



Southold 2020

The New Comprehensive Plan for the Town of Southold

Website: <http://southoldtown.northfork.net/>

Email: tos2020@town.southold.ny.us

ECONOMIC CHAPTER DISCUSSION MEETING NOTES
MONDAY, FEBRUARY 1, 2010 – 7:00 TO 8:30 P.M.
RECREATION CENTER, PECONIC

Where do you shop for day-to-day purchases?

- IGA – Southold and Greenport (6)
- King Kullen – Cutchogue (5)
- 7-Eleven – Cutchogue (3)
- Karen's deli – Cutchogue (3)
- Farm stands (3)
- Hardware store (2)
- Valero gas station – Cutchogue (2)
- Locally (2)
- CVS (2)
- Southold pharmacy (2)
- Salamander Gourmet (2)
- McDonalds
- Wineries
- Starbucks
- Handy pantry
- Banking
- From Laurel to Greenport, local merchants
- Greenport
- Southold
- Greenport (lives in East Marion)
- Health food store
- Hair – Cutchogue
- Local – Love Lane
- Waldbaums
- Sep's farmstand
- Latham's farm
- Colonial pharmacy
- Lavendar farm – East Marion
- Trader Joes
- Office Max
- Staples
- Clothing stores at Tanger Mall
- Amazon.com
- Webvitamins.com
- The Market – Greenport
- Netflix
- Huntington Cinema
- Panera
- Love Lane Kitchen
- NF Bagels
- Wayside Market
- Petco
- Agway
- Marion gardens
- Trimballs
- Southold fish market
- Braun's fish market
- Alice's fish market
- Big duck bakery
- Angel's general store – East Marion
- Candyman – Orient
- Arcade
- D'Latte (when it was open)
- Harborfront Restaurant
- Hellenic snack bar – East Marion
- Village dry cleaner
- Orient ice cream parlor
- Rhumblin
- Jet's dream
- Michael's liquors
- BJs
- Costco – Commack
- Mattituck cinema
- Village cinema – Greenport
- Dunkin Donuts

Where do you shop for specialty items?

- Bauer's – Love Lane, Mattituck (2)
- Movies – Mattituck (2)
- Online/Internet (2)
- Barber – Love Lane
- Restaurants
- McDonalds
- Wherever they are available
- PC Richards – Riverhead
- Best Buy – Riverhead
- Cars – Southold/Riverhead
- IGA – Southold
- Southold wine
- CVS
- Taste, other Greenport stores
- Home and Chef
- Pepi's restaurant
- Ace and Harts
- Michael's liquor
- Barb's – vegetables
- Riverhead
- Greenport
- Tanger

What are the types of goods or services that you buy in town?

- Food/groceries (8)
- Valero gas (3)
- Gifts (3)
- Hardware (3)
- Home/property maintenance (2)
- Village dry cleaner (2)
- Blue duck bakery
- Southold fish market
- IGA
- King Kullen
- Angel's
- Salamanders
- White's hardware
- Goldsmiths
- Hart's TruValue
- Mattituck cinema
- Colonial drug
- Orient ice cream parlor
- Dinizio auto service
- Jet's dream
- Michelangelo's
- Meson ole
- Desiderios
- Sep's farm stand
- Lavender by the bay
- CVS
- Michael's liquors
- NF bagels
- Braun seafood
- Eastern sun
- Wayside market
- Party store
- Agway
- Marion gardens
- Arcade
- Daily life
- Personal maintenance
- Medical
- Hardware
- New roof installation
- New well pump
- Clothing
- Eyeglasses – Greenport Eyeworks
- Restaurants – all over North Fork
- Landscaping
- Oil/service
- Builders/renovators
- Marinas
- Real estate offices
- Some greeting cards
- Wine
- Mullen motors
- ELIH gym
- Pharmacy
- Almost everything
- Lunch
- Pet products

What are the types of goods or services that you buy out of town?

