

APPENDIX D

**BUSINESS INVENTORY FOR THE
ECONOMIC CHAPTER OF THE COMPREHENSIVE PLAN UPDATE**



TOWN OF SOUTHOLD

BUSINESS INVENTORY FOR THE ECONOMIC CHAPTER OF THE COMPREHENSIVE PLAN UPDATE

An inventory was conducted of the existing businesses, organizations, historical, cultural and recreational facilities throughout the Town of Southold. The inventory focused on the Town's hamlet centers (with the exception of the Village of Greenport), within each of the hamlets' HALO zones and along each of the major corridors. This inventory consists of agricultural uses, including wineries; aquaculture; boat slips; commercial marinas; commercial/shell fishing; entertainment venues; historical and cultural amenities; hotels, motels, inns and other lodging facilities; medical and health-care facilities; office and industrial facilities; public beaches; recreational facilities; restaurants; retail establishments; storage space; and tourist attractions. It is important to note that most churches, community services and state or federally-owned offices were not included within this inventory, unless otherwise affiliated with a private business. The only exception includes post offices, which are recognized as an important anchor within each of the Town's hamlet centers.

The business inventory details the name of each business/organization, in addition to its location, current use, occupancy, and the general condition of the property. In addition, and where available, the size (in terms of square footage and/or acreage), and the number of units (in terms of the number of seats, boat slips, and/or guest rooms) were recorded for each business.

In addition to field findings, various data and information supplemented the information presented in the business inventory. Business data was provided through the Mattituck Chamber of Commerce, the North Fork Chamber of Commerce, the North Fork Promotion Council, local directories including telephone books, the Town of Southold and Suffolk County, in addition to supplemental information stemming from local knowledge of the area. It is important to note that while attempts were made to include all businesses within the Town of Southold, there will inevitably exist businesses that are not included, due to a lack of available information pertaining to various industry sectors.

The findings are summarized in the following tables. **Table 1** illustrates the findings of the business inventory sorted by current use¹ and by the hamlet in which it is located. In addition, **Table 2** summarizes the number of seats at existing restaurants and other eating places, as well as the number of boats slips, and the number of units within lodging facilities. Each parameter is sorted by the hamlet in which they are located. The rest of this section provides a greater level of

¹ It is important to note that some businesses fit into more than one type of "current use", as classified in the following summary table. Where applicable, the predominant use



detail on each business/organization inventoried. The findings of this business inventory, as illustrated in detail in **Table 3**, have allowed for a better understanding of the economic drivers in the Town, and set the framework in identifying the Town's established and prominent industries. This inventory has also helped to determine those industries that may be emerging in the local market, as well as those that may be stressed.



Table 1
BUSINESS INVENTORY SUMMARY, SORTED BY CURRENT USE AND HAMLET

Current Use	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold Hamlet	Southold Town
Accountant/ Tax Preparation Office	1					2				3	6
Airport			1			1		1			3
Alternative/ Renewable Energy/ "Green" Products					1	1				1	3
Animal Research								1			1
Antique/ Thrift Store	4	1		2	1	1		1	1	1	12
Architect/ Engineering/ Design Services	2		4			3				4	13
Art Gallery, Studio, Craft and Music Store	2		2			2	1	1		1	9
Assisted Living Community/ Nursing Home/ Retirement Community/ Home Health Care				2			1			1	4
Attorney/ Law Office	3			1		8			1	3	16
Audio, Video, Electronics and Appliance Sales/ Repair	1				2	3		1		2	9
Auto Body/ Auto Parts Shop	10		1	2	2	4		1	2	5	27
Automobile and Other Vehicle Sales/ Rental	2					1				2	5
Bank	3			1		4				4	12
Barber Shop/ Hair Salon	3		1		2	2			1	7	16
Bed & Breakfast	6	5		1					1	1	14
Boat Launch	1			1		1			1	4	8
Book Store	1									1	2



**Town of Southold
Building Inventory for the
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Current Use	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold Hamlet	Southold Town
Bowling Alley			1								1
Building Materials and Supply	5			2	2	3	1			2	15
Campground	1			1							2
Car Wash					1						1
Carpet Cleaning									1		1
Chiropractor Office						1				4	5
Cigar/ Tobacco/ Smoking Supplies Store	1					1					2
Clothing Store						2				1	3
Coffee Shop/ Café			1			1				2	4
Communications/ Cellular Phone Sales/ Service			1	1		2					4
Construction/ Builder/ Contractor/ Masonry	6		10	3		4			1	5	29
Convenience Store	1		1	1	1	2				1	7
Cultural/ Historical/ Museum	1		1			1	1	6		6	16
Dance Studio	1			1		1					3
Day Care/ Pre School					1					2	3
Day Spa						3				1	4
Delicatessen	2		1	1		6		1		3	14
Dentist Office	1				3	5				4	13
Department Store						1					1
Doctor Office	5		1		4	6				7	23
Dry Cleaner/ Laundromat	1					3			1	1	6
Electrician	2		1			2				2	7
Farm (other than nursery/ greenhouse/ tree/ horse farm)	3	3	1	1		4		1	7	3	23
Farm Supplies	1					1					2
Farm/ Roadside Stand	5	2		1	1	2		3	4	4	22



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Current Use	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold Hamlet	Southold Town
Ferry			1					1			2
Fitness Center/ Gym/ Health Club	3		1			1				5	10
Florist						1			1	2	4
Funeral Home	1					1				1	3
Furniture/ Home Furnishings/ Home Goods and Supplies	2				1			1	2	6	12
Gas Station/ Fuel Supply	2		3	2	1	2		1	1	1	13
General Store/ Gift Store	3	1	4	1		4		2	1	3	19
Golf Course/ Country Club/ Driving Range/ Miniature Golf	2	1	2	1	1						7
Grocery Store	1		1			1				1	4
Hardware Store	1		1			1				3	6
Horse Farm/ Boarding/ Instruction/ Supplies	1				1	3				2	7
Jewelry Store						1				2	3
Landscaping/ Tree Removal Business	6		2			2			2	5	17
Library	1		1							1	3
Liquor/ Wine/ Beer Store	1		1			3				3	8
Manufacturing	1			1		1					3
Marina/ Shipyard/ Yacht Club/ Boat Supply, Sales, Towing and/or Storage/ Bait and Tackle Shop	3		2	4		9	4	2	1	11	36
Motel/ Hotel/ Inn/ Resort (other than B&B)	1	1	1	6		1		1		4	15
Nail Salon/ Tanning Salon						2				1	3
Nursery/ Greenhouse/ Tree Farm	13				2	4		2	5	4	30



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Current Use	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold Hamlet	Southold Town
Office Supply/ Printing										1	1
Ophthalmologist						1				2	3
Orthodontist	1					1					2
Other General/ Professional Office	6		1	1	2	11				6	27
Other/ Unknown	5	1	1	1		1				4	13
Park/ Public Beach	1	1		2	1	6	1	3	3	2	20
Party Rental/ Supply Store						2				1	3
Pharmacy	2				1	1				1	5
Photography Studio/ Framing	1					1				1	3
Physical Therapist/ Massage Therapist	1		2	3	1					1	8
Plumbing/ Heating/ Cooling			2	1		3				2	8
Podiatrist					1					2	3
Pool and Spa Sales					1				1		2
Post Office	1	1	1	1	1	1	1	1	1	1	10
Preserve/ Environmental and/or Preservation	2	1		1	1	2	1			2	10
Psychiatrist/ Counseling	1									2	3
Realtor Office	5		2		1	3				4	15
Restaurant, Bar, Lounge, Catering Facility	5	2	1	6	3	16	1	1		3	38
Sanitation/ Recycling	3					1					4
Security Systems										1	1
Specialty Food Store	2		1	1		4		2	1	1	12
Sporting Goods Store					1	1					2
Storage	1					1					2
Theatre						2					2



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Current Use	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold Hamlet	Southold Town
Veterinary Office/ Pet Services/ Supply	1				1	1				2	5
Visitors Center/ Tourism-Based Company				2	1						3
Warehouse	1			1							2
Water Systems/ Testing					2					1	3
Welding	1										1
Well/ Pump Sales/ Service					1						1
Wildlife Control							1				1
Winery/ Vineyard	12				1	7			6		26
Woodchips/ Equipment/ Stone and Gravel Supply	1				1			1	3	1	7
Total	170	20	59	57	48	187	13	35	49	184	822



Table 2
SUMMARY OF THE NUMBER OF UNITS WITHIN VARIOUS USES, SORTED BY HAMLET

Parameter	Cutchogue	East Marion	Fishers Island	Greenport West	Laurel	Mattituck	New Suffolk	Orient	Peconic	Southold Hamlet	Southold Town
Number of Seats* <i>(Located within restaurants, cafés, delicatessens, and other eating places)</i>	414 seats	206 seats	100 seats, plus additional outdoor seating	85 seats, plus additional outdoor seating	232 seats	612 seats, plus additional outdoor seating	78 seats	184 seats	N/A	628 seats	2,539+ seats, plus additional outdoor seating
Number of Boat Slips**	120 boat slips	N/A	33 boat slips	200 boat slips	N/A	137 boat slips	92 boat slips	92 boat slips	N/A	601 boat slips	1,275+ boat slips
Number of Guest Rooms*** <i>(Located within bed & breakfasts, hotels, motels, inns and other lodging facilities)</i>	18 year-round rooms; 45 seasonal rooms; 24 camp sites	48 year-round rooms	7 seasonal rooms	161 year-round rooms; 38 seasonal rooms; 186 camp sites	N/A	19 seasonal rooms	N/A	5 year-round rooms	4 year-round rooms	39 year-round rooms; 18 guest cottages	275+ year-round rooms; 109+ seasonal rooms; 210 camp sites; 18 guest cottages
Number of Other Type of Units	N/A	N/A	N/A	370 senior units/beds	N/A	N/A	10 senior units/beds	N/A	N/A	N/A	380+ senior units/beds

* While all restaurants, cafés, delicatessens and other eating places were contacted for the number of seats at their respective establishments, several did not provide this information. As a result, it is important to note that the number of seats is a conservative estimate based on all available information at the time that this building inventory was conducted.

** While all marinas, yacht clubs, boat yards, and other maritime-related facilities were contacted for the number of boat slips at their respective establishments, several did not provide this information. As a result, it is important to note that the number of boat slips is a conservative estimate based on all available information at the time that this building inventory was conducted.

*** While all bed & breakfasts, hotels, motels, inns and other lodging facilities were contacted for the number of guest rooms at their respective establishments, several did not provide this information. As a result, it is important to note that the number of guest rooms is a conservative estimate based on all available information at the time that this building inventory was conducted.



**Table 3
 BUSINESS INVENTORY**

ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
<i>Cutchogue</i>								
C-1	A Taste of the North Fork	8595A Cox Lane, Unit #3, Cutchogue	Specialty Food Store	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center
C-2	Advantage Nutrition.com	8595 Cox Lane, Unit #2, Cutchogue	Internet Business	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center
C-3	All Star Auto Repair	21855 County Road 48, Cutchogue	Car Repair	N/A	N/A	Occupied	Good	
C-4	Andrews Legacy Bed & Breakfast	35995 Main Road, Cutchogue	Bed & Breakfast	N/A	3 guest rooms	Occupied	Good	
C-5	Antiques and Old Lace	31935 Main Road Cutchogue	Antique Store	N/A	N/A	Occupied	Fair	
C-6	Art Gallery Gift Shop Old Town Arts & Crafts Guild	28265 Main Road, Cutchogue	Arts & Crafts	N/A	N/A	Occupied	Good	
C-7	Bedell Cellars	36225 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-8	Blue Iris Bed & Breakfast	1100 Skunk Lane, Cutchogue	Bed & Breakfast	N/A	3 guest rooms	Occupied	Good	Each room has private bath with whirlpool tub, queen-sized bed, gas fireplace, high speed Internet access
C-9	Bridgehampton National Bank	32845 Main Road, Cutchogue	Bank	N/A	N/A	Occupied	Good	Located within Country Commons
C-10	Brown Harris Stevens Real Estate	31855 Main Road, Cutchogue	Rental/Sales	N/A	N/A	Occupied	Good	
C-11	Buccaneer Books	4460 Depot Lane, Cutchogue	Bookstore	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-12	Capital One Bank	28200 Main Road, Cutchogue	Bank	N/A	N/A	Occupied	Good	
C-13	Castello di Borghese Vineyards and Winery	17150 County Road 48, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-14	Cedars Golf Course	305 Cases Lane, Cutchogue	Golf course	N/A	N/A	Occupied	Good	
C-15	Chris Mohr Landscaping and Masonry	22155 County Road 48, Cutchogue	Landscaping	N/A	N/A	Occupied	Good	
C-16	Cliff & Ed's Campground	395 Schoolhouse Road, Cutchogue	Campground	N/A	24 sites	Occupied	Good	
C-17	Commander Power Systems	22355 County Road 48, Cutchogue	Generator Supply, Sales & Rentals	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #15
C-18	Coster Heppner Funeral Home	32470 Main Road, Cutchogue	Funeral Home	N/A	N/A	Occupied	Good	
C-19	Creative Custom Railings	22355 County Road 48, Cutchogue	Railing Supply	N/A	N/A	Occupied	Good	Located within North Road Commons, units #8 and #9
C-20	Curves	32845 Main Road, Cutchogue	Gym	N/A	N/A	Occupied	Good	Located within Country Commons
C-21	Cutchogue Drugs	28195 Main Road, Cutchogue	Pharmacy/ drug store	N/A	N/A	Occupied	Good	Temporarily closed for construction
C-22	Cutchogue Free Library	27550 Main Road, Cutchogue	Library	N/A	N/A	Occupied	Good	
C-23	Cutchogue Hardware	28970 Main Road, Cutchogue	Hardware store	N/A	N/A	Occupied	Good	
C-24	Cutchogue Materials	315 Commerce Road, Cutchogue	Recycling Plant	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-25	Cutchogue Village Farms	31025 Main Road, Cutchogue	Farm stand/store	N/A	N/A	Occupied	Good	
C-26	Cutchogue Walk-in Medical Center	32645 Main Road, Cutchogue	Medical Office	N/A	N/A	Occupied	Good	Located within Country Commons
C-27	Cutchogue-New Suffolk Park	Nassau Point Road, Cutchogue	Park	N/A	N/A	Occupied	Good	Private area, beach, bathrooms, playground
C-28	Daniel Gale Sotheby's	50300 Main Road, Cutchogue	Realtor Office	N/A	N/A	Occupied	Good	
C-29	Delea Sod Farms	Depot Lane, Cutchogue	Sod Farm	N/A	N/A	Occupied	Good	Sod farmland, no corporate office/buildings on site
C-30	Downs Farm Preserve	23800 Main Road, Cutchogue	Preserve	51 acres	N/A	Occupied	Good	Contains passive recreation trails. Site of Ft. Corchaug, listed on the National Register of Historic Places.
C-31	Dr. Bellamy Brook & Dr. Alexis Hugelmeyer	32645 Main Road, Cutchogue	Medical Office	N/A	N/A	Occupied	Good	Located within Country Commons
C-32	Dr. Pearl LF Herbert	5665 Cox Lane, Cutchogue	Psychoanalyst	N/A	N/A	Occupied	Good	
C-33	East Coast Powder Coating	315 Commerce Road, Unit #6, Cutchogue	Powder Coating	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park
C-34	East End Auto Repair/ Sun Gas Street & Food mart	32001 Main Road, Cutchogue	Gas station, Auto Repair, Food-mart	N/A	N/A	Occupied	Good	
C-35	East End Cleaners	31325 Main Road, Cutchogue	Dry Cleaning	N/A	N/A	Occupied	Good	
C-36	East End Neurology	32645 Main Road, Cutchogue	Medical Office	N/A	N/A	Occupied	Good	Located within Country Commons



