

Industrial / Commercial Incentive Plan

Last revised July 16, 2012

Town of Southold



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Introduction

The Town of Southold, through Resolution **2012-544**, adopted on July 3, 2012, submits to the Suffolk County Industrial and Commercial Incentive Board the following for inclusion into the revised Suffolk County Industrial and Commercial Incentive Plan. Once adopted by the Suffolk County Legislature the Town will implement its participation.

The industrial/commercial incentives for Southold Town are focused on the downtowns and hamlet centers, the industrial zones, and the working waterfronts. After this plan is adopted by the Suffolk County Legislature, the Southold Town Board will accept input and comments from the community and recommend modifications or amendments to the Suffolk County Legislature as necessary.

The Town of Southold recently completed a draft of the Economic chapter of the Town's comprehensive plan. This chapter identified the need to attract businesses to the hamlet centers, noting the many vacant storefronts in certain areas. A focus on hamlet centers is hoped to lead to vibrant economic growth and activity in those locations, while discouraging retail sprawl. The chapter also identified the need for industries that could bring jobs to the area. This plan includes many of the parcels zoned for light industry. Equally as important to the Town's economy is the working waterfront, including marinas and related parcels where growth is possible and appropriate. In addition, certain key parcels with vacant buildings in need of redevelopment have been identified as eligible for this incentive program.

The businesses and/or uses eligible for the incentive are identified below by their North American Industry Classification System (NAICS) codes. The parcels eligible for the incentive follow in tables. Maps illustrating the eligible areas are located in Appendix A. Each eligible parcel and identified business category are subject to the provisions of the Southold Town Code, which ultimately governs the location and type of businesses allowed to operate in the town. Please note that inclusion of a particular use on the NAICS code list does not necessarily imply that the use is permitted under Southold Town Code. Any proposed uses must also be specifically permitted under the Town Code, and be consistent with the Southold Town Comprehensive Plan.

Eligible Areas, Use Descriptions (NAICS codes) & Eligible Parcels

Light Industrial Areas 1

Description: These areas are zoned “Light Industrial”, and are located in several hamlets, including Cutchogue, Greenport, Mattituck, Peconic and Southold. See attached list of eligible parcels and attached maps entitled “Cutchogue Hamlet Industrial Park”, “Greenport Light Industrial”, “Mattituck Hamlet Airport”, “Mattituck Hamlet Center”, “Peconic Hamlet”, “Southold Hamlet Center”, and “Southold Light Industrial” for locations.

Industries

NAICS Code & Description

31-33 Manufacturing - excluding the following:

Excluded:

- 324 Petroleum and Coal Products Manufacturing
- 325 Chemical Manufacturing
- 326 Plastics and Rubber Products Manufacturing
- 3273 Cement and Concrete Product Manufacturing
- 3274 Lime and Gypsum Product Manufacturing
- 331 Primary Metal Manufacturing
- 332 Fabricated Metal Product Manufacturing

42 Wholesale Trade - excluding the following:

Excluded:

- 325 Chemical Manufacturing
- 4231 Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers
- 4235 Metal and Mineral (except Petroleum) Merchant Wholesalers
- 4247 Petroleum and Petroleum Products Merchant Wholesalers

492210 Local Messengers and Local Delivery

493 Warehousing and Storage

51 Information

53 Real Estate and Rental and Leasing – excluding the following

Excluding:

- 531 Real Estate
- 5322 Consumer Goods Rental
- 5323 General Rental Centers

54 Professional, Scientific, and Technical Services

81 Other Services (except Public Administration) – excluding the following

Excluded:

- 812 Personal and Laundry Services

Eligible Parcel List - Light Industrial Areas 1

Hamlet	S.C.T.M.	Zoning	Location	Map
Cutchogue	1000 83.-3-4.5	LI	12260 Oregon Rd	Cutchogue Industrial Park
Cutchogue	1000 83.-3-4.6	LI	12820 Oregon Rd	Cutchogue Industrial Park
Cutchogue	1000 83.-3-4.7	LI	8475 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 83.-3-5.2	LI	11750 Oregon Rd	Cutchogue Industrial Park
Cutchogue	1000 83.-3-5.3	LI	11900 Oregon Rd	Cutchogue Industrial Park
Cutchogue	1000 83.-3-6.1	LI	10750 Oregon Rd	Cutchogue Industrial Park
Cutchogue	1000 83.-3-8	LI	8405 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 84.-1-26.3	LI	22355 CR 48	Cutchogue Industrial Park
Cutchogue	1000 84.-1-32.1	LI	6245 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 84.-3-1.1	LI	8305 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 84.-3-2	LI	7675 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 84.-3-3	LI	7505 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 84.-3-4	LI	6965 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 84.-3-5	LI	6725 Cox Ln	Cutchogue Industrial Park
Cutchogue	1000 95.-2-1.1	LI	10600 Oregon Rd	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.1	LI	175 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.2	LI	115 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.3	LI	65 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.4	LI	50 Commerce Dr	Cutchogue Industrial Park

Light Industrial Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Cutchogue	1000 96.-1-1.5	LI	350 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.6	LI	525 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.7	LI	70 Corporate Rd	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.8	LI	315 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-1.9	LI	205 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 96.-1-19.1	LI	21855 CR 48	Cutchogue Industrial Park
Cutchogue	1000 96.-1-20.1	LI	22155 CR 48	Cutchogue Industrial Park
Mattituck	1000 123.-1-2.2	LI	410 Airway Dr	Mattituck Hamlet Airport
Mattituck	1000 140.-2-9	LI	885 Wickham Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 140.-2-30	LI	800 Wickham Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 140.-2-15	LI	5350 CR 48	Mattituck Hamlet Hamlet Center
Mattituck	1000 140.-2-32	LI	305 Hill St	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-18	LI	3600 CR 48	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-29.3	LI	500 Westphalia Rd	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-33	LI	315 Westphalia Rd	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-34	LI	425 Westphalia Rd	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-35	LI	555 Westphalia Rd	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-36	LI	645 Westphalia Rd	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-38.1	LI	12585 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-39	LI	12425 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-40	LI	12345 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-41	LI	11950 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-43	LI	11850 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-44	LI	11780 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-45.1	LI	11700 Sound Ave	Mattituck Hamlet Hamlet Center

Light Industrial Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Mattituck	1000 141.-3-45.2	LI	11600 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 141.-3-46	LI	11500 Sound Ave	Mattituck Hamlet Hamlet Center
Mattituck	1000 142.-1-19	LI	11170 Sound Ave	Mattituck Hamlet Hamlet Center
Peconic	1000 74.-3-19.3	LI	2740 Peconic Ln	Peconic Hamlet
Peconic	1000 74.-3-19.2	LI	1577 Carroll Ave	Peconic Hamlet
Peconic	1000 74.-3-19.2	LI	1577 Carroll Ave	Peconic Hamlet
Peconic	1000 74.-4-11	LI	32830 CR 48	Peconic Hamlet
Peconic	1000 74.-4-13	LI	32860 CR 48	Peconic Hamlet
Southold	1000 60.-1-5	LI	1705 Youngs Ave	Southold Hamlet Center
Southold	1000 60.-1-6	LI	1515 Youngs Ave	Southold Hamlet Center
Southold	1000 63.-1-9	LI	800 Horton Ln	Southold Hamlet Center
Southold	1000 63.-1-10	LI	1040 Horton Ln	Southold Hamlet Center
Southold	1000 63.-2-28	LI	1560 Youngs Ave	Southold Hamlet Center
Southold	1000 63.-2-30.1	LI	700 Hummel Ave	Southold Hamlet Center
Southold	1000 63.-3-2	LI	700 Boisseau Ave	Southold Hamlet Center
Southold	1000 69.-3-1	LI	3000 Ackerly Pond Ln	Southold Light Industrial
Southold	1000 69.-3-2.3	LI	3100 Ackerly Pd Ln	Southold Light Industrial
Southold	1000 69.-3-3	LI	1270 CR 48	Southold Light Industrial
Greenport	1000 52.-5-58.1	LI	305 Albertson Ln	Greenport Light Industrial
Greenport	1000 52.-5-58.2	LI	67875 Route 25	Greenport Light Industrial
Greenport	1000 52.-5-58.3	LI	67575 Route 25	Greenport Light Industrial
Greenport	1000 53.-2-23	LI	180 Kerwin Blvd	Greenport Light Industrial
Greenport	1000 53.-2-27.2	LI	67480 Route 25	Greenport Light Industrial

Light Industrial Area 2

Description: These parcels are zoned “Light Industrial”, and are located in an area surrounded by residences on the border of Greenport Village, thus the list of uses eligible for incentives are limited. See attached list of eligible parcels and attached map entitled “Greenport Village Gateway” for location.

Industries

NAICS Code & Description

42 Wholesale Trade - excluding the following:

Excluded:

325 Chemical Manufacturing

4231 Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers

4235 Metal and Mineral (except Petroleum) Merchant Wholesalers

4247 Petroleum and Petroleum Products Merchant Wholesalers

Eligible Parcel List - Light Industrial Area 2

Hamlet	S.C.T.M.	Zoning	Location	Map
Greenport	1000 48.-2-44.3	LI	230 Corwin St	Greenport Village Gateway
Greenport	1000 48.-2-44.2	LI	620 Corwin St	Greenport Village Gateway

Light Industrial Park / Planned Office Park Area 1

Description: This area is zoned “Light Industrial Park / Planned Office Park”, and is located in the industrial park in Cutchogue. See attached list of eligible parcels and attached map entitled “Cutchogue Hamlet Industrial Park” for locations.

Industries

NAICS Code & Description

31-33 Manufacturing - excluding the following:

Excluded:

- 324 Petroleum and Coal Products Manufacturing
- 325 Chemical Manufacturing
- 326 Plastics and Rubber Products Manufacturing
- 3273 Cement and Concrete Product Manufacturing
- 3274 Lime and Gypsum Product Manufacturing
- 331 Primary Metal Manufacturing
- 332 Fabricated Metal Product Manufacturing

42 Wholesale Trade - excluding the following:

Excluded:

- 325 Chemical Manufacturing
- 4231 Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers
- 4235 Metal and Mineral (except Petroleum) Merchant Wholesalers
- 4247 Petroleum and Petroleum Products Merchant Wholesalers

492210 Local Messengers and Local Delivery

493 Warehousing and Storage

51 Information

53 Real Estate and Rental and Leasing – excluding the following

Excluded:

- 531 Real Estate
- 5322 Consumer Goods Rental
- 5323 General Rental Centers

54 Professional, Scientific, and Technical Services

713940 Fitness and Recreational Sports Centers

722310 Food Service Contractors

722320 Caterers

81 Other Services (except Public Administration) – excluding the following

Excluded:

- 812 Personal and Laundry Services

Eligible Parcel List - Light Industrial Park / Planned Office Park Areas 1

Hamlet	S.C.T.M.	Zoning	Location	Map
Cutchogue	1000 95.-2-1.2	LIO	8300 Depot Ln	Cutchogue Industrial Park
Cutchogue	1000 95.-2-3	LIO	7200 Depot Ln	Cutchogue Industrial Park
Cutchogue	1000 95.-2-4	LIO	6810 Depot Ln	Cutchogue Industrial Park
Cutchogue	1000 95.-2-5	LIO	560 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 95.-2-6	LIO	810 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 95.-2-7	LIO	860 Commerce Dr	Cutchogue Industrial Park
Cutchogue	1000 95.-2-1.1	LIO	10600 Oregon Rd	Cutchogue Industrial Park

Light Industrial Park / Planned Office Park Areas 2

Description: This area is zoned “Light Industrial Park / Planned Office Park”, and is located on the south side State Route 25 at the entrance to the Village of Greenport. See attached list of eligible parcels and attached map entitled “Greenport Village Gateway” for the locations.

Industries

NAICS Code & Description

31-33 Manufacturing - excluding the following:

Excluded:

324 Petroleum and Coal Products Manufacturing

325 Chemical Manufacturing

326 Plastics and Rubber Products Manufacturing

3273 Cement and Concrete Product Manufacturing

3274 Lime and Gypsum Product Manufacturing

331 Primary Metal Manufacturing

332 Fabricated Metal Product Manufacturing

42 Wholesale Trade - excluding the following:

Excluded:

325 Chemical Manufacturing

4231 Motor Vehicle & Motor Vehicle Parts & Supplies Wholesalers

4235 Metal and Mineral (except Petroleum) Merchant Wholesalers

4247 Petroleum and Petroleum Products Merchant Wholesalers

492210 Local Messengers and Local Delivery

493 Warehousing and Storage

51 Information

53 Real Estate and Rental and Leasing

54 Professional, Scientific, and Technical Services

713940 Fitness and Recreational Sports Centers

722310 Food Service Contractors

722320 Caterers

81 Other Services (except Public Administration)

Eligible Parcel List - Light Industrial Park / Planned Office Park Areas 2

Hamlet	S.C.T.M.	Zoning	Location	Map
Greenport	1000 46.-1-2.3	LIO	74500 Route 25	Greenport Village Gateway
Greenport	1000 45.-6-6	LIO	70600 Route 25	Greenport Village Gateway
Greenport	1000 45.-6-5	LIO	74200 Route 25	Greenport Village Gateway
Greenport	1000 45.-6-4	LIO	74100 Route 25	Greenport Village Gateway

Hamlet Business Areas 1

Description: These areas are zoned “Hamlet Business” and are located in the larger hamlet centers, including Mattituck, Southold and Cutchogue, where a wider range of commercial uses is appropriate. See attached list of eligible parcels and attached maps entitled “Cutchogue Hamlet Center”, “Mattituck Hamlet Center”, and “Southold Hamlet Center” for the locations.

Industries

NAICS Code & Description

442 Furniture and Home Furnishings Stores

443 Electronics and Appliance Stores

444 Building Material and Garden Equipment and Supplies Dealers

445 Food and Beverage Stores (excluding for 44512 Convenience Stores)

446 Health and Personal Care Stores

448 Clothing and Clothing Accessories Stores

451 Sporting Goods, Hobby, Musical Instrument, and Book Stores

452 General Merchandise Stores (excluding: 45291 Warehouse Clubs & Supercenters)

453 Miscellaneous Store Retailers (excluding: 45393 Manufactured (Mobile) Home Dealers)

54 Professional, Scientific, and Technical Services

61 Educational Services

62 Health Care and Social Assistance

72 Accommodation and Food Services – excluding the following

Excluded

721120 Casino Hotels

7212 RV (Recreational Vehicle) Parks and Recreational Camps

81 Other Services (except Public Administration)

Excluded

8111 Automotive Repair and Maintenance

8113 Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance

Eligible Parcel List - Hamlet Business Areas 1

Hamlet	S.C.T.M.	Zoning	Location	Map
Cutchogue	1000 102.-1-23.1	HB	395 Schoolhouse Rd	Cutchogue Hamlet Center
Cutchogue	1000 102.-1-33.4	HB	325 Griffing St	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-2	HB	240 Griffing St	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-3	HB	28145 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-4	HB	28195 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-6	HB	28265 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-7	HB	28355 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-9.2	HB	645 North St	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-9.4	HB	260 Griffing St	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-9.6	HB	28205 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-18	HB	270 North St	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-19	HB	28495 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-20	HB	28565 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-21	HB	28675 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-22	HB	28735 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-23	HB	28785 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-24	HB	28905 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-25	HB	175 Depot Ln	Cutchogue Hamlet Center
Cutchogue	1000 102.-5-26	HB	28975 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-2.3	HB	27700 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-3	HB	27850 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-5	HB	260 New Suffolk Rd	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-7	HB	28000 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-8	HB	28080 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-9	HB	595 New Suffolk Rd	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-10.1	HB	525 New Suffolk Rd	Cutchogue Hamlet Center