- Clothing – Riverhead, online (8)
- Electronics/appliances (6) – Riverhead
- Computer and electronics – online (3)
- Shoes (3)
- Linens (2)
- Furniture (2)
- Automotive services/dealers – Riverhead (2)
- Medical/doctor (2)
- Books/CDs/music – online (2)
- Lighting (Riverhead)
- Recreation (online)
- Costco for bulk paper goods
- Trader Joe's for health foods
- Vitamins (online)
- Huntington cinema – better/indie movies
- Housewares
- Entertainment
- Insurance
- Stationary items – paper, printer ink, etc.
- Electrical supplies
- Liquor
- Professional
- Bakery
- Butcher
- Specialty/international foods

What are the types of goods or services/specific stores that you would like to see established in town?

Individual responses (written on handouts)

- Italian deli/bakery
- Stationary store
- Some retail
- Novelty food
- East Marion – nothing more
- Office supply store
- Bakeries
- Computing hardware/software
- Trader Joes
- Movies
- Restaurants with good food
- Restaurants with ethnic food
- More winery-/farming-related businesses
- No chain stores

Group comments (written on tablets)

Group#1:

- Mom & pop shops (2 dots)
- Bus service to hamlet centers (2 dots)
- Don't want strip malls (2 dots)
- Don't want 7-11 (2 dots)
- Don't want box stores (1 dot)
- Self serve car wash (1 dot)
- Food co-op (1 dot)
- Shoe repair (1 dot)
- Independent office supply stores (1 dot)
- Butcher (Greenport) (1 dot)
- Bakery (1 dot)
- Retail (clothing) (1 dot)
- Limit saturation – i.e. number of banks in Mattituck (1 dot)
- Shoe store (0 dots)
- Personal services (salon, etc.) (0 dots)
- Bowling alley (0 dots)
- Don't want fast food (0 dots)

Group#2:

- Technical services for computers/computing (3 dots)
- Town pool/fitness center (3 dots)
- Italian deli/restaurant (3 dots)
- Learning centers (adult) and classes (2 dots)
- More transportation (2 dots)
- More diverse ethnic restaurants and food shops (2 dots)
- Movie theatre with more independent films (1 dot)
- Internet store/book/interesting magazines (1 dot)
- Broadband and wi-fi areas – intensive for job enhancement (1 dot)
- Youth services and activities (0 dots)
- Shoe repair shop (0 dots)
- Food co-op (0 dots)
- Trader Joes (0 dots)
- Stationary stores – cards, office supplies (0 dots)

Group#3:

- Trader Joes (4 dots)
- Avoid strip malls (3 dots) and chain stores (1 dot)
- More small technical stores (3 dots)
- Shoemaker, trade stores, jewelry repair (2 dots)
- More green stores, seafood (1 dot)
- Winery and farm-related businesses/green grocer (1 dot)
- Gyms (0 dots)
- Eco-tourism (0 dots)

How can the town's downtowns/hamlet centers be improved?

Individual responses (written on handouts)

- Slow traffic/slower speed limits (2)
- Encourage more farm stands (2)
- No strip malls
- Limit saturation – i.e. banks in Mattituck
- No big box stores
- Parking for Hampton Jitney
- Lift some of the restrictions
- Don't think there should be traffic circles
- Library activities
- Farmers markets
- CSA
- Maps for tourists
- Signage
- Parks

Group comments (written on tablets)

Group#1:

- Parking – for bus, vegetable/food stands, downtown
- More walkable communities (it was noted that some in the group do not agree)
- Crosswalks
- Shuttle bus within hamlets – for errands, appointments, vineyards
- Improved bike lanes – kept clean, more of them
- Some more street lighting that complies with dark sky standards
- Reduced vehicle speed within hamlet centers
- Alternative parking for ferry in Riverhead
- Youth-friendly centers and activities
- Human-scale
- Traffic control
- TREES!
- Sidewalks
- Benches
- Bus shelters
- Bike racks
- Bike lanes
- Recharging stations
- Farmers markets (Southold)
- Hildreths
- Trolley loop – north fork (it was noted that someone placed a dot next to this)

Group#2:

- Benches at the bus stops
- Slower speed limits in village centers
- Sitting areas – more pocket parks, pedestrian malls
- Scenic vistas – improvement
- Better signage
- Dark sky compliance lighting

Other comments:

- Bring jobs
- Better paying jobs
- If we want qualitative growth (as opposed to size growth), part of the design needs to be intensive broadband and related communication ability. We are isolated and to participate in a growth in commercial quality, it is vital.



