966		16	8.3
Central IslipTown Center	---	W/Carleton Av.	N/S.Research Pl	25,000	2001		5	18.4
---	Compare Foods, Family Dollar	N/Suffolk Av.	E/Church St.	19,000	<1966		4	2.5
Islip Center	---	E/Islip Av.	S/Apricot St.	14,000	1968		10	1.1
---	---	E/Caleb's Path	S/Commercial	8,500	1983		9	1.2
D & G Shopping Center	---	E/Lowell Av.	S/Chestnut St.	8,500	1986		6	0.8
---	---	S/Motor Pkwy.	W/Wheeler Rd.	8,000	1984		7	1.1
---	---	S/Suffolk Av.	E/111	6,000	<1966		4	0.4
Brightside Plaza	---	E/Islip Av.	S/Brightside Av	5,000	1993		5	0.5
---	---	E/Islip Av.	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.	84,000	---		60	7.0
Hecksher Plaza	Waldbaums, Eckerd	S/Montauk Hwy.	W/Alan St.	70,000	<1966	1990	19	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		7	1.8
Main Street Plaza	---	N/Montauk Hwy.	W/Greenwood Av.	14,000	1986		7	1.3
East Islip Plaza	---	S/Montauk Hwy.	W/Yuma La.	14,000	<1966		11	1.0
---	---	S/Montauk Hwy.	E/Woodland Av.	10,000	1990		6	1.0
Country Village	---	S/Montauk Hwy.	E/Meroke La.	10,000	<1966		10	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		3	0.3
Hauppauge								
Village Green	Waldbaums	E/Veterans Hwy.	N/Sparton La.	68,000	1971		7	8.2
---	Sears Hardware	S/Veterans Hwy.	W/111	36,000	<1966		9	3.5
Atrium Plaza	---	W/111	S/Town Line Rd.	28,000	1986		13	3.9
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, A.C.Moore	N/Sunrise Hwy.	E/Broadway Av.	267,000	1974		41	22.4
---	Costco, Circuit City	N/Sunrise Hwy.	E/Beacon Dr.	147,000	1993	2000	2	18.0
Sun Lakes	Stop&Shop, Levitz, JoAnn	N/Sunrise Hwy.	W/Broadway Av.	139,000	1990		8	12.7
Holbrook Commons	Tutor Time	S/Patch-Holbrk	E/Springmeadow	54,000	1990		18	6.7
---	---	S/Veterans Hwy.	W/Broadway	31,000	1999		6	2.2
The Plaza at Holbrook	---	E/Main St.	S/Railroad Av.	18,000	1982	1985	12	2.0
Friendly Plaza	Irish Times Pub, Party Hardy	E/Main St.	N/Furrows Rd.	15,000	1976		7	2.5
967 Plaza	---	E/Main St.	N/Furrows Rd.	14,000	1988		9	1.3
---	Green Market	W/Main St.	N/Furrows Rd.	11,000	1973		5	1.7
---	---	N/Furrows Rd.	E/Main St.	6,500	1979	1996	6	0.7
Furrows Plaza	---	S/Furrows Rd.	W/Main St.	6,000	1979		6	1.1
---	---	E/Grundy Av.	S/Terry Blvd.	5,500	1967		5	0.5
Holtsville								
---	---	E/Waverly Av.	SE/Blue PointRd	4,000	1978		4	0.6
Islandia								
Islandia Center	Wal-Mart, Stop&Shop, TJMaxx, Famous Footwr	S/Veterans Hwy.	E/Blydenburgh	365,000	1991	1998	40	28.1
B J's	B J's	W/Nichol's Rd.	N/LIE	116,000	1997		1	12.5
Islandia Plaza	---	S/Veterans Hwy.	W/Nichols Rd.	16,000	1987		8	1.2
Islip								
Plaza	Pathmark, Kohl's	S/Sunrise Hwy.	E/Saxon Av.	204,000	1976		16	18.3
The Market at Bay Shore	BestBuy, (vacant), OfficeD, ToysRUs, Petco	N/Sunrise Hwy.	E/Brentwood Rd.	182,000	1983		10	15.6

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	Home Depot, ShopRite	N/Sunrise Hwy.	W/St.Louis Ave.	152,000	1992	1997	2	20.2
(Islip CBD)	---	Montauk Hwy.	E/Smith Av.	108,000	---		77	9.0
Pathmark	Pathmark	E/Islip Av.	S/RR Tracks	35,000	1970		1	4.5
(Islip Manor CBD)	---	Islip Av.	S/Jenkins,N/RR	34,000	---		24	3.0
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 Av.	S/Andrew,N/Roos	32,000	---		23	6.0
Terrace Plaza	---	N/Sunrise Hwy.	E/Atlantic Av.	12,000	1990		8	1.1
---	---	W/Carleton Av.	S/Beaverdam Rd.	7,000	1982		7	0.8
N Bay Shore								
---	---	W/Brentwood Rd.	S/Connecticut	12,000	<1966		7	0.8
State Plaza	---	E/5th Av.	S/New Hampshire	12,000	1991		3	1.3
1656	---	W/5th Av.	N/Drexel Dr.	10,000	1999		7	0.9
Fifth Avenue Plaza	---	W/5th Av.	S/Candlewood Rd	10,000	UC2005			0.9
---	---	N/Pine Aire Dr.	Opp/Savoy Av.	10,000	1978		5	0.8
Bay Shore Commons	---	E/Brentwood Rd.	N/Pennsylvania	8,500	1988		8	1.1
---	---	E/Brentwood Rd.	S/New York Av.	8,000	<1966		7	0.6
---	---	E/5th Av.	N/New Hampshre	7,000	1973		5	0.8
---	---	W/5th Av.	N/Dalton Rd.	4,500	<1966		4	0.4
---	---	W/5th Av.	S/Kirk Rd.	4,000	1990		3	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								
Lighthouse Commons	Corbisiero's, (vacant)	N/Montauk Hwy.	W/Berard Blvd.	112,000	1960		30	14.0
Waldbaums Oakdale	Waldbaums, Eckerd	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		16	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		4	0.9
Station Plaza	---	S/Montauk Hwy.	E/Oakdale Av.	6,000	1986		4	0.6
---	---	S/Montauk Hwy.	E/Oakdale Av.	5,000	1986		4	0.5
---	---	S/Montauk Hwy.	W/Bayview Dr.	3,500	1968		4	0.3
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)	Eckerd	Montauk Hwy.	Railroad Av.	214,000	---		115	16.0
--	Attias Flea Market, Milburn Carpet	S/Sunrise Hwy.	W/Broadway Av.	142,000	1962	1992	9	15.8
---	Stop&Shop	N/Montauk Hwy.	E/Lincoln Av.	48,000	<1961	1973	16	5.1
Sunrise Plaza	---	S/Sunrise Hwy.	W/Raft Av.	32,000	1990		12	4.0
Sunrise Commons	---	S/Sunrise Hwy.	W/Smithtown Av.	30,000	1987		11	4.4
The Fur Plaza	(vacant)	S/Sunrise Hwy.	E/Smithtown Av.	20,000	1985	1993	9	2.2
Raft Shopping Center	---	E/Raft Av.	S/Sunrise Hwy.	18,000	1984		9	1.7
---	CVS	S/Montauk Hwy.	E/Benson Av.	15,000	1973		4	1.6
186 Main Street	---	S/Montauk Hwy.	Opp/Greeley Av.	10,000	2005		8	0.8
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	Target, KK, Old Navy, Staples, Eckerd,	S/Sunrise Hwy.	E/Manor La.	363,000	1999		18	30.0