Hamlet Business Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Cutchogue	1000 102.-6-11.1	HB	355 New Suffolk Rd	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-13.1	HB	28200 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-14	HB	28230 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-15	HB	28320 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-18.1	HB	28350 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-21	HB	28850 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-22	HB	28970 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-2.2	HB	27700 Route 25	Cutchogue Hamlet Center
Cutchogue	1000 102.-6-20.2	HB	Route 25	Cutchogue Hamlet Center
Cutchogue	1000 109.-7-1	HB	705 New Suffolk Rd	Cutchogue Hamlet Center
Mattituck	1000 114.-11-4	HB	13550 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-5	HB	13520 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-8	HB	13250 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-9.1	HB	13200 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-9.6	HB	13400 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-11.1	HB	13100 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-12	HB	13000 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-14	HB	12850 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-15	HB	12800 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-16	HB	12700 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-17	HB	12500 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-11-18	HB	385 New Suffolk Ave	Mattituck Hamlet Center
Mattituck	1000 114.-11-24.3	HB	13650 Route 25	Mattituck Hamlet Center
Mattituck	1000 114.-12-3.1	HB	150 New Suffolk Ave	Mattituck Hamlet Center
Mattituck	1000 140.-2-16	HB	640 Love Ln	Mattituck Hamlet Center
Mattituck	1000 140.-2-18	HB	730 Love Ln	Mattituck Hamlet Center
Mattituck	1000 140.-2-19	HB	445 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-20	HB	535 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-21	HB	615 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-22	HB	715 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-23	HB	795 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-24	HB	875 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-25	HB	965 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-26	HB	1035 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-2-27	HB	645 Wickham Ave	Mattituck Hamlet Center

Hamlet Business Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Mattituck	1000 140.-2-29.1	HB	735 Wickham Ave	Mattituck Hamlet Center
Mattituck	1000 140.-3-3.1	HB	240 Love Ln	Mattituck Hamlet Center
Mattituck	1000 140.-3-3.4	HB	510 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-3-4	HB	600 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-3-6	HB	770 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-3-11.1	HB	1000 Pike St	Mattituck Hamlet Center
Mattituck	1000 140.-3-12	HB	245 Wickham Ave	Mattituck Hamlet Center
Mattituck	1000 140.-3-30	HB	13805 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-31	HB	13705 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-32	HB	13605 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-33	HB	165 Wickham Ave	Mattituck Hamlet Center
Mattituck	1000 140.-3-34	HB	13405 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-35	HB	13355 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-36	HB	13295 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-38.4	HB	13175 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-38.5	HB	13235 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-39	HB	13105 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-40	HB	13015 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-41	HB	12985 Route 25	Mattituck Hamlet Center
Mattituck	1000 140.-3-42.2	HB	50 Love Ln	Mattituck Hamlet Center
Mattituck	1000 140.-3-42.3	HB	80 Love Ln	Mattituck Hamlet Center
Mattituck	1000 140.-3-42.4	HB	170 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-3-30	HB	385 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-4-2	HB	240 Pike St	Mattituck Hamlet Center
Mattituck	1000 141.-4-3	HB	210 Pike St	Mattituck Hamlet Center
Mattituck	1000 141.-4-4	HB	180 Pike St	Mattituck Hamlet Center
Mattituck	1000 141.-4-5	HB	140 Pike St	Mattituck Hamlet Center
Mattituck	1000 141.-4-6.1	HB	50 Pike St	Mattituck Hamlet Center
Mattituck	1000 141.-4-8.1	HB	13075 Sound Ave	Mattituck Hamlet Center
Mattituck	1000 141.-4-9	HB	12885 Sound Ave	Mattituck Hamlet Center
Mattituck	1000 141.-4-10	HB	12655 Sound Ave	Mattituck Hamlet Center
Mattituck	1000 141.-4-11	HB	825 Pacific St	Mattituck Hamlet Center
Mattituck	1000 141.-4-26	HB	12700 Sound Ave	Mattituck Hamlet Center
Mattituck	1000 141.-4-27	HB	13225 Sound Ave	Mattituck Hamlet Center
Mattituck	1000 141.-4-29	HB	195 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-4-30	HB	135 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-4-31.2	HB	125 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-4-31.4	HB	165 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-4-31.6	HB	105 Love Ln	Mattituck Hamlet Center
Mattituck	1000 141.-4-31.7	HB	95 Love Ln	Mattituck Hamlet Center

Hamlet Business Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Mattituck	1000 141.-4-32.1	HB	12605 Route 25	Mattituck Hamlet Center
Southold	1000 60.-2-1	HB	1230 Traveler St	Southold Hamlet Center
Southold	1000 60.-2-4	HB	1235 Youngs Ave	Southold Hamlet Center
Southold	1000 60.-2-7.1	HB	1100 Youngs Ave	Southold Hamlet Center
Southold	1000 60.-2-8	HB	1220 Youngs Ave	Southold Hamlet Center
Southold	1000 60.-2-10.4	HB	1400 Youngs Ave	Southold Hamlet Center
Southold	1000 61.-1-2.1	HB	360 Horton Ln	Southold Hamlet Center
Southold	1000 61.-1-3.1	HB	260 Horton Ln	Southold Hamlet Center
Southold	1000 61.-1-5	HB	52875 Route 25	Southold Hamlet Center
Southold	1000 61.-1-7.1	HB	53155 Route 25	Southold Hamlet Center
Southold	1000 61.-1-8.1	HB	53245 Route 25	Southold Hamlet Center
Southold	1000 61.-1-9.1	HB	53315 Route 25	Southold Hamlet Center
Southold	1000 61.-1-12.3	HB	520 Traveler St	Southold Hamlet Center
Southold	1000 61.-1-13.1	HB	620 Traveler St	Southold Hamlet Center
Southold	1000 61.-1-14	HB	690 Traveler St	Southold Hamlet Center
Southold	1000 61.-1-15.1	HB	810 Traveler St	Southold Hamlet Center
Southold	1000 61.-1-15.2	HB	53745 Route 25	Southold Hamlet Center
Southold	1000 61.-1-16	HB	53795 Route 25	Southold Hamlet Center
Southold	1000 61.-1-17	HB	53855 Route 25	Southold Hamlet Center
Southold	1000 61.-1-18	HB	53895 Route 25	Southold Hamlet Center
Southold	1000 61.-1-19	HB	53955 Route 25	Southold Hamlet Center
Southold	1000 61.-1-20	HB	53995 Route 25	Southold Hamlet Center
Southold	1000 61.-1-21	HB	155 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-1-22	HB	195 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-1-23	HB	295 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-1-24	HB	395 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-1-25	HB	475 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-2-1	HB	1060 Traveler St	Southold Hamlet Center
Southold	1000 61.-2-2	HB	1160 Traveler St	Southold Hamlet Center
Southold	1000 61.-2-3	HB	290 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-2-4	HB	240 Beckwith Ave	Southold Hamlet Center
Southold	1000 61.-2-7.2	HB	54127 Route 25	Southold Hamlet Center
Southold	1000 61.-2-7.3	HB	54075 Route 25	Southold Hamlet Center
Southold	1000 61.-2-8	HB	54195 Route 25	Southold Hamlet Center
Southold	1000 61.-2-10.2	HB	1180 Traveler St	Southold Hamlet Center
Southold	1000 61.-2-10.3	HB	54255 Route 25	Southold Hamlet Center
Southold	1000 61.-2-12.2	HB	54265 Route 25	Southold Hamlet Center
Southold	1000 61.-2-14	HB	54655 Route 25	Southold Hamlet Center
Southold	1000 61.-2-15	HB	54705 Route 25	Southold Hamlet Center
Southold	1000 61.-2-16	HB	1050 Youngs Ave	Southold Hamlet Center

Hamlet Business Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Southold	1000 61.-3-7	HB	53300 Route 25	Southold Hamlet Center
Southold	1000 61.-4-1	HB	53530 Route 25	Southold Hamlet Center
Southold	1000 61.-4-3	HB	53610 Route 25	Southold Hamlet Center
Southold	1000 61.-4-6	HB	53740 Route 25	Southold Hamlet Center
Southold	1000 61.-4-7.1	HB	53850 Route 25	Southold Hamlet Center
Southold	1000 61.-4-7.2	HB	53800 Route 25	Southold Hamlet Center
Southold	1000 61.-4-8	HB	53553 Route 25	Southold Hamlet Center
Southold	1000 61.-4-9.2	HB	53557 Route 25	Southold Hamlet Center
Southold	1000 61.-4-9.3	HB	53559 Route 25	Southold Hamlet Center
Southold	1000 61.-4-10	HB	625 Private Rd #2	Southold Hamlet Center
Southold	1000 61.-4-11	HB	720 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-12	HB	640 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-13	HB	530 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-14	HB	450 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-15.1	HB	390 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-17.1	HB	220 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-17.3	HB	340 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-18	HB	170 Mechanic St	Southold Hamlet Center
Southold	1000 61.-4-19.1	HB	53930 Route 25	Southold Hamlet Center
Southold	1000 61.-4-20	HB	54100 Route 25	Southold Hamlet Center
Southold	1000 61.-4-21	HB	54180 Route 25	Southold Hamlet Center
Southold	1000 61.-4-22	HB	54280 Route 25	Southold Hamlet Center
Southold	1000 61.-4-23	HB	54360 Route 25	Southold Hamlet Center
Southold	1000 61.-4-24	HB	685 Youngs Ave	Southold Hamlet Center
Southold	1000 61.-4-25.1	HB	54500 Route 25	Southold Hamlet Center
Southold	1000 61.-4-26	HB	625 Youngs Ave	Southold Hamlet Center
Southold	1000 62.-1-3	HB	54795 Route 25	Southold Hamlet Center
Southold	1000 62.-1-4	HB	54895 Route 25	Southold Hamlet Center
Southold	1000 62.-1-5	HB	54985 Route 25	Southold Hamlet Center
Southold	1000 62.-1-11.1	HB	55135 Route 25	Southold Hamlet Center
Southold	1000 62.-1-12	HB	55335 Route 25	Southold Hamlet Center
Southold	1000 62.-1-14.1	HB	55465 Route 25	Southold Hamlet Center
Southold	1000 62.-1-15	HB	55575 Route 25	Southold Hamlet Center
Southold	1000 62.-1-16	HB	175 Boisseau Ave	Southold Hamlet Center
Southold	1000 62.-1-17	HB	205 Boisseau Ave	Southold Hamlet Center
Southold	1000 62.-1-18	HB	275 Boisseau Ave	Southold Hamlet Center
Southold	1000 62.-1-19	HB	315 Boisseau Ave	Southold Hamlet Center
Southold	1000 62.-1-24.7	HB	55075 Route 25	Southold Hamlet Center
Southold	1000 62.-2-1	HB	55000 Route 25	Southold Hamlet Center
Southold	1000 62.-2-5.2	HB	55200 Route 25	Southold Hamlet Center

Hamlet Business Areas 1 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Southold	1000 62.-3-1	HB	55500 Route 25	Southold Hamlet Center
Southold	1000 62.-3-2	HB	55560 Route 25	Southold Hamlet Center
Southold	1000 62.-3-4	HB	150 Hobart Rd	Southold Hamlet Center
Southold	1000 62.-3-7	HB	55700 Route 25	Southold Hamlet Center
Southold	1000 62.-3-8	HB	55750 Route 25	Southold Hamlet Center
Southold	1000 62.-3-9	HB	115 Hobart Rd	Southold Hamlet Center
Southold	1000 62.-3-10.3	HB	175 Hobart Rd	Southold Hamlet Center
Southold	1000 62.-3-37	HB	56480 Route 25	Southold Hamlet Center
Southold	1000 62.-3-38	HB	56600 Route 25	Southold Hamlet Center
Southold	1000 62.-3-12	HB	120 Cottage Pl	Southold Hamlet Center
Southold	1000 62.-3-13	HB	160 Cottage Pl	Southold Hamlet Center
Southold	1000 63.-3-5.3	HB	300 Boisseau Ave	Southold Hamlet Center
Southold	1000 63.-3-6	HB	270 Boisseau Ave	Southold Hamlet Center
Southold	1000 63.-3-7	HB	200 Boisseau Ave	Southold Hamlet Center
Southold	1000 63.-3-8	HB	55765 Route 25	Southold Hamlet Center
Southold	1000 63.-3-9	HB	55975 Route 25	Southold Hamlet Center
Southold	1000 63.-3-10	HB	56125 Route 25	Southold Hamlet Center
Southold	1000 63.-3-12	HB	56275 Route 25	Southold Hamlet Center
Southold	1000 63.-3-13	HB	56365 Route 25	Southold Hamlet Center
Southold	1000 63.-3-14	HB	56475 Route 25	Southold Hamlet Center
Southold	1000 63.-3-15	HB	56655 Route 25	Southold Hamlet Center
Southold	1000 63.-3-19.1	HB	57125 Route 25	Southold Hamlet Center
Southold	1000 63.-3-22.1	HB	57555 Route 25	Southold Hamlet Center
Southold	1000 63.-3-23	HB	57635 Route 25	Southold Hamlet Center
Southold	1000 63.-3-26	HB	56025 Route 25	Southold Hamlet Center
Southold	1000 63.-3-27.2	HB	400 Boisseau Ave	Southold Hamlet Center
Southold	1000 63.-3-28.1	HB	56215 Route 25	Southold Hamlet Center
Southold	1000 63.-3-16	HB	56755 Route 25	Southold Hamlet Center
Southold	1000 63.-3-17.2	HB	56815 Route 25	Southold Hamlet Center
Southold	1000 63.-3-18.1	HB	56995 Route 25	Southold Hamlet Center
Southold	1000 63.-3-21.3	HB	57455 Route 25	Southold Hamlet Center
Southold	1000 63.-3-21.5	HB	57225 Route 25	Southold Hamlet Center
Southold	1000 63.-4-1	HB	56850 Route 25	Southold Hamlet Center
Southold	1000 63.-4-2	HB	57020 Route 25	Southold Hamlet Center
Southold	1000 63.-4-4	HB	57200 Route 25	Southold Hamlet Center
Southold	1000 63.-4-5.5	HB	57190 Route 25	Southold Hamlet Center
Southold	1000 64.-1-17	HB	54970 Route 25	Southold Hamlet Center
Southold	1000 64.-1-16	HB	54800 Route 25	Southold Hamlet Center

Hamlet Business Areas 2

Description: These areas are zoned “Hamlet Business” and are located in the smaller hamlet centers, including East Marion, Fishers Island, Laurel, New Suffolk, Orient, and Peconic, where limited uses are eligible for the incentives. See attached list of eligible parcels and attached maps entitled “East Marion Hamlet”, “Fishers Island Hamlet”, “Laurel Hamlet”, “New Suffolk Hamlet”, “Orient Hamlet Center”, and “Peconic Hamlet” for the locations.