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ECONOMIC CHAPTER DISCUSSION MEETING NOTES
THURSDAY, FEBRUARY 4, 2010 – 10:00 TO 11:30 A.M.
PECONIC LANDING, GREENPORT

How long have you lived in Southold? What are the top reasons you live here?

- 53 years, wife's family summered here
- 58 years, quaint, serene area with good water activities
- 60 years, family business, beauty of area
- Not a resident, only work in Southold
- 2 ½ years, quality of rural life and its people
- 7 years, retirement
- 64 years, to preserve farming
- Since 1964 (46 years), used to live here because of in-laws and vacation
- 8 years, quality of life
- Summers since 1958 (52 years), full-time since 2002 (8 years)
- Summers for 75 years, full time for 4 years
- 8 months, resident of Peconic Landing (lifecare retirement community)
- 12 years, quality of life, semi-rural quality
- Since 1985 (25 years), visual quality of landscape, neighborliness, small town, open space, water, historic architecture
- 23 years, beauty, neighborliness, small town issues
- 32 years
- 8 years, rural environment
- 40+ years, visiting as a seven-year old and decided to live here because of the proximity and distance from NYC, and the cultural and natural environment
- 60 years
- 7 years, rural nature, resident of Peconic Landing
- 3 ½ years, moved to Peconic Landing
- 13 years (visitor since 1971), beauty, magic, serenity, incredibly interesting and diverse community
- Since 1930 (70 years), also as a summer resident for many years, #1 reason for living here: the magic of place!
- 7 ½ years, retired
- 6 years, retirement
- 41 years, rural character
- 7 years, long-term care facility
- 4 years
- 3 years
- 3 years, Peconic Landing attracted us
- Since 1928 – grew up as a summer resident year after year, and now live here full-time since retirement, this is paradise and I inherited a home here!

Are you a full-time or part-time resident? If part-time, do you alternate weekly (generally here on the weekends and elsewhere during the week), or seasonally (generally here during the warmer months and elsewhere in the colder months)?

- Full-time – Peconic Landing (2)
- Originally, long weekends and vacations; after retirement, spring and summer until mid-autumn, now permanent resident of Peconic Landing
- Full-time/year-round (21)
- Part-time, weekly
- Currently a full-time retiree, prior to 2002, lived in Southold during summers only
- Currently a full-time resident, lived in Southold summers only prior to 4 years ago
- Has been a full-time resident for 15 years, prior to that, part-time resident.
- Has been a full-time resident for 18 years, prior to that, 14 years as part-time resident
- Grew up as a summer resident year after year, and now live here full-time since retirement.

What are the types of goods or services that you buy in town? Where are these purchases typically made?

- Food/groceries (17)
- Pharmacy/pharmaceuticals/drug store (11)
- Food – IGA (10)
- Restaurants/Dining out (8)
- Hardware (7)
- Insurance (5)
- Gasoline (5)
- Banking (4)
- Drugs – Colonial Drugs (3)
- Auto service/repair (2)
- Health/medical services (2)
- Dry cleaners (2)
- Arcade (2)
- Mullin Motor (2)
- Medical supplies (2)
- Clothing (2)
- Wine (2)
- Kate’s photo
- Karma
- Orient Service and Gas
- Yoga classes
- Healing arts
- Books
- Art
- Farm foods
- Wine
- Mortgage
- Lotto tickets
- Work clothes
- Farm labor
- Winemaking services
- Farm supplies
- Beverages
- Barber
- Ordinary residential items
- Drugs – CVS in Mattituck
- Gasoline – Cutchogue
- Exercise
- Lumber
- Odds and ends at Arcade
- Theater
- Churches
- Supermarket
- Household supplies – IGA
- Gifts
- Liquor store
- Post office
- Garden things
- Medical care – Elih
- Services
- Lens
- Dog grooming
- Mostly groceries, everything else in Riverhead
- Library
- Purchases made mainly IGA, Arcade
- Purchases made in Mattituck (2), Cutchogue (2), Southold, Greenport (2), Orient
- Purchases made in Hamlet Center
- Groceries – King Kullen (2)
- Household items (2)
- Purchases made at local stores

What are the types of goods or services that you buy out of town? Where are these purchases typically made?