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
(Lowe's)	(Lowe's)	S/Sunrise Hwy.	W/Manor La.	128,000	1962		1	10.6
W Islip								
Captree Village 1	King Kullen, Eckerd, South Bay Cardio.	S/Union Blvd.	W/Keith La.	107,000	<1966	1995	17	9.7
South Bay Commons	Bob's, West Marine, All 4 Sports&Fitness	N/Sunrise Hwy.	E/Kane St.	102,000	1956		13	9.7
---	Stop&Shop, (vacant)	S/Union Blvd.	E/Beach St.	63,000	1974		11	6.2
(West Islip CBD)	---	Higbie La.	S/RR Tracks	28,000	---		20	4.0
Captree Village 2	Blockbuster Video, Ace	S/Union Blvd.	E/Beach St.	25,000	1991		8	3.4
---	Best Yet	E/Udall Rd.	S/Higbie La.	21,000	<1966		9	1.7
---	---	S/Bay Shore Rd.	E/Ocean Av.	20,000	<1966		11	1.9
Sequams Colony S. C.	CVS	S/Montauk Hwy.	E/Sequams La.	18,000	1973		9	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		7	0.5
---	---	S/Hunter Av.	W/Udall Rd.	6,000	1989		3	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.	31,000	---		22	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								
Vinland Commons	---	N/25	W/Tuthill's La.	30,000	1990		8	3.8
487 Main Rd.	---	S/25	W/Edgar Av.	7,000	1987		5	1.0
Calverton								
Tanger Outlet Center	---	S/58, N/25	E/L.I.E.	777,000	1994	1997	162	90.0
Calverton Commons	---	N/25	W/Fresh Pond Av	18,000	1989		10	2.6
Warner's Plaza	---	N/58	W/Mill Rd.	8,000	1984		4	1.7
Jamesport								
Jamesport Center	---	S/25	E/Washington Av	17,000	<1961	1984	9	4.4
Riverhead								
Riverhead Centre	Home Depot, Waldbaums, Best Buy, Borders	N/58	E/Mill Rd.	395,000	2002		17	49.7
(Riverhead CBD)	Ben Franklin, (vacant), (vacant)	Route 25	W/Union Av.	267,000	---		125	28.0
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
Target	Target	N/58	W/Roanoke Ave.	126,000	2003		1	19.1
Riverhead Bldg.Supply	Riverhead Bldg.Supply	S/Pulaski St.	Opp, W/Columbus	120,000	1998		1	12.4
County Seat Plaza	(vacant), (vacant)	S/58	W/Roanoke Av.	104,000	1986		8	9.6
TJ Maxx Plaza	TJ Maxx, Best Yet, 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	10	3.2
Peconic Plaza	Dept. of Motor Vehicles	N/58	W/Middle Rd.	31,000	1972	1984	14	5.5
(Polish Town CBD)	---	Pulaski St.	E/Sweezy Av.	25,000	---		18	4.0
Riverhead Commons	---	S/25	Opp/Howell Av.	10,000	1990		12	1.4
River Center	---	S/58	W/Ostrander Av.	10,000	1972		9	1.0
Osborne Plaza	---	W/Osborne Av.	S/Pulaski St.	9,500	1986		8	0.5
Veterans Plaza	---	S/58	W/Oliver Av.	6,000	1984		5	0.6
Wading River								
Wading River Commons	King Kullen, CVS	S/25A	E/Wading River	98,000	1978	2001	18	13.4
Wading River Square	---	N/25A	E/Wading River	25,000	1987		17	2.4
Little Bay S. C.	---	N/25A	W/Wading River	10,000	1963		5	1.8

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
TOWN OF SHELTER ISLAND								
Shelter Island								
IGA	IGA	W/Ferry Rd.	S/Manwaring Rd.	14,000	<1960		1	5.4
Ciaglio Plaza	---	W/Ferry Rd.	N/Jaspa Rd.	4,000	2002		6	0.5
21 N. Ferry Rd.	---	S/Ferry Rd.	E/Duvall Av.	3,500	<1970		4	0.4
Shelter Island Hgt								
(Shelter Is. Hgts.2 CBD)	---	Grand Av.	N/Meadow Pl.	22,000	---		16	3.0
(Shelter Is. Hgts.1 CBD)	---	Bridge St.	Winthrop Rd.	20,000	---		14	1.5
TOWN OF SMITHTOWN								
Commack								
King Kullen Plaza	Target, KK, HomePlace, Sports Authority	S/Veterans Hwy.	W/Sunken Meadow	388,000	1997		13	35.1
Macy's Plaza	Macy's, Petco, Michaels	S/Veterans Hwy.	E/Commack Rd.	268,000	1962	1966	14	17.2
Mayfair Shopping Center	Waldbaums, Eckerd, MJM Shoes	S/25	Opp/Beechwood	240,000	<1966	2000	35	23.6
---	Target, HomeGoods	N/Henry St.	E/Crooked Hill	175,000	2002		2	18.8
Costco	Costco	E/Crooked Hill	S/Henry St.	135,000	1995		1	15.6
Expo Design Center	Expo Design Center	E/Crooked Hill	S/Henry St.	90,000	2001		1	7.1
---	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		7	2.6
Bonwit Village	---	N/Motor Pkwy.	E/Commack Rd.	20,000	1979		13	2.6
Smith West Plaza	---	N/25	W/Cornell Dr.	12,000	1988		7	1.1
---	---	E/Commack Rd.	N/LIE	11,000	<1966		5	0.5
Northgate Market	---	E/Commack Rd.	S/Crooked Hill	7,000	1979		4	0.9
Oak Shopping Plaza	---	N/Veterans Hwy.	E/Harned Rd.	7,000	1975		7	1.0
Fort Salonga								
Country Vill Shpng Plaza	IGA, CVS	S/25A	E/Bread &Cheese	49,000	1974		12	7.5
Hauppauge								
Hauppauge S. C.	A.C.Moore, ShopRite, Dress Barn	S/347	W/111	128,000	<1966	1998	19	12.7
---	King Kullen	S/347	W/Mt. Pleasant	51,000	1973		14	5.8
---	CompUSA	S/347	W/111	37,000	<1966		7	3.4
Commerce Plaza	---	W/Adams Av.	N/Commerce Dr.	29,000	1991		13	3.6
Hauppauge Center	---	N/347	E/111	24,000	<1966		13	3.1
Vanderbilt Plaza	---	E/111	N/Town Line Rd.	14,000	1973		5	1.7
Kings Park								
(Kings Park CBD)	---	Route 25A	W/Indian Head	90,000	---		64	7.0
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	Eckerd	W/Indian Head	S/RR Tracks	22,000	1997		8	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
Handy Pantry S. C.	Handy Pantry	N/Smithtown Bvd	Opp/Cleveland	10,000	1992		5	1.2
---	---	N/Smithtown Bvd	W/Spectcle Lake	10,000	1968	1973	8	0.9
---	---	N/Smithtown Bvd	E/Gibbs Pond Rd	7,000	1983		5	0.7
S V Minimall	---	S/Smithtown Bvd	W/Chestnut St.	6,500	1988		4	0.6
---	---	N/Smithtown Bvd	E/Nichols Rd.	6,000	1989		4	1.3
Lakeside Plaza	---	N/Smithtown Bvd	E/Gibbs Pond Rd	5,500	1973		5	0.6
Nesconset								
---	Costco, Levitz	S/25	W/Moriches Rd.	160,000	1987	1989	2	19.4
---	Seamans, Fortunoff Backyard	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	20	7.2
Old Nichols Village	Ace Hardware, CVS	S/Smithtown Bvd	W/Nichols Rd.	18,000	1990		10	2.1
European Plaza	---	N/Smithtown Bvd	W/Southern Blvd	16,000	1995		4	1.6
Terry Road S. C.	---	E/Terry Rd.	N/Town Line Rd.	11,000	1982		7	1.6