Industries

NAICS Code & Description

442 Furniture and Home Furnishings Stores

443 Electronics and Appliance Stores

445 Food and Beverage Stores (excluding for 44512 Convenience Stores)

446 Health and Personal Care Stores

448 Clothing and Clothing Accessories Stores

451 Sporting Goods, Hobby, Musical Instrument, and Book Stores

452990 All Other General Merchandise Stores

453 Miscellaneous Store Retailers (excluding for 45393 Manufactured (Mobile) Home Dealers)

54 Professional, Scientific, and Technical Services

7225 Restaurants and Other Eating Places

8112 Electronic and Precision Equipment Repair and Maintenance

8114 Personal and Household Goods Repair and Maintenance

Eligible Parcels List - Hamlet Business Areas 2

Hamlet	S.C.T.M.	Zoning	Location	Map
East Marion	1000 31.-3-17	HB	8985 Route 25	East Marion Hamlet
East Marion	1000 31.-3-18	HB	9165 Route 25	East Marion Hamlet
Fishers Island	1000 9.-2-5	HB	Fone St	Fishers Island Hamlet
Fishers Island	1000 9.-4-3	HB	Equestrian Ave	Fishers Island Hamlet
Fishers Island	1000 9.-4-4	HB	Equestrian Ave	Fishers Island Hamlet

Hamlet Business Areas 2 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Fishers Island	1000 9.-4-5	HB	Equestrian Ave	Fishers Island Hamlet
Fishers Island	1000 9.-4-8.2	HB	West St	Fishers Island Hamlet
Fishers Island	1000 9.-4-8.5	HB	West Ave	Fishers Island Hamlet
Fishers Island	1000 9.-4-11.5	HB	Equestrian Ave	Fishers Island Hamlet
Fishers Island	1000 9.-4-2	HB	Fox Ave	Fishers Island Hamlet
Laurel	1000 125.-2-1.26	HB	585 Franklinville Rd	Laurel Hamlet
Laurel	1000 125.-2-4.4	HB	1095 Franklinville Rd	Laurel Hamlet
Laurel	1000 125.-2-4.5	HB	95 Franklinville Rd	Laurel Hamlet
Laurel	1000 125.-2-7	HB	525 Franklinville Rd	Laurel Hamlet
Laurel	1000 125.-2-1.25	HB	625 Franklinville Rd	Laurel Hamlet
Laurel	1000 125.-2-2.2	HB	935 Franklinville Rd	Laurel Hamlet
Laurel	1000 125.-2-5	HB	875 Franklinville Rd	Laurel Hamlet
Laurel	1000 127.-1-3.1	HB	1195 Franklinville Rd	Laurel Hamlet
New Suffolk	1000 117.-4-32	HB	6660 New Suffolk Rd	New Suffolk Hamlet
New Suffolk	1000 117.-4-33	HB	6580 New Suffolk Rd	New Suffolk Hamlet
New Suffolk	1000 117.-8-11	HB	780 King St	New Suffolk Hamlet
New Suffolk	1000 117.-8-12	HB	830 Second St	New Suffolk Hamlet
New Suffolk	1000 117.-8-13	HB	720 Second St	New Suffolk Hamlet
New Suffolk	1000 117.-8-14.1	HB	775 First St	New Suffolk Hamlet
New Suffolk	1000 117.-8-14.2	HB	705 First St	New Suffolk Hamlet
New Suffolk	1000 117.-8-15	HB	835 First St	New Suffolk Hamlet
New Suffolk	1000 117.-8-16	HB	925 First St	New Suffolk Hamlet
New Suffolk	1000 117.-9-26	HB	2625 Jackson St	New Suffolk Hamlet
New Suffolk	1000 117.-9-28.1	HB	17130 Main St	New Suffolk Hamlet
New Suffolk	1000 117.-9-29	HB	17180 Main St	New Suffolk Hamlet
New Suffolk	1000 117.-9-30	HB	17250 Main St	New Suffolk Hamlet
New Suffolk	1000 117.-9-31	HB	2665 Jackson St	New Suffolk Hamlet
Orient	1000 25.-1-15	HB	800 Village Ln	Orient Hamlet Center
Orient	1000 25.-1-17	HB	950 Village Ln	Orient Hamlet Center
Orient	1000 25.-1-18	HB	1000 Village Ln	Orient Hamlet Center
Orient	1000 25.-1-19	HB	1100 Village Ln	Orient Hamlet Center

Hamlet Business Areas 2 continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Orient	1000 25.-1-20	HB	160 Skippers Ln	Orient Hamlet Center
Orient	1000 25.-1-22	HB	145 Skippers Ln	Orient Hamlet Center
Orient	1000 25.-1-23	HB	1160 Village Ln	Orient Hamlet Center
Orient	1000 25.-1-24	HB	1210 Village Ln	Orient Hamlet Center
Orient	1000 25.-1-16.1	HB	880 Village Ln	Orient Hamlet Center
Peconic	1000 74.-3-16.1	HB	2980 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-3-16.2	HB	3025 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-3-16.3	HB	3000 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-3-17	HB	2850 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-3-20	HB	2600 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-4-14.2	HB	2935 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-4-17	HB	2885 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-4-18	HB	2845 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-5-1	HB	2543 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-5-4.1	HB	2595 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-5-5	HB	2495 Peconic Ln	Peconic Hamlet Center
Peconic	1000 74.-5-9.2	HB	2745 Peconic Ln	Peconic Hamlet Center

Marine Areas 1

Description: These areas are zoned “Marine II” and are located on or very close to the waterfront in several areas in the Town. The Town’s comprehensive plan identifies these areas and their marine-related uses as important to maintain for the health of the economy. See attached list of eligible parcels and attached maps entitled “Greenport Marine”, “Mattituck Creek North”, “Mattituck Hamlet Center”, “New Suffolk Hamlet”, “Orient Point”, “Southold Hamlet”, and “Southold Marine Zone” for the locations.

Industries

NAICS Code & Description

1125 Aquaculture

1141 Fishing

3117 Seafood Product Preparation and Packaging

336612 Boat Building

441222 Boat Dealers

445220 Fish and Seafood Markets

451110 Sporting Goods Stores (marine-related goods only)

532292 Recreational Goods Rental

54171 Research and Development in the Physical, Engineering, and Life Sciences

713930 Marinas

721110 Hotels (except Casino Hotels) and Motels

7225 Restaurants and Other Eating Places

811490 Other Personal and Household Goods Repair and Maintenance (boat repair)

Eligible Parcels List - Marine Areas 1

Hamlet	S.C.T.M.	Zoning	Location	Map
Greenport	1000 34.-5-21	MII	1100 Manhasset Ave	Greenport Marine
Greenport	1000 36.-1-1	MII	1410 Manhasset Ave	Greenport Marine

Marine Areas I continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Greenport	1000 43.-3-2	MII	2530 Manhasset Ave	Greenport Marine
Greenport	1000 56.-4-19	MII	63935 Route 25	Southold Marine
Greenport	1000 56.-4-20.1	MII	64157 Route 25	Southold Marine
Greenport	1000 56.-4-20.2	MII	64155 Route 25	Southold Marine
Greenport	1000 56.-4-21	MII	64355 Route 25	Southold Marine
Greenport	1000 56.-4-22	MII	64755 Route 25	Southold Marine
Greenport	1000 56.-4-23	MII	64725 Route 25	Southold Marine
Greenport	1000 56.-7-1	MII	64150 Route 25	Southold Marine
Greenport	1000 56.-7-2	MII	64300 Route 25	Southold Marine
Greenport	1000 57.-1-38.3	MII	1760 Sage Blvd	Southold Marine
Mattituck	1000 99.-4-23	MII	2275 Naugles Dr	Mattituck Creek North
Mattituck	1000 106.-4-3	MII	80 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-4-4	MII	100 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-4-5	MII	200 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-4-6	MII	220 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-1	MII	5505 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-3	MII	5775 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-4.1	MII	5670 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-5	MII	5102 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-7	MII	5200 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-13.7	MII	5106 Mill Rd	Mattituck Creek North
Mattituck	1000 106.-6-13.4	MII	3430 Mill Rd	Mattituck Creek North
Mattituck	1000 114.-3-1	MII	2255 Wickham Ave	Mattituck Hamlet Center
Mattituck	1000 139.-2-5	MII	2655 Wickham Ave	Mattituck Hamlet Center
Mattituck	1000 140.-1-13	MII	5035 CR 48	Mattituck Hamlet Center
Mattituck	1000 140.-1-15.2	MII	1160 Love Ln	Mattituck Hamlet Center
Mattituck	1000 140.-1-23.1	MII	1240 Love Ln	Mattituck Hamlet Center
New Suffolk	1000 117.-5-29.1	Mli	6775 New Suffolk Rd	New Suffolk Hamlet
New Suffolk	1000 117.-7-29	MII	1230 First St	New Suffolk Hamlet
New Suffolk	1000 117.-7-30	MII	1200 First St	New Suffolk Hamlet
New Suffolk	1000 117.-7-31	MII	1090 First St	New Suffolk Hamlet
New Suffolk	1000 117.-7-32	MII	1000 First St	New Suffolk Hamlet
New Suffolk	1000 117.-8-17	MII	900 First St	New Suffolk Hamlet
Orient	1000 15.-9-8.1	MII	40200 Route 25	Orient Point
Orient	1000 15.-9-9	MII	40550 Route 25	Orient Point

Marine Areas I continued

Hamlet	S.C.T.M.	Zoning	Location	Map
Orient	1000 15.-9-10.1	MII	41190 Route 25	Orient Point
Orient	1000 15.-9-11.1	MII	41270 Route 25	Orient Point
Orient	1000 15.-9-12.1	MII	41370 Route 25	Orient Point
Orient	1000 15.-9-15.1	MII	42175 Route 25	Orient Point
Southold	1000 56.-3-15	MII	61405 Route 25	Southold Marine
Southold	1000 56.-3-13.4	MII	61205 Route 25	Southold Marine
Southold	1000 56.-4-1	MII	61505 Route 25	Southold Marine
Southold	1000 56.-4-2	MII	61575 Route 25	Southold Marine
Southold	1000 56.-4-3	MII	61625 Route 25	Southold Marine
Southold	1000 56.-4-5	MII	61825 Route 25	Southold Marine
Southold	1000 56.-4-6	MII	62375 Route 25	Southold Marine
Southold	1000 56.-4-7	MII	62495 Route 25	Southold Marine
Southold	1000 56.-4-10.1	MII	62545 Route 25	Southold Marine
Southold	1000 56.-4-11	MII	62845 Route 25	Southold Marine
Southold	1000 56.-4-13.2	MII	62945 Route 25	Southold Marine
Southold	1000 56.-4-13.3	MII	63125 Route 25	Southold Marine
Southold	1000 56.-4-13.4	MII	63005 Route 25	Southold Marine
Southold	1000 56.-4-14	MII	63285 Route 25	Southold Marine
Southold	1000 56.-4-15	MII	63355 Route 25	Southold Marine
Southold	1000 56.-4-17.1	MII	63745 Route 25	Southold Marine
Southold	1000 56.-6-1.1	MII	Route 25	Southold Marine
Southold	1000 56.-6-2.2	MII	61500 Route 25	Southold Marine
Southold	1000 56.-6-3.4	MII	61600 Route 25	Southold Marine
Southold	1000 56.-6-4	MII	62800 Route 25	Southold Marine
Southold	1000 56.-6-6.1	MII	62300 Route 25	Southold Marine
Southold	1000 56.-6-7	MII	400 Old Main Rd	Southold Marine
Southold	1000 56.-6-8.2	MII	500 Old Main Rd	Southold Marine
Southold	1000 56.-6-8.7	MII	750 Old Main Rd	Southold Marine
Southold	1000 56.-6-9.2	MII	62900 Route 25	Southold Marine
Southold	1000 56.-6-10.1	MII	1050 Old Main Rd	Southold Marine
Southold	1000 56.-6-11.1	MII	62980 Route 25	Southold Marine
Southold	1000 56.-6-11.2	MII	63110 Route 25	Southold Marine
Southold	1000 64.-3-10	MII	2700 Hobart Rd	Southold Hamlet Center
Southold	1000 64.-3-11	MII	1000 Terry Ln	Southold Hamlet Center
Southold	1000 64.-3-12	MII	1080 Terry Ln	Southold Hamlet Center
Southold	1000 64.-3-13	MII	1150 Terry Ln	Southold Hamlet Center

Marine Area 2

Description: This area is zoned “Marine II”, and is located in East Marion. See attached list for the eligible parcel number, and see the map entitled “East Marion Hamlet” for the location.

Industries

NAICS Code & Description

1125 Aquaculture

1141 Fishing

3117 Seafood Product Preparation and Packaging

336612 Boat Building

441222 Boat Dealers

445220 Fish and Seafood Markets

451110 Sporting Goods Stores (marine-related goods only)

532292 Recreational Goods Rental

54171 Research and Development in the Physical, Engineering, and Life Sciences

713930 Marinas

811490 Other Personal and Household Goods Repair and Maintenance (boat repair)

Eligible Parcel List - Marine Area 2

Hamlet	S.C.T.M.	Zoning	Location	Map
East Marion	1000 38.-7-7.1	MII	2835 Shipyard Ln	East Marion Hamlet

Business Area 1

Description: This parcel is zoned “Business”, and is located in Mattituck. It is the site of a large office building in need of a new occupant. See attached list for the eligible parcel number, and see the map entitled “Mattituck Business” for the location.

Industries

NAICS Code & Description

1114 Greenhouse, Nursery, and Floriculture Production

311 Food Manufacturing

3121 Beverage Manufacturing

42 Wholesale Trade – excluding the following

Excluded

4231 Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers

4235 Metal and Mineral (except Petroleum) Merchant Wholesalers

4247 Petroleum and Petroleum Products Merchant Wholesalers

484 Truck Transportation

485 Transit and Ground Passenger Transportation

487 Scenic and Sightseeing Transportation

492 Couriers and Messengers

493 Warehousing and Storage

54 Professional, Scientific, and Technical Services

62 Health Care and Social Assistance

71 Arts, Entertainment, and Recreation

721110 Hotels (except Casino Hotels) and Motels

Eligible Parcel List - Business Area 1

Hamlet	S.C.T.M.	Zoning	Location	Map
Mattituck	1000 122.-6-22.1	B	9025 Route 25	Mattituck Business

Business Area 2

Description: This parcel is zoned “Business”, and is located in Peconic. It is the site of a former auto dealership in need of a new occupant. See attached list for the eligible parcel number, and see the map entitled “Peconic Hamlet” for the location.

Industries

NAICS Code & Description

1114 Greenhouse, Nursery, and Floriculture Production

311 Food Manufacturing

3121 Beverage Manufacturing

42 Wholesale Trade – excluding the following

Excluded

4231 Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers

4235 Metal and Mineral (except Petroleum) Merchant Wholesalers

4247 Petroleum and Petroleum Products Merchant Wholesalers

453920 Art Dealers

487 Scenic and Sightseeing Transportation

54 Professional, Scientific, and Technical Services

62 Health Care and Social Assistance

71 Arts, Entertainment, and Recreation

Eligible Parcel List - Business Area 2

Hamlet	S.C.T.M.	Zoning	Location	Map
Peconic	75.-1-14	B	42155 Route 25	Peconic Hamlet

Business Area 3

Description: This area is zoned “Business”, and is located at the gateway to the Village of Greenport on State Route 25. See attached list for the eligible parcel numbers, and see the map entitled “Greenport Village Gateway” for the locations.

Industries

NAICS Code & Description

1114 Greenhouse, Nursery, and Floriculture Production

311 Food Manufacturing

453920 Art Dealers

487 Scenic and Sightseeing Transportation

54 Professional, Scientific, and Technical Services

621 Ambulatory Health Care Services

71 Arts, Entertainment, and Recreation

Eligible Parcel List - Business Area 3

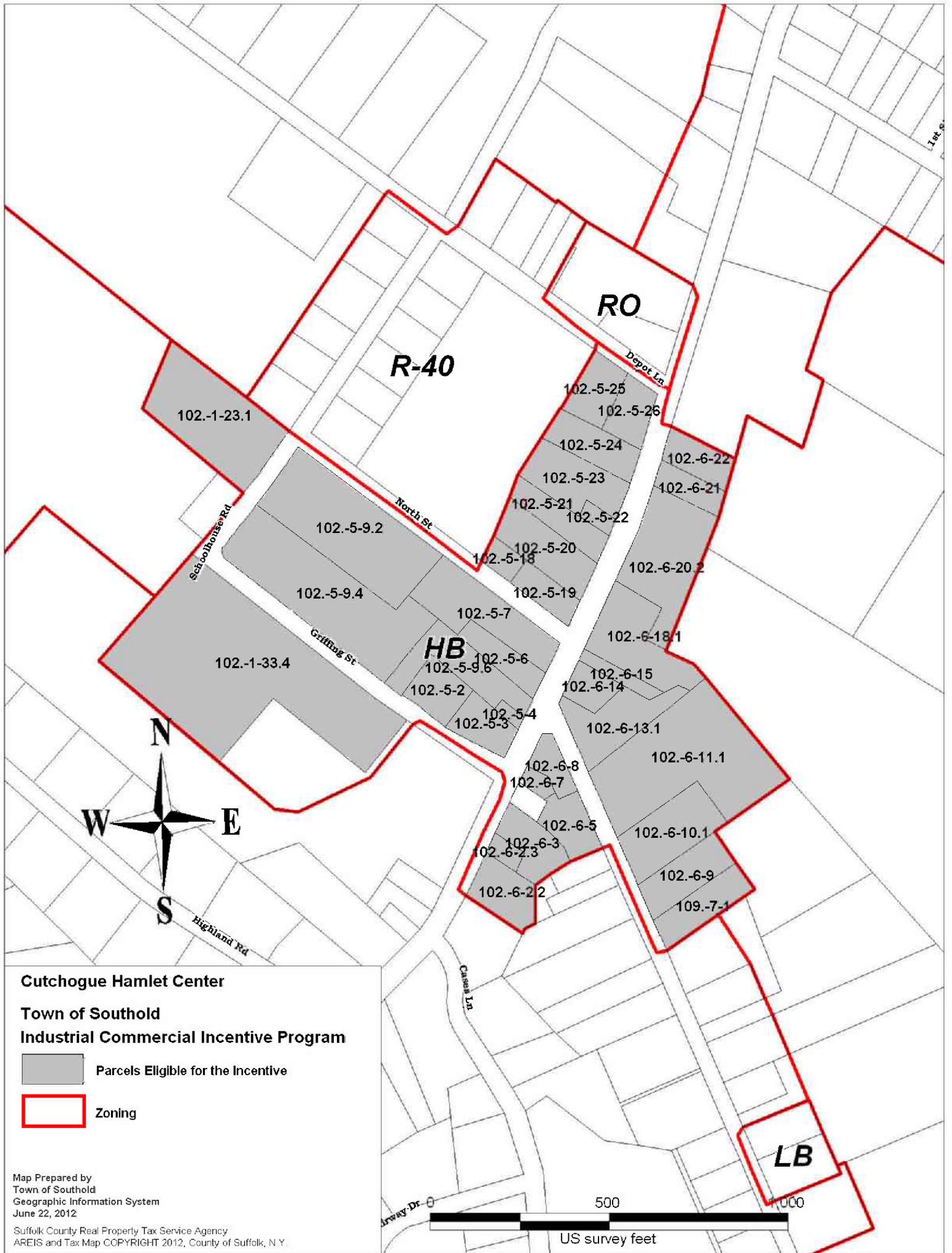
Hamlet	S.C.T.M.	Zoning	Location	Map
Greenport	1000 45.-4-3.2	B	73795 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-2	B	74195 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-3.1	B	74365 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-4.1	B	74495 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-5.1	B	74605 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-6.1	B	74675 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-8.1	B	74785 Route 25	Greenport Village Gateway
Greenport	1000 45.-4-8.3	B	74825 Route 25	Greenport Village Gateway
Greenport	1000 45.7-2.1	B	50 Moores Ln	Greenport Village Gateway
Greenport	1000 45.-7-2.2	B	75555 Route 25	Greenport Village Gateway
Greenport	1000 45.-7-3	B	170 Moores Ln	Greenport Village Gateway