- Clothing (9)
- Doctor/dentist appointments/medical services (5)
- Electronics (3)
- Appliances – Riverhead (3)
- Office supplies (2)
- Clothing – catalogs (2)
- Furniture (2)
- Museums (2)
- Insurance premiums
- Automobiles
- Books
- Other items not available in Town
- Direct TV
- Home furnishings
- Very few items purchased out-of-town
- Shoes
- Entertainment – theater, music, bowling
- Education
- Theater
- Technology
- Farm-stands
- Building supplies – Home Depot
- BJs – food and household supplies
- Pharmaceuticals
- Gasoline
- Music
- Computer
- Appliances
- Food
- Entertainment
- Auto service
- Computer and office supplies – Riverhead
- Art supplies (Michael's)
- Home Depot (Garden/landscape materials, plants)

- NYC (5)
- Riverhead (5)
- Clothing in Riverhead (4)
- Online/Internet (4)
- Tanger (2)
- Macy's
- Boston
- Malls
- Anything I can't buy/get locally, I buy online
- Do most of shopping in Riverhead (besides groceries)

What are the most important economic issues facing Southold over the next ten years?

- Transportation (5)
- Affordable housing (4)
- Taxes (2)
- Employment (2)
- Sustainable businesses/industries (2)
- Managing growth in a way that will not destroy the reason everyone loves to live here.
- Real estate tax disparity with places north of Westchester Co.
- Transportation – aging population, driving less, able to purchase
- Adequate year-round economic viability to keep small businesses open
- Water quality
- Bay protection compromised
- Preservation of natural resources
- Schools
- School taxes
- Farm preservation
- Economic growth
- Aging population
- Auto pollution
- Funding needed projects to make our Town attractive to businesses and tourism
- Unaffordable retail rentals
- Aging economy
- Public transportation
- Vacant stores
- Local economic revitalization
- Less monoculture
- Agriculture – cost of services vs. income
- Jobs
- Development of common interests of residents’ retail, wholesale, industrial businesses and non profits such as charitable religious educational advocacy services provides (such as NFAWL and Peconic Land Trust)
- For young people to be able to live here
- Retaining rural character
- Maintaining water, sanitation, waste
- Services for elderly and immigrant populations
- Local employment
- Maintaining farms and vineyards
- Rapid transportation
- Real estate taxes and costs of running the schools and Town are rapidly under way to be out of control – resort to the American way, borrow now, pay later!

What businesses and/or industries do you believe the Town should cultivate to generate jobs?

- Tourism (9)
- Agriculture (4)
- Alternative/renewable energy generation/solar and wind energy (3)
- Clothing store (2)
- Recreational (2)
- Boating/sailing (2)
- Non-industrial, smokestack
- Entrepreneurs
- Organic farmers
- Science and developmental companies
- Eco-tourism
- Marine
- Industries that will help sustain “working farmland, open space and productive waters”
- Agricultural processing such as small industry on farms
- Tourism attractions
- Cultural arts
- Must have accommodations (reasonable)
- Parking
- More agriculture and on-farm processing
- Aquaculture
- Wine
- One big box store type
- Insurance/bank back office
- Service and small industries
- Vineyards
- Home-based jobs (as in IT)
- Supermarket
- Big carton stores
- Small department store
- Seafood restaurant
- Internet-related small business
- Recreational tourism
- Local support (stores, etc.)
- Public transportation
- Support of local activity, recreation
- Maritime industry
- Sustainable organic jobs
- Energy conservation
- Farms
- Transportation (ferry)
- Light manufacturing
- Small industry and manufacturing
- Cultural arts
- Clean industries
- Service industries – insurance, etc.
- Shoe stores
- Food-related
- Boat yards
- Music events of quality – classic, country

How can the town's downtowns/hamlet centers be improved?