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
Lake Plaza	---	S/Smithtown Bvd	W/Lake Av.	11,000	1987		5	1.2
D & G Center	---	N/Smithtown Bvd	W/Southern Blvd	10,000	1976		9	1.3
---	---	E/Smithtown Bvd	N/Annetta Av.	9,000	1967		5	1.9
Sheppard Lane Commons	---	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/Fourth St.	76,000	---		41	9.0
---	Circuit City	S/347	E/Alexander Av.	73,000	1972		15	8.5
Shoppes at Green Hills	---	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		4	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		4	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
Lakewood Plaza	---	E/Lake Av.	S/Woodlawn Av.	7,000	1988		5	1.1
---	---	NW/25A	Opp/Clinton Av.	7,000	1978	1990	6	1.2
418 Commons	---	SE/25A	S/Clinton Av.	6,000	1983		4	0.7
---	---	S/25A	E/Lake Av.	3,500	1978		5	0.3
Smithaven Mall (pt.)	(vacant), JC Penney	N/25, S/347	E/Alexander Av.	6	1969	1986	80	40.2
Smithtown								
(Smithtown CBD)	Walgreens, Mandee	Route 25	W/111	247,000	---		124	18.0
Stop&Shop	Stop&Shop	N/25	W/Edgewood Av.	64,000	2000		1	16.6
Morewood Plaza	---	N/25	E/Morewood Dr.	25,000	1971		11	2.6
Maple Commons	---	W/Maple Av.	NW/111	20,000	<1966		12	1.4
Vets Mall	---	N/Veterans Hwy.	E/Wyandanch Bvd	16,000	1980		11	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		5	1.3
---	---	W/Terry Rd.	S/Hallock Av.	6,000	<1966	1988	4	0.8
The Hilltop Center	---	S/25	W/Brooksite Dr.	4,000	1990		4	0.6
---	---	NE/25A	S/Rose St.	4,000	<1966		4	0.6
Vill of the Branch								
Branch Shopping Plaza	Waldbaums, CVS	S/25	W/111	117,000	1968		21	9.2
Hillside Village Center	Uncle Giuseppe's, Eckerd	E/111	S/25	99,000	1976	1983	26	8.3
Village Commons	Daffy's, Walgreens	S/25	E/Lawrence Av.	78,000	<1966		28	8.3
TOWN OF SOUTHAMPTON								
Bridgehampton								
Bridgehampton Commons	K Mart, King Kullen, TJ Maxx, Rite Aid	N/27	W/Snake Hollow	288,000	1973	1990	39	29.6
(Bridgehampton CBD)	---	Montauk Hwy.	E/School St.	94,000	---		67	13.0
E Quogue								
(East Quogue CBD)	---	Montauk Hwy.	W/Bay Av.	35,000	---		25	4.0
Hampton Bays								
(Hampton Bays CBD)	Eckerd	Montauk Hwy.	Ponquogue Av.	84,000	---		47	8.0
Hampton Bays Town Center	King Kullen	S/Montauk Hwy.	E/Ponquogue Ave	70,000	2002		14	8.5
Hampton Bays Plaza	Macy's, (vacant)	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	15	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
The Hamlet Green	---	S/Montauk Hwy.	E/Springville	12,000	1987		16	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		3	1.0
North Sea								

Table V - Inventory of Shopping Centers and Downtowns (CBDs), 2005, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Square Footage	Year Open*		Stores	Acres
---	---	N/C.R. 39	E/N. Main St.	5,000	1964		6	0.9
Noyack								
---	---	N/Noyack Rd.	W/Pine Neck Av.	3,000	1984		4	0.4
Quogue								
(Quogue CBD)	---	Jessup Av.	N/Main St.	35,000	---		25	6.0
Remsenburg-Speonk								
Village Square	---	S/Montauk Hwy.	E/Phillips Av.	30,000	2004		15	7.5
Sag Harbor								
(Sag Harbor CBD)	---	Main St.	N/Sage St.	233,000	---		137	17.0
Southampton								
(Southampton CBD)	Waldbaums, CVS, RiteAid, Saks, Hildreth	Main St.	Jobs La.	537,000	---		262	50.0
Village East	---	SW/C.R. 39	N/Montauk Hwy.	12,000	1972		8	1.2
Tuckahoe								
---	---	N/C.R. 39	W/Tuckahoe La.	15,000	1973	1978	11	2.4
Home Furnishing Centre	---	N/C.R. 39	SW/Sebonac Rd.	14,000	1985		4	1.8
1691	---	N/C.R. 39	SE/Shrubland Rd	6,000	1984		4	1.0
Water Mill								
(Water Mill CBD)	---	Montauk Hwy.	E/Halsey Rd.	56,000	---		40	10.0
Water Mill Plaza	---	S/27	E/Davids La.	2,500	<1966		4	1.2
Westhampton Beach								
(Westhampton Beach CBD)	RiteAid	Main St.	W/Beach Rd.	217,000	---		117	18.0
North Mall	Ace	E/Old Riverhead	S/Rogers Av.	29,000	1986	1992	14	3.2
---	Waldbaums, (vacant)	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		5	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.	25,000	---		18	7.0
Medical Center	---	N/25	Opp/Harbor La.	10,000	1984		8	1.2
Greenport								
(Greenport CBD)	IGA	Main St.	Front St.	246,000	---		134	18.0
Sterlington Commons	---	S/Front St.	W/3rd St.	18,000	1989		15	1.5
Mattituck								
Mattituck Plaza	Waldbaums, Eckerd	N/25	E/Factory Av.	122,000	1972		26	8.7
(Mattituck CBD)	---	Love La.	Route 25	42,000	---		30	5.0
Route 48 Plaza	---	N/Middle Rd.	E/Cox Neck Rd.	10,000	1992		5	1.4
Southold								
(Southold CBD)	IGA	Route 25	W/Youngs Av.	63,000	---		32	8.0
Feather Hill	---	N/25	Opp/Wells Av.	25,000	1988		22	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.	6,500	1987		6	0.7

* If two years are listed, center was expanded.
N/ - north side of specified street, S/ - south side of specified street, E/ - east side of specified street, W/ - west side of specified street.
CBD - Central Business District (downtown).
UC - Under Construction.
(vacant) in the Anchor Store column indicates that there is a vacant acnchor store in the center/CBD.
<1966 means before 1966.
Source: Suffolk County Department of Planning 3/28/06

Table VI - Proposed Shopping Centers and Expansions, 2006, Suffolk County, New York