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-37	Eastern Tire	32930 Main Road, Cutchogue	Tire Sales	N/A	N/A	Occupied	Good	Techinet Professional Services
C-38	Elmer's Custom Amish Furniture	28350 Main Road, Cutchogue	Furniture	N/A	N/A	Occupied	Good	
C-39	Environmental's Nursery & Conni Cross' "Garden Design & Complete Landscaping Services"	22275 Main Road, Cutchogue	Nursery	N/A	N/A	Occupied	Good	Wholesale Only
C-40	Fine Care Landscape Contractor	2890 Bridge Lane, Cutchogue	Landscape Contractor	N/A	N/A	Occupied	Good	
C-41	Fisherman's Rest	28350 Main Road, Cutchogue	Restaurant	N/A	175 seats	Occupied	Good	
C-42	Fox Run Farm	Cox Lane, Cutchogue	Farm (Horse Related Services)	N/A	N/A	Occupied	Good	
C-43	Frank's Marine Service	Bay Avenue, Cutchogue	Marina	N/A	N/A	Occupied	Good	
C-44	Freddy's House Bed & Breakfast	1535 New Suffolk Road, Cutchogue	Bed & Breakfast	N/A	2 guest rooms	Occupied	Good	It was noted that the business only rents one room at a time.
C-45	Furniture, Repairs, Antiques	Main Road, Cutchogue	Antique Store	N/A	N/A	Occupied	Good	
C-46	Gallucio Family Wineries	24385 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-47	George Braun Oyster Company/Braun Seafood Company	30840 Main Road, Cutchogue	Restaurant	N/A	72 seats (16 indoor + 56 outdoor)	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-48	Glover Perennials, LLC	725 Sterling Lane, Cutchogue	Nursery/ Greenhouse	N/A	N/A	Occupied	Good	
C-49	Gorman and Associates/ Samuels and Steelman	25235 Main Road, Cutchogue	Professional Offices	N/A	N/A	Occupied	Good	
C-50	Gray Property Maintenance and Landscaping/ Gray Masonry Construction	50800 Main Road, Cutchogue	Landscaping/ Masonry	N/A	N/A	Occupied	Good	
C-51	Greenland Family Farms	17155 County Road 48, Cutchogue	Garden and Vegetable Center/ Landscape and Design	N/A	N/A	Occupied	Good	
C-52	Hoey's Custom Canvas	22355 County Road 48, Cutchogue	Canvas Supply	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #5
C-53	Imbriano Farm	32245 Main Road, Cutchogue	Trees & Shrub Farm	N/A	N/A	Occupied	Good	Trees, shrubbery & trailers
C-54	James N. Trentalange, DDS	28195 Main Road, Cutchogue	Orthodontist Office	N/A	N/A	Occupied	Good	Same building as Cutchogue Drugs
C-55	Jerry Shulman Produce Shipper & Farm Supplies	4880 Depot Lane, Cutchogue	Produce Shipper & Farm Supplies	N/A	N/A	Occupied	Good	
C-56	Joseph N. Rizzo, Jr. P.C	28080 Main Road, Cutchogue	Attorney Office	N/A	N/A	Occupied	Good	
C-57	Kaelin's Farm Equipment & Services/North Fork Bedrock	265 Cox Lane, Cutchogue	Woodchips, Equipment & Stone	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-58	Karen's Country Delicatessen of Cutchogue	28095 Main Road, Cutchogue	Deli	N/A	38 + outdoor seating for 24	Occupied	Good	
C-59	King Kullen Shopping Center & Pharmacy	31525 Main Road, Cutchogue	Grocery Store/ Pharmacy	N/A	N/A	Occupied	Good	
C-60	Koppert Cress USA	23423 County Road 48, Cutchogue	Horticulture	N/A	N/A	Occupied	Good	Focused on micro-vegetables
C-61	Krupski Farm Stand	Skunk Lane and Eugene Road, Cutchogue	Farm Stand	N/A	N/A	Vacant	Good	Closed at time of Inventory
C-62	Lang & Woodard Realty	100 Griffing Street, Cutchogue	Realtor Office	N/A	N/A	Occupied	Good	
C-63	Law Offices of Richard E. Lark and Mary Lou Folts	28785 Main Road, Cutchogue	Law Office	N/A	N/A	Occupied	Good	
C-64	Lawrence Kelly, General Surgeon	25270 Main Road, Cutchogue	Medical Office	N/A	N/A	Occupied	Good	
C-65	Lazy Dog Eggs	Alvah's Lane, Cutchogue	Eggs/Farm	N/A	N/A	Occupied	Good	
C-66	Lewis and Nickels	25500 Main Road, Cutchogue	Real Estate	N/A	N/A	Occupied	Good	
C-67	LGM Creative, LLC	28495 Main Road, Cutchogue	Advertising Office	N/A	N/A	Occupied	Good	
C-68	Lieb Family Cellars	Oregon Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	This represents a small part of the winery; the main tasting house is located in Mattituck and the business office in Cutchogue.



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C-69	Macari Vineyards & Winery	24385 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-70	Making Waves Hair Studio	32645 Main Road, Cutchogue	Hair Salon	N/A	N/A	Occupied	Good	Located within Country Commons
C-71	Manor Hill Farms	Main Road, Cutchogue	Farm Stand	N/A	N/A	Occupied	Fair	Not yet open for season
C-72	Mark Schwartz and Associates	25425 Main Road, Cutchogue	Architect Office	N/A	N/A	Occupied	Good	
C-73	Marton Buildings	22355 County Road 48, Cutchogue	Builder	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #4
C-74	Mattituck Glass & Mirror	22355 County Road 48, Cutchogue	Glass & Mirror Supplier	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #16
C-75	McCall Vineyard	22600 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-76	Metro	Main Road, Cutchogue	Gas Station	N/A	N/A	Occupied	Good	
C-77	Michelangelo	31455 Main Road, Cutchogue	Restaurant	N/A	49 seats	Occupied	Good	
C-78	N/A	Each end of Mason Drive (Nassau Point), Cutchogue	Boat Launch	N/A	N/A	Occupied	Good	Two boat launches
C-79	N/A	Main Road, Cutchogue	Office	N/A	N/A	Vacant	Good	Office for rent, located within Country Commons
C-80	NAPA Auto Parts	31097 Main Road, Cutchogue	Auto Parts Store	N/A	N/A	Occupied	Good	
C-81	Nassau Point Bird Sanctuary	Nassau Point Road, Cutchogue	Bird Sanctuary	N/A	N/A	Occupied	Good	
C-82	Nassau Point Service Station	15 Eugene's Road, Cutchogue	Auto Body Shop	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-83	New Suffolk Shipyard at Cutchogue Harbor	3350 West Creek Avenue, Cutchogue	Shipyard	N/A	120 boat slips	Occupied	Good	Gas and diesel sales, ship store and service, showers, restroom and laundry.
C-84	New York Marine Electronics	315 Commerce Drive, Unit #2, Cutchogue	Marine Electronics	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park
C-85	North Fork Country Club	26342 Main Road, Cutchogue	Golf Course/ Country Club	N/A	N/A	Occupied	Good	Also Par 3 Golf.
C-86	North Fork Dancers	32845 Main Road, Cutchogue	Dance Studio	N/A	N/A	Occupied	Good	Located within Country Commons
C-87	North Fork Imports	22355 County Road 48, Cutchogue	Foreign Car and Repair Service	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #1
C-88	North Fork Memories	315 Commerce Road, Cutchogue	Unknown	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park
C-89	North Fork Physical Therapy	28000 Main Road, Cutchogue	Physical Therapy Office	N/A	N/A	Occupied	Good	
C-90	North Fork Potato Chips	8595 Cox Lane, Cutchogue	Food Manufacturing	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center
C-91	North Fork Sanitation and Transfer Station	8475 Cox Lane, Cutchogue	Landfill drop off	N/A	N/A	Occupied	Good	
C-92	North Fork Self Storage	50 Commerce Drive, Cutchogue	Storage	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park
C-93	Northeast Nurseries	23100 County Road 48, Cutchogue	Nursery/ Greenhouse	N/A	N/A	Occupied	Good	Wholesale Only
C-94	Olsen & Olsen Attorney and James Preston, CPA	32495 Main Road, Cutchogue	Attorney/ Accountant Office	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-95	Peconic Automotive	22355 County Road 48, Cutchogue	Auto Body Shop	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #7
C-96	Peconic Bay Auto Body	22355 County Road 48, Cutchogue	Auto Body Shop	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #2
C-97	Peconic Bay Winery	31320 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-98	Peconic Greenhouses	22425 County Road 48, Cutchogue	Nursery/ Greenhouse	N/A	N/A	Occupied	Good	Part of Koppert Cress USA
C-99	Peconic Land Trust	22600 Main Road, Cutchogue	Preservation Organization	N/A	N/A	Occupied	Good	
C-100	Peconic Liquors	31435 Main Road, Cutchogue	Liquor Store	N/A	N/A	Occupied	Good	
C-101	Peconic Permit Expediting	32645 Main Road, Cutchogue	Expediting Company	N/A	N/A	Occupied	Good	Located within Country Commons
C-102	Pellegrini Vineyards	23005 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-103	Penny Art Gallery & Studio	270 North Street, Cutchogue	Art Gallery & Studio	N/A	N/A	Occupied	Good	
C-104	Plantings by the Sea, Inc.	5100 Cox Lane, Cutchogue	Landscape Contractor	N/A	N/A	Occupied	Good	
C-105	Platinum Electric	8595 Cox Lane, Cutchogue	Electrician	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center
C-106	Portrait Photography	25425 Main Road, Cutchogue	Photography Studio	N/A	N/A	Vacant	Good	Not Open Yet- Coming Soon
C-107	Prime	Cox Lane, Cutchogue	Warehouse	N/A	N/A	Occupied	Good	
C-108	Principi Builders	8595 Cox Lane, Cutchogue	Builder	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center



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C-109	Pugliese Vineyards	34515 Main Road, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-110	Ramon's Tile & Marble	Commerce Drive, Cutchogue	Tile & Marble	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park
C-111	RE/MAX East	33150 Main Road, Cutchogue	Realtor Office	N/A	N/A	Occupied	Good	
C-112	Red Rooster Bistro	4805 Depot Lane, Cutchogue	Restaurant	N/A	N/A	Occupied	Good	
C-113	Rich's Quality Auto Repairs/ Enterprise Rent-a-Car	30 Pequash Avenue, Cutchogue	Auto Body Shop/Car Rental	N/A	N/A	Occupied	Good	
C-114	Richard R. Prieto, DDS	150 Griffing Street, Cutchogue	Dentist Office	N/A	N/A	Occupied	Good	
C-115	RJ Corazzini Electric	8595 Cox Lane, Cutchogue	Electrician	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center
C-116	Ron Morizzo Kitchen & Baths	22355 County Road 48, Cutchogue	Kitchen & Baths	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #19
C-117	Sannino's Bellavita Vineyard	7490 Alvah's Lane, Cutchogue	Winery	N/A	N/A	Occupied	Good	
C-118	Santa's Christmas Tree Farm	30105 Main Road, Cutchogue	Farm	N/A	N/A	Occupied	Good	
C-119	Santorini Beachcomber Resort	3800 Duck Pond Road, Cutchogue	Resort	N/A	45 seasonal guest rooms	Occupied	Excellent	
C-120	Schneider Greenhouses	7645 Alvah's Lane, Cutchogue	Nursery-Wholesale Only	N/A	N/A	Occupied	Good	Wholesale only
C-121	Scoops	28080 Main Road, Cutchogue	Ice Cream Parlor	N/A	8 seats	Occupied	Good	



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C-122	Seifert Construction Company	9480 Nassau Road, Cutchogue	Construction Company	N/A	N/A	Occupied	Good	
C-123	Shamrock Christmas Tree Farm	20685 Main Road, Cutchogue	Farm	N/A	N/A	Occupied	Good	
C-124	Sister of the Sea	East of Vanston Road, Cutchogue	Unknown	N/A	N/A	Occupied	Good	
C-125	Southold Town GOP	Griffing Street, Cutchogue	Government/Political Office	N/A	N/A	Occupied	Good	
C-126	STAT-Health-Walk-in Medical	32645 Main Road, Cutchogue	Medical Office	N/A	N/A	Occupied	Good	Located within Country Commons
C-127	Sterling Masonry & Construction, Inc.	5100 Cox Lane, Cutchogue	Masonry & Construction	N/A	N/A	Occupied	Good	Growing trees
C-128	Suffolk County National Bank	31525 Main Road, Cutchogue	Bank	N/A	N/A	Occupied	Good	
C-129	Sweet Hollow Farm	25855 Main Road, Cutchogue	Farm	N/A	N/A	Occupied	Good	
C-130	Synchronicity Health & Racquet Club	320 Depot Lane, Cutchogue	Health and Fitness Club	N/A	N/A	Occupied	Good	
C-131	Tap's Welding Service	315 Commerce Drive, Cutchogue	Welder	N/A	N/A	Occupied	Good	Located within North Fork Industrial Park
C-132	Taste of Poland	32845 Main Road, Cutchogue	Delicatessen	N/A	N/A	Occupied	Good	Located within Country Commons
C-133	The Body Mechanic	27980 Main Road, Cutchogue	Personal Fitness Studio	N/A	N/A	Occupied	Good	