Appendix A

Maps of eligible parcels*

- Cutchogue Hamlet Center
- Cutchogue Industrial Park
- East Marion Hamlet
- Fishers Island Hamlet
- Greenport Light Industrial
- Greenport Marine
- Greenport Village Gateway
- Laurel Hamlet
- Mattituck Business
- Mattituck Creek North
- Mattituck Hamlet Airport
- Mattituck Hamlet Center
- New Suffolk Hamlet
- Orient Hamlet Center
- Orient Point
- Peconic Hamlet
- Southold Hamlet
- Southold Light Industrial (Akerly Pond Lane Area)
- Southold Marine Zone

* Please note, the maps are to be used for illustration purposes only. The list of eligible tax parcels denotes the specific parcels that are eligible for the incentive.

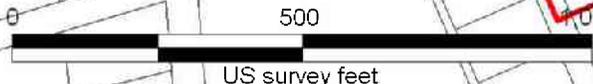


R-40

RO

HB

LB



102.-1-23.1

102.-5-9.2

102.-1-33.4

102.-5-7

102.-5-25

102.-5-26

102.-5-24

102.-5-23

102.-5-21

102.-5-22

102.-5-18

102.-5-20

102.-5-19

102.-6-22

102.-6-21

102.-6-20.2

102.-5-9.4

102.-5-6

102.-6-18.1

102.-5-9.6

102.-6-15

102.-5-2

102.-6-14

102.-5-4

102.-6-13.1

102.-5-3

102.-6-11.1

102.-6-8

102.-6-7

102.-6-5

102.-6-10.1

102.-6-3

102.-6-9

102.-6-2.3

109.-7-1

102.-6-2.2

Schoonboonse Rd

North St

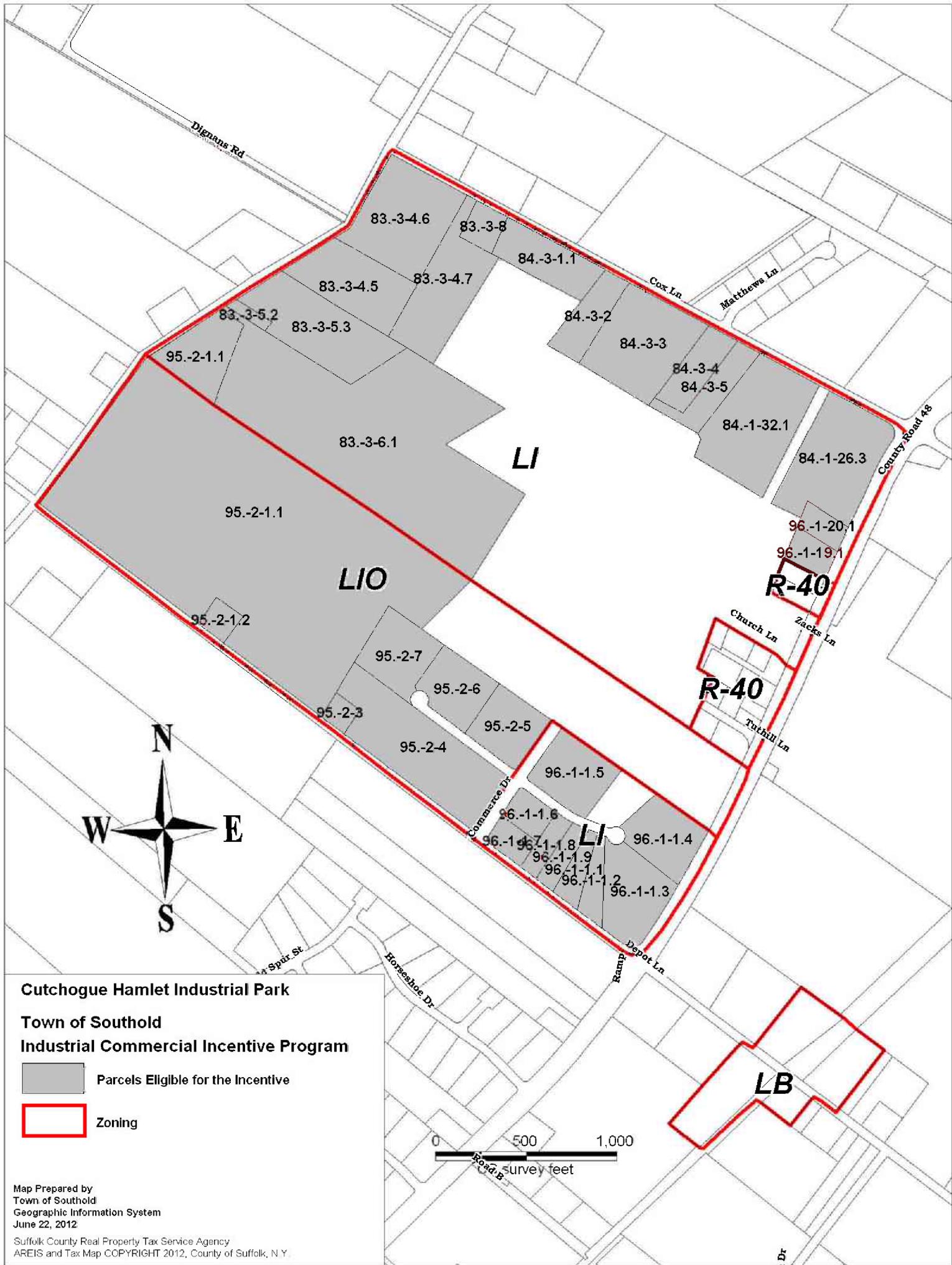
Depot Ln

Griffing St

Highland Rd

Cassell Ln

Jurvey Dr



Dignans Rd

83.-3-4.6

83.-3-8

84.-3-1.1

Cox Ln

Matthews Ln

83.-3-4.5

83.-3-4.7

84.-3-2

84.-3-3

84.-3-4

84.-3-5

83.-3-5.2

83.-3-5.3

95.-2-1.1

83.-3-6.1

LI

84.-1-32.1

84.-1-26.3

County Road 48

95.-2-1.1

LIO

R-40

96.-1-20.1

96.-1-19.1

Church Ln

Zacks Ln

R-40

95.-2-1.2