Center Name	Anchor Stores	Street Location		Community	Square Footage	Acres
Town of Babylon						
---	Wal-Mart	E/110	Opp/Michael Dr.	E Farmingdale	278,000	24.8
---	---	W/110	S/Daniel St.	E Farmingdale	11,000	1.7
Deer Park S. C.	Rite Aid, Staples	W/Commack Rd.	N/L.I. Ave.	Deer Park	115,000	10.3
Tanger Outlet Center	---	N/Grand Blvd.	E/Commack Rd.	Deer Park	805,000	81.0
Lowe's	Lowe's	W/110	Price Pkwy.	E Farmingdale	143,000	
Stew Leonard's	Stew Leonard's	W/110	S/Conklin St.	E Farmingdale	122,000	16.0
					1,474,000	
Town of Brookhaven						
(Balafas)	---	N/25A	Opp/Myrtle	Mount Sinai	27,000	3.9
Bellport Outlet (expan)	Home Depot	N/Sunrise Hwy.	W/Station Rd.	N Bellport	60,000	
---	Walgreens	N/25	W/Bicycle Path	Selden	42,000	8.0
495 Station Plaza	Home Depot, Target	W/William Floyd	S/LIE	Yaphank	800,000	108.2
---	Lowe's	N/25A	E/WestchesterDr	Sound Beach	176,000	17.5
Kohl's	Kohl's	S/Horeseblock	W/Oregon Av.	Medford	88,000	9.8
Floyd Harbor S. C.	---	S/McGraw St.	W/Grand Av.	Shirley	63,000	6.0
Brookhaven Walk	---	W/William Floyd	N/LIE	Yaphank	850,000	101.9
---	---	W/112	N/Shopworth Plz	Medford	6,000	1.0
Moriches Center	---	N/Montauk Hwy.	W/Morich.-Mid.I	Moriches	147,000	18.6
Expressway Plaza (expan)	---	W/North Ocean	S/Horseblock Rd	Farmingville	101,000	
---	(supermarket)	N/Horse Block	E/N. Ocean Av.	Medford	102,000	17.4
---	---	N/25	E/Marshall Dr.	Selden	125,000	18.0
					2,587,000	
Town of Huntington						
Pidgeon Hill Commons	---	S/25	W/Pidgeon Hill	S Huntington	10,000	1.0
Huntington Village Plaza	---	E/110	N/Tuthill St.	Huntington	9,000	0.7
Stop&Shop	Stop&Shop	S/25	E/Dix Hills Rd.	Dix Hills	69,000	10.0
---	---	E/110	S/Ruland Rd.	Melville	31,000	2.3
					119,000	
Town of Islip						
Home Depot	Home Depot	S/L.I.E.	W/111	Hauppauge	140,000	16.0
Islip Town Center	Target	N/Sunrise Hwy.	E/Veterans Hwy.	Holbrook	600,000	
CentralIslipTownCtr(exp)	Home Depot, Target	W/Carleton Av.	N/S.Research Pl	Central Islip	302,000	18.4
					1,042,000	
Town of Riverhead						
(Headriver LLC)	Wal-Mart	N/58	Opp/Kroemer Av.	Calverton	195,000	21.2
Stop&Shop	Stop&Shop	S/58	W/Mill Rd.	Calverton	68,000	7.0
(Breslin)	---	N/58	E/NorthvilleTpk	Riverhead	200,000	22.0
(Tanger expansion)	Costco	N/25	W/Kroemer Av.	Calverton	137,000	14.0
(outlet stores)	---	S/58	W/Kroemer Av.	Calverton	35,000	4.2
Shops at Wading River	(pharmacy)	S/25A	Opp/Dogwood Dr.	Wading River	35,000	6.3
(Kenn Barra)	---	N/25A	E/Wading River	Wading River	45,000	6.0
The Shops at Riverhead	---	N/58	W/Commerce Av.	Riverhead	475,000	41.5
					1,190,000	
Town of Smithtown						
---	Wal-Mart, Home Depot, Kohls	E/Crooked Hill	N/Henry St.	Commack	377,000	43.2
(BDG Smithtown)	Stop&Shop	S/Pulaski Rd.	E/Town Line Rd.	Fort Salonga	142,000	13.5
					519,000	
Town of Southampton						
---	Barnes & Noble	S/27	W/Lake Rd.	Bridgehampton	27,000	9.0
Stop&Shop	Stop&Shop	N/Montauk Hwy.	W/C.R. 24	Hampton Bays	50,000	6.4
					77,000	

N/ - north side of specified street, S/ - south side of specified street, E/ - east side of specified street, W/ - west side of specified street.
Source: Suffolk County Department of Planning 3/28/06

Appendix VII. Retail Center Survey Results by Community, 2005, Suffolk County, New York

Town / Community	Shopping Centers Storefronts Retail	Shopping Centers Storefronts Non-retail	Shopping Centers Storefronts Vacant	Shopping Centers Vacancy Rate	Shopping Centers Total Stores	Central Business Districts Storefronts Retail	Central Business Districts Storefronts Non-retail	Central Business Districts Storefronts Vacant	Central Business Districts Vacancy Rate	Central Business Districts Total Stores
Babylon										
Amityville	18	11	1	3%	30	51	78	18	12%	147
Babylon	4	1	0	0%	5	105	84	10	5%	199
Copiague	47	32	5	6%	84	27	19	0	0%	46
Deer Park	94	52	14	9%	160	28	24	4	7%	56
East Farmingdale	84	18	8	7%	110					
Lindenhurst	34	28	1	2%	63	61	70	9	6%	140
North Amityville	20	8	2	7%	30					
North Babylon	84	36	5	4%	125	14	9	3	12%	26
North Lindenhurst	50	26	5	6%	81	4	9	4	24%	17
West Babylon	100	80	21	10%	201	20	16	1	3%	37
Wheatley Heights	7	10	3	15%	20					
Wyandanch	12	12	2	8%	26	21	15	7	16%	43
Babylon Total	**554**	**314**	**67**	**7.2%**	**935**	**331**	**324**	**56**	**7.9%**	**711**
Brookhaven										
Bellport						28	21	3	6%	52
Blue Point	7	7	0	0%	14					
Brookhaven	2	2	0	0%	4					
Center Moriches	15	7	1	4%	23	25	29	1	2%	55
Centereach	99	64	23	12%	186					
Coram	95	86	29	14%	210					
East Moriches	3	6	0	0%	9	8	10	0	0%	18
East Patchogue	59	39	12	11%	110	14	13	4	13%	31
East Shoreham	14	9	0	0%	23					
Eastport	11	5	0	0%	16	22	10	0	0%	32
Farmingville	56	45	11	10%	112	8	10	2	10%	20
Gordon Heights	7	10	15	47%	32					
Holbrook (pt.)	23	15	2	5%	40					
Holtsville (pt.)	35	29	7	10%	71					
Lake Grove	111	13	5	4%	129					
Lake Ronkonkoma (pt.)	67	46	15	12%	128	29	38	10	13%	77
Manorville	12	8	0	0%	20					
Mastic	23	13	1	3%	37					
Mastic Beach	4	4	1	11%	9	14	15	11	28%	40
Medford	61	44	8	7%	113					
Middle Island	28	30	12	17%	70					
Miller Place	62	57	10	8%	129					
Moriches	8	20	1	3%	29					
Mount Sinai	37	35	3	4%	75					
North Bellport	38	16	57	51%	111					
North Patchogue	68	26	5	5%	99					
Patchogue	10	13	1	4%	24	76	76	27	15%	179
Port Jefferson						109	36	7	5%	152
Port Jefferson Station	48	26	5	6%	79	23	17	6	13%	46
Ridge	4	4	1	11%	9					
Rocky Point	37	30	4	6%	71	14	17	7	18%	38
Selden	84	57	9	6%	150					

Appendix VII. Retail Center Survey Results by Community, 2005, Suffolk County, New York