Individual responses (written on handouts)

- More parking (2)
- Small jitney transportation
- Encourage walking
- No more banks
- No more real estate offices in the middle of our towns – that is not what our town should be about
- Better recycling
- Access
- Confine businesses

Group comments (written on tablets)

Group#1:

- Expand parking
- Continuity in Town design
- Central business area expansion
- Expanded shopping hours

Group#2:

- Small industry on farms (4 dots)
- Development of visitor attractions – i.e. nature, farms, wine, etc. (3 dots)
- Cross-sound ferry – sustain (3 dots)
- Home-based jobs (2 dots)
- Improved bike lanes – commuter from Greenport west (2 dots)
- Mass transit (1 dot)
- More buses (1 dot)
- Access to farm workers (1 dot)
- More bike trails, recreation
- Viability and regulate growth
- Public swimming pool

- Maritime skills training – vocational

Group#3:

- Keep post office
- Leave Orient alone
- Encourage “shop local”
- Economic incentives to fill vacant spaces
- Restrict development (commercial) to Route 48
- Improve parking Greenport Village – one side street – Front/Main

Group#4:

- Green industry! (2 dots)
- Rapid transportation (1 dot)
- Affordable housing (1 dot)

Group#5:

- Public sewer, public water – to provide density (residential)
- Public parks/spaces
- Recreational facilities (family-balanced)

Group#6:

- Walker-friendly hamlets (2 dots)
- Affordable housing (2 dots)
- More parking areas (1 dot)
- More public-friendly transportation (i.e. little jitneys in hamlets and intra-hamlets) (1 dot)
- Reduce cost of energy (1 dot)

What are the industries/goods or services/specific stores that you would like to see established in Town?

Individual responses (written on handouts)

- Clothing stores (2)
- Shoe stores and/or shoe repair store (2)
- “Fresh Fields” – grocery store
- Buy local produce – organic where possible
- Industries that will help sustain “working farmland, open space and productive waters”
- Agriculture processing/co-ops
- Supermarket
- Art supplies
- Big carton stores
- Tourism
- Small electronics
- General department store
- Trader Joes would be great out here
- Shipyards – repair
- Upgraded hardware

Group comments (written on tablets)

Group#1:

- Improved arcade-type store
- Aging population services
 - More appropriate clothing
 - Boat restaurants
 - Open theatre yearly
- More retail stores in Orient
- Well designed local transportation (can’t buy if you can’t get there!)

Group#2:

- Keep variety store (Arcade) (6 dots)
- Need performance theatre (summer) (2 dots)
- Computer/technology assistance (2 dots)
- Stationary store (1 dot)
- Casual seafood restaurant (1 dot)
- Retain year-round movie theatre in Greenport

Group#3:

- All-purpose variety/department store (like Thompson’s Emporium) (1 dot)
- Movie-theatre, year round
- Accommodation office – list of lodgings, like welcome center
- Rather than bring stores here, develop mass-transit to travel to the stores, “inter-hamlet” and to Riverhead, because our population doesn’t support these businesses.

Group#4:

- Need alternative energy opportunities – increase jobs (2 dots)
- Need shuttles – viability? Serious local public trans., dial-a-ride (1 dot)
- Need department store: clothing, small electronics, shoes (1 dot)
- Public swimming pool – health need – community center! Need public meeting spaces (1 dot)
- Pedestrian area – need better connections

- Need more housing density in hamlet centers “downtown” – adaptive reuse, diverse, affordable* (1 dot)
- No activities/uses – bowling, theatre – cannot walk in Southold – linear, no depth
- Need re-envision Feather Hill (Southold) parking – develop Traveler St.
- Lack concentration of goods and services – focal point
 - No street life
 - Traffic needs to be dealt with, “break momentum”
- No public meeting spaces
- Online shopping – how do you redefine what a town is?
- Need tourist destination/accommodations
- Car wash use
- Need to increase density in hamlet centers – residential