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C-134	The Carriage House Gift Shop	Cases Lane and Main Road, Cutchogue	Gift Shop	N/A	N/A	Occupied	Good	Part of Cutchogue-New Suffolk Historical Council. Building serves as the information center, gift shop and starting point for guided tours.
C-135	The Cutchogue Diner	27850 Main Road, Cutchogue	Restaurant	N/A	48 seats	Occupied	Good	
C-136	The Feed Bag	28145 Main Road, Cutchogue	Pet Services	N/A	N/A	Occupied	Good	
C-137	The Rhinelander Bed & Breakfast	26405 Main Road, Cutchogue	Bed & Breakfast	N/A	4 guest rooms	Occupied	Good	
C-138	The Tailor Male Barber Shop	28000 Main Road, Cutchogue	Barber Shop	N/A	N/A	Occupied	Good	
C-139	Thistle Bees	27980 Main Road, Cutchogue	Antiques, Home Furnishings, Gifts	N/A	N/A	Occupied	Good	
C-140	Top O' The Mornin Bed and Breakfast	26350 Main Road, Cutchogue	Bed and Breakfast	N/A	3 guest rooms	Occupied	Good	
C-141	Town of Southold Municipal Solid Waste Facility	Cox Lane, Cutchogue	Solid Waste Facility	N/A	N/A	Occupied	Good	
C-142	Trembles of Corchaug Nursery	20985 Main Road, Cutchogue	Nursery	N/A	N/A	Occupied	Good	
C-143	Trendsetter Salon by Camille	28145 Main Road, Cutchogue	Hair Salon	N/A	N/A	Occupied	Good	
C-144	Tryon Graphics	8595 Cox Lane, Cutchogue	Graphic Design Services	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center
C-145	Twin Forks Auto Group, Inc.	8595 Cox Lane, Cutchogue	Car Dealer/ Auto Body	N/A	N/A	Occupied	Good	Located within Cutchogue Business Center



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C-146	Ultra Motion	22355 County Road 48, Cutchogue	Manufacturer	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #21
C-147	Uncle Bob's	County Road 48, Cutchogue	Antiques and General Store	N/A	N/A	Occupied	Good	
C-148	United States Postal Service	240 Griffing Street, Cutchogue	Post Office	N/A	N/A	Occupied	N/A	
C-149	Village Green	Cases Lane and Main Road, Cutchogue	Historical Property	N/A	N/A	Occupied	Fair	Cutchogue-New Suffolk Historical Council. On site: The Old House National Historic Landmark, The Wickham Farm House, Old School Museum, Village Library, The Carriage House Gift Shop
C-150	Vineyard 48/Little Cigar Factory	18910 County Road 48, Cutchogue	Winery/ Cigar Store	N/A	N/A	Occupied	Good	
C-151	Vintage Bed & Breakfast	580 Skunk Lane, Cutchogue	Bed & Breakfast	N/A	3 guest rooms	Occupied	Good	
C-152	Walter Teresko Plant Farm	1285 New Suffolk Road, Cutchogue	Plant Farm	N/A	N/A	Occupied	Good	
C-153	Warren's Nursery & Landscaping	Oregon Road, Cutchogue	Nursery & Landscaping	N/A	N/A	Occupied	Good	
C-154	Water's Crest Winery	22355 County Road 48, Cutchogue	Winery	N/A	N/A	Occupied	Good	Located within North Road Commons, unit #6
C-155	Wickham's Fruit Farm	28700 Main Road, Cutchogue	Farm stand	N/A	N/A	Occupied	Good	
C-156	William Beebe Builders	2780 Duck Pond Road, Cutchogue	Builders	N/A	N/A	Occupied	Good	



ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
C-157	Zuhoski Farms	11825 Oregon Road, Cutchogue	Christmas Tree Farm	N/A	N/A	Occupied	Good	
East Marion								
EM-1	Angel's Country Store	8955 Main Road, East Marion	Country Store	N/A	N/A	Occupied	Good	
EM-2	Antiques	7130 Main Road, East Marion	Antique Store	N/A	N/A	Occupied	Good	Closed at time of inventory
EM-3	Arbor View House Bed & Breakfast	8900 Main Road, East Marion	Bed and Breakfast	N/A	4 guest rooms	Occupied	Good	
EM-4	Aunt Dot's Victorian B&B	9625 Main Road, East Marion	Bed and Breakfast	N/A	3 guest rooms	Occupied	Good	
EM-5	Dam Pond Maritime Reserve	11855 Route 48, East Marion	Reserve	36 acres	N/A	N/A	N/A	Trail through preserve. Owned by Town and Suffolk County Parks
EM-6	Garden Fusion/ Marion Gardens Herbs	540 Rocky Point Road, East Marion	Farm/ Farm Stand	N/A	N/A	Occupied	Good	
EM-7	Hellenic Snack Bar & Restaurant	5145 Main Road, East Marion	Restaurant	N/A	146 seats (71 indoor + 75 outdoor)	Occupied	Good	
EM-8	Inn at the Blue	7580 Main Road, East Marion	Hotel	N/A	29 guest rooms	Occupied	Good	Formerly known as The Blue Dolphin
EM-9	Islands End Golf Course and Country Club/ Island End Grille Restaurant	5025 Main Road, East Marion	Driving Range, Restaurant	N/A	60 seats	Occupied	Good	
EM-10	Lavender by the Bay	7540 Main Road, East Marion	Lavender Farm	N/A	N/A	Occupied	Good	



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EM-11	Orient – East Marion Park	Main Road, East Marion	Park	N/A	N/A	Occupied	Good	DEC State Boat Launch, Fish Access; Truman Beach runs along here
EM-12	Quintessentials Bed & Breakfast	8985 Main Road, East Marion	Bed & Breakfast	N/A	5 guest rooms	Occupied	Good	
EM-13	Sep’s Farm	7395 Main Road, East Marion	Farm Stand & Farm	N/A	N/A	Occupied	Good	
EM-14	The Coffey House Bed & Breakfast	5705 Main Road, East Marion	Bed and Breakfast	N/A	3 guest rooms + 1 luxury suite	Occupied	Good	
EM-15	United States Postal Service	9165 Main Road, East Marion	Post Office	N/A	N/A	Occupied	N/A	
EM-16	Victory Knolls Bed & Breakfast	11005 Main Road, East Marion	Bed and Breakfast	N/A	3 guest rooms	Occupied	Good	It was noted that they rent two rooms at a time.
EM-17	White Swan	9495 Main Road, East Marion	N/A	N/A	N/A	Occupied	Good	
<i>Fishers Island</i>								
FI-1	BD Design Group/BD Remodeling & Restoration, Inc.	Box 447, Fishers Island	Architect/ Contractor Office	N/A	N/A	N/A	N/A	
FI-2	Boxwood Interiors	Box 331, Fishers Island	Interior Design	N/A	N/A	N/A	N/A	
FI-3	Canio	Equestrian Avenue, Fishers Island	Gift Shop	N/A	N/A	Occupied	Fair/Good	Seasonal occupancy
FI-4	Commercial Construction Group, LLC	Fishers Island	Construction	N/A	N/A	N/A	N/A	
FI-5	Conestoga Corporation	Fishers Island	N/A	N/A	N/A	N/A	N/A	
FI-6	Doctor/Clinic	Box 306, Fishers Island	Doctor Office	N/A	N/A	Occupied	Good	



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FI-7	Drink 'n Vessel, LLC (Fishers Island Liquors)	1A Equestrian Avenue, Fishers Island	Liquor Store	N/A	N/A	Occupied	Good	One of the only year-round retailers on island. In same building as Topper's and The Pickett Fence.
FI-8	Emery Nemeskay, Plumbing and Heating, LLC	Box 471, Fishers Island	Plumbing and Heating	N/A	N/A	N/A	N/A	
FI-9	Evergreen Landscapes	Box 219, Fishers Island	Landscaping	N/A	N/A	N/A	N/A	
FI-10	Ferguson Museum	Box 554, Fishers Island	Museum	N/A	N/A	Occupied	Good	
FI-11	Fishers Island Airport	Fishers Island	Airport	N/A	N/A	N/A	N/A	
FI-12	Fishers Island Club	Box 605, Fishers Island	Golf Course	N/A	N/A	Occupied	Good	Golf pro shop, tennis pro shop, tennis courts, driving range, staff housing
FI-13	Fishers Island Community Center	Box 464, Fishers Island	Community Center	N/A	N/A	N/A	N/A	Bowling alley, café, fitness center, community rooms
FI-14	Fishers Island Ferry District	P.O. Drawer H, Fishers Island	Ferry Terminal	N/A	N/A	Occupied	Good	
FI-15	Fishers Island Library	Box 366, Fishers Island	Library	N/A	N/A	N/A	N/A	
FI-16	Fishers Island Oyster Farm	Box 402, Fishers Island	Farm	N/A	N/A	N/A	N/A	
FI-17	Fishers Island Restoration	Box 639, Fishers Island	Building and Remodeling	N/A	N/A	N/A	N/A	
FI-18	Fishers Island Telephone Company	Fishers Island	Communications	N/A	N/A	Occupied	Good	



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FI-19	Fishers Island Yacht Club and Marina	Box 141, Fishers Island	Yacht Club	N/A	Approx. 20 boat slips	Occupied	Good	One long dock, space depends on the size of boats.
FI-20	Harold's LLC	Box 661, Fishers Island	Building and Remodeling	N/A	N/A	N/A	N/A	
FI-21	Hay Harbor Club	Box 477, Fishers Island	Golf Course	N/A	Up to 100 seats	Occupied	Good	Note: private club, for members only. Also Sunset Deck restaurant, golf pro shop
FI-22	I & S Building & Contracting	Box 649, Fishers Island	Contractor	N/A	N/A	N/A	N/A	
FI-23	Island Fuel Service, LLC	Box 534, Fishers Island	Fuel Supply	N/A	N/A	N/A	N/A	
FI-24	Island Gardeners	Box 445, Fishers Island	Gardening Company	N/A	N/A	N/A	N/A	
FI-25	Island Mobil	Box 49, Fishers Island	Gas Station	N/A	N/A	Occupied	Good	
FI-26	Ivy Robichaux, Jr.	Box 87, Fishers Island	General Contractor	N/A	N/A	N/A	N/A	
FI-27	Joanne's Gold and Silver Shop	Equestrian Avenue, Fishers Island	Gift Shop	N/A	N/A	Occupied	Fair/Good	Seasonal occupancy. Not yet open at time of inventory.
FI-28	Job Building & Remodeling	Box 628, Fishers Island	Building and Remodeling	N/A	N/A	N/A	N/A	
FI-29	Kinlin Rutherford Architects	Fishers Island	Architect Office	N/A	N/A	N/A	N/A	
FI-30	Millicent Pemberton	Fishers Island	Massage Therapy Office	N/A	N/A	N/A	N/A	
FI-31	Mystic Isle Realty, Inc.	Box 475, Fishers Island	Realtor Office	N/A	N/A	N/A	N/A	
FI-32	Mystic River Paintworks	Fishers Island	Painting/ Building Company	N/A	N/A	N/A	N/A	



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FI-33	N/I Electric, LLC	Box 269, Fishers Island	Electrician	N/A	N/A	N/A	N/A	
FI-34	Neuromuscular Therapy	Fishers Island	Massage Therapy Office	N/A	N/A	N/A	N/A	
FI-35	Newmeyer Contracting	Fishers Island	Contractor	N/A	N/A	N/A	N/A	
FI-36	Pandion Gallery	Box 105, Fishers Island	Gallery	N/A	N/A	N/A	N/A	
FI-37	Pequot Inn	Montauk Avenue, Fishers Island	Hotel/ Restaurant	N/A	7 seasonal guest rooms	Occupied	Good	Seasonal occupancy
FI-38	Pirates Cove Marine, Inc.	Box 365, Fishers Island	Marina	N/A	13 boat slips	Occupied	Good	
FI-39	Red Barn Art Gallery	Box 156, Fishers Island	Art Gallery	N/A	N/A	N/A	N/A	
FI-40	Shutters & Sails, LLC	Box 625, Fishers Island	Realtor Office	N/A	N/A	N/A	N/A	Located in Fishers Island Ferry Annex Building
FI-41	Sound Technology	Fishers Island	Technology	N/A	N/A	N/A	N/A	Located at 2 nd floor of Fishers Island Community Center
FI-42	Susan E. Young, Architect	Box 662, Fishers Island	Architect Office	N/A	N/A	N/A	N/A	
FI-43	The Beach Plum	Equestrian Avenue, Fishers Island	Gift Shop	N/A	N/A	Occupied	Good	
FI-44	The News Café	Box 446, Fishers Island	Delicatessen/ Convenience Store	N/A	Only outdoor seating	Occupied	Good	One of the only year-round retailers on island.
FI-45	The Pickett Fence	Equestrian Avenue, Fishers Island	Gift Shop	N/A	N/A	Occupied	Good	Seasonal occupancy. In same building as Topper's and Drink 'n Vessel
FI-46	Tidal Wave Salon	Box 394, Fishers Island	Hair Salon	N/A	N/A	N/A	N/A	



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FI-47	Tom's Plumbing and Heating	Box 534, Fishers Island	Plumbing and Heating	N/A	N/A	N/A	N/A	
FI-48	Topper's	Equestrian Avenue, Fishers Island	Ice Cream Parlor	N/A	N/A	Occupied	Fair/Good	Seasonal occupancy. In same building as The Pickett Fence and Drink 'n Vessel
FI-49	Tru Value Island Hardware	Box 741, Fishers Island	Hardware Store	N/A	N/A	Occupied	Good	
FI-50	United States Postal Service	1 Oriental Avenue, Fishers Island	Post Office	N/A	N/A	Occupied	Good	
FI-51	Village Market	West Street, Fishers Island	Grocery Store	N/A	N/A	Occupied	Good	Seasonal occupancy
FI-52	Z & S	Montauk Avenue, Fishers Island	Fuel Supply and Service Station	N/A	N/A	Occupied	Good	
FI-53	Z & S Contracting, Inc.	Box 202, Fishers Island	Contractor	N/A	N/A	N/A	N/A	
Greenport West								
GW-1	7-Eleven	74730 Main Road, Greenport West	Convenience Store	N/A	N/A	Occupied	Good	
GW-2	Big Buoys Marine Service	74200 Main Road, Greenport West	Boat Storage, Sales	N/A	N/A	Occupied	Fair	
GW-3	Brain Arm Physical Therapy	74825 Main Road, Suite 2, Greenport West	Physical Therapy Office	N/A	N/A	Occupied	Excellent	
GW-4	Brewer Stirling Harbor Marina	1410 Manhasset Ave, Greenport West	Yacht Sales, Boat Storage, Wet dock	N/A	200 boat slips	Occupied	Excellent	Adjacent to Brewer Yacht Yard, hosts Porto Bello restaurant.