Town	Shopping Centers					Central Business Districts				
	--------Storefronts--------					--------Storefronts---------				
Community	Retail	Non-retail	Vacant	Vacancy Rate	Total Stores	Retail	Non-retail	Vacant	Vacancy Rate	Total Stores
Setauket-E Set	59	29	6	6%	94	7	7	2	13%	16
Shirley	98	56	12	7%	166					
Sound Beach	16	8	5	17%	29					
Stony Brook	56	29	12	12%	97	18	9	0	0%	27
Terryville	42	35	2	3%	79					
Yaphank	1	3	2	33%	6					
Brookhaven Total	**1,400**	**926**	**277**	**10.6%**	**2,603**	**395**	**308**	**80**	**10.2%**	**783**
East Hampton										
Amagansett	1	0	0	0%	1	31	15	1	2%	47
East Hampton	11	3	0	0%	14	119	30	5	3%	154
East Hampton North	10	3	1	7%	14	10	4	0	0%	14
Montauk	1	0	0	0%	1	53	18	2	3%	73
Wainscott	7	2	0	0%	9					
East Hampton Total	**30**	**8**	**1**	**2.6%**	**39**	**213**	**67**	**8**	**2.8%**	**288**
Huntington										
Centerport	3	4	0	0%	7	8	11	2	10%	21
Cold Spring Harbor						29	16	0	0%	45
Commack (pt.)	106	66	13	7%	185					
Dix Hills	38	37	6	7%	81					
East Northport	51	30	7	8%	88	34	50	13	13%	97
Elwood	74	38	6	5%	118					
Fort Salonga (pt.)	5	9	0	0%	14					
Greenlawn	19	21	1	2%	41	28	25	1	2%	54
Halesite	5	6	0	0%	11	8	7	2	12%	17
Huntington	31	34	1	2%	66	221	105	22	6%	348
Huntington Station	64	43	5	4%	112	48	76	14	10%	138
Melville	26	12	3	7%	41	10	7	0	0%	17
Northport	17	8	0	0%	25	61	44	1	1%	106
South Huntington	140	52	10	5%	202					
West Hills	32	25	2	3%	59					
Huntington Total	**611**	**385**	**54**	**5.1%**	**1,050**	**447**	**341**	**55**	**6.5%**	**843**
Islip										
Bay Shore	156	51	9	4%	216	61	98	42	21%	201
Bayport	12	14	2	7%	28	3	11	4	22%	18
Baywood	2	1	0	0%	3					
Bohemia	63	28	6	6%	97					
Brentwood	113	50	9	5%	172	12	30	1	2%	43
Brightwaters	6	1	0	0%	7	9	19	4	13%	32
Central Islip	52	27	3	4%	82	16	24	2	5%	42
East Islip	50	38	8	8%	96	20	37	3	5%	60
Hauppauge (pt.)	28	16	2	4%	46					
Holbrook (pt.)	68	51	6	5%	125					
Holtsville (pt.)	1	2	1	25%	4					
Islandia	30	15	4	8%	49					
Islip	33	15	2	4%	50	46	48	7	7%	101
Islip Terrace	7	5	3	20%	15	10	11	2	9%	23

Appendix VII. Retail Center Survey Results by Community, 2005, Suffolk County, New York

Town	Shopping Centers					Central Business Districts				
	--------Storefronts--------					--------Storefronts---------				
Community	Retail	Non-retail	Vacant	Vacancy Rate	Total Stores	Retail	Non-retail	Vacant	Vacancy Rate	Total Stores
North Bay Shore	23	19	7	14%	49					
North Great River	13	11	7	23%	31					
Oakdale	45	48	13	12%	106					
Ronkonkoma	19	7	1	4%	27					
Sayville	37	36	12	14%	85	74	37	4	3%	115
West Bay Shore	13	5	0	0%	18					
West Islip	65	55	7	6%	127	10	10	0	0%	20
West Sayville	7	7	0	0%	14	6	13	3	14%	22
Islip Total	**843**	**502**	**102**	**7.0%**	**1,447**	**267**	**338**	**72**	**10.6%**	**677**
Riverhead										
Aquebogue	3	8	2	15%	13					
Calverton	163	11	2	1%	176					
Jamesport	5	3	1	11%	9					
Riverhead	68	45	8	7%	121	70	59	14	10%	143
Wading River	21	19	0	0%	40					
Riverhead Total	**260**	**86**	**13**	**3.6%**	**359**	**70**	**59**	**14**	**9.8%**	**143**
Shelter Island										
Shelter Island	9	1	1	9%	11					
Shelter Island Heights						19	9	2	7%	30
Shelter Island Total	**9**	**1**	**1**	**9.1%**	**11**	**19**	**9**	**2**	**6.7%**	**30**
Smithtown										
Commack (pt.)	102	47	5	3%	154					
Fort Salonga (pt.)	7	5	0	0%	12					
Hauppauge (pt.)	44	22	5	7%	71					
Kings Park	17	8	0	0%	25	29	32	3	5%	64
Lake Ronkonkoma (pt.)	17	21	1	3%	39					
Nesconset	46	29	3	4%	78					
Saint James	125	39	17	9%	181	20	18	3	7%	41
Smithtown	33	22	3	5%	58	53	59	12	10%	124
Vill of the Branch	48	26	1	1%	75					
Smithtown Total	**439**	**219**	**35**	**5.1%**	**693**	**102**	**109**	**18**	**7.9%**	**229**
Southampton										
Bridgehampton	30	8	1	3%	39	42	24	1	1%	67
East Quogue						14	10	1	4%	25
Hampton Bays	39	28	5	7%	72	21	25	1	2%	47
North Sea	0	4	2	33%	6					
Noyack	0	0	4	100%	4					
Quogue						10	15	0	0%	25
Remsenburg-Speonk	4	3	0	0%	7					
Sag Harbor						92	40	5	4%	137
Southampton	4	3	1	13%	8	177	74	11	4%	262
Tuckahoe	11	5	3	16%	19					
Water Mill	2	2	0	0%	4	21	18	1	3%	40
Westhampton Beach	22	12	2	6%	36	64	48	5	4%	117
Southampton Total	**112**	**65**	**18**	**9.2%**	**195**	**441**	**254**	**25**	**3.5%**	**720**

Appendix VII. Retail Center Survey Results by Community, 2005, Suffolk County, New York

Town	Shopping Centers					Central Business Districts				
	--------Storefronts--------					--------Storefronts---------				
Community	Retail	Non-retail	Vacant	Vacancy Rate	Total Stores	Retail	Non-retail	Vacant	Vacancy Rate	Total Stores
Southold										
Cutchogue	5	9	0	0%	14	9	9	0	0%	18
Greenport	3	6	6	40%	15	96	33	5	4%	134
Mattituck	18	12	1	3%	31	14	14	2	7%	30
Southold	13	22	6	15%	41	19	12	1	3%	32
Southold Total	**39**	**49**	**13**	**12.9%**	**101**	**138**	**68**	**8**	**3.7%**	**214**
Suffolk County Total	**4,297**	**2,555**	**581**	**7.8%**	**7,433**	**2,423**	**1,877**	**338**	**7.3%**	**4,638**
All Retail Centers	**6,720**	**4,432**	**919**	**7.6%**	**12,071**					

(pt.) - Community is located in two towns. Data for that portion in this town only.

Source: Suffolk County Department of Planning 11/22/05

Appendix Table VIII. Ranking of Downtowns by Vacancy Rate, 2005, Suffolk County, New York

		------------------------Storefronts-------------------------				
Rank	Downtown	Retail	Non-retail	Vacant	Total Stores	Vacancy Rate
1	Bay Shore Station	3	10	5	18	28%
2	Mastic Beach	14	15	11	40	28%
3	North Lindenhurst	4	9	4	17	24%
4	Bayport	3	11	4	18	22%
5	Ronkonkoma	9	21	8	38	21%
6	Bay Shore	58	88	37	183	20%
7	Rocky Point	14	17	7	38	18%
8	Amityville South	11	14	5	30	17%
9	Wyandanch	21	15	7	43	16%
10	Patchogue	76	76	27	179	15%
11	Huntington Station	17	24	7	48	15%
12	Shelter Is. Heights 1	9	3	2	14	14%
13	West Sayville	6	13	3	22	14%
14	East Northport	34	50	13	97	13%
15	Port Jefferson Sta	23	17	6	46	13%
16	East Patchogue	14	13	4	31	13%
17	East Setauket	7	7	2	16	13%
18	Brightwaters	9	19	4	32	13%
19	Halesite	8	7	2	17	12%
20	North Babylon	14	9	3	26	12%
21	Amityville	40	64	13	117	11%
22	Riverhead	61	51	13	125	10%
23	Farmingville	8	10	2	20	10%
24	Smithtown	53	59	12	124	10%
25	Centerport	8	11	2	21	10%
26	Huntngtn Sta.South	12	17	3	32	9%
27	Islip Terrace	10	11	2	23	9%
28	Islip Manor	10	12	2	24	8%
29	Saint James	20	18	3	41	7%
30	Deer Park	28	24	4	56	7%
31	Huntington Manor	19	35	4	58	7%
32	Mattituck	14	14	2	30	7%
33	Islip	36	36	5	77	6%
34	Lindenhurst	61	70	9	140	6%
35	Huntington	221	105	22	348	6%
36	Bellport	28	21	3	52	6%
37	Polish Town	9	8	1	18	6%
38	Lake Ronkonkoma	20	17	2	39	5%
39	Babylon	105	84	10	199	5%
40	East Islip	20	37	3	60	5%
41	Central Islip	16	24	2	42	5%
42	Kings Park	29	32	3	64	5%
43	Port Jefferson	109	36	7	152	5%
44	Westhampton Beach	64	48	5	117	4%
45	Southampton	177	74	11	262	4%
46	East Quogue	14	10	1	25	4%
47	Greenport	96	33	5	134	4%
48	Sag Harbor	92	40	5	137	4%
49	Sayville	74	37	4	115	3%
50	East Hampton	119	30	5	154	3%
51	Southold	19	12	1	32	3%