Group#5:

- Building tourism industry (agro-tourism) (4 dots)
- Affordable tourist accommodations, B&Bs (2 dots)
- Service-based (2 dots)
- Revitalizing fisheries/water-based business (1 dot)
- Develop a seasonal bus. model (how will they survive?) (1 dot)
- Green business/technology (1 dot)
- Parks (1 dot)
- Small shops utilizing local products
- Technology assistance center
- Organic, local – food-base (trend)

Group#6:

- Scientific research (2 dots)
 - Clean energy, agriculture, maritime, electronic technology (1 dot)
- Trader Joes and Whole Foods store (to buy local produce, etc.) (2 dots)
- Encourage organic farming (2 dots)
- Support maritime industry (1 dot)
- Art supply store (1 dot)
- Shoe store and shoe repair

Other comments:

- Summer ferry shuttle = Orient to South Fork
- Shuttle bus and parking west of Riverhead for ferry casino traffic casino west of Riverhead to keep Long Island gamblers at home
- Transportation, pedestrian/bicycle friendly
- Rather than a “comprehensive” or “master” plan, we need an integrated common plan – united identity to counter destructive globalization
- Apartments made on the large old homes to help people find places to live
- Address the traffic impacts we have now, from ferry traffic
- We don’t need affordable housing – we need to utilize fully all the vacant, existing housing that now sits empty and are rapidly degenerating eyesores



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<p>ECONOMIC CHAPTER DISCUSSION MEETING NOTES SATURDAY, FEBRUARY 6, 2010 – 10:30 A.M. TO 12:00 P.M. HUMAN RESOURCE CENTER, MATTITUCK</p>

How long have you lived in Southold? What are the top reasons you live here?

- 8 years, the pastoral views, the quaintness of the Town
- 17 years (part-time), 6 months (full-time), natural beauty, small Town, agricultural feel
- Weekend residence since 1993 (17 years), full-time resident since June 2009 (less than one year), beautiful rural environment near the water within 100 miles of New York City, sense of community because of small town feel, natural beauty.
- 30 years (but away for about six years for college, etc.
- 11 years, retirement and to live in the natural world
- 12 years, escape suburbia
- 15 years, lack of congestion, living in a small community, the people

Are you a full-time or part-time resident? If part-time, do you alternate weekly (generally here on the weekends and elsewhere during the week), or seasonally (generally here during the warmer months and elsewhere in the colder months)?

- Full-time (5)
- Has been a full-time resident for 6 months, prior to that, part-time resident for 17 years.
- Has been a full-time resident for 8 months, prior to that, part-time resident for 17 years.

What are the types of goods or services that you buy in town? Where are these purchases typically made?

- Hardware store (4)
- Food (4)
- Purchases made at farm stands (3)
- Supermarket/groceries (3)
- Gas/fuel/gas station (3)
- Medical services (3)
- Dental services (2)
- Gifts (2)
- Drugs (2)
- Vineyards/wineries (2)
- Restaurants (2)
- Post office/stamps (2)
- Hair salon (2)
- Movies (2)
- King Kullen (2)
- Landscape services (2)
- CVS
- Vegetables
- Some clothing – Karman in Greenport
- Braun's
- Wine
- Entertainment
- NFCT
- House wares
- Deli
- Gifts – local gift shops
- Oil company
- Doctor office
- Purchases made at specialty food businesses
- I try to buy as much as possible in Southold and Greenport
- Services
- Libraries
- Town recreational services
- Some wineries
- Local theatre
- Liquor
- Lawn irrigation
- Most goods and services on North Fork
- Pharmacy
- Everything we can

What are the types of goods or services that you buy out of town? Where are these purchases typically made?