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
GW-5	Brewer Yacht Yard	500 Beach Road, Greenport West	Yacht Yard	N/A	See Brewer Stirling Harbor Marina, and Porto Bello Restaurant	Occupied	Excellent	Adjacent to Brewer Stirling Harbor Marina, and hosts Porto Bello Restaurant. Also has boat storage, lounge, bathrooms, showers, laundry services, restaurant, BBQ grills, picnic area, swimming pool, supplies.
GW-6	Cliffside Resort Condos	61475 County Road 48, Greenport West	Condominium Hotel/Resort	N/A	68 guest rooms	Occupied	Excellent	
GW-7	Crackerbarrel Antiques	74365 Main Road, Greenport West	Antique Store	N/A	N/A	Occupied	Good	
GW-8	Crafts Farm	68280 Main Road, Greenport West	Country Gift Shop	N/A	N/A	Occupied	Good	
GW-9	Drosso's Motel	69125 Main Road, Greenport West	Motel	N/A	14 seasonal guest rooms	Occupied	Fair	Affiliated with Drosso's Snack Bar and Tick Tock Mini Golf
GW-10	Drosso's Snack Bar and Tick Tock Mini Golf	69125 Main Road, Greenport West	Mini Golf, Snack Bar	N/A	N/A	Occupied	Good	Affiliated with Drosso's Motel
GW-11	Eastern L.I. Kampground	690 Queens Street, Greenport West	RV Campground	N/A	186 camp sites	Occupied	Good	Caters to tents, trailers, motor homes and pop-ups. Also has swimming pool, laundry services, playground, game room, activities, office, store, wireless Internet.
GW-12	Empire Service Station	74200 Main Road, Greenport West	Auto Repair, Gas station	N/A	N/A	Occupied	Good	



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GW-13	Fisherman's Launch	Beach Road, Greenport West	Boat Launch	N/A	N/A	N/A	Fair	
GW-14	GHD Deli and Café	74365 Main Road, Greenport West	Deli	N/A	16 seats	Occupied	Good	Part of Greenport Heights Development
GW-15	Glenn F. Heidtmann & Sons	Main Road, Greenport West	Construction/Remodeling Office	N/A	N/A	Vacant	Fair	Building for Rent
GW-16	Hudson City Savings Bank	74825 Main Road, Greenport West	Bank	N/A	N/A	Occupied	Excellent	
GW-17	Inlet Point County Park	65275 County Road 48, Greenport West	Park	55 acres	N/A	N/A	N/A	The North Fork Audubon has a visitor's center and offers nature programs during the year. Road roped off, could not access park at time of inventory.
GW-18	Laura's Cabin on the Green	3925 Main Road, Greenport West	Bed & Breakfast	N/A	N/A	Occupied	Good	
GW-19	Lewis Marine Supply	230 Corwin Street, Greenport West	Warehousing	N/A	N/A	Occupied	Good	Comprised of 3 warehouses
GW-20	Main Stage Dance Academy	74365 Main Road, Greenport West	Dance Studio	N/A	N/A	Occupied	Good	Part of Greenport Heights Development
GW-21	McMann-Price Insurance/William Price Jr. Attorney	828 Main Road, Greenport West	Professional Office	N/A	N/A	Occupied	Good	Price Building
GW-22	N/A	Main Road, Greenport West	Firewood stand	N/A	N/A	Occupied	Fair	
GW-23	Norman E. Klipp Marine Park	Manhasset Ave, Greenport West	Park	N/A	N/A	Occupied	Good	Park has bathrooms, playground, picnic area, boat ramp with two launches. Also known as Gull Pond Beach



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
GW-24	North Fork Audubon Society	65215 County Road 48, Greenport West	Audubon Society	N/A	N/A	Occupied	Good	In partnership with Inlet Point County Park
GW-25	North Fork Parish Outreach Thrift Shop	69465 Main Road, Greenport West	Thrift Shop	N/A	N/A	Occupied	Good	
GW-26	North Fork Promotion Council Visitor Center	72250 Main Road, Greenport West	Visitor Center	N/A	N/A	Occupied	Good	
GW-27	OhWhataMassage.com	425 9 th Street, Greenport West	Massage Therapist	N/A	N/A	Occupied	Good	Two story house, office on ground level
GW-28	Peconic Landing	1500 Brecknock Road, Greenport West	Continuing Care Retirement Community	N/A	250 units	Occupied	Excellent	
GW-29	Perimeters Cabinet Showroom	74825A Main Road, Suite 1, Greenport West	Cabinet store	N/A	N/A	Occupied	Excellent	
GW-30	Porto Bello Restaurant	1410 Manhasset Ave, Greenport West	Restaurant	N/A	109 seats	Occupied	Good	Part of Brewer Stirling Harbor Marina, and adjacent to Brewer Yacht Yard
GW-31	R&R Builders Inc.	515 7 th Street, Greenport West	Construction Company	N/A	N/A	Occupied	Good	
GW-32	Reflective Image Manufacturing Corporation	74605 Main Road, Greenport West	Manufacturing	N/A	N/A	Occupied	Good	
GW-33	Richter Remodeling	Main Road and 7th Street, Greenport West	Construction Company	N/A	N/A	Occupied	Good	
GW-34	Riverhead Building Supply	74500 Main Road, Greenport West	Lumber Supply/Shop	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
GW-35	San Simeon by the Sound	61700 County Road 48, Greenport West	Nursing & Rehabilitation Center	N/A	120 beds	Occupied	Good	Also has Adult Day Health Services
GW-36	Shady Lady Inn & Steakhouse	305 North Road, Greenport West	Restaurant, Inn	N/A	8 guest rooms	Occupied	Good	
GW-37	Silver Sands Motel and Beach Houses on the Bay	1400 Silvermere Road, Greenport West	Motel	N/A	40 guest rooms	Occupied	Good	
GW-38	Skippers	4545 Main Road, Greenport West	Restaurant and Lounge	N/A	69 seats	Occupied	Good	
GW-39	Sound View Inn	58855 County Road 48, Greenport West	Bar, Restaurant, Hotel	N/A	45 guest rooms, outdoor dining	Occupied	Good	It was noted that there are also ten apartments that are leased here.
GW-40	Southold Plumbing and Heating	Main Road, Greenport West	Plumbing and heating	N/A	N/A	Occupied	Fair	
GW-41	Suffolk County Bus Depot	Main Road, Greenport West	Repair building, Diesel gas	N/A	N/A	Occupied	Good	
GW-42	Sunrise Coach Lines, Inc./ Tour About Excursions	74675 Main Road, Greenport West	Tour Company	N/A	N/A	Occupied	Good	
GW-43	Sunset Motel	62005 North Road, Greenport West	Motel	N/A	24 seasonal guest rooms	Occupied	Good	
GW-44	The Nelson's Cherry Lane Farm	1420 9 th Street, Greenport West	Farm	N/A	N/A	Occupied	Good	
GW-45	Verizon	Main Road, Greenport West	Communications Office	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
GW-46	Wm. J Mills & Co.	74100 West Front Street, Greenport West	Custom Awnings, Canvas and Sailmaker	N/A	N/A	Occupied	Good	
Laurel								
L-1	Adult Neurology	7555 Main Road, Laurel	Doctor Office	10,416 SF (among multiple buildings and tenants)	N/A	Occupied	Good	Note: 10,416 SF in three buildings, which is shared with Mattituck Family Medicine, Styles Salon, Family Service League - North Fork Counseling, Lee Staebler - Physical Therapist and North Fork Dental Association. Located within Mattituck Medical Plaza
L-2	Beds & Borders, Inc.	600 Laurel Lane, Laurel	Nursery	N/A	N/A	Occupied	Good	
L-3	Brisotti & Silkworth Insurance	8400 Main Road, Laurel	Professional Office	6,661 SF	N/A	Occupied	Good/ Excellent	
L-4	Cliff's Elbow Too Restaurant	1085 Franklinville Road, Laurel	Restaurant	N/A	48 seats	Occupied	Good	
L-5	Country Car Wash & Detail Center	6565 Main Road, Laurel	Car Wash	960 SF	N/A	Occupied	Fair/Good	
L-6	Country Time Cycle	6955 Main Road, Laurel	Bicycle Sales and Service	5,464 SF	N/A	Occupied	Good	
L-7	Custom Woodworking	565 Old Main Road, Laurel	Woodworking Shop	3,008 SF (among multiple buildings)	N/A	Occupied	Good	Live/work unit
L-8	CVS	9870 Main Road, Laurel	Pharmacy	14,255 SF	N/A	Occupied	Excellent	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
L-9	Eastern Energy Systems, Inc.	3275 Aldrich Road, Laurel	Alternative Energy	N/A	N/A	Occupied	Good	
L-10	Eastern Long Island Pool & Spa	9700 Main Road, Laurel	Pool and Spa Sales	3,208 SF (among two buildings)	N/A	Occupied	Fair	
L-11	Empire Gas Station and Food Mart	7905 Main Road, Laurel	Gas station and food mart	1,595 SF	N/A	Occupied	Fair	
L-12	Family Dentistry	10202 Main Road, Laurel	Dental Office	5,773 SF (among multiple tenants)	N/A	Occupied	Good	Note: 5,773 SF in building, which is shared with Hair Experience and Family Dentistry. Located within Celic Center
L-13	Family Service League - North Fork Counseling	7555 Main Road, Laurel	Doctor Office	10,416 SF (among multiple buildings and tenants)	N/A	Occupied	Good	Note: 10,416 SF in three buildings, which is shared with Mattituck Family Medicine, Styles Salon, Adult Neurology, Lee Staebler - Physical Therapist and North Fork Dental Association. Located within Mattituck Medical Plaza
L-14	Gail's Upholstery/Decorating	1075 Franklinville Road, Laurel	Vacant	N/A	N/A	Vacant	Fair	
L-15	GJS Electric	6615 Main Road, Laurel	Electrician Office	6,020 SF (among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 6,020 SF in multiple buildings, which are shared with North Fork Custom Audio-Video



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L-16	GNS Mermaid Water Systems	8700 Main Road, Laurel	Water Systems	2,655 SF (among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 2,655 SF in multiple buildings, which are shared with Harry Goldman Water Testing
L-17	Hair Experience	10210 Main Road, Laurel	Hair Salon/ Spa	5,773 SF (among multiple tenants)	N/A	Occupied	Good	Note: 5,773 SF in building, which is shared with Hair Experience and Family Dentistry. Located within Celic Center
L-18	Harry Goldman Water Testing	8700 Main Road, Laurel	Water Testing	2,655 SF (among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 2,655 SF in multiple buildings, which are shared with GNS Mermaid Water Systems
L-19	Hedgewood Farm	4000 Main Road, Laurel	Horse Boarding and Instruction	N/A	N/A	Occupied	Good	
L-20	In the Attic Too	1195 Franklinville Road, Laurel	Antique store	N/A	N/A	Occupied	Good	
L-21	Kreiger Well Drilling/ Well & Pump Co.	7905 Main Road, Laurel	Well & Pump Sales and Service	3,712 SF (among two buildings)	N/A	Occupied	Fair	
L-22	Laurel Lake Preserve	East of NFPC, Main Road, Laurel	Preserve	N/A	N/A	Occupied	Good	Hiking trails, picnic area, pavilion
L-23	Laurel Lake Vineyards	3165 Main Road, Laurel	Winery	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
L-24	Laurel Links Country Club	6400 Main Road, Laurel	Country Club & Golf Course	N/A	98 seats	Occupied	Excellent	Note: private club, for members only.
L-25	Laurel Stone Supply	6865 Main Road, Laurel	Masonry and Landscape Materials	1,056 SF	N/A	Occupied	Fair	
L-26	Laurel Stone Supply	6865 Main Road, Laurel	Stone Supply	N/A	N/A	Occupied	Good	
L-27	Lee Staebler - Physical Therapist	7555 Main Road, Laurel	Physical Therapy Office	10,416 SF (among multiple buildings and tenants)	N/A	Occupied	Good	Note: 10,416 SF in three buildings, which is shared with Mattituck Family Medicine, Styles Salon, Family Service League - North Fork Counseling, Adult Neurology and North Fork Dental Association. Located within Mattituck Medical Plaza
L-28	Marlyn Claudia Milica	7905 Main Road, Laurel	Podiatrist Office	6,056 SF (among multiple tenants)	N/A	Occupied	Excellent	Note: 6,056 SF in building, shared with North Fork Family Medicine and Total Dental Care of Mattituck
L-29	Mattituck – Laurel Veterinary Hospital	940 Franklinville Road, Laurel	Veterinary Office	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
L-30	Mattituck Family Medicine	7555 Main Road, Laurel	Doctor Office	10,416 SF (among multiple buildings and tenants)	N/A	Occupied	Good	Note: 10,416 SF in three buildings, which is shared with Styles Salon, Family Service League - North Fork Counseling, Adult Neurology, Lee Staebler - Physical Therapist and North Fork Dental Association. Located within Mattituck Medical Plaza
L-31	McDonald's	8850 Main Road, Laurel	Restaurant	3,182 SF	86 seats	Occupied	Excellent	
L-32	N/A	Main Road, Laurel	Farm Stand	N/A	N/A	Occupied	Good	
L-33	North Fork Custom Audio-Video	6615 Main Road, Laurel	Audio/Video Sales	6,020 SF (among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 6,020 SF in multiple buildings, which are shared with GJS Electric
L-34	North Fork Dental Association	7555 Main Road, Laurel	Dental Office	10,416 SF (among multiple buildings and tenants)	N/A	Occupied	Good	Note: 10,416 SF in three buildings, which is shared with Mattituck Family Medicine, Styles Salon, Family Service League - North Fork Counseling, Adult Neurology and Lee Staebler - Physical Therapist. Located within Mattituck Medical Plaza
L-35	North Fork Early Learning Center	475 Franklinville Road, Laurel	Daycare/ Learning Center	N/A	N/A	Occupied	Good	