95.-2-7

95.-2-6

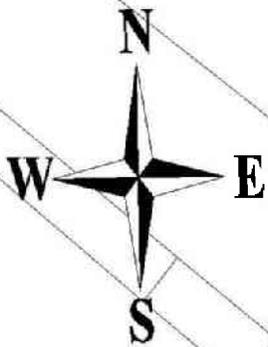
95.-2-3

95.-2-5

95.-2-4

96.-1-1.5

Tutill Ln



96.-1-1.6

96.-1-1.8

96.-1-1.4

96.-1-1.9

96.-1-1.1

96.-1-1.2

96.-1-1.3

96.-1-1.7

96.-1-1.8

96.-1-1.1

96.-1-1.2

96.-1-1.3

96.-1-1.4

96.-1-1.5

96.-1-1.6

96.-1-1.7

96.-1-1.8

96.-1-1.9

96.-1-1.1

96.-1-1.2

96.-1-1.3

96.-1-1.4

96.-1-1.5

96.-1-1.6

96.-1-1.7

96.-1-1.8

96.-1-1.9

96.-1-1.1

96.-1-1.2

96.-1-1.3

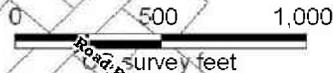
Commerce Dr

Ramp

Depot Ln

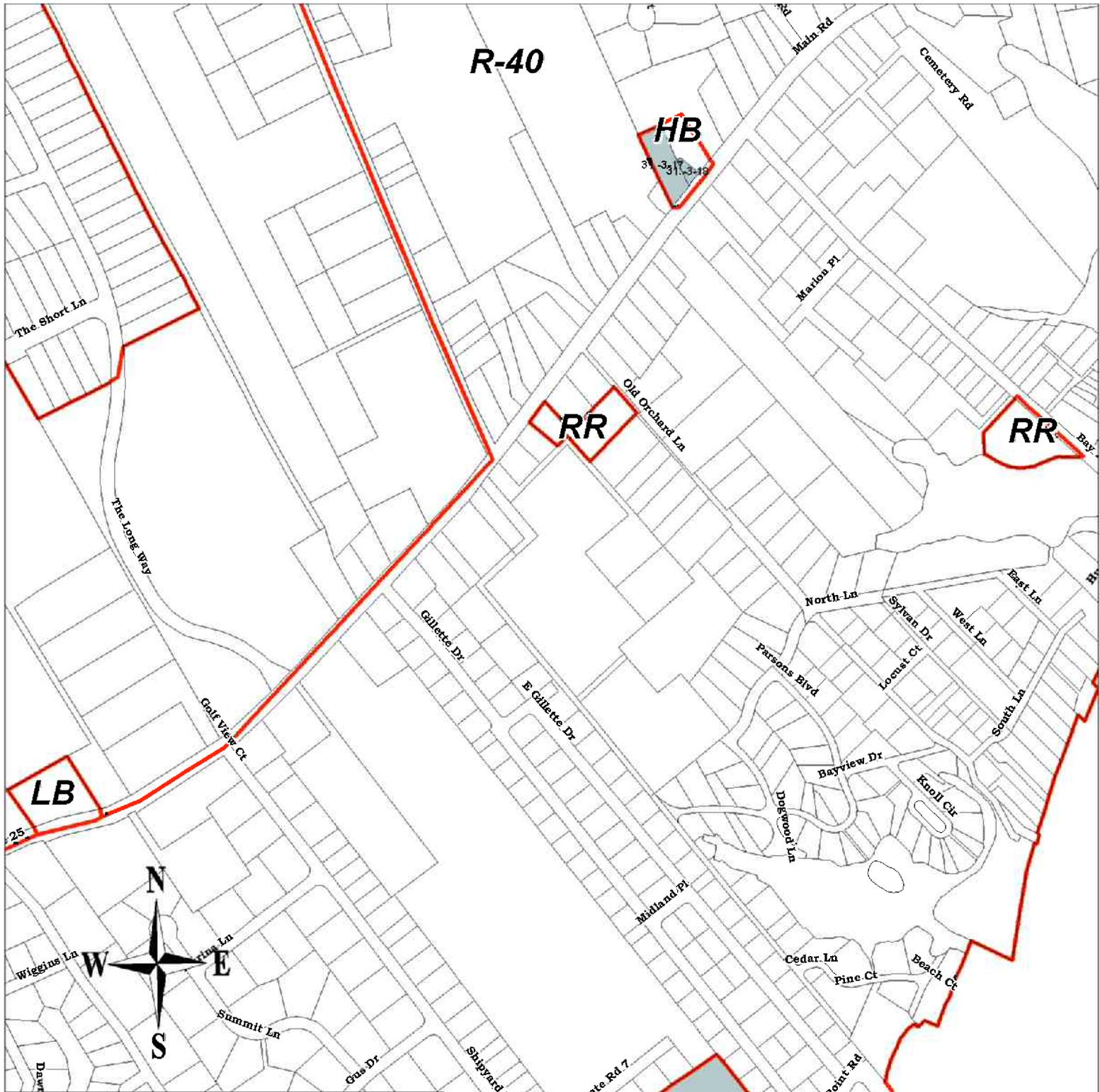
Sybor St

Horsehoe Dr



LB

Dr

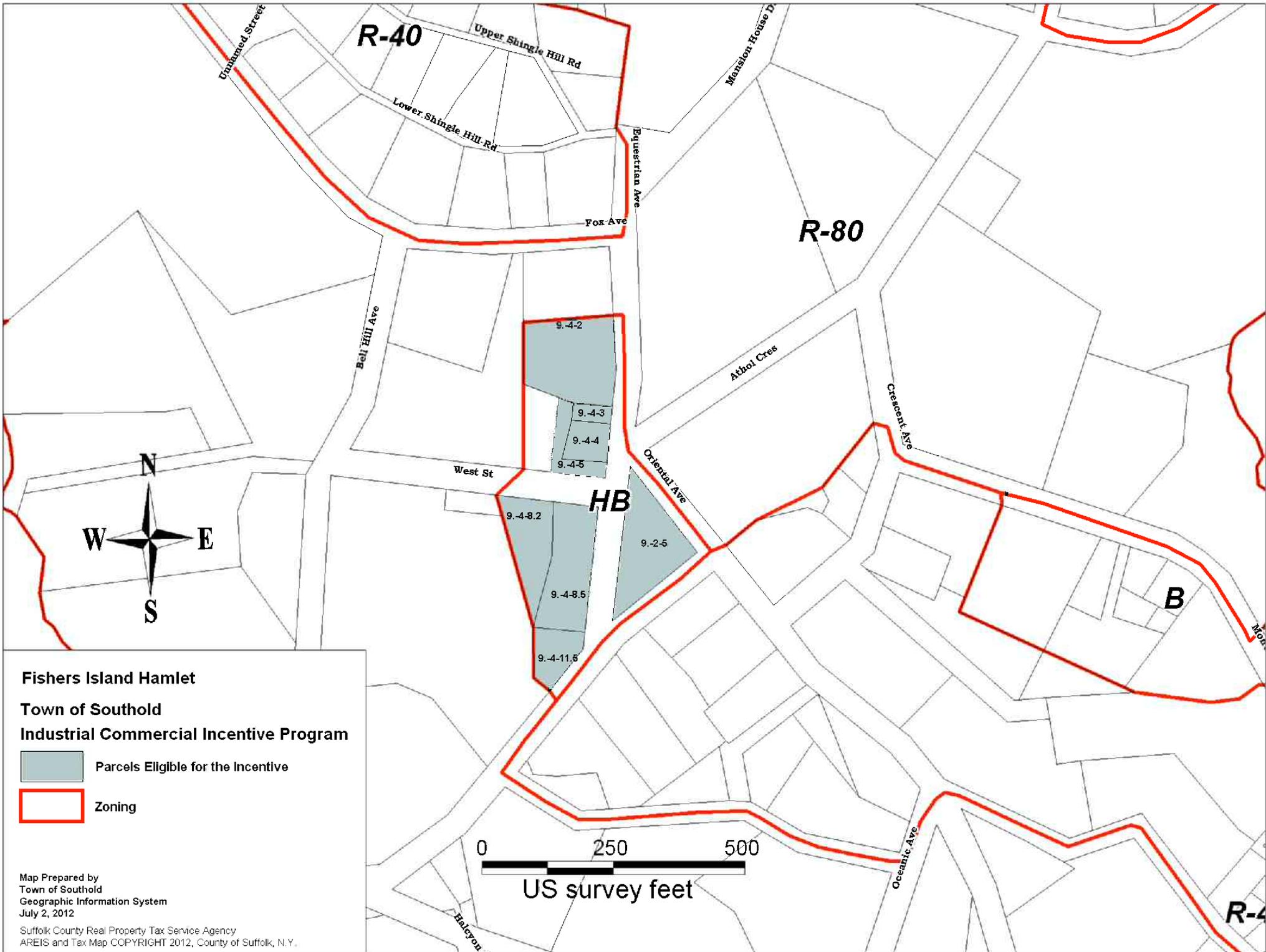


East Marion Hamlet
Town of Southold
Industrial Commercial Incentive Program

- Parcels Eligible for the Incentive
- Zoning

Map Prepared by
 Town of Southold
 Geographic Information System
 June 29, 2012

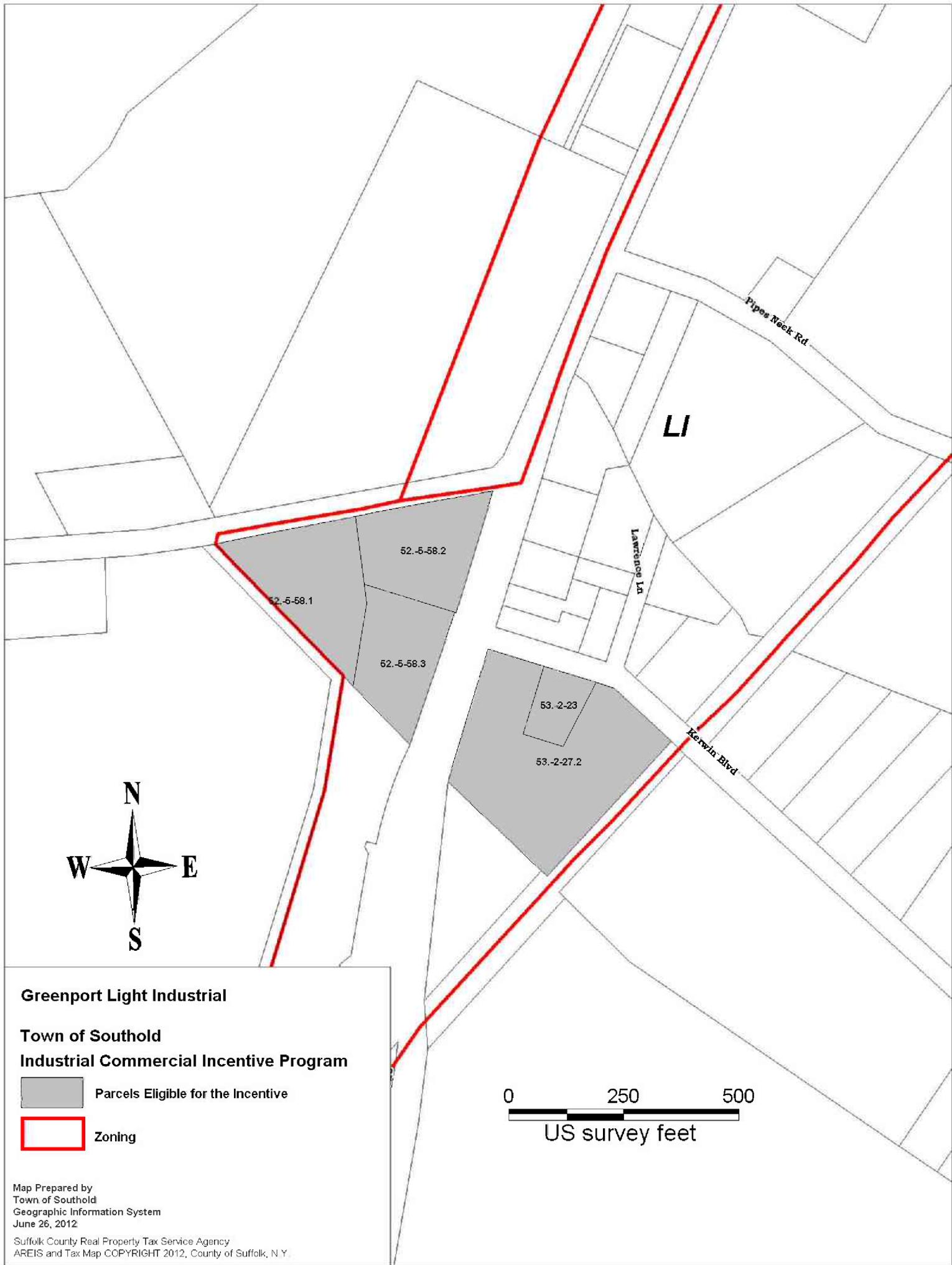
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Fishers Island Hamlet
Town of Southold
Industrial Commercial Incentive Program

- Parcels Eligible for the Incentive
- Zoning

Map Prepared by
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 Geographic Information System
 July 2, 2012
 Suffolk County Real Property Tax Service Agency
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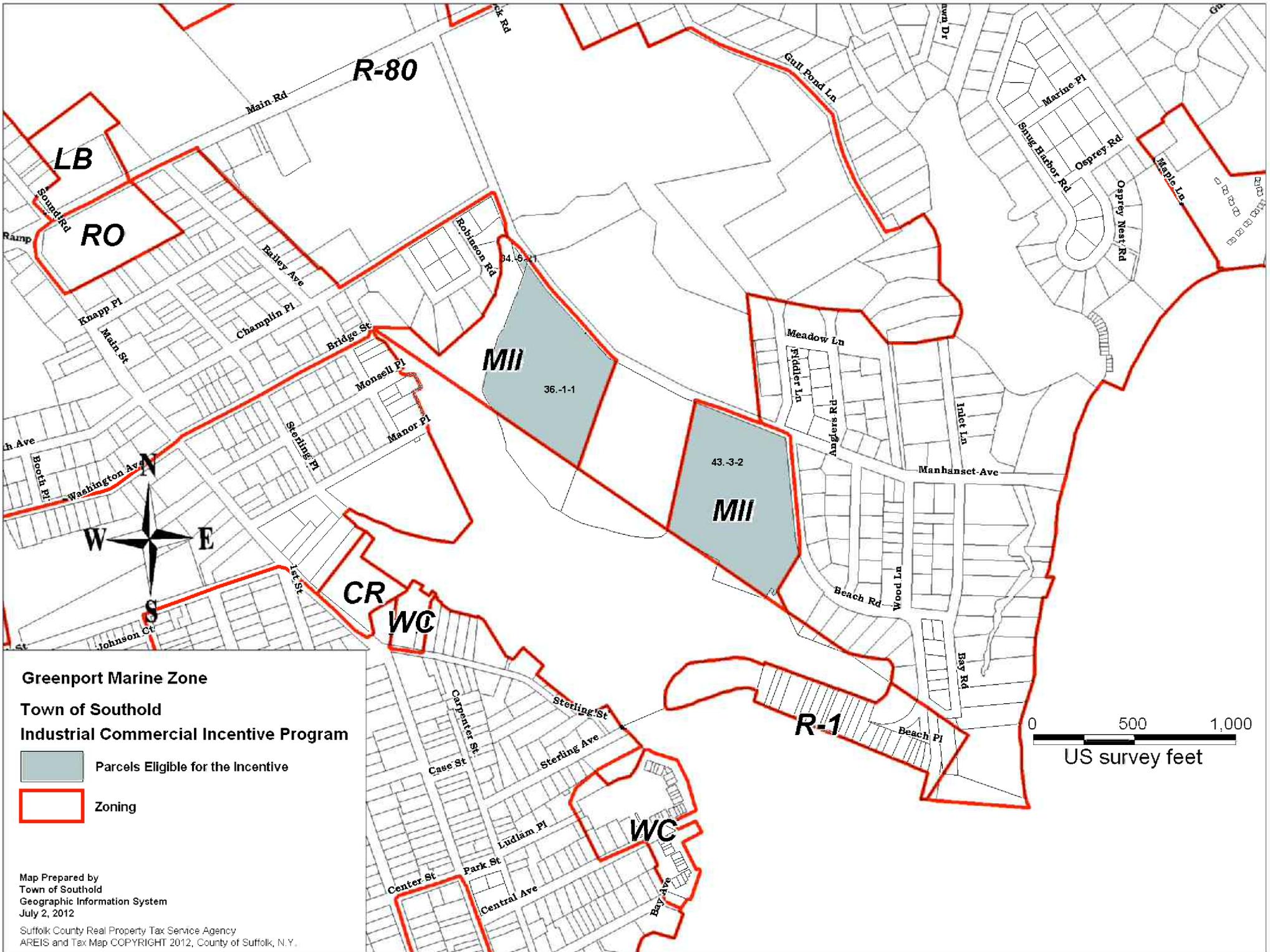
Greenport Light Industrial

**Town of Southold
Industrial Commercial Incentive Program**

-  Parcels Eligible for the Incentive
-  Zoning

Map Prepared by
Town of Southold
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June 26, 2012