Appendix Table VIII. Ranking of Downtowns by Vacancy Rate, 2005, Suffolk County, New York

		------------------------Storefronts--------------------------				
Rank	**Downtown**	**Retail**	**Non-retail**	**Vacant**	**Total Stores**	**Vacancy Rate**
52	Montauk	53	18	2	73	3%
53	West Babylon	20	16	1	37	3%
54	Water Mill	21	18	1	40	3%
55	Brentwood	12	30	1	43	2%
56	Amagansett	31	15	1	47	2%
57	Hampton Bays	21	25	1	47	2%
58	Greenlawn	28	25	1	54	2%
59	Center Moriches	25	29	1	55	2%
60	Bridgehampton	42	24	1	67	1%
61	Northport	61	44	1	106	1%
62	East Hampton North	10	4	0	14	0%
63	Shelter Is. Heights 2	10	6	0	16	0%
64	Melville	10	7	0	17	0%
65	East Moriches	8	10	0	18	0%
66	Cutchogue	9	9	0	18	0%
67	West Islip	10	10	0	20	0%
68	Quogue	10	15	0	25	0%
69	Stony Brook	18	9	0	27	0%
70	Eastport	22	10	0	32	0%
71	Cold Spring Harbor	29	16	0	45	0%
72	Copiague	27	19	0	46	0%

Source: Suffolk County Department of Planning 11/22/05

Appendix Table IX. Ranking of Communities by Vacancy Rate in Shopping Centers 2005, Suffolk County, New York

		Storefronts				
Rank	Community	Retail	Non-retail	Vacant	Total Stores	Vacancy Rate
1	Noyack	0	0	4	4	100%
2	North Bellport	38	16	57	111	51%
3	Gordon Heights	7	10	15	32	47%
4	Greenport	3	6	6	15	40%
5	Yaphank	1	3	2	6	33%
6	North Sea	0	4	2	6	33%
7	North Great River	13	11	7	31	23%
8	Islip Terrace	7	5	3	15	20%
9	Sound Beach	16	8	5	29	17%
10	Middle Island	28	30	12	70	17%
11	Tuckahoe	11	5	3	19	16%
12	Aquebogue	3	8	2	13	15%
13	Wheatley Heights	7	10	3	20	15%
14	Southold	13	22	6	41	15%
15	North Bay Shore	23	19	7	49	14%
16	Sayville	37	36	12	85	14%
17	Coram	95	86	29	210	14%
18	Southampton	4	3	1	8	13%
19	Stony Brook	56	29	12	97	12%
20	Centereach	99	64	23	186	12%
21	Oakdale	45	48	13	106	12%
22	Mastic Beach	4	4	1	9	11%
23	Ridge	4	4	1	9	11%
24	Jamesport	5	3	1	9	11%
25	East Patchogue	59	39	12	110	11%
26	Holtsville	36	31	8	75	11%
27	West Babylon	100	80	21	201	10%
28	Farmingville	56	45	11	112	10%
29	Lake Ronkonkoma	84	67	16	167	10%
30	Saint James	125	39	17	181	9%
31	Shelter Island	9	1	1	11	9%
32	Deer Park	94	52	14	160	9%
33	East Islip	50	38	8	96	8%
34	Islandia	30	15	4	49	8%
35	East Northport	51	30	7	88	8%
36	Miller Place	62	57	10	129	8%
37	Wyandanch	12	12	2	26	8%
38	Dix Hills	38	37	6	81	7%
39	Melville	26	12	3	41	7%
40	East Farmingdale	84	18	8	110	7%
41	Shirley	98	56	12	166	7%
42	East Hampton North	10	3	1	14	7%
43	Bayport	12	14	2	28	7%
44	Medford	61	44	8	113	7%
45	Hampton Bays	39	28	5	72	7%
46	North Amityville	20	8	2	30	7%
47	Riverhead	68	45	8	121	7%
48	Setauket-E Set	59	29	6	94	6%
49	Port Jefferson Station	48	26	5	79	6%
50	Bohemia	63	28	6	97	6%
51	North Lindenhurst	50	26	5	81	6%
52	Selden	84	57	9	150	6%
53	Hauppauge	72	38	7	117	6%
54	Copiague	47	32	5	84	6%
55	Rocky Point	37	30	4	71	6%
56	Westhampton Beach	22	12	2	36	6%
57	West Islip	65	55	7	127	6%

Appendix Table IX. Ranking of Communities by Vacancy Rate in Shopping Centers 2005, Suffolk County, New York

		----------Storefronts----------				
Rank	Community	Retail	Non-retail	Vacant	Total Stores	Vacancy Rate
58	Commack	208	113	18	339	5%
59	Brentwood	113	50	9	172	5%
60	Smithtown	33	22	3	58	5%
61	Elwood	74	38	6	118	5%
62	North Patchogue	68	26	5	99	5%
63	South Huntington	140	52	10	202	5%
64	Holbrook	91	66	8	165	5%
65	Huntington Station	64	43	5	112	4%
66	Center Moriches	15	7	1	23	4%
67	Patchogue	10	13	1	24	4%
68	Bay Shore	156	51	9	216	4%
69	Islip	33	15	2	50	4%
70	Mount Sinai	37	35	3	75	4%
71	North Babylon	84	36	5	125	4%
72	Lake Grove	111	13	5	129	4%
73	Nesconset	46	29	3	78	4%
74	Ronkonkoma	19	7	1	27	4%
75	Central Islip	52	27	3	82	4%
76	Moriches	8	20	1	29	3%
77	West Hills	32	25	2	59	3%
78	Amityville	18	11	1	30	3%
79	Mattituck	18	12	1	31	3%
80	Mastic	23	13	1	37	3%
81	Bridgehampton	30	8	1	39	3%
82	Terryville	42	35	2	79	3%
83	Greenlawn	19	21	1	41	2%
84	Lindenhurst	34	28	1	63	2%
85	Huntington	31	34	1	66	2%
86	Vill of the Branch	48	26	1	75	1%
87	Calverton	163	11	2	176	1%
88	Amagansett	1	0	0	1	0%
89	Montauk	1	0	0	1	0%
90	Baywood	2	1	0	3	0%
91	Brookhaven	2	2	0	4	0%
92	Water Mill	2	2	0	4	0%
93	Babylon	4	1	0	5	0%
94	Centerport	3	4	0	7	0%
95	Brightwaters	6	1	0	7	0%
96	Remsenburg-Speonk	4	3	0	7	0%
97	East Moriches	3	6	0	9	0%
98	Wainscott	7	2	0	9	0%
99	Halesite	5	6	0	11	0%
100	Blue Point	7	7	0	14	0%
101	East Hampton	11	3	0	14	0%
102	West Sayville	7	7	0	14	0%
103	Cutchogue	5	9	0	14	0%
104	Eastport	11	5	0	16	0%
105	West Bay Shore	13	5	0	18	0%
106	Manorville	12	8	0	20	0%
107	East Shoreham	14	9	0	23	0%
108	Northport	17	8	0	25	0%
109	Kings Park	17	8	0	25	0%
110	Fort Salonga	12	14	0	26	0%
111	Wading River	21	19	0	40	0%