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L-36	North Fork Family Medicine	7905 Main Road, Laurel	Doctor Office	6,056 SF (among multiple tenants)	N/A	Occupied	Excellent	Note: 6,056 SF in building, shared with Total Dental Care of Mattituck and Marlyn Claudia Milica
L-37	North Fork Grill	9650 Main Road, Laurel	Restaurant	2,978 SF	N/A	Unsure	Fair	
L-38	Prudential Douglas Elliman Real Estate	10200 Main Road, Laurel	Realtor Office	5,773 SF (among multiple tenants)	N/A	Occupied	Good	Note: 5,773 SF in building, which is shared with Hair Experience and Family Dentistry. Located within Celic Center
L-39	Scott Tyler's Automotive	6795 Main Road, Laurel	Auto Body Shop	4,140 SF	N/A	Occupied	Fair	
L-40	Starlite Auto Body	7255 Main Road, Laurel	Auto Body Shop	5,170 SF	N/A	Occupied	Good	
L-41	Styles Salon	7555 Main Road, Laurel	Hair Salon	10,416 SF (among multiple buildings and tenants)	N/A	Occupied	Good	Note: 10,416 SF in three buildings, which is shared with Mattituck Family Medicine, Family Service League - North Fork Counseling, Adult Neurology, Lee Staebler - Physical Therapist and North Fork Dental Association. Located within Mattituck Medical Plaza
L-42	The Gardens at Beds & Borders	550 Main Road, Laurel	Nursery/ Garden Shop	N/A	N/A	Occupied	Good	
L-43	The Shop Unfinished Furniture	625 Franklinville Road, Laurel	Furniture Store	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
L-44	Times Review Newspapers/ The Suffolk Times/ The News-Review	7785 Main Road, Laurel	Professional Office	7,920 SF	N/A	Occupied	Excellent	Good example of using landscaping around the parking area
L-45	Total Dental Care of Mattituck	7905 Main Road, Laurel	Dental Office	6,056 SF (among multiple tenants)	N/A	Occupied	Excellent	Note: 6,056 SF in building, shared with North Fork Family Medicine and Marlyn Claudia Milica
L-46	Town of Southold Laurel Park Visitor Information Center	4995 Main Road, Laurel	Visitor Center	N/A	N/A	Occupied	Good	North Fork Promotion Council, Little League Baseball field, DEC Fishing Access Site
L-47	United States Postal Service	2168 Main Road, Laurel	Post Office	N/A	N/A	Occupied	N/A	
L-48	Walter P. Sabat	Aldrich Road, Laurel	Park	N/A	N/A	Occupied	Good	Basketball courts, Baseball fields, Soccer fields
L-49	Will Paulson Woodworks, Inc.	1795 Old Main Road, Laurel	Millwork, Cabinets	4,400 SF	N/A	Occupied	Fair	
Mattituck								
M-1	Aaron's Auctions & Antiques/ Crystal Clear Window Cleaning	13000 Main Road, Mattituck	Auction/ Antique Store	6,320 SF (among multiple tenants)	N/A	Partially Occupied	Fair	
M-2	Alex Boukas, DDS	14695 Main Road, Mattituck	Dental Office	N/A	N/A	N/A	N/A	
M-3	Amano Restaurant	13550 Main Road, Mattituck	Restaurant	4,934 SF (among multiple buildings)	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-4	American Express Financial Advisors/ Law Offices of David Jude Jannuzzi, Esq./ Law Offices of Goggins & Palumbo/ Davidow, Davidow, Siegel & Stern, LLP	13235 Main Road, Mattituck	Professional Office	4,332 SF (among multiple buildings)	N/A	Occupied	Good	
M-5	Andrew Stype Realty	12985 Main Road, Mattituck	Realtor Office	N/A	N/A	Occupied	Good	
M-6	Angel Tips	10095 Main Road, Mattituck	Nail Salon	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-7	Antique Catering and Deli	10560 Main Road, Mattituck	Delicatessen	6,455 SF (among multiple tenants)	24 seats	Occupied	Good	Note: 6,455 SF in building, which is shared with Antique Catering and Deli
M-8	Antoinette P. Notow, MD	13405 Main Road, Mattituck	Doctor Office	2,149 SF (among multiple tenants)	N/A	Occupied	Good	Note: 2,149 SF in building, which is shared with Architechnologies and Long Island Skin Care and Dermatologic Surgery



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-9	Architechnologies	13405 Main Road, Mattituck	Architect Office	2,149 SF (among multiple tenants)	N/A	Occupied	Good	Note: 2,149 SF in building, which is shared with Antoinette P. Notow, MD and Long Island Skin Care and Dermatologic Surgery
M-10	At Your Service Party Rental	13175 Main Road, Mattituck	Party Rental	5,160 SF	N/A	Occupied	Good	
M-11	Bahia Taco Shop	10095 Main Road, Mattituck	Restaurant	N/A	16 seats	N/A	N/A	Note: 119,427 SF in multiple buildings, which are shared with 20+ additional tenants. Located within Mattituck Plaza
M-12	Bailie Beach Park	1690 Bailie Beach Road, Mattituck	Park	N/A	N/A	Occupied	Good	Only park that allows dogs
M-13	Banice	10095 Main Road, Mattituck	Tobacco Shop	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, which are shared with 20+ additional tenants. Located within Mattituck Plaza
M-14	Bauer's Love Lane Shoppe	100 Love Lane, Mattituck	Gift Shop	11,977 SF (among multiple tenants)	N/A	Occupied	Good	Note: 11,977 SF in building, which is shared with The Country Pet Boutique, Cecily's Love Lane Gallery, Haircutters and the Post Office
M-15	Baxter Investment Services	Main Road at Elijah's Lane, Mattituck	Investment Services	N/A	N/A	Unsure	Good	Appears to be located within same building as CarQuest



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-16	Black Tie Caterers	55 County Road 48, Mattituck	Catering/ Banquet Facility	N/A	N/A	N/A	N/A	
M-17	Blue Sage Day Spa	140 Pike Street, Mattituck	Day Spa	2,355 SF	N/A	Occupied	Good	
M-18	Bouké Wines	35 Cox Neck Road, Mattituck	Winery	N/A	N/A	Occupied	Good	Same location as Lieb Family Cellars and Suhru Wines
M-19	BP Gas Station	16900 Main Road, Mattituck	Gas Station	N/A	N/A	Occupied	Good	
M-20	Breakwater Beach District Park	4205 Breakwater Road, Mattituck	Park	N/A	N/A	N/A	N/A	
M-21	Briarcliff Sod	Mill Lane, Mattituck	Sod Farm	N/A	N/A	Occupied	Good	
M-22	Bridgehampton National Bank	10095 Main Road, Mattituck	Bank	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-23	C. Cat Co - Dave Cheshire Contracting	555 Westphalia Avenue, Mattituck	Office/ Garage	13,895 SF (among multiple buildings)	N/A	Unsure	Good	Small white building on site.



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-24	Capital One Bank	10095 Main Road, Mattituck	Bank	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-25	Capital One Bank	245 Love Lane, Mattituck	Bank	17,202 SF (among multiple buildings)	N/A	Occupied	Good	
M-26	Capital One Bank	9025 Main Road, Mattituck	Corporate Office	N/A	N/A	Occupied	Good/ Excellent	
M-27	CarQuest Auto Parts	19625 Main Road, Mattituck	Auto Parts Store	N/A	N/A	Occupied	Good	Located within same building as Baxter Investment Services
M-28	Cecily's Love Lane Gallery	70-80 Love Lane, Mattituck	Art Gallery	11,977 SF (among multiple tenants)	N/A	Occupied	Good	Note: 11,977 SF in building, which is shared with The Country Pet Boutique, Bauer's Love Lane Shoppe, Haircutters and the Post Office
M-29	Chaps Corner	10095 Main Road, Mattituck	Clothing Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-30	Christian R. Hart, Attorney at Law	10095 Main Road, Mattituck	Professional Office	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-31	Chrysa Pasqualone, P.C., Attorney at Law	13705 Main Road, Mattituck	Professional Office	4,129 SF (among multiple tenants)	N/A	Occupied	Excellent	Note: 4,129 SF in building, shared with Michael J. Montgomery, Attorney at Law
M-32	CJKS Enterprises, Inc.	600 Pike Street, Mattituck	Contractor	N/A	N/A	N/A	N/A	
M-33	Community Rentals and Sales Realty	13250 Main Road, Mattituck	Realtor Office	1,516 SF (among multiple buildings)	N/A	Occupied	Good	
M-34	Condon Engineering	1755 Sigsbee Road, Mattituck	Engineering Company	N/A	N/A	N/A	N/A	
M-35	Cooper Farm Stand	2200 Breakwater Road, Mattituck	Farm Stand	N/A	N/A	Occupied	Good	
M-36	Custom Lighting of Suffolk, Inc.	5170 Sound Avenue, Mattituck	Electrician Office	3,060 SF (among multiple buildings)	N/A	Occupied	Good	Live/work unit
M-37	Cycle Financial Services	635 Love Lane, Mattituck	Accounting and Tax Services	N/A	N/A	N/A	N/A	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-38	Dance Center of Mattituck	445 Pike Street, Mattituck	Dance Studio	2,660 SF (among multiple tenants)	N/A	Occupied	Good	Note: 2,660 SF in building, which is shared with Michelle's Beauty Salon
M-39	Daniel C. Ross, Attorney at Law	315 Westphalia Avenue, Mattituck	Professional Office	4,495 SF (among multiple tenants)	N/A	Occupied	Good	Note: 4,495 SF in building, which is shared with Daniel C. Ross, Attorney at Law
M-40	DeFriest-Grattan Funeral Homes, Inc.	13805 Main Road, Mattituck	Funeral Home	6,650 SF	N/A	Occupied	Excellent	
M-41	Deluxe Cleaners	12140 Main Road, Mattituck	Dry Cleaning	7,010 SF (among multiple tenants)	N/A	Occupied	Fair	Note: 7,010 SF in building, which is shared with La Tienda, Ltd, and another vacant space. Located within Angelina Plaza
M-42	Designer Kitchens East	55 County Road 48, Mattituck	Kitchen supply	N/A	N/A	Occupied	Good	Located within County Road 48 Plaza
M-43	Dickerson's Marine Sales & Service	95 Factory Avenue, Mattituck	Boat Sales	1,944 SF	N/A	Occupied	Good	Associated with Eastern Long Island Pool
M-44	Dinizio Service Center, Inc.	County Road 48, Mattituck	Auto Body	2,850 SF (among multiple buildings)	N/A	Occupied	Good	



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M-45	DoLittles Café	10095 Main Road, Mattituck	Restaurant	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-46	Donald G. Feiler Architect	11725 Main Road, Mattituck	Professional Office	1,386 SF	N/A	Occupied	Good	Live/work unit
M-47	Dr James A. Hinsch, Chiropractor	14825 Main Road, Mattituck	Chiropractor Office	1,864 SF	N/A	Occupied	Good	Live/work unit
M-48	Dr. Frank A. Kestler	11535 Main Road, Mattituck	Dental Office	5,176 SF (among two buildings)	N/A	Occupied	Good	
M-49	Dr. John Sawicki	11165 Main Road, Mattituck	Dental Office	2,240 SF	N/A	Occupied	Good	Live/work unit
M-50	Dr. M. Gorenkoff	13075 Sound Avenue, Mattituck	Orthodontist Office	2,838 SF	N/A	Occupied	Good	Live/work unit
M-51	East End Sporting Goods	11500 Main Road, Mattituck	Sporting Goods Store	7,544 SF (among multiple buildings)	N/A	Occupied	Good	
M-52	Eastern Energy Systems	7470 Sound Avenue, Mattituck	Renewable Energy Company	N/A	N/A	Occupied	Good	



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M-53	EBay/ East End Corner Store/ Steven F. Kiely (Attorney at Law)	12800 Main Road, Mattituck	Professional Office/ General Retail	4,624 SF	N/A	Partially Occupied	Good	One vacancy noted
M-54	Edna Kapenhas- Bables, Breast Surgeon	13105 Main Road, Mattituck	Doctor Office	6,888 SF (among multiple tenants)	N/A	Partially Occupied	Good	Note: 6,888 SF in building, which is shared with Sound Gynecologic Oncology. Located within The Glenwood Building. At time of inventory, appeared to be under construction, re-facing.
M-55	Flora Nurseries, Inc.	6900 Wickham Avenue, Mattituck	Nursery	N/A	N/A	Occupied	Good	Wholesale
M-56	GameStop (coming soon)	10095 Main Road, Mattituck	Game Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-57	Gifts Unlimited Jewelry & Gifts	11160 Main Road, Mattituck	Jewelry Store/ Gift Shop	1,026 SF (among multiple buildings)	N/A	Occupied	Fair/Good	



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M-58	Grabie Appliance	10095 Main Road, Mattituck	Appliance Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-59	Haircutters	400 Love Lane, Mattituck	Barber Shop/Hair Salon	11,977 SF (among multiple tenants)	N/A	Occupied	Good	Note: 11,977 SF in building, which is shared with The Country Pet Boutique, Cecily's Love Lane Gallery, Bauer's Love Lane Shoppe, and the Post Office
M-60	Handy Pantry Friendly Food Stores	12250 Main Road, Mattituck	Convenience Store	10,100 SF (among multiple tenants)	N/A	Occupied	Good	Note: 10,100 SF in building, which is shared with Wash n Fold Laundromat
M-61	Harbes Family Farm and Vineyard	715 Sound Avenue, Mattituck	Winery/ Farm	N/A	N/A	Occupied	Good	
M-62	Hardy Plumbing- Heating-AC-Fuel Oil	13520 Main Road, Mattituck	Plumbing and Heating	5,672 SF (among multiple buildings and multiple tenants)	N/A	Occupied	Fair	Note: 5,672 SF in multiple buildings, which are shared with Village Pizza. Residence located behind business



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-63	Harold R. Reeve & Sons	8363 Sound Avenue, Mattituck	Contractor Office	5,504 SF (among multiple buildings)	N/A	Occupied	Fair/Good	Storage sheds in back
M-64	Hess	11000 Main Road, Mattituck	Gas Station	627 SF	N/A	Occupied	Good	
M-65	Highwind Estates	1150 Main Road, Mattituck	Horse Stables/ Instruction	N/A	N/A	Occupied	Good	
M-66	Hunter's Creek Farm	Bergen Avenue, Mattituck	Farm	N/A	N/A	Occupied	Good	
M-67	ICVM Group	50 Love Lane, Mattituck	Multimedia	N/A	N/A	N/A	N/A	
M-68	Inland Homes Custom Builders	315 Westphalia Avenue, Mattituck	Contractor Office	4,495 SF (among multiple tenants)	N/A	Occupied	Good	Note: 4,495 SF in building, which is shared with Daniel C. Ross, Attorney at Law
M-69	International Harvester	Elijah Lane, Mattituck	Farm Equipment Retailer	N/A	N/A	Occupied	Good	
M-70	Iron Skillet	730 Love Lane, Mattituck	Restaurant	4,210 SF	16 seats	Occupied	Good	Live/work unit
M-71	J. Shields Fine Wine & Spirits	13325 Main Road, Mattituck	Liquor Store	3,640 SF	N/A	Occupied	Fair/Good	Note: 3,640 SF in building, which is shared with Jamesport Bait & Tackle and vacant office space
M-72	Jamesport Bait & Tackle	13355 Main Road, Mattituck	Bait & Tackle Store	3,640 SF	N/A	Occupied	Fair/Good	Note: 3,640 SF in building, which is shared with J. Shields Fine Wine & Spirits and vacant office space