- Clothing (4)
- Shoes (2)
- Books
- Large-type lawn equipment (i.e. lawn tractors)
- Medical
- Entertainment
- Food – Fairway in Plainview
- Trader Joes in NJ
- Bread in NJ
- Clothing in NJ
- Eating out in NYC
- Office supplies
- Car in Riverhead
- All that Riverhead has to offer (it can stay there)
- Everything we can't get in Town
- Tanger (2)
- Online (2)
- Macy's
- Home Depot
- Riverhead (because I work there)
- Manhattan

What are the most important economic issues facing Southold over the next ten years?

- Sustaining tourism
- Pastoral views
- Reducing density
- We need more or bigger schools
- Roadway infrastructure
- Affordable housing
- Protecting water
- Protecting natural beauty of Town
- Fostering tourism which is based on agriculture (wine, pumpkins, Christmas trees, etc.)
- Tourism is fragile, if we lose the “it”, people will stop coming
- Agriculture/food/tourism is the only industry compatible with protecting the beauty of the Town
- Over-development
- Loss of small-town feel, rural feel and appearance (quaint factor)
- Higher taxes so that people cannot afford to live here
- No way for young people to make a living here
- Preservation of rural character
- Developing a sustainable, viable economy that is not dependent on seasonal and service-related jobs
- Roads
- Open spaces
- Public transportation
- School taxes need to be curbed.
- We need to avoid too much commercial development
- Elimination of MTA and establishment of local transportation system.
- Controlled growth

What businesses and/or industries do you believe the Town should cultivate to generate jobs?

- Vineyards/wineries (3)
- The arts (2)
- Tourism (2)
- Agriculture/farming (2)
- Support local business to help expand their business to help sustain these businesses so they can prosper, raise their families and have their children have the opportunity to live in the community they were raised in
- Food
- Restaurant
- Agriculture – not farm workers, but jobs related to tasting rooms, small food companies, web-related services and products
- Food-related businesses
- Transportation that provides an alternative to one-person car
- Clean energy
- Agritainment
- Art-related industries (think Vermont)
- Skilled “green” trades – solar, wind power, geothermal, etc.
- We need more higher-paying jobs that are sustainable relative to the cost of housing in Town.
- Small businesses
- Service industries that require only a dispatch office – i.e. home health care.
- Car service business

How can the town's downtowns/hamlet centers be improved?

Group#1:

- Mattituck – connect two sides of Main Road by Love Lane and to waterfront
- Get rid of big street lights Love Land and install better quality sidewalks
- Traffic circle at Love Lane
- Follow recommendations of Mattituck stakeholders
- Incentive for re-developing existing buildings in Mattituck
- Incentive for helping local business to relocate when they lose their lease
- Architectural review should have more weight to prevent uncharacteristic building – design standards that are enforceable
- Better mass transit could improve foot traffic

Group#2:

- Town library in the Town Hall
 - Historic, legal, etc. accessible to residents

What are the industries/goods or services/specific stores that you would like to see established in Town?

Group#1:

- New business should be compelled to move into existing buildings (3 dots)
- Like it the way it is for businesses/services (3 dots)
- Encourage tourism (1 dot)
- Day care (1 dot)
- Art galleries (1 dot)
- Service industries like home health or “geek squad”
- Job creation
- Internet takes place of stores not here
- Taxi
- Think-tank type business – producing ideas

Group#2:

- Buy local program (2 dots)
- Look at New England small towns that have successful market to learn from them (2 dots)
- “Co-operative” market (local food) (2 dots)
- Tourism (2 dots)
- Transportation options (without a car) (1 dot)
- Artist communities (including craftsmen) (1 dot)
- Art cinema/community education (1 dot)
- Support farm stands/farmers markets (1 dot)
- Eco-tourism – green B&B’s for example, as opposed to econo-tourism, such as “cliff side” development that focuses primarily on making money. Also New Suffolk eco-tourism development partnership with Peconic Land Trust
- Well installation/service companies to encourage continued use of private wells
- Farming – encourage young people to go into farming
 - School programs
- Organic products
- Farmers assistance program
- Shoe stores
- Book stores
- Keep the Arcade in Greenport
 - Needs support
- Slow food
- Affordable housing for young people
 - Next generation housing
- Clean and high tech industry – in high quality design buildings (not industrial park)
- Re-use buildings we have
- Teen/activity center – “stuff to do” – sports
- Program at schools
- Greeting cards/stationery