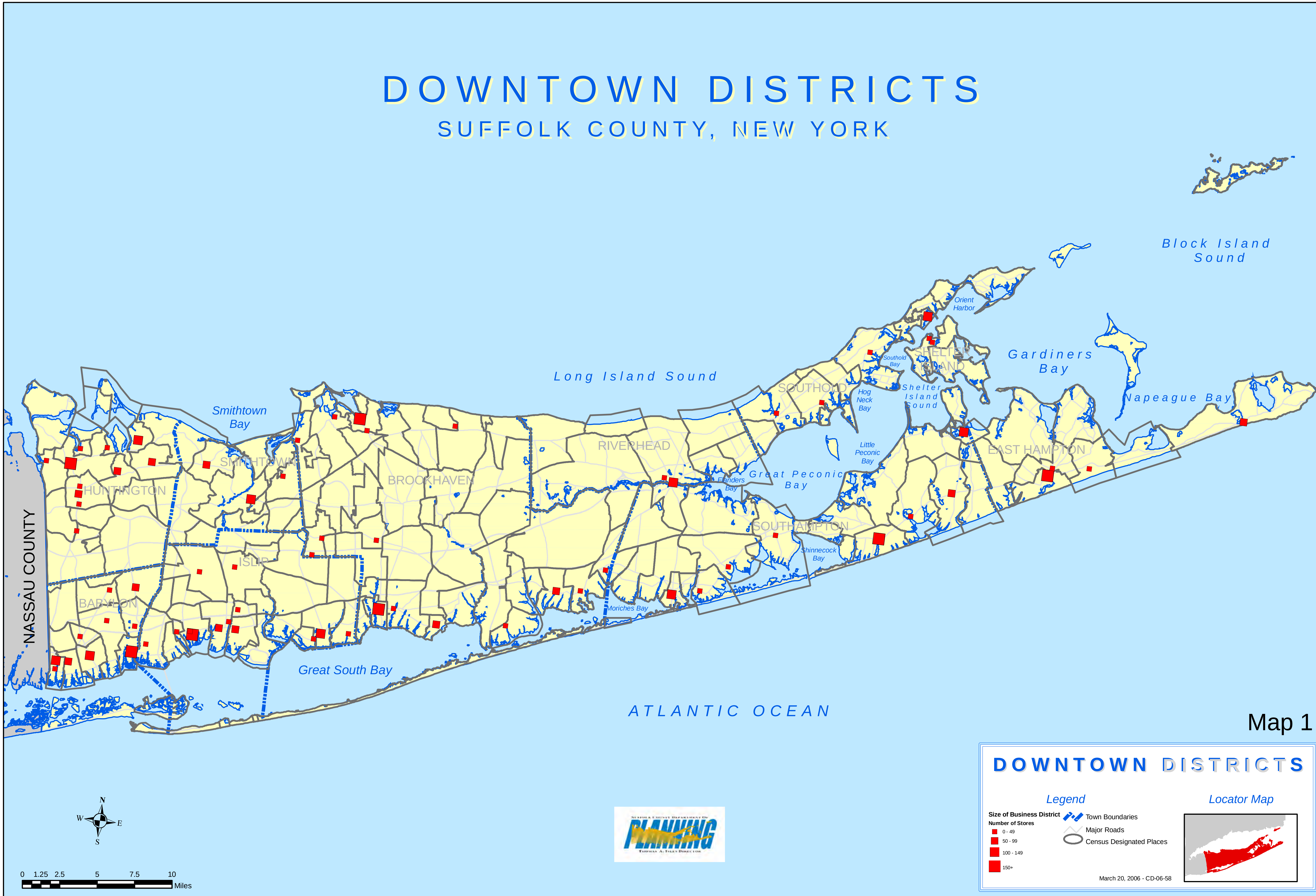
Source: Suffolk County Department of Planning 11/22/05

Appendix X. Percent of Occupied Storefronts Used For Retail Purposes, 2005, Suffolk County, New York

Town	Community	Shopping Centers	Down-towns
Babylon			
	Amityville	62%	40%
	Babylon	80%	56%
	Copiague	59%	59%
	Deer Park	64%	54%
	East Farmingdale	82%	
	Lindenhurst	55%	47%
	North Amityville	71%	
	North Babylon	70%	61%
	North Lindenhurst	66%	31%
	West Babylon	56%	56%
	Wheatley Heights	41%	
	Wyandanch	50%	58%
Babylon Total		64%	51%
Brookhaven			
	Bellport		57%
	Blue Point	50%	
	Brookhaven	50%	
	Center Moriches	68%	46%
	Centereach	61%	
	Coram	52%	
	East Moriches	33%	44%
	East Patchogue	60%	52%
	East Shoreham	61%	
	Eastport	69%	69%
	Farmingville	55%	44%
	Gordon Heights	41%	
	Holbrook	61%	
	Holtsville	55%	
	Lake Grove	90%	
	Lake Ronkonkoma	59%	43%
	Manorville	60%	
	Mastic	64%	
	Mastic Beach	50%	48%
	Medford	58%	
	Middle Island	48%	
	Miller Place	52%	
	Moriches	29%	
	Mount Sinai	51%	
	North Bellport	70%	
	North Patchogue	72%	
	Patchogue	43%	50%
	Port Jefferson		75%
	Port Jefferson Sta.	65%	58%
	Ridge	50%	
	Rocky Point	55%	45%
	Selden	60%	
	Setauket-E Set	67%	50%
	Shirley	64%	
	Sound Beach	67%	
	Stony Brook	66%	67%
Brookhaven (cont'd.)			
	Terryville	55%	
	Yaphank	25%	
Brookhaven Total		60%	56%
East Hampton			
	Amagansett	100%	67%
	East Hampton	79%	80%
	East Hampton N.	77%	71%
	Montauk	100%	75%
	Wainscott	78%	
East Hampton Total		79%	76%
Huntington			
	Centerport	43%	42%
	Cold Spring Harbor		64%
	Commack	62%	
	Dix Hills	51%	
	East Northport	63%	40%
	Elwood	66%	
	Fort Salonga	36%	
	Greenlawn	48%	53%
	Halesite	45%	53%
	Huntington	48%	68%
	Huntington Station	60%	39%
	Melville	68%	59%
	Northport	68%	58%
	South Huntington	73%	
	West Hills	56%	
Huntington Total		61%	57%
Islip			
	Bay Shore	75%	38%
	Bayport	46%	21%
	Baywood	67%	
	Bohemia	69%	
	Brentwood	69%	29%
	Brightwaters	86%	32%
	Central Islip	66%	40%
	East Islip	57%	35%
	Hauppauge	64%	
	Holbrook	57%	
	Holtsville	33%	
	Islandia	67%	
	Islip	69%	49%
	Islip Terrace	58%	48%
	North Bay Shore	55%	
	North Great River	54%	
	Oakdale	48%	
	Ronkonkoma	73%	
	Sayville	51%	67%
	West Bay Shore	72%	
Islip (cont'd.)			
	West Islip	54%	50%
	West Sayville	50%	32%
Islip Total		63%	44%
Riverhead			
	Aquebogue	27%	
	Calverton	94%	
	Jamesport	63%	
	Riverhead	60%	54%
	Wading River	53%	
Riverhead Total		75%	54%
Shelter Island			
	Shelter Island	90%	
	Shelter Island Hts.		68%
Shelter Island Total		90%	68%
Smithtown			
	Commack	68%	
	Fort Salonga	58%	
	Hauppauge	67%	
	Kings Park	68%	48%
	Lake Ronkonkoma	45%	
	Nesconset	61%	
	Saint James	76%	53%
	Smithtown	60%	47%
	Vill of the Branch	65%	
SmithtownTotal		67%	48%
Southampton			
	Bridgehampton	79%	64%
	East Quogue		58%
	Hampton Bays	58%	46%
	North Sea		
	Noyack	N/A	
	Quogue		40%
	Sag Harbor		70%
	Southampton	57%	71%
	Tuckahoe	69%	
	Water Mill	50%	54%
	Westhampton Bch	65%	57%
Southampton Total		63%	63%
Southold			
	Cutchogue	36%	50%
	Greenport	33%	74%
	Mattituck	60%	50%
	Southold	37%	61%
Southold Total		44%	67%
Suffolk County Total		63%	56%