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M-73	Jans-Chinese Restaurant	10095 Main Road, Mattituck	Restaurant	119,427 SF (located among multiple buildings and multiple tenants)	16 seats	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-74	Jen Lew Designs	490 Riley Avenue, Mattituck	Crafts	N/A	N/A	N/A	N/A	
M-75	Joseph Finora, CPA	185 Bay Avenue, Mattituck	Accounting and Tax Services	N/A	N/A	N/A	N/A	
M-76	JTC Realty Holdings	11170 Sound Avenue, Mattituck	Contractor Office	9,412 SF	N/A	Occupied	Good	
M-77	Juniper Hill, Inc.	341 Kirkup Lane, Mattituck	Nursery/ Greenhouse	N/A	N/A	Occupied	Good	Growing for You- Wholesale Only
M-78	Kardwell International, Inc.	13650 Main Road, Mattituck	Manufacturer	20,108 SF (among multiple buildings)	N/A	Occupied	Good	
M-79	Kelly J. Fogarty, CPA, PC	12165 Main Road, Mattituck	Professional Office	1,483 SF	N/A	Occupied	Good	
M-80	Kolb Heating and Air Conditioning	11500 Sound Avenue, Mattituck	Heating and Air Conditioning	25,149 SF (among multiple buildings)	N/A	Occupied	Good	
M-81	La Tienda, Ltd	12130 Main Road, Mattituck	Specialty Food Store	7,010 SF (among multiple tenants)	N/A	Occupied	Fair	Note: 7,010 SF in building, which is shared with Deluxe Cleaners, and another vacant space. Located within Angelina Plaza



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M-82	Law offices of Wickham, Wickham & Bressler, P.C	13015 Main Road, Mattituck	Professional Office	3,492 SF	N/A	Occupied	Good	
M-83	Lemonda & Associates	11775 Main Road, Mattituck	Professional Office	3,206 SF (among multiple buildings)	N/A	Occupied	Good	Tax preparation/ accounting office
M-84	Lieb Family Cellars	35 Cox Neck Road, Mattituck	Winery	N/A	N/A	Occupied	Good	Same location as Bouké Wines and Suhru Wines
M-85	Long Island Skin Care and Dermatologic Surgery	13405 Main Road, Mattituck	Doctor Office	2,149 SF (among multiple tenants)	N/A	Occupied	Good	Note: 2,149 SF in building, which is shared with Antoinette P. Notow, MD and Architechnologies
M-86	Longmeadow Landscape Design & Maintenance	345 Wavecrest Lane, Mattituck	Landscaping	N/A	N/A	N/A	N/A	
M-87	Lou's Service Station/ Twin Fork Tire	825 Pacific Street, Mattituck	Auto Body	5,800 SF (among multiple buildings)	N/A	Occupied	Fair	
M-88	Love Lane Kitchen	240 Main Road, Mattituck	Restaurant	2,993 SF	63 seats (includes outdoor seating)	Occupied	Good	Note: 2,993 SF in building, which is shared with Mint
M-89	Love Lane Photo	12830 Main Road, Mattituck	Photo	N/A	N/A	N/A	N/A	
M-90	Love Lane Sweet Shoppe and Gifts	125 Love Lane, Mattituck	Candy Shop/ Gift Shop	1,690 SF	N/A	Occupied	Good	
M-91	Macari Vineyards	150 Bergen Avenue, Mattituck	Winery	N/A	N/A	Occupied	Excellent	



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M-92	Magic Fountain	9825 Main Road, Mattituck	Ice Cream Parlor	820 SF	12 seats (outdoor seating on benches)	Occupied	Good	
M-93	Magnolo Offices	10095 Main Road, Mattituck	Professional Office	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-94	MATT-A-MAR Marina	2255 Wickham Avenue, Mattituck	Marina	N/A	N/A	Occupied	Good	
M-95	Mattituck Auto Electric	425 Westphalia Avenue, Mattituck	Auto Electric Installation	2,100 SF	N/A	Occupied	Good	
M-96	Mattituck Cinemas	10095 Main Road, Mattituck	Theatre	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-97	Mattituck Creek Waterway Access Site (NYSDEC)	Naugles Road, Mattituck	Waterway Access	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-98	Mattituck District Park	11280 Peconic Bay Boulevard, Mattituck	Park	N/A	N/A	Occupied	Good	Contains ball field, located on bay
M-99	Mattituck Florist and Garden Shop	13100 Main Road, Mattituck	Florist/ Garden Shop	4,721 SF	N/A	Occupied	Good	During time of inventory, it was noted that this business is relocating to 95 Love Lane
M-100	Mattituck Inlet Marina and Shipyard	5780 West Mill Road, Mattituck	Marina, Sales and Service	N/A	37 boat slips	Occupied	Good	
M-101	Mattituck Inlet Park	Breakwater Road, Mattituck	Park	N/A	N/A	Occupied	Good	Playground, Beach, Volleyball, Restrooms
M-102	Mattituck Laurel Historic Society and Museums	Main Road and Cardinal Drive, Mattituck	Historical Society/ Museum	N/A	N/A	Occupied	Fair	Includes 1760 Schoolhouse and New Egypt School
M-103	Mattituck Motel	2150 Bay Avenue, Mattituck	Motel	N/A	19 seasonal guest rooms	Occupied	Fair	
M-104	Mattituck Plumbing & Heating Corporation	10680 Main Road, Mattituck	Plumbing and Heating	N/A	N/A	N/A	N/A	
M-105	Mattituck Sanitation	800 Wickham Road, Mattituck	Sanitation	11,808 SF (among multiple buildings)	N/A	Occupied	Fair	



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M-106	Mattituck Spirit Shop	10095 Main Road, Mattituck	Liquor Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-107	Mattituck Village Market	170 Love Lane, Mattituck	Delicatessen/Grocery Store	5,820 SF	17 seats	Occupied	Good	
M-108	Mattituck Wines and Spirits	3060 Park Avenue, Mattituck	Wine and Liquor	N/A	N/A	N/A	N/A	
M-109	Mattituck Yacht Club	Southern end of Mattituck District Park, Mattituck	Yacht Club	N/A	N/A	Unsure	Fair	Run down, not sure if still in operation
M-110	Michael J. Montgomery, Attorney at Law	13705 Main Road, Mattituck	Professional Office	4,129 SF (among multiple tenants)	N/A	Occupied	Excellent	Note: 4,129 SF in building, shared with Chrysa Pasqualone, P.C., Attorney at Law
M-111	Michelangelo Pizzeria	10095 Main Road, Mattituck	Restaurant	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-112	Michelle's Beauty Salon	400 Pike Street, Mattituck	Hair Salon	2,660 SF (among multiple tenants)	N/A	Occupied	Good	Note: 2,660 SF in building, which is shared with Michelle's Beauty Salon
M-113	Mill Road Preserve	1900 Mill Road, Mattituck	Preserve	25 acres	N/A	Occupied	Good	
M-114	Mint	240 Main Road, Mattituck	General Retail	2,993 SF	N/A	Occupied	Good	Note: 2,993 SF in building, which is shared with Love Lane Kitchen
M-115	Model Nails	165 Love Lane, Mattituck	Nail Salon	740 SF	N/A	Occupied	Good	
M-116	N/A	New Suffolk Avenue, Mattituck	Nursery	N/A	N/A	Occupied	Good	
M-117	N/A	555 Westphalia Avenue, Mattituck	Office/ Garage	13,895 SF (among multiple buildings)	N/A	Unsure	Good	Large brick building on site
M-118	N/A	18900 Main Road, Mattituck	Roadside stand selling bird houses	N/A	N/A	Occupied	Fair	
M-119	N/A	12875 Main Road, Mattituck	Vacant	3,640 SF	N/A	Vacant	Fair/ Good	Vacant office space. Note: 3,640 SF in building, which is shared with J. Shields Fine Wine & Spirits and Jamesport Bait & Tackle
M-120	N/A	12140 Main Road	Vacant	7,010 SF (among multiple tenants)	N/A	Vacant	Fair	Note: 7,010 SF in building, which is shared with La Tienda, Ltd, and Deluxe Cleaners. Vacant - formerly The Feed Bag. Located within Angelina Plaza



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M-121	N/A	10095 Main Road, Mattituck	Vacant	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Vacant	Good	Formerly occupied by Verizon. Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-122	N/A	95 Love Lane, Mattituck	Vacant	726 SF	N/A	Vacant	Fair	Undergoing improvements. A sign was noted during time of inventory, "Coming Soon- Mattituck Florist and Garden Shop"
M-123	National Bicentennial Farm	50 Mill Lane, Mattituck	Farm	N/A	N/A	Occupied	Fair/Good	
M-124	North Farmer Communications/ U-Haul	9705 Main Road, Mattituck	Cell Phone Service/ Auto Repair and Sales	1,130 SF (among multiple buildings)	N/A	Occupied	Fair	
M-125	North Fork Bagel Cafe	10095 Main Road, Mattituck	Delicatessen/ Restaurant	119,427 SF (located among multiple buildings and multiple tenants)	13 seats	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-126	North Fork Community Theatre	12700 Sound Avenue, Mattituck	Theatre	5,317 SF	N/A	Occupied	Fair	



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M-127	North Fork Environmental Council	12700 Main Road, Mattituck	Environmental Council	1,961 SF (among multiple tenants)	N/A	Occupied	Fair/Good	Note: 1,961 SF in building, shared with The Document Wizard
M-128	North Fork Fence Company	10780 Main Road, Mattituck	Fence Company	1,380 SF	N/A	Occupied	Fair	
M-129	North Fork Market and Deli	11155 Main Road, Mattituck	Delicatessen	3,680 SF	16 seats	Occupied	Good	
M-130	North Fork Optical	10095 Main Road, Mattituck	Ophthalmologist Office	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-131	North Fork Orthopedics	55 Sound Avenue, Mattituck	Doctor Office	N/A	N/A	Occupied	Good	Located within County Road 48 Plaza
M-132	North Fork Saddlery	50 Love Lane, Mattituck	Saddle Shop	6,284 SF (among multiple tenants)	N/A	Occupied	Good	Note: 6,284 SF in building, which is shared with Verizon Wireless. Located within Octagonal Building
M-133	North Fork's Little Secret Gifts/Jewelry	Love Lane, Mattituck	Gift Shop	2,550 SF	N/A	Occupied	Good	
M-134	North Shore Yacht Sales	9605 Main Road, Mattituck	Boat Sales	1,104 SF	N/A	Occupied	Good	
M-135	Northeastern Equipment	640 Love Lane, Mattituck	Storage	6,588 SF	N/A	Occupied	Fair/Good	Note: second entrance on Sound Avenue



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-136	Old Mill Inn	5775 West Mill Road, Mattituck	Restaurant	N/A	160 seats (136 indoor + 22 outdoor)	Occupied	Good	
M-137	Old Sound Stables	1100 County Road 48, Mattituck	Horse Boarding/ Instruction	N/A	N/A	Occupied	Good	
M-138	One-Legged Chairs	5175 Sound Avenue, Mattituck	Machine Shop	1,836 SF (among multiple buildings)	N/A	Occupied	Fair	
M-139	Orlowski Hardware Company	320 Love Lane, Mattituck	Hardware Store	10,714 SF (among multiple buildings)	N/A	Occupied	Good	
M-140	Paul Izak Salon and Day Spa	55 County Road 48, Suite 7, Mattituck	Salon/Spa	N/A	N/A	Occupied	Good	Located within County Road 48 Plaza
M-141	Peconic Bay Primary Medical Care	13400 Main Road, Mattituck	Doctor Office	16,728 SF	N/A	Occupied	Good	Note: 16,728 SF in building, which is shared with Roy H. Reeve Agency, Inc. Insurance
M-142	Penny Lumber	12585 Sound Avenue, Mattituck	Lumber Yard/ Office	9,712 SF (among multiple buildings)	N/A	Occupied	Fair/Good	
M-143	Phillip J. Centonze, DMD	5700 Sound Avenue, Mattituck	Dental Office	2,280 SF	N/A	Occupied	Good	Live/work unit
M-144	Pike Street Pilates	600 Pike Street, Mattituck	Fitness Studio	4,028 SF	N/A	Occupied	Fair	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-145	Preferred Dental Care	14695 Main Road, Mattituck	Dental Office	2,411 SF (among multiple buildings)	N/A	Occupied	Good	Live/work unit
M-146	Radio Shack	10095 Main Road, Mattituck	Electronics Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-147	Renee's Fashions, Gifts, Furnishings	10095 Main Road, Mattituck	Department Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-148	Rite-Aid	10095 Main Road, Mattituck	Pharmacy	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-149	Roy H. Reeve Agency, Inc. Insurance	13400 Main Road, Mattituck	Insurance Office	16,728 SF	N/A	Occupied	Good	Note: 16,728 SF in building, which is shared with Peconic Bay Primary Medical Care
M-150	Shamrock Tree Expert Company	898 Elijah's Lane, Mattituck	Tree removal	N/A	N/A	N/A	N/A	
M-151	Sherwood House Vineyards	2600 Oregon Road, Mattituck	Winery	N/A	N/A	Occupied	Good	
M-152	Shinn Estates Vineyards	2000 Oregon Road, Mattituck	Winery	N/A	N/A	Occupied	Good	
M-153	Sound Gynecologic Oncology	13105 Main Road, Mattituck	Doctor Office	6,888 SF (among multiple tenants)	N/A	Partially Occupied	Good	Note: 6,888 SF in building, which is shared with Edna Kapenhas-Bables, Breast Surgeon. Located within The Glenwood Building. At time of inventory, appeared to be under construction, re-facing.
M-154	Starbucks	10095 Main Road, Mattituck	Coffee Shop	119,427 SF (located among multiple buildings and multiple tenants)	19 seats	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-155	Strong's Marine	2400 Camp Mineola Road, Mattituck	Marina, Sales and Service, Rentals	N/A	100 boat slips	Occupied	Good	Sign at entrance notes that this was ranked #11 out of the Top 100 Boating Dealers in the United States



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-156	Subway	10095 Main Road, Mattituck	Restaurant	119,427 SF (located among multiple buildings and multiple tenants)	14 seats	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-157	Suffolk County National Bank	10900 Main Road, Mattituck	Bank	1,998 SF	N/A	Occupied	Excellent	
M-158	Suhru Wines	35 Cox Neck Road, Mattituck	Winery	N/A	N/A	Occupied	Good	Same location as Lieb Family Cellars and Bouké Wines
M-159	Surfside 3	11455 Main Road, Mattituck	Marina	5,000 SF	N/A	Occupied	Good	
M-160	Surfside 3 Modern Yachts and Service Center	Bay Avenue, Mattituck	Boat Sales and Service/ Marina	2,424 SF (among multiple buildings)	N/A	Occupied	Good	
M-161	Teledyne Mattituck Services	410 Airway Drive, Mattituck	Airport	N/A	N/A	Occupied	Fair	
M-162	The Broken Down Valise	180 Pike Street, Mattituck	Bar	840 SF	N/A	Occupied	Fair	
M-163	The Country Pet Boutique	70 Love Lane, Mattituck	Pet Supply Store	11,977 SF (among multiple tenants)	N/A	Occupied	Good	Note: 11,977 SF in building, which is shared with Cecily's Love Lane Gallery, Bauer's Love Lane Shoppe, Haircutters and the Post Office
M-164	The Document Wizard	12700 Main Road, Mattituck	Professional Office	1,961 SF (among multiple tenants)	N/A	Occupied	Fair/Good	Note: 1,961 SF in building, shared with North Fork Environmental Council