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LB

RO

R-80

MII

MII

CR

WC

R-1

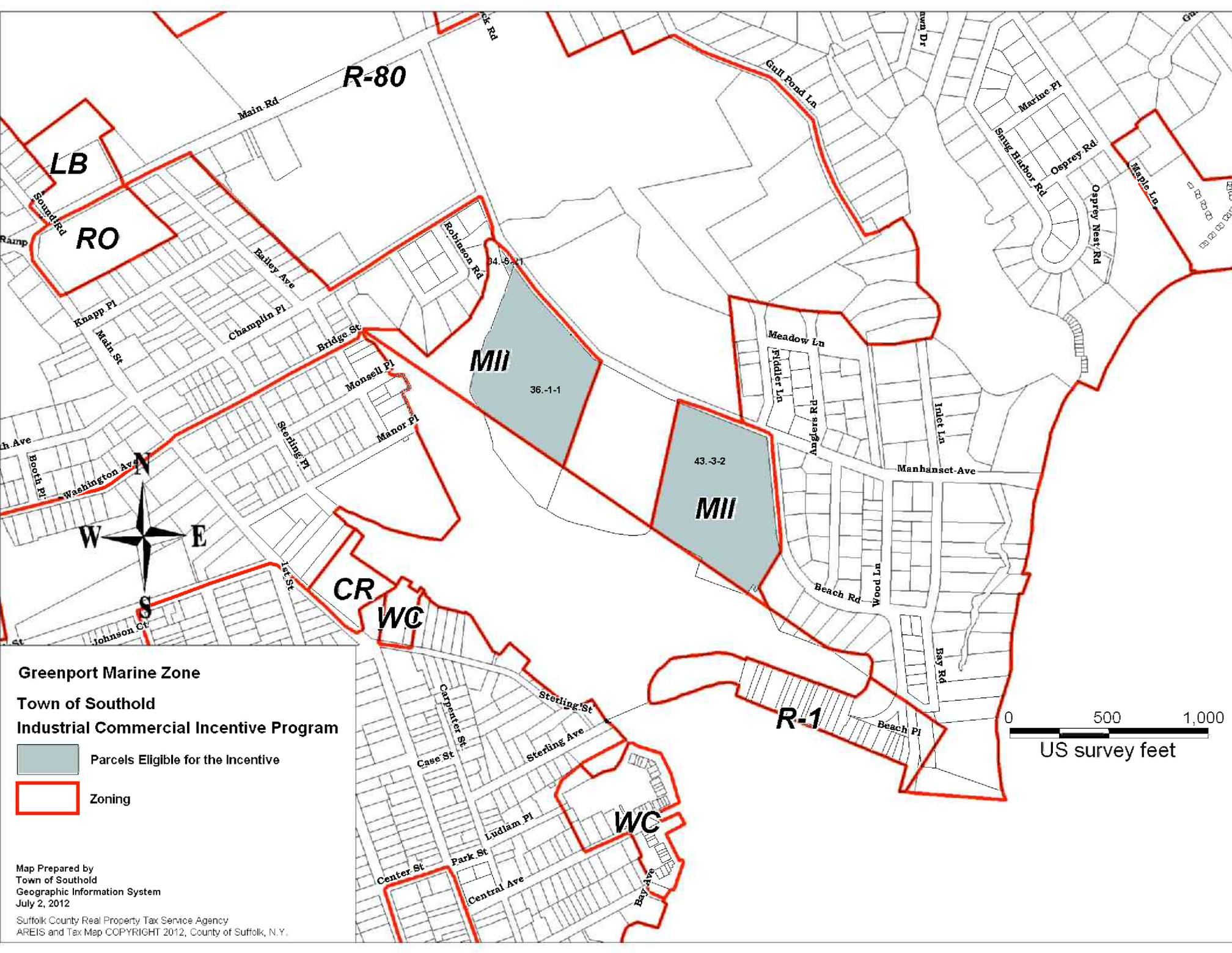
WC

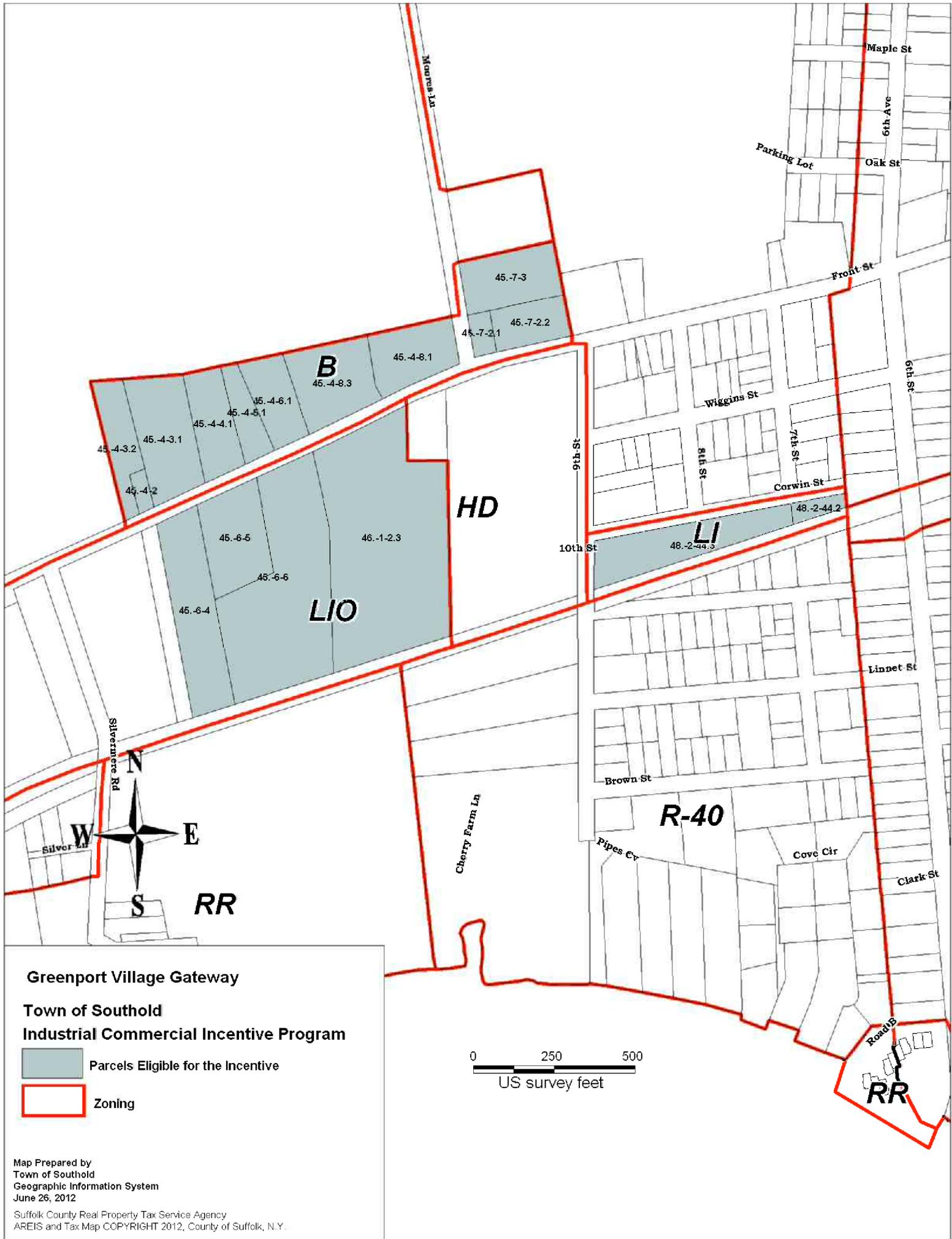
36.-1-1

43.-3-2

0 500 1,000

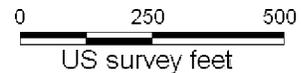
US survey feet





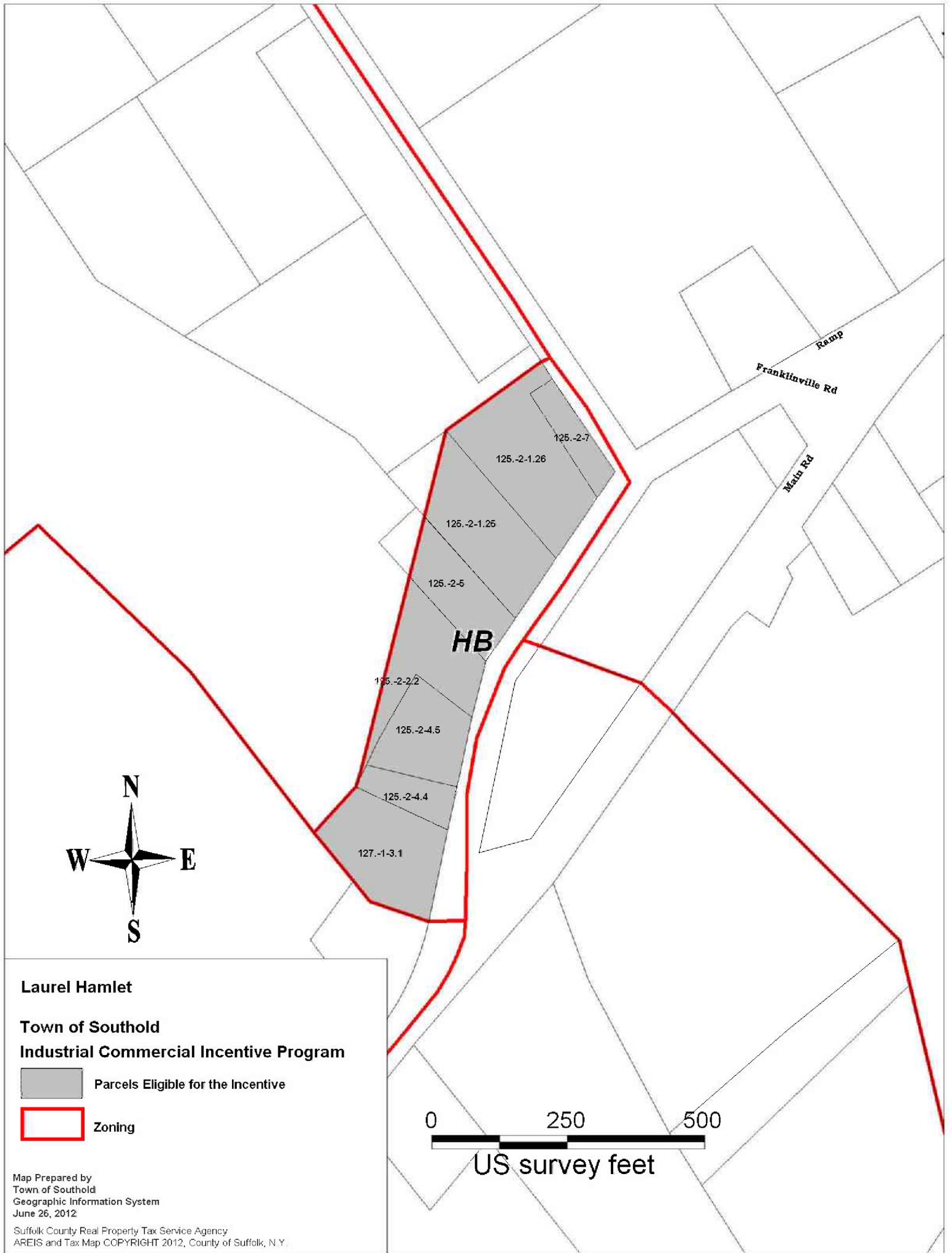
Greenport Village Gateway
Town of Southold
Industrial Commercial Incentive Program

- Parcels Eligible for the Incentive
- Zoning



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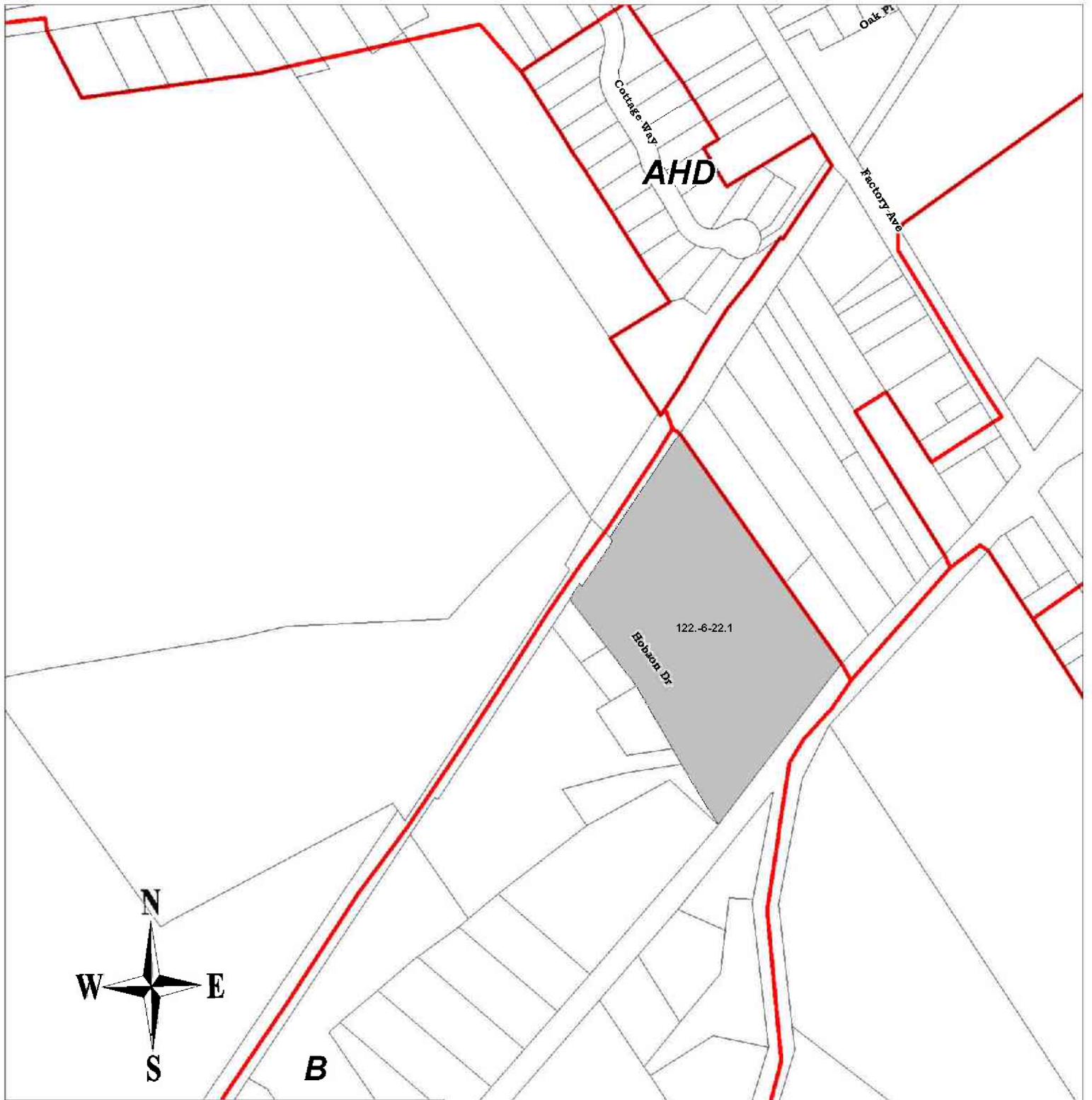
Laurel Hamlet

**Town of Southold
Industrial Commercial Incentive Program**

-  Parcels Eligible for the Incentive
-  Zoning

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Mattituck Business

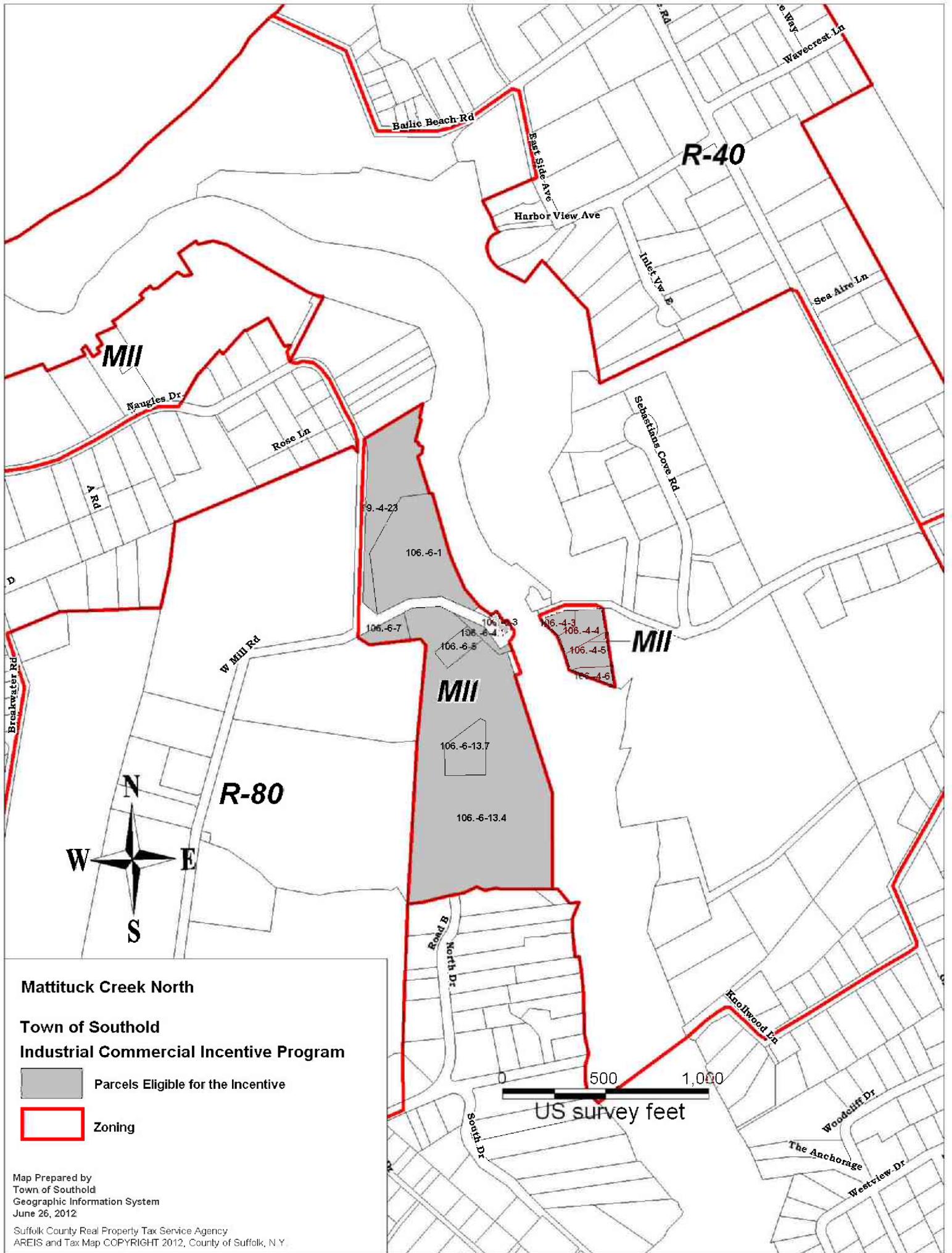
**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning

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R-80

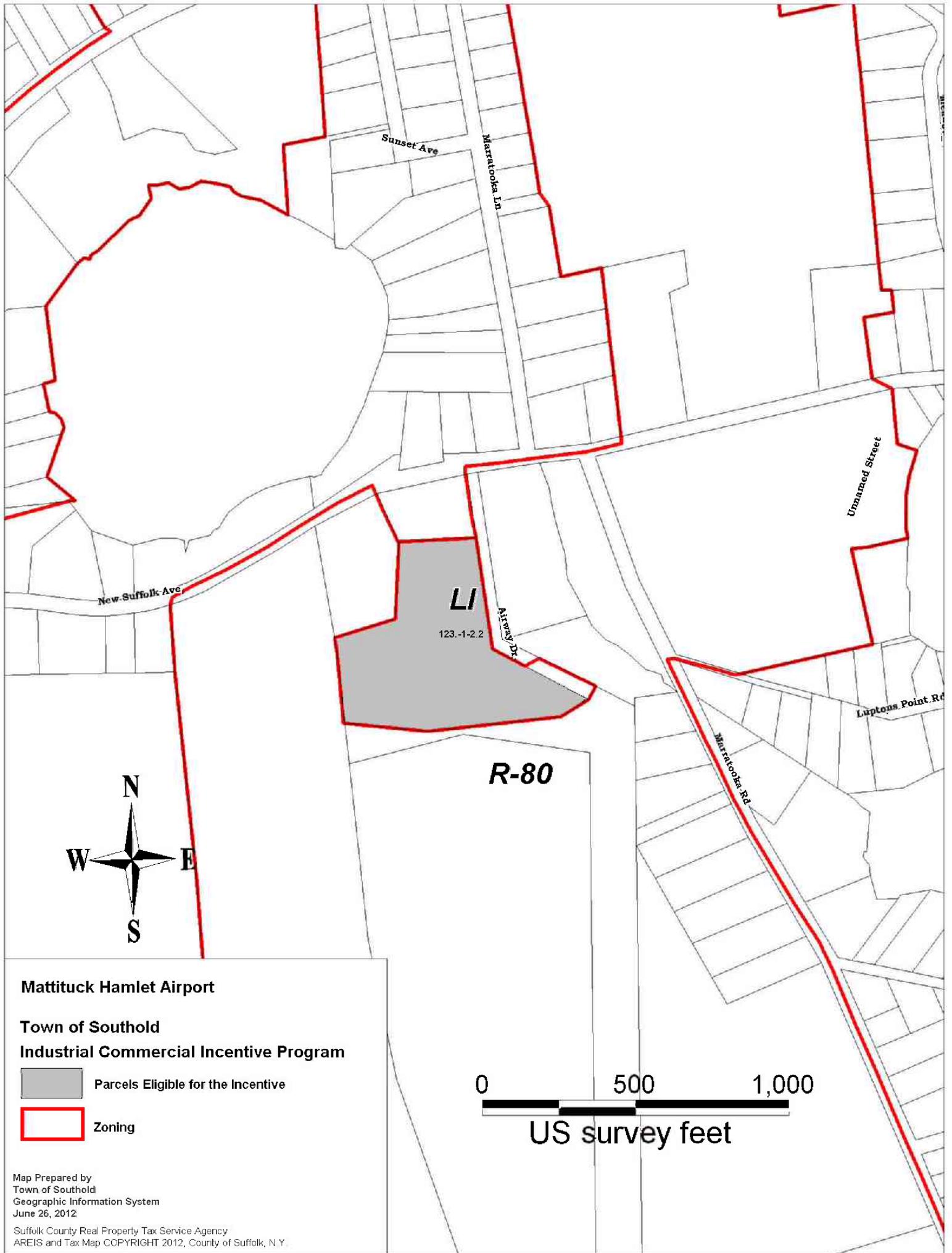


Mattituck Creek North

**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning

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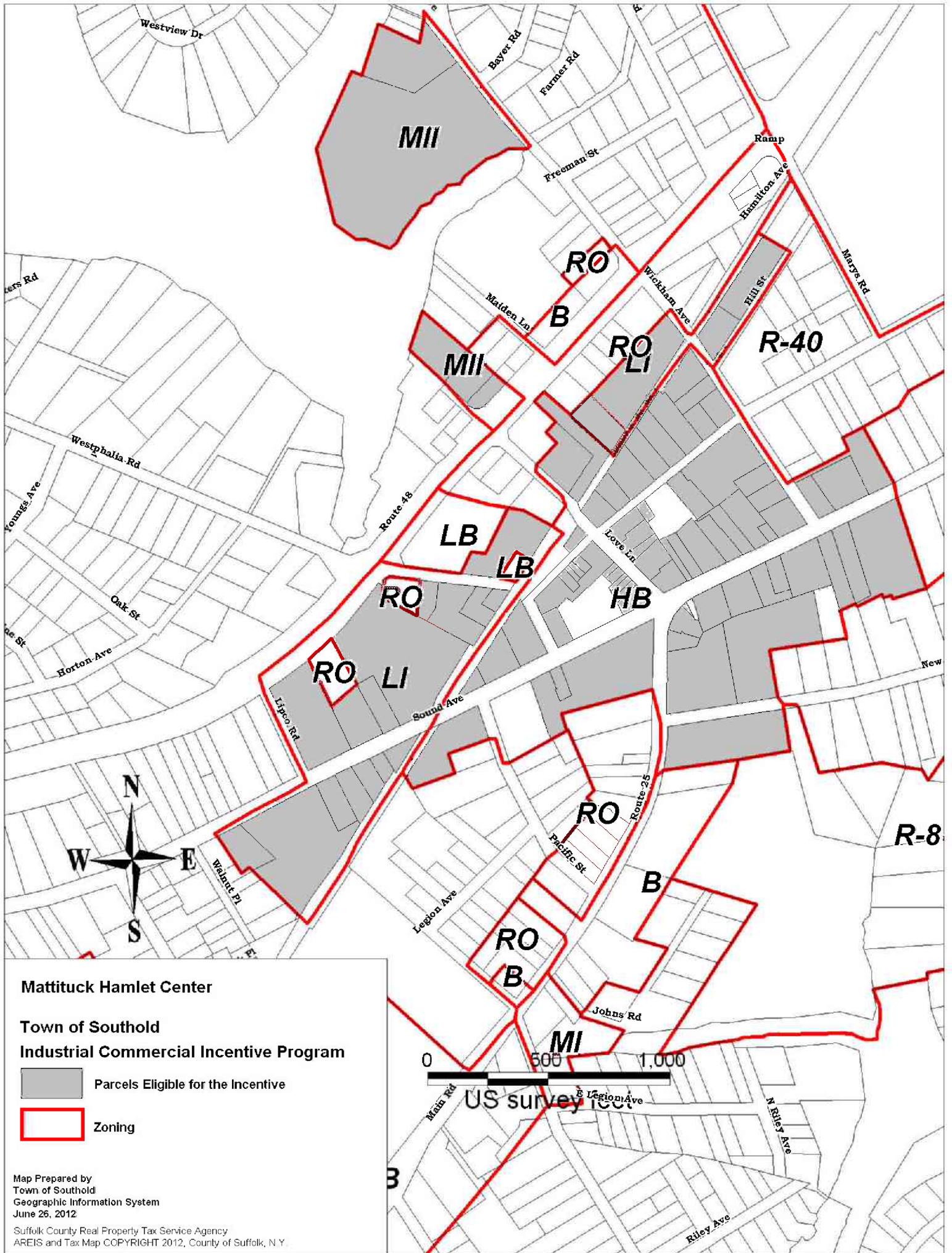
Mattituck Hamlet Airport

**Town of Southold
Industrial Commercial Incentive Program**

-  Parcels Eligible for the Incentive
-  Zoning



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Mattituck Hamlet Center

**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning



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George Rd

117.-4-33
HB
117.-4-32

117.-5-29
MII

MI

New Suffolk Rd

Orchard St

117.-7-28
117.-7-29
117.-7-30
117.-7-31
117.-7-32

117.-8-17

King St

117.-8-11 117.-8-16
117.-8-12 117.-8-15
117.-8-13 117.-8-14.1
117.-8-14.2

MII

HB

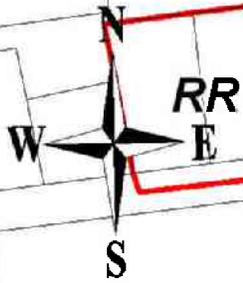
117.-9-28.1 117.-9-29
117.-9-30
117.-9-26 117.-9-31

Main St

3rd St

4th St

1st St



New Suffolk Hamlet
Town of Southold
Industrial Commercial Incentive Program

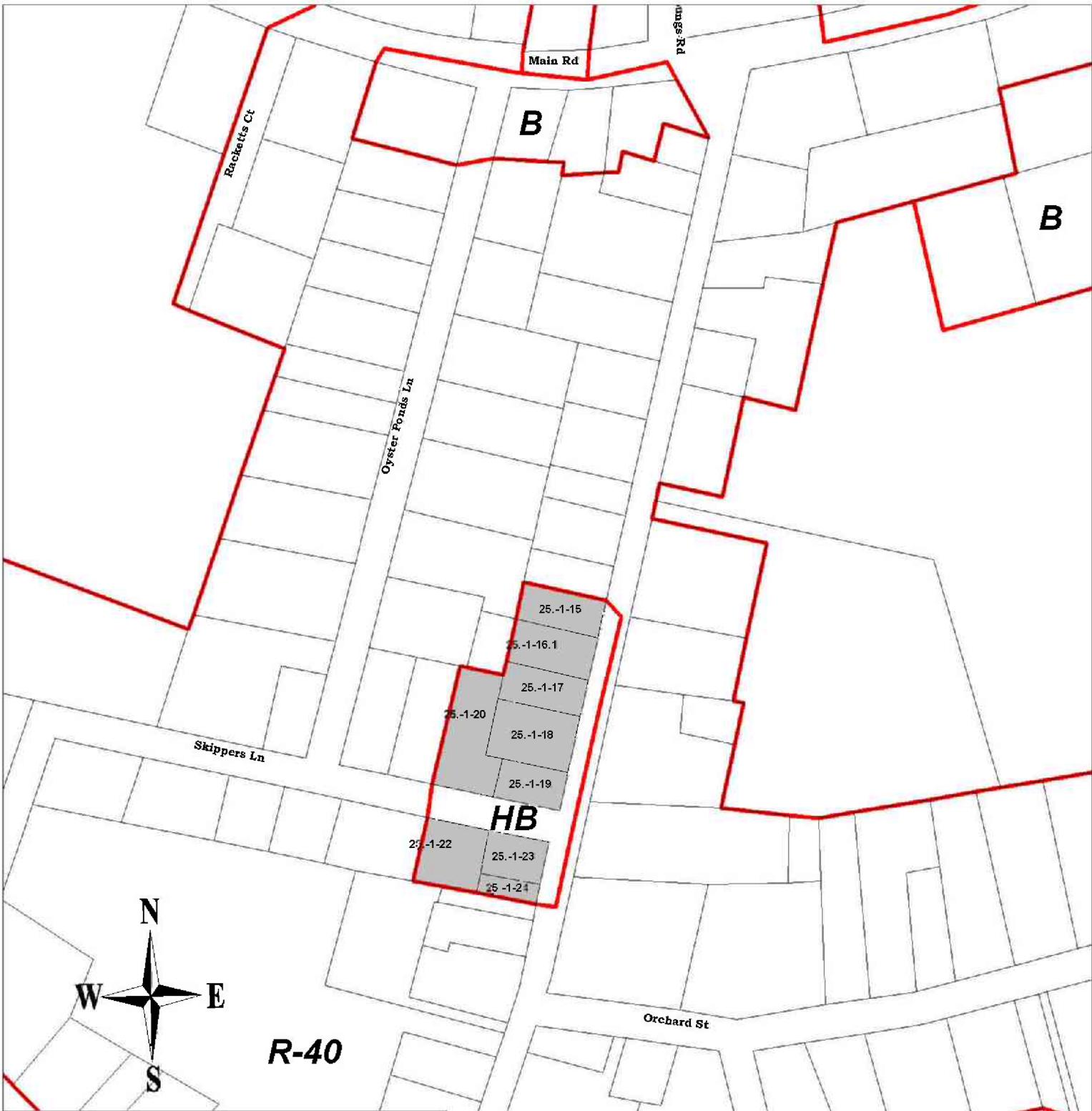
 Parcels Eligible for the Incentive

 Zoning



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Geographic Information System
June 26, 2012

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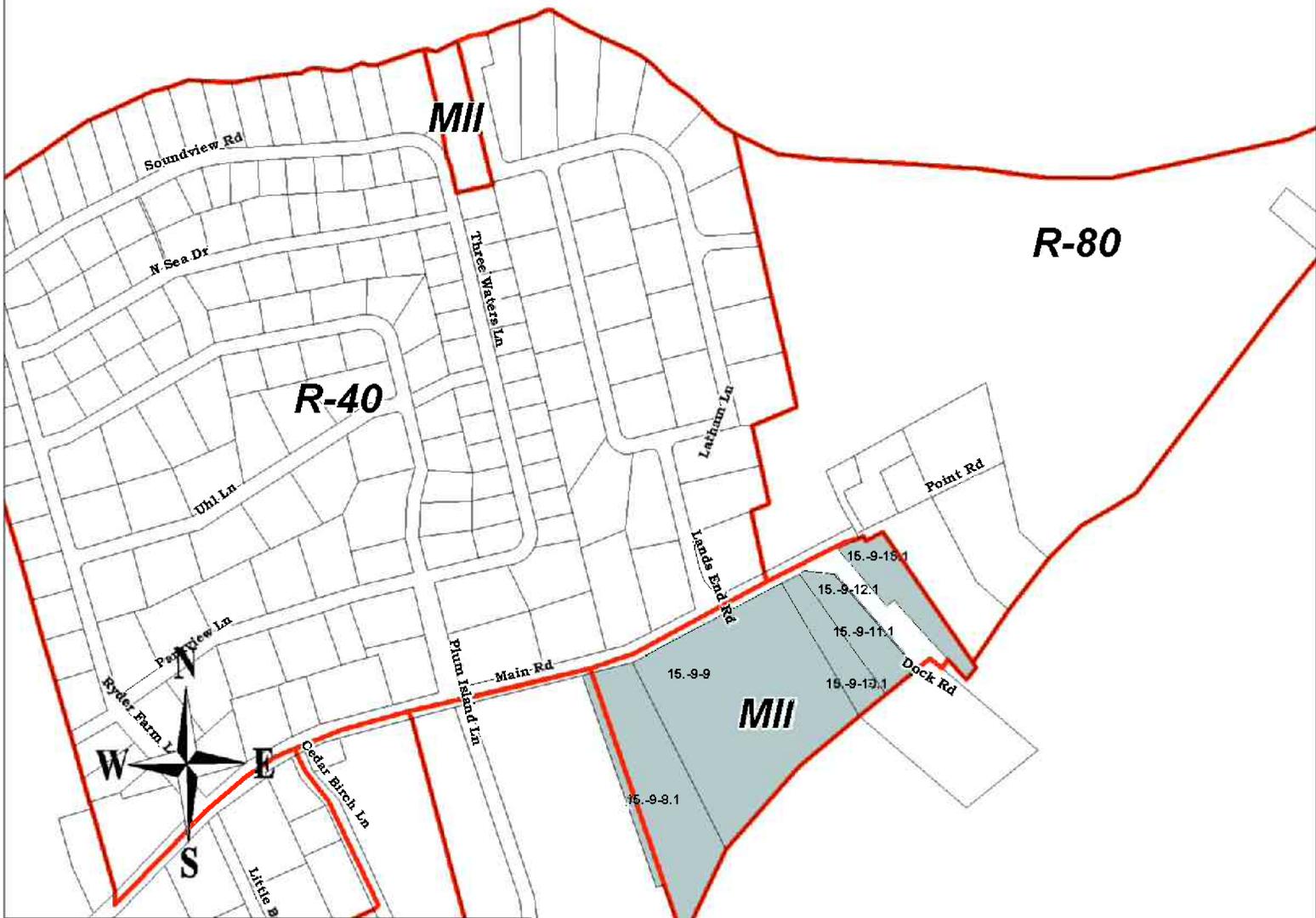
Orient Hamlet Center
Town of Southold
Industrial Commercial Incentive Program

- Parcels Eligible for the Incentive
- Zoning

Map Prepared by
 Town of Southold
 Geographic Information System
 June 26, 2012

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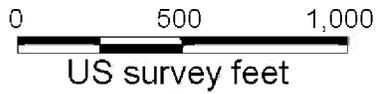




Orient Point

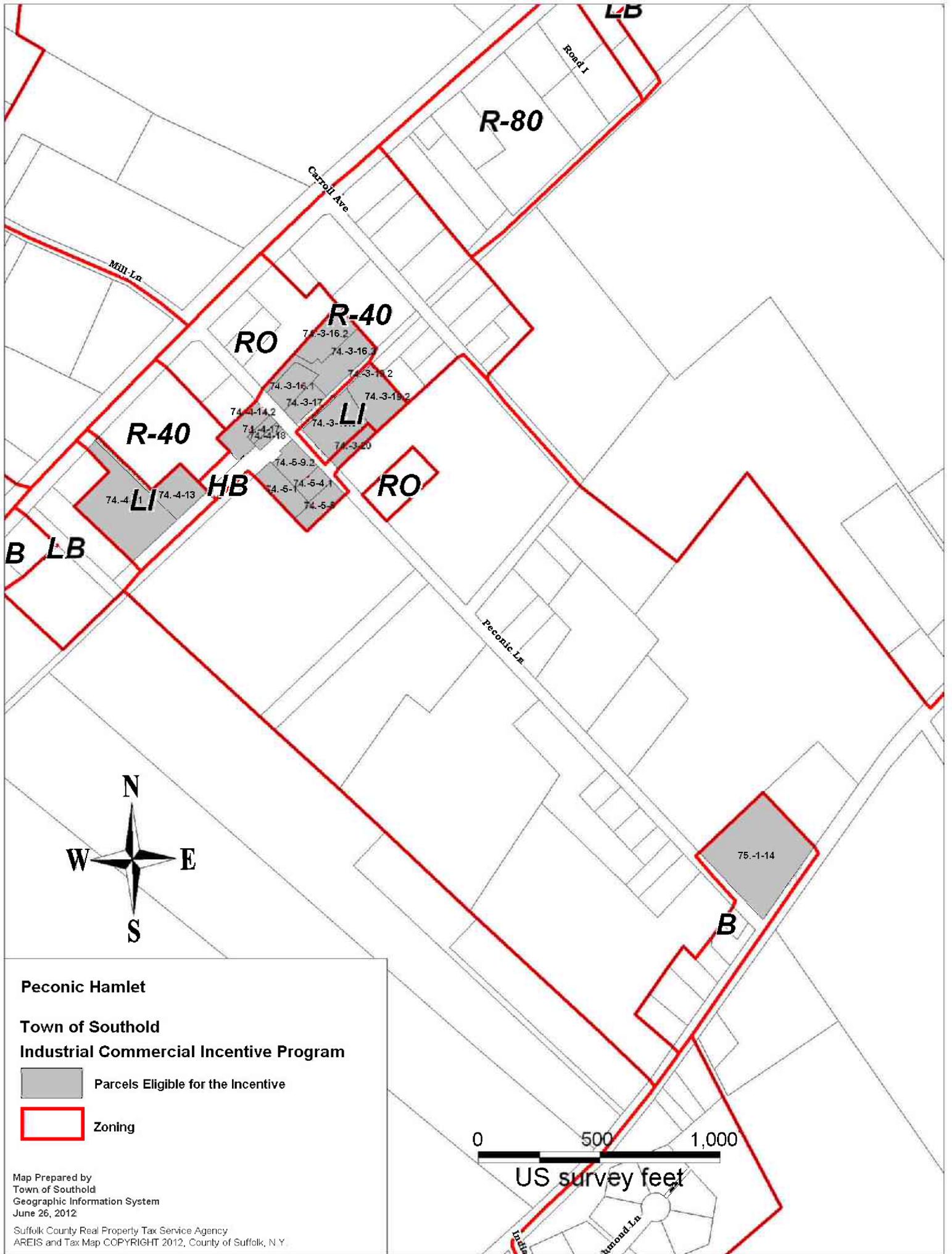
**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning