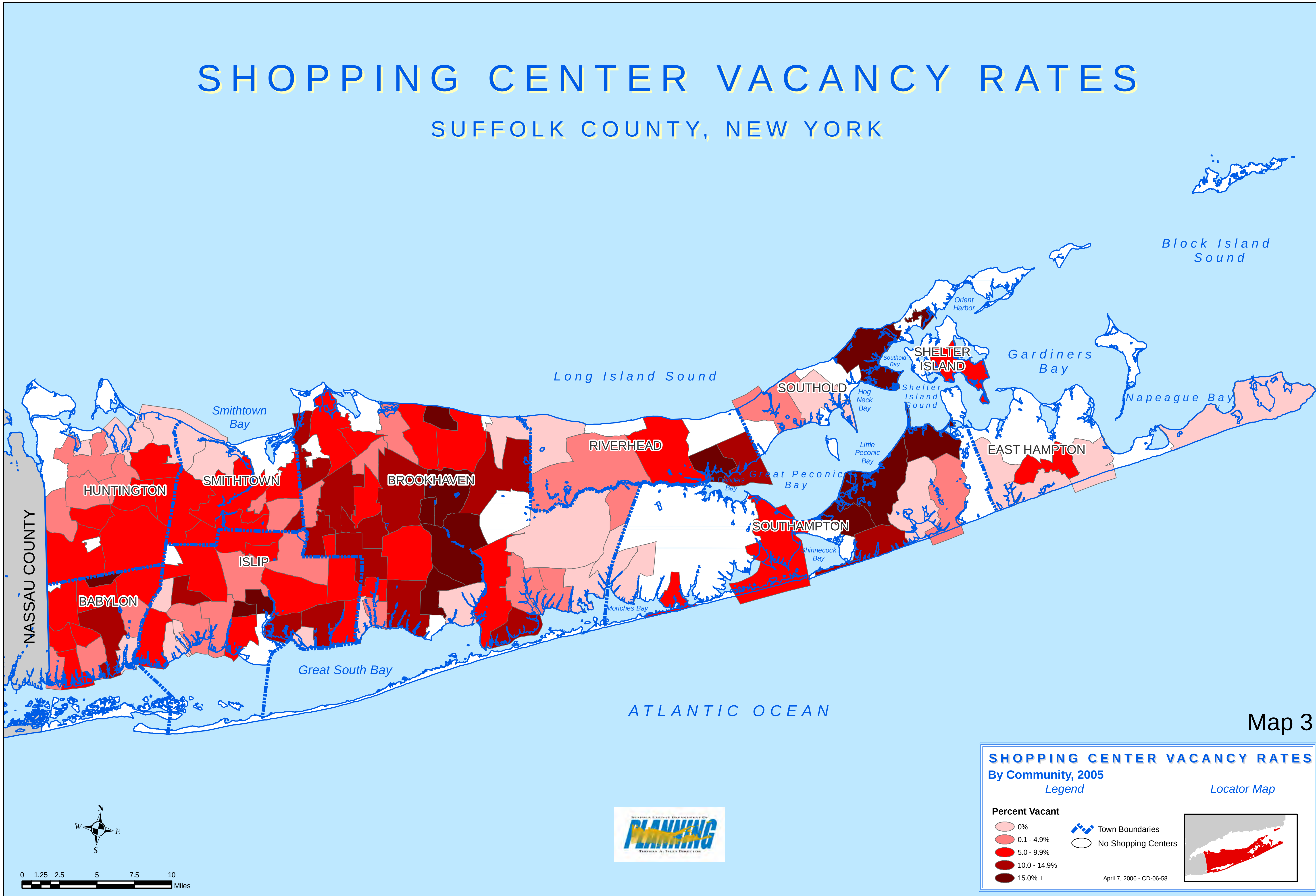
Source: Suffolk County Department of Planning 11/22/05

MAPS



DOWNTOWN DISTRICTS
SUFFOLK COUNTY, NEW YORK
Long Island Sound
Block Island Sound
Gardiners Bay
Napeague Bay
Smithtown Bay
Orient Harbor
Southold Bay
Shelter Island Sound
Hog Neck Bay
Little Peconic Bay
Great Peconic Bay
Flanders Bay
Shinnecock Bay
Moriches Bay
Great South Bay
ATLANTIC OCEAN
NASSAU COUNTY
HUNTINGTON
SMITHTOWN
BABYLON
ISLIP
BROOKHAVEN
RIVERHEAD
SOUTHOLD
SHELTER ISLAND
SOUTHAMPTON
EAST HAMPTON
Map 1
N
W
E
S
0 1.25 2.5 5 7.5 10
Miles
DOWNTOWN DISTRICTS
Legend
Locator Map
Size of Business District
Number of Stores
0 - 49
50 - 99
100 - 149
150+
Town Boundaries
Major Roads
Census Designated Places
March 20, 2006 - CD-06-58
PLANNING


LARGE SHOPPING CENTERS
SUFFOLK COUNTY, NEW YORK
Block Island Sound
Long Island Sound
Smithtown Bay
Orient Harbor
Gardiners Bay
Southold Bay
Shelter Island Sound
Hog Neck Bay
Napeague Bay
Little Peconic Bay
Great Peconic Bay
Flanders Bay
Shinnecock Bay
Moriches Bay
Great South Bay
ATLANTIC OCEAN
NASSAU COUNTY
HUNTINGTON
SMITHTOWN
BROOKHAVEN
RIVERHEAD
SOUTHOLD
SHELTER ISLAND
EAST HAMPTON
SOUTHAMPTON
ISLIP
BABYLON
Map 2
N
W
E
S
0 1 2 4 6 8
Miles
LARGE SHOPPING CENTERS
Legend
Locator Map
Size of Business District
Square Feet
100,000 - 149,999
150,000 - 249,999
250,000 - 499,000
500,000 - 750,000
750,000+
Town Boundaries
Major Roads
Census Designated Places
April 14, 2006 - CD-06-58
PLANNING



SHOPPING CENTER VACANCY RATES
SUFFOLK COUNTY, NEW YORK
Long Island Sound
Block Island Sound
Gardiners Bay
Napeague Bay
Smithtown Bay
Great Peconic Bay
Little Peconic Bay
Hog Neck Bay
Shelter Island Sound
Orient Harbor
Southold Bay
Shinnecock Bay
Moriches Bay
Great South Bay
ATLANTIC OCEAN
NASSAU COUNTY
HUNTINGTON
SMITHTOWN
BROOKHAVEN
ISLIP
BABYLON
RIVERHEAD
SOUTHOLD
SHELTER ISLAND
EAST HAMPTON
SOUTHAMPTON
Map 3
SHOPPING CENTER VACANCY RATES
By Community, 2005
Legend
Locator Map
Percent Vacant
0%
0.1 - 4.9%
5.0 - 9.9%
10.0 - 14.9%
15.0% +
Town Boundaries
No Shopping Centers
April 7, 2006 - CD-06-58
N
S
E
W
0 1.25 2.5 5 7.5 10
Miles
PLANNING

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