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
M-165	The Event Store	550 County Road 48, Mattituck	Party Rental	N/A	N/A	N/A	N/A	
M-166	The LLL Deli	135 Love Lane, Mattituck	Delicatessen	900 SF	16 seats	Occupied	Good	
M-167	The Plantage	Elijah's Lane, Mattituck	Nursery/ Greenhouse	N/A	N/A	Occupied	Good	Wholesale perennials, ornamental grasses
M-168	The Restaurant at Four Doors Down	10560 Main Road, Mattituck	Restaurant	6,455 SF (among multiple tenants)	85 seats	Occupied	Good	Note: 6,455 SF in building, which is shared with Antique Catering and Deli
M-169	The Sicilian Pizzeria	55 County Road 48, Mattituck	Pizzeria	N/A	N/A	Occupied	Good	Located within County Road 48 Plaza
M-170	The Village Cheese Shop	105 Love Lane, Mattituck	Specialty Food Store	504 SF	N/A	Occupied	Good	
M-171	Tony's Complete Auto	3175 County Road 48, Mattituck	Auto Body	N/A	N/A	N/A	N/A	
M-172	Touch of Venice	2255 Wickham Avenue, Mattituck	Restaurant	N/A	80-90 seats	Occupied	N/A	
M-173	Town and Country Real Estate	6920 Main Road, Mattituck	Realtor Office	N/A	N/A	Occupied	Good	
M-174	Town Park	Bay Avenue, Mattituck	Park	N/A	N/A	Occupied	Good	Ball field
M-175	United States Postal Service	140 Love Lane, Mattituck	Post Office	N/A	N/A	Occupied	Good	
M-176	Verizon Wireless	50 Main Road, Mattituck	Communications Store	6,284 SF (among multiple tenants)	N/A	Occupied	Good	Note: 6,284 SF in building, which is shared with North Fork Saddlery. Located within Octagonal Building
M-177	Veteran's Memorial Park	Peconic Bay Boulevard, Mattituck	Park	N/A	N/A	Occupied	Good	Contains play area, picnic area, athletic fields, restrooms, District office located here



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M-178	Village Cleaners	10095 Main Road, Mattituck	Dry Cleaning	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-179	Village Pizza	13500 Main Road, Mattituck	Restaurant	5,672 SF (among multiple buildings and multiple tenants)	16 seats	Occupied	Fair	Note: 5,672 SF in multiple buildings, which are shared with Hardy Plumbing-Heating-AC-Fuel Oil
M-180	Waldbaums	10095 Main Road, Mattituck	Grocery Store	119,427 SF (located among multiple buildings and multiple tenants)	N/A	Occupied	Good	Note: 119,427 SF in multiple buildings, shared with 20+ additional tenants. Located within Mattituck Plaza
M-181	Wash n Fold Laundromat	12250 Main Road, Mattituck	Laundromat	10,100 SF (among multiple tenants)	N/A	Occupied	Good	Note: 10,100 SF in building, which is shared with Handy Pantry Friendly Food Services
M-182	Wendy's Deli	55 County Road 48, Mattituck	Deli	N/A	24 seats	Occupied	Good	Located within County Road 48 Plaza



ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
<i>New Suffolk</i>								
NS-1	Captain Marty's Marine Repair & Fishing Station	1 st Street and King Street, New Suffolk	Marine Repair & Fishing Station	N/A	N/A	Occupied	Good	
NS-2	First Submarine Base Dockage	End of Main Street, New Suffolk	Historical Area and Marina	N/A	N/A	Occupied	Good	
NS-3	Legends	835 1 st Street, New Suffolk	Restaurant	N/A	78 seats	Occupied	Good	
NS-4	New Suffolk Beach	End of Jackson Street, New Suffolk	Beach	N/A	N/A	Occupied	Good	New Suffolk Robin's Island Ferry
NS-5	New Suffolk Shipyard	6775 New Suffolk Road, New Suffolk	Shipyard, Hauling Dockage, Sales and Brokerage	N/A	70 docks and 22 moorings	Occupied	Good	Full service, gas, ships store and boat sales
NS-6	Nuisance Wildlife Control & Safe & Secure Lock Company	6580 New Suffolk, New Suffolk	Wildlife Control & Lock Company	N/A	N/A	Occupied	Good	
NS-7	Old Cove Yacht Club	1400 Old Harbor Rd, New Suffolk	Yacht Club	N/A	N/A	Occupied	Good	
NS-8	Peconic Retreat	555 New Suffolk Road, New Suffolk	Assisted Living Facility	N/A	10 beds	Occupied	Good	
NS-9	Robins Island Preserve	Ferry located at New Suffolk Beach, New Suffolk	Preserve	N/A	N/A	N/A	Good	
NS-10	Summer Girl	775 1 st Street, New Suffolk	Art, clothing retailer	N/A	N/A	Occupied	Good	
NS-11	United States Postal Service	375 1 st Street, New Suffolk	Post Office	N/A	N/A	Occupied	N/A	



ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
Orient								
O-1	Beaver & Tree Privet & Crepe Myrtle Wholesale & Retail	Main Road, Orient	Nursery/ Tree Farm	N/A	N/A	N/A	N/A	
O-2	Charles Rose Airport	Old Main Road, Orient	Shed, Hanger	N/A	N/A	Not sure if still in operation	Fair	Also known as Rose Field
O-3	Cross Sound Ferry	41270 Main Road, Orient	Ticket Office, Cross Sound Deli	N/A	N/A	Occupied	Good	
O-4	Driftwood Farms Wholesale Privet	34920 Main Road, Orient	Nursery/Tree Farm	N/A	N/A	N/A	N/A	
O-5	Electronics Repair	23530 Main Road, Orient	Electronic Repair	N/A	N/A	Occupied	Good	
O-6	Latham Farms	31800 Main Road, Orient	Fruit & Vegetable Stand	N/A	N/A	Occupied (Not open yet)	Good	
O-7	Latham Sand & Gravel	Main Road, Orient	Sand and Gravel	N/A	N/A	N/A	N/A	
O-8	Majors Pond Farm	Kings Street, Orient	Farm Stand	N/A	N/A	Occupied	Good	
O-9	Nina's Ice Cream Parlor & Cafe	1010 Village Lane, Orient	Ice Cream Parlor	N/A	N/A	Unsure	Fair	For sale sign in window noted at time of inventory
O-10	Old Orchard Farm Store	1240 Village Lane, Orient	Antique Shop	N/A	N/A	For rent sign in window	Good	
O-11	Old Point School House	1815 Village Lane, Orient	Historic Schoolhouse	N/A	N/A	Occupied	Fair/Good	Part of the Oysterponds Historical Society



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
O-12	Orient Beach State Park	40000 Main Road, Orient	Park	357 acres	N/A	Occupied	Good	Park office, lifeguard station, gift shop, trails, picnic area, kayak and canoe launch, bathhouse, bathroom pavilion, bird sanctuary, food stand, beach, play field, playground, fishing
O-13	Orient by the Sea Restaurant and Marina	40200 Main Road, Orient	Marina and boat launch/ramp; fueling station; restaurant	N/A	92 boat slips, 184 seats	Occupied	Good	At the time of inventory, it was noted that various businesses utilize this marina for boat charters, including Coyote Sportfishing, Sundowner Charters, Charter Boat Nancy Ann IV, Fishy Business – Sport Fishing Charters, Black Rock Sportfishing Charters, Orient Star II Charter Boat, Prime Time III and Brooklyn Girl.
O-14	Orient Country Store	930 Village Lane, Orient	General Store	N/A	N/A	Occupied	Good	
O-15	Orient Inn	25500 Main Road, Orient	Inn	N/A	5 guest rooms	Occupied	Good	
O-16	Orient Linen Company	Village Lane, Orient	Linen shop	N/A	N/A	Occupied	Good	Rental apartment was noted, located above storefront
O-17	Orient Point County Park	41425 Main Road, Orient	Park	48 acres	N/A	Occupied	Good	Hiking trail, beach
O-18	Orient Service Center	24375 Main Road, Orient	Gas Station and Auto Repair	N/A	N/A	Occupied	Good	
O-19	Orient Yacht Club	2110 Village Lane, Orient	Yacht Club, Dock	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
O-20	Oyster Ponds Farm	24850 Main Road, Orient	Farm	N/A	N/A	N/A	N/A	Berry farm, U-pick
O-21	Oysterponds Historical Society Museum	1555 Village Lane, Orient	Historical Society/ Museum	N/A	N/A	Occupied	Fair/Good	Includes Village House, Old Point Schoolhouse, Hallock Building, Webb House, Red Barn, Amanda Brown Schoolhouse
O-22	Plum Island Animal Disease Research Center	40550 Main Road, Orient	Office	N/A	N/A	Occupied	Good	
O-23	Poquatuck Hall	1160 Village Skippers Lanes, Orient	Community Hall	N/A	N/A	Occupied	Good	Maintained by Oysterponds Community Activities
O-24	Poquatuck Park	Village Lane, Orient	Park	N/A	N/A	Occupied	Good	
O-25	Terry's Farm Fresh	Main Road, Orient	Farm Stand	N/A	N/A	Occupied but closed	Fair	
O-26	The Candy Man	22350 Main Road, Orient	Candy Shop	N/A	N/A	Occupied	Good	
O-27	The Little House on the Corner	Oysterponds Lane and Main Road, Orient	Country Store	N/A	N/A	Occupied	Good	
O-28	United States Postal Service	980 Village Lane, Orient	Post Office	N/A	N/A	Occupied	N/A	
O-29	William Staple David Studio	Kings Street, Orient	Art Studio	N/A	N/A	Occupied	Good	
Peconic								
P-1	A Taste of the North Fork	2885 Peconic Lane, Peconic	Specialty Food Store	N/A	N/A	Occupied	Good	Located next to The Tasting Room
P-2	Ackerly Pond Vineyards	1375 Peconic Lane, Peconic	Winery	N/A	N/A	Occupied	Good	Bella Vita also located here



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
P-3	B.P. Gas Station	32400 County Road 48, Peconic	Gas station	N/A	N/A	Under construction	Good	
P-4	Barb's Veggies	Main Road, between Indian Neck Lane and Peconic Road, Peconic	Farm Stand	N/A	N/A	Occupied	Good	Closed during time of inventory
P-5	Beachwood Stone & Gravel	35180 County Road 48, Peconic	Stone & Gravel	N/A	N/A	Occupied	Good	
P-6	Briarcliff Sod	Various locations along Main Road and County Road 48, Peconic	Sod Farm	N/A	N/A	Occupied	Good	38705 Main Road, 43635 Main Road, 43925 Main Road
P-7	Briarcliff Sod Production and Maintenance	Main Road, Peconic	Sod Farm	N/A	N/A	Occupied	Good	
P-8	C.J. Van Bourgandien, Inc. Greenhouse	39395 Main Road, Peconic	Wholesale Greenhouse	N/A	N/A	Occupied	Good	
P-9	Carol Land Farms	Carol Avenue, Peconic	Firewood/ Fresh Eggs	N/A	N/A	Occupied	Good	Accompanies Farm Stand
P-10	Catapano Dairy Farm	33705 North Road, Peconic	Farm	N/A	N/A	Occupied	Good	Specializes in goat cheese
P-11	Chem-Dry of Suffolk County	41535 Main Road, Peconic	Carpet & Upholstery Cleaning	N/A	N/A	Occupied	Good	
P-12	Chuck's Fiberglass Service & Boat Storage	37300 Main Road, Peconic	Fiberglass Service & Boat Storage	N/A	N/A	Occupied	Good	
P-13	Coastal Plantings	27400 County Road 48, Peconic	Nursery	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
P-14	Country Petals	43385 Main Road, Peconic	Florist	N/A	N/A	Occupied	Good	
P-15	Creative Environmental Design	39160 Main Road, Peconic	Landscape Design/ Construction/Nursery	N/A	N/A	Occupied	Good	
P-16	Delea Sod Farms	Various locations along Main Road and County Road 48, Peconic	Sod Farm	N/A	N/A	Occupied	Good	
P-17	East End Pool King	35300 County Road 48, Peconic	Pool Store	N/A	N/A	Occupied	Good	
P-18	Farmer Mike's Farm Stand	Main Road, Peconic	Farm Stand	N/A	N/A	Occupied	Good	Not open at time of inventory
P-19	First Class Auto Body	41965 Main Road, Peconic	Auto Body	N/A	N/A	Occupied	Good	
P-20	Ford Trucks	42155 Main Road, Peconic	Former Car Dealership	N/A	N/A	Vacant	Fair	
P-21	Goldsmith's Inlet County Park	1585 Soundview Avenue, Peconic	Park	35 acres	N/A	Occupied	Good	Hiking trails off Soundview Avenue
P-22	Grimes Window Treatments	41705 Main Road, Peconic	Home Furnishings	N/A	N/A	Occupied	Good	
P-23	Harvest Inn Bed & Breakfast	40300 Main Road, Peconic	Bed & Breakfast	N/A	4 guest rooms	Occupied	Good	
P-24	Jay W. Guild	36400 North Road, Peconic	Greenhouse/ Garden Center	N/A	N/A	Occupied	Good	
P-25	Kenney's Road Beach	Kenney's Road, Peconic	Beach	N/A	N/A	Occupied	Good	
P-26	Krupski's Pumpkin Farm	38030 Main Road, Peconic	Farm	N/A	N/A	Occupied	Good	
P-27	Latham Sand & Gravel	35180 County Road 48, Peconic	Sand & Gravel	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
P-28	N/A	Indian Neck Lane, Peconic	Boat Launch	N/A	N/A	N/A	Good	
P-29	N/A	Peconic Lane, Peconic	Laundromat	N/A	N/A	Occupied	N/A	Located behind Post Office
P-30	Natural Landscape Accents	32900 County Road 48, Peconic	Construction & Design	N/A	N/A	Occupied	Good	
P-31	North Fork Wood Design	Paul's Lane and County Road 48, Peconic	Wood Sales	N/A	N/A	Occupied	Good	Shed building
P-32	Osprey's Dominion Vineyard	44075 Main Road, Peconic	Winery	N/A	N/A	Occupied	Good	
P-33	Overton Rich Community Park	Carol Avenue, Peconic	Park	N/A	N/A	Occupied	Good	
P-34	Pindar Vineyards	39935 Main Road, Peconic	Winery	N/A	N/A	Occupied	Good	
P-35	Pumpkinville Farm Stand	County Road 48, Peconic	Farm Stand	N/A	N/A	Vacant	Poor	Seasonal farm stand, not open at time of inventory
P-36	Raphael Vineyards	39390 Main Road, Peconic	Winery	N/A	N/A	Occupied	Good	
P-37	Richmond Creek Farm	Wells Road, Peconic	Farm	N/A	N/A	Occupied	Good	Vineyards also on property
P-38	Sang Lee Farm	25180 County Road, 48, Peconic	Farm	N/A	N/A	Occupied	Good	Certified Organic Farm
P-39	Scott DeSimone, Attorney-at-Law	41780 Main Road, Peconic	Attorney Office	N/A	N/A	Occupied	Good	
P-40	SVEC Bros. Nurseries	Peconic Lane, Peconic	Landscaping/ Nursery	N/A	N/A	Occupied	Good	
P-41	Ted's Auto Body and Used Cars	41965 Main Road, Peconic	Auto Body/ Car Sales	N/A	N/A	Occupied	Good	
P-42	The Country Chair	2745 Peconic Lane, Peconic	Home Furnishings	N/A	N/A	Occupied	N/A	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
P-43	The Down Home Store	37070 Main Road, Peconic	General Store	N/A	N/A	Occupied	Good	
P-44	The Lenz Winery	38355 Main Road, Peconic	Winery	N/A	N/A	Occupied	Good	
P-45	The Tasting Room	2885 Peconic Lane, Peconic	Winery	N/A	N/A	Occupied	Good	
P-46	United States Postal Service	2575 Peconic Lane, Peconic	Post Office	N/A	N/A	Occupied	N/A	
P-47	Vineyards Hair Studio	43385 Main Road, Peconic	Hair Salon	N/A	N/A	Occupied	Good	
P-48	White Flower Farmhouse	2845 Peconic Lane, Peconic	Antique Store	N/A	N/A	Occupied	Good	
Southold								
S-1	1670 Furniture House	47155 County Road 48, Southold	Furniture	N/A	N/A	Occupied	Good	
S-2	7-Eleven	56480 Main Road, Southold	Convenience Store	N/A	N/A	Occupied	Good	
S-3	Agawam Albertson Fine Home Estates	54280 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-4	Agway	1705 Youngs Avenue, Southold	Nursery/ Gardening/ Hardware	N/A	N/A	Occupied	Good	
S-5	Albertson Marine, Inc.	61205 Main Road, Southold	Marina	N/A	90 rentable boat slips	Occupied	Good	
S-6	Allstate Defensive Driving	53345 Main Road, unit 1-2, Southold	Car Insurance, Driving School	N/A	N/A	Vacant	Good	Located within Feather Hill Shopping Center, unit 1-2. Not yet open at time of inventory