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June 29, 2012

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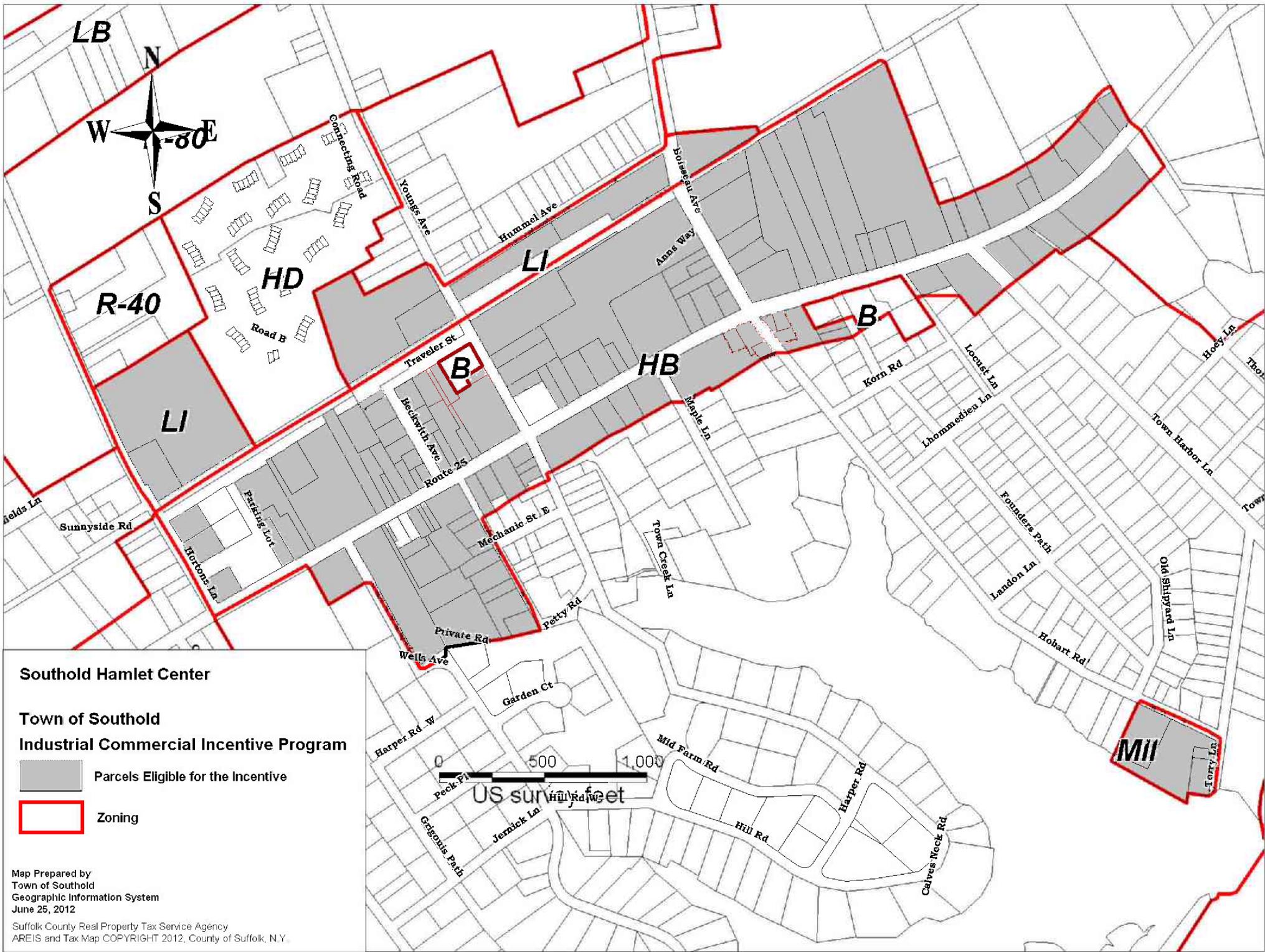
Peconic Hamlet

**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning



Map Prepared by
Town of Southold
Geographic Information System
June 26, 2012
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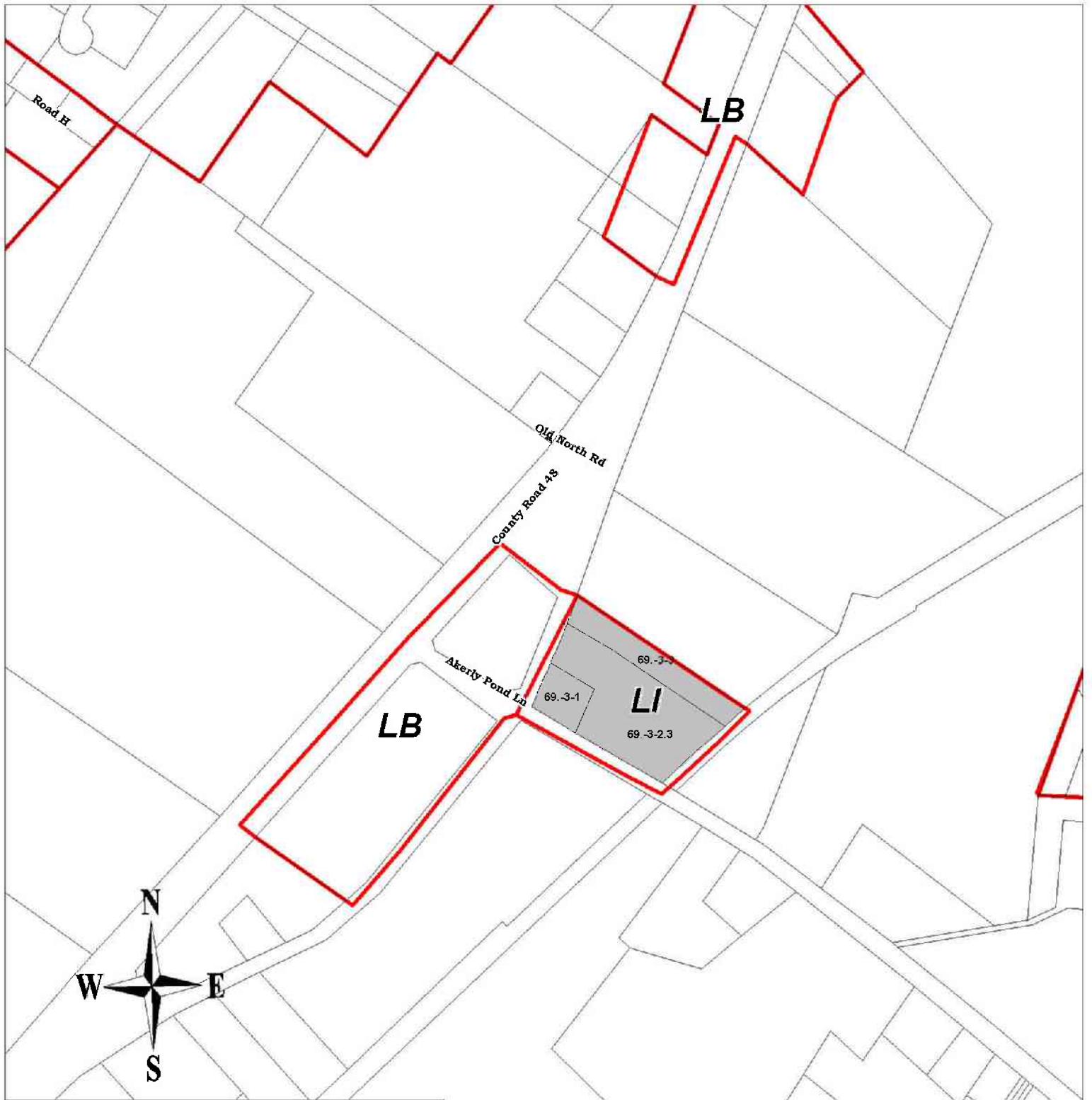
Southold Hamlet Center

**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning

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Town of Southold
Geographic Information System
June 25, 2012

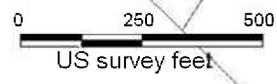
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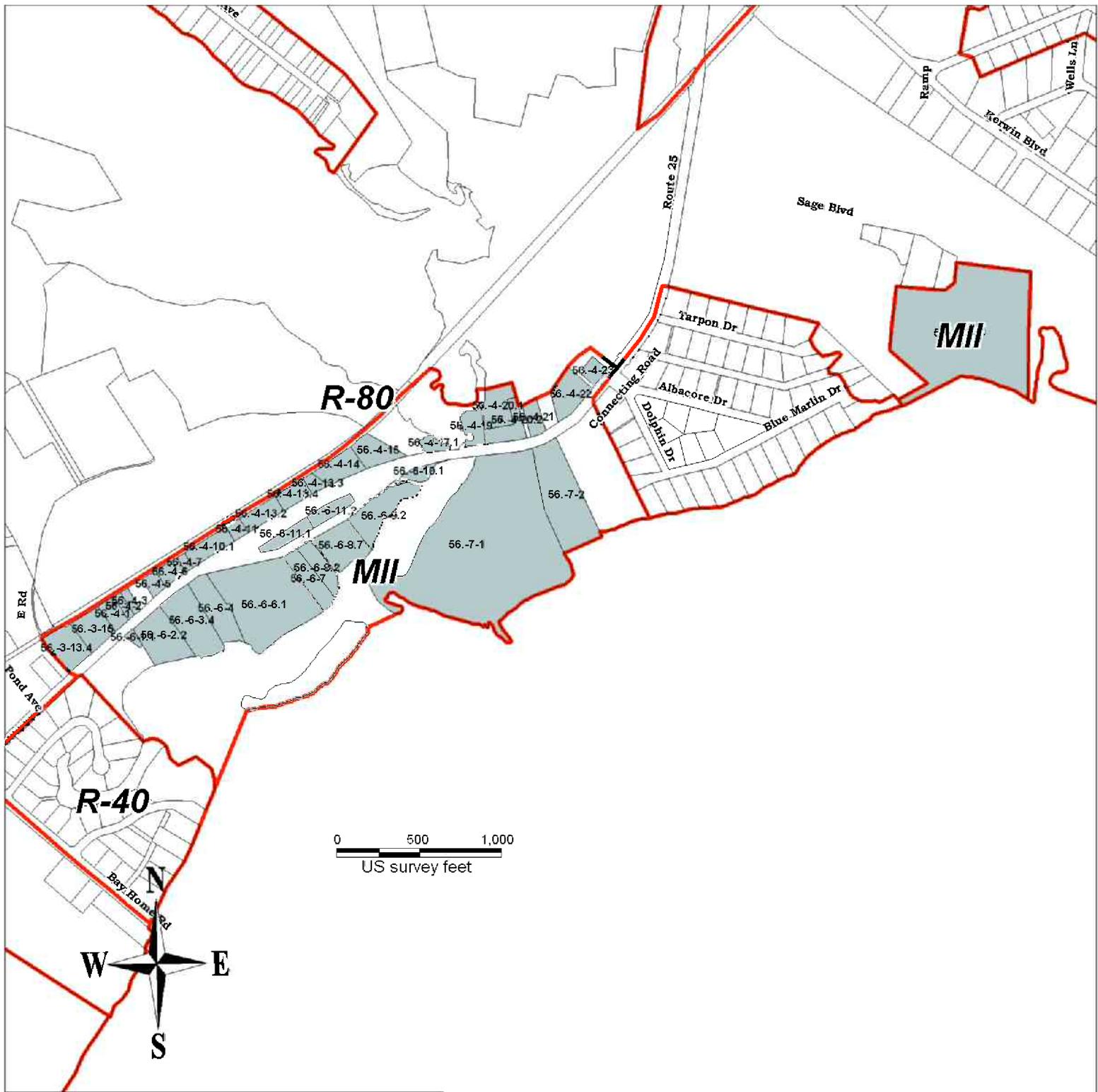


Southold Light Industrial (Akerly Pond Ln)

**Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning





**Southold Marine Zone
Town of Southold
Industrial Commercial Incentive Program**

- Parcels Eligible for the Incentive
- Zoning

Map Prepared by
Town of Southold
Geographic Information System
July 2, 2012

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Appendix B

Southold Town Board Resolution



RESOLUTION 2012-544

ADOPTED

DOC ID: 7979

THIS IS TO CERTIFY THAT THE FOLLOWING RESOLUTION NO. 2012-544 WAS ADOPTED AT THE REGULAR MEETING OF THE SOUTHOLD TOWN BOARD ON JULY 3, 2012:

WHEREAS, Section 485-b of the Real Property Tax Law was amended effective January 1, 1995 to provide exemption from real property tax and ad valorem levies for certain business investments in order to provide for economic resurgence within the State of New York and increased total assessed value of real property; and

WHEREAS, such law provides for the creation of County industrial/commercial incentive boards in order to strategically target tax abatements to those industries and geographic areas considered to have the highest potential for successful development; and

WHEREAS, the Suffolk County Legislature by Resolution No. 48-1995 adopted Local Law No. 9-1995 establishing the Suffolk County Industrial/Commercial Incentive Board (SCICIB); and

WHEREAS, the SCICIB is charged with the preparation of a Plan for consideration by the Suffolk County Legislature that will define strategic geographic areas and businesses that will be eligible for real property tax exemption pursuant to applicable State Law; and

WHEREAS, on September 1, 1998, the Town Board, by Resolution No. 12-1998, determined to participate in the County Program and to offer the incentive program to eligible local businesses; and

WHEREAS, through Local Law 15-1999 and as amended through Local Law 16-2001, the Suffolk County Legislature adopted the Suffolk County Industrial/Commercial Incentive Plan; and

WHEREAS, on January 20, 2001, the Town Board, by Resolution No. 131-2001, determined to opt-out of the Targeting Business Real Property Tax Exemptions pursuant to New York State Property Tax Law Section 485-b and the Suffolk County Industrial/Commercial Plan; and

WHEREAS, Suffolk County has reconvened the SCICIB and has asked all local municipalities to review the available Program, revise their current Plan or if not a part of the current Plan, consider participating; and

WHEREAS, the Town Board of the Town of Southold is desirous of taking part in this Program and no longer wishes to opt-out of the Targeting Business Real Property Tax Exemptions and the Suffolk County Industrial/Commercial Plan; now, therefore, be it

RESOLVED that the Town Board of the Town of Southold hereby rescinds Resolution No. 131-2001; and be it further

RESOLVED that the Town Board of the Town of Southold does hereby authorize the Town Clerk to forward the Town of Southold's Industrial/Commercial Incentive Plan report to the Suffolk County Industrial/Commercial Incentive Board for inclusion in the revised Plan; and be it further

RESOLVED that upon the inclusion of this Plan into the duly adopted Suffolk County Industrial/Commercial Incentive Plan, the Town Board will amend the Code of the Town of Southold in order to allow the Town Assessor to apply that exemption schedule made part of Section 485-b of the Real Property Tax Law.



Elizabeth A. Neville
Southold Town Clerk

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Louisa P. Evans, Justice
SECONDER: Christopher Talbot, Councilman
AYES: Ruland, Talbot, Doherty, Krupski Jr., Evans, Russell