Other comments:

- Businesses should receive some sort of incentive to re-develop existing building stock instead of building new on otherwise open space. See, “A Tale of Two Banks: A case study of the Mattituck Commercial Corridor,” – Hudson City bought a blighted property and is redevelopment with a view to improving the viewscape. Chase bank wants to build new on an otherwise empty lot. Meanwhile, there are multiple existing lots ripe for re-development right up the road.
- I do not want to see any new commercial buildings erected until every existing structure has been filled.
- Re-vamp residential buildings for commercial use



Southold 2020

The New Comprehensive Plan for the Town of Southold

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ECONOMIC CHAPTER DISCUSSION MEETING NOTES SOUTHOLD YOUTH BUREAU

How long have you lived in Southold? What are the top reasons you live here?

- Since I was born, my parents live here
- 2 years, my mom has a job and my parents live here
- 17 years, I was born here
- 16 years, all of my family lives here, it is a friendly neighborhood
- 17 years, family lives here, safe neighborhood
- 16 years – my whole life. My family has lived here for 20 years, it is small and friendly
- Born and raised! Family wants to live here, school
- 18 years, small private town
- 7 years, my dad had to move here after 9/11 because he is a pilot

Are you a full-time or part-time resident? If part-time, do you alternate weekly (generally here on the weekends and elsewhere during the week), or seasonally (generally here during the warmer months and elsewhere in the colder months)?

- Full-time (9)

What are the types of goods or services that you buy in town? Where are these purchases typically made?

- Pizza (3)
- Deli (2)
- Gas (2)
- Grateful deli (2)
- Food from pharmacy
- Magazines from pharmacy
- Food from the party shop
- Candy from the party shop
- Food at Waldbaums
- Food at A&P
- Fruit
- Some clothes
- Local fruits and vegetables – grown my local farms and local businesses
- Michelangelo's, Village Pizza
- Groceries at King Kullen
- Gas at local gas stations – Valero
- Food
- I work at Creations by Lisa, so I buy clothes from the store
- Fitness advantage

What are the types of goods or services that you buy out of town? Where are these purchases typically made?

- Clothing (4)
- Clothes in Riverhead (4)
- Electronics in Riverhead (2)
- Appliances in Riverhead (2)
- Clothing mostly from NYC (2)
- Food (2)
- Clothing from Smithaven Mall
- Clothing from Tanger
- Beauty supplies from Target
- Beauty supplies from CVS
- Groceries
- Appliances
- Most goods from Riverhead or Smithaven Mall
- Home appliances from Tanger
- Home appliances from Riverhead
- Home appliances from Target
- King Kullen in Riverhead
- Waldbaums in Riverhead
- Electronics
- Purchases made at shopping center or at Smithaven Mall
- Amazon.com
- Purchases made in Riverhead

What are the most important economic issues facing Southold over the next ten years?

- Price of housing (2)
- Too many rich people moving into McMansions
- Too many tourists
- The businesses are not doing great
- Businesses are doing bad
- People go elsewhere
- Local businesses cannot withstand the economic recession, chain businesses will buy them out
- Taxes – property, school
- No jobs
- Expensive services
- The schools need more funding

What businesses and/or industries do you believe the Town should cultivate to generate jobs?

- Clothing (3)
- Starbucks
- Places teens can hang out on weekends
- Places to do things on Friday nights
- We should kill tourism and pump up agriculture to local, micro-economy jobs
- More stores with clothes or food
- Department stores
- Food stores
- Fun places, i.e. bowling alleys would generate jobs
- Clothing stores in towns other than Greenport
- Recreational businesses – i.e. movies, sports places
- Panera Bread in Mattituck
- Another grocery store in Southold Town
- Big name clothing brands in Southold