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
S-7	Alternative Healing Arts Acupuncture	1235 Youngs Avenue, Southold	Acupuncture	N/A	N/A	Occupied	Good	
S-8	Alternative Health Care	44600 County Road 48, Southold	Chiropractic Office	N/A	N/A	Occupied	Good	
S-9	A-Z Auto Radiator Air Conditioning	1040A Horton's Rd, Southold	AC Repair/ Auto Radiator Repair	N/A	N/A	Occupied	Good	
S-10	B. Home	53470 Main Road, Southold	Home good store	N/A	N/A	Occupied	Good	
S-11	Banducci, Katz & Ferraris, LLP; Twomey, Latham, Shea, Kelly & Quartararo	56340 Main Road, Southold	Accountant Office/ Law Office	N/A	N/A	Occupied	Good	
S-12	Bank of America	53300 Main Road, Southold	Bank	N/A	N/A	Occupied	Good	
S-13	Bath and Linens of Southold/ Carol's Kids Corner	53815 Main Road, Southold	Linen Supply/ Clothing Store	N/A	N/A	Occupied	Good	
S-14	Bay & Hearth Restaurant	Old Main Road, Southold	Restaurant	N/A	N/A	Vacant - coming soon	N/A	Will open late summer, located at Port of Egypt Marine.
S-15	Beninati Associates	52875 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-16	Black Rock Fishing Charters; Kayak Fishing Headquarters; Eagles Neck Paddling Co.	49295 Main Road, Southold	Recreation Rentals	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
S-17	Boat Launch	End of Pine Neck Lane, Southold	Boat Launch	N/A	N/A	Occupied	Good	
S-18	Boat Launch and Bayfields	End of Gagens Landing Road, Southold	Boat Launch	N/A	N/A	Occupied	Excellent	
S-19	Briarcliff Sod	Various locations along County Road 48, Southold	Sod Farm	N/A	N/A	Occupied	Good	
S-20	Brick Cove Marina	1760 Sage Boulevard, Southold	Marina	N/A	138 boat slips	Occupied	Good	Features include pool, tennis, office, marina, yacht sales, dockage
S-21	Bridgehampton National Bank	54970 Main Road, Southold	Bank	N/A	N/A	Occupied	Good	
S-22	Burt's Reliable	1515 Youngs Avenue, Southold	Heating and Cooling	N/A	N/A	Occupied	Good	
S-23	Busy Bre's Farm/ Little Farmer's Playschool	57685 Main Road, Southold	Farm/ Pre-School	N/A	N/A	Occupied	Good	
S-24	Cai Hong Restaurant	46520 County Road 48, Southold	Restaurant	N/A	48 seats	Occupied	Good	Located within Southold Square
S-25	Capital One	54375 Main Road, Southold	Bank	N/A	N/A	Occupied	Good	Formerly Southold Savings Bank
S-26	Cedar Beach County Park	3960 Cedar Beach Road, Southold	Park	68 acres	N/A	Occupied	Good	
S-27	Century 21	54280 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-28	CF Van Duzer Gas Service/ Appliance Company	46155 County Road 48, Southold	Gas Service/ Appliances	N/A	N/A	Occupied	Good	
S-29	Charlene's Place Family Hair Salon	6835 Youngs Avenue, Southold	Hair Salon	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
S-30	Cheesy Charlie's Pizzeria	46455 County Road 48, Southold	Restaurant	N/A	N/A	Occupied	Good	
S-31	Coiffures by Joan Hair Salon	3325 Youngs Avenue, Southold	Hair Salon	N/A	N/A	Occupied	Good	
S-32	Commercial Real Estate	64157 Main Road, Southold	Real Estate	N/A	N/A	Occupied	Good	
S-33	Complement the Chef	53470 Main Road, Southold	Cooking Supply Store	N/A	N/A	Occupied	Good	
S-34	Corcoran Real Estate	53795 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-35	Corey Creek Vineyards	45470 Main Road, Southold	Winery	N/A	N/A	Occupied	Good	
S-36	Corey's Flowers	Main Road, Southold	Florist	N/A	N/A	Occupied	Good	
S-37	Country Clipper	56340 Main Road, Southold	Pet Grooming	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-38	Country Corner Café	55765 Main Road, Southold	Restaurant	N/A	41 seats	Occupied	Good	Just reopened, formerly located across street
S-39	Croteaux Vineyards	1450 South Harbor Road, Southold	Vineyard	N/A	N/A	Occupied	Good	
S-40	Custer Institute and Observatory	1115 Bayview Road, Southold	Astronomical Observatory	N/A	N/A	Occupied	Good	
S-41	Custom Frame Shop	56340 Main Road, Southold	Frame Shop	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-42	Daniel Gale Sotheby's	28080 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-43	Darts Tree Farm	2355 Bayview Road, Southold	Tree Farm	N/A	N/A	Occupied	Good	
S-44	David F. Pascoe, DDS, MSD	51000 Main Road, Southold	Dentist Office	N/A	N/A	Occupied	Good	
S-45	DeFriest Grattan Funeral Home	51400 Main Road, Southold	Funeral Home	N/A	N/A	Occupied	Good	



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S-46	Digital Blueprinting Corporation	53345 Main Road, unit 10-2, Southold	Design Services	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, Unit 10-2
S-47	Dogtown	40385 County Road 48, Southold	Pet Services/ Boarding	N/A	N/A	Occupied	Good	
S-48	Doroski Nursery	38400 County Road 48, Southold	Nursery/ Landscaping/ Garden Center	N/A	N/A	Occupied	Good	
S-49	Double BB Ranch	1375 Ackerly Pond Lane, Southold	Horse Boarding/ Instruction	N/A	N/A	Occupied	Good	
S-50	Dr. David F. Pascoe	51100 Route 25, Southold	Dentist Office	N/A	N/A	Occupied	Good	
S-51	Dr. Peter J. Kilfoil, DPM	53345 Main Road, Unit 1-1, Southold	Podiatrist Office	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, unit 1-1
S-52	Dr. Richard A. Hall	53345 Main Road, Southold	Chiropractor Office	N/A	N/A	Occupied	Good	
S-53	Dr. Robert T. Kroepel, DDS	2630 Oaklawn Avenue, Southold	Dentist Office	N/A	N/A	Occupied	Good	
S-54	Dr. Vincent M. Claps, DDS	44655 County Road 48, Southold	Dentist Office	N/A	N/A	Occupied	Good	
S-55	Duck Walk Vineyards	44535 Main Road, Southold	Winery	N/A	N/A	Occupied	Good	Additional vineyards located on land scattered throughout Town
S-56	Dunkin Donuts	53345 Main Road, unit 4-1, Southold	Restaurant	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, Unit 4-1
S-57	East End Bagel Café	46455 County Road 48, Southold	Café	N/A	N/A	Occupied	Good	Located within same shopping center as Showcase Wine and Liquor
S-58	East End Eye Associates	46850 County Road 48, Southold	Optician Office	N/A	N/A	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
S-59	East End Insurance Agency	54985 Main Road, Southold	Professional Office	N/A	N/A	Occupied	Good	
S-60	East Garden Chinese Food	46455 County Road 48, Southold	Restaurant	N/A	16 seats	Occupied	Good	
S-61	Eastern Sun Holistic Health	53345 Main Road, unit 6-3, Southold	Massage Therapist Office/ Acupuncture	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, unit 6-3
S-62	Edward John Boyd, V., Attorney-at-Law/ Helen J. Rosenblum, Attorney-at-Law	54655 Main Road, Southold	Attorney Office	N/A	N/A	Occupied	Good	Located within First Southold Building
S-63	Elbow East Steaks/Seafood	50 North Sea Drive, Southold	Restaurant	N/A	96 seats	Occupied	Good	
S-64	Electric Corp.	5650 County Road 48, Southold	Electric Company	N/A	N/A	Vacant	Fair	For rent at time of inventory
S-65	ELIH Physical Fitness & Therapy	46520 County Road 48, Southold	Physical Fitness & Therapy	N/A	N/A	Occupied	Good	Located within Southold Square
S-66	Ellis House Bed and Breakfast	47100 Main Road, Southold	Bed & Breakfast	N/A	4 guest rooms	Occupied	Good	
S-67	Empire Gas Station	Main Road, Southold	Gas Station	N/A	N/A	Occupied	Good	
S-68	Enzo Clinical Labs	54075 Main Road, Southold	Doctor Office	N/A	N/A	Occupied	Good	Located within Southold Professional Offices
S-69	Erik's Breakfast & Lunch	43715 County Road 48, Southold	Restaurant	N/A	32 seats	Occupied	Good	
S-70	F. Randall Dayton, CPA	54655 Main Road, Southold	Accountant Office	N/A	N/A	Occupied	Good	Located within First Southold Building



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S-71	Falkowski Smith	49200 Main Road, Southold	Plumbing and Heating/ Fuels	N/A	N/A	Occupied	Good	
S-72	Fay's Rays Tanning	44210 County Road 48, Southold	Tanning Salon	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center
S-73	Fireside Pizza	400 Old Main Road, Southold	Restaurant	N/A	N/A	Occupied	Good	
S-74	Firewood stand	Main Road, Southold	Firewood stand	N/A	N/A	Occupied	Good	
S-75	Fitness Advantage	45655 County Road 48, Southold	Gym	N/A	N/A	Occupied	Good	
S-76	Foster Reeve & Associates	53345 Main Road, unit 6-2, Southold	Architecture & Ornamental Plaster	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, unit 6-2
S-77	Founder's Landing Park	Terry Lane at Hobart Road, Southold	Park	N/A	N/A	Occupied	Good	Boat Launch, Play/Picnic Area, Beach
S-78	Front Row Video	46520 County Road 48, Southold	Video Store	N/A	N/A	Occupied	Good	Southold Square
S-79	Future Screw Machine Products	41155 County Road 48, Southold	Machine Products	N/A	N/A	Occupied	Good	
S-80	GBSB Mortgage Co.	54280 Main Road, Suite B, Southold	Mortgage Company	N/A	N/A	Vacant	Good	For rent
S-81	General Store	56340 Main Road, Southold	General Store	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-82	Geraldine Kazenoff, LCSW	54075 Main Road, Southold	Counseling Office	N/A	N/A	Occupied	Good	Located within Southold Professional Offices
S-83	Goldsmith's Boat Shop/ Key West Boats	64150 Main Road, Southold	Boat Sales/ Service	N/A	158 boat slips	Occupied	Good	
S-84	Grateful Deli & Caterers	55700 Main Road, Southold	Delicatessen/ Restaurant	N/A	19 seats	Occupied	Good	



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
S-85	Grattan's Grinding	1040D Horton's Road, Southold	Lawn and Garden/ Power Equipment Sales/ Service	N/A	N/A	Occupied	Good	
S-86	Gray Masonry Property Maintenance and Landscaping	50800 Main Road, Southold	Landscaping	N/A	N/A	Occupied	Good	
S-87	Green Depot	67380 Main Road, Southold	Green Products/ Building Materials	N/A	N/A	Occupied	Good	May actually be in Greenport?
S-88	Greenport Pottery	64725 Main Road, Southold	Pottery	N/A	N/A	Occupied	Good	
S-89	Grill Room Founders Tavern Tap Room	55500 Main Road, Southold	Restaurant	N/A	80 seats	Occupied	Good	
S-90	Group for the East End	54895 Main Road, Southold	Preservation/ Environmental Conservation	N/A	N/A	Occupied	Good	
S-91	Hall Chiropractic	53345 Main Road, unit 10-1, Southold	Chiropractor Office	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, Unit 10-1
S-92	Happy Jack's Farm Stand	County Road 48, Southold	Farm Stand	N/A	N/A	Occupied	Fair	Not open at time of inventory
S-93	Hart's True Value Hardware	50000 Main Road, Southold	Hardware	N/A	N/A	Occupied	Good	
S-94	Have Tools Will Travel Repair Shop	County Road 48, Southold	Auto Repair/ Sales	N/A	N/A	Occupied	Poor	
S-95	Health Services at Home	56340 Main Road, Southold	Healthcare	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center



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S-96	Heart of the Home	45475 Main Road, Southold	Antique Store	N/A	N/A	Occupied	Good	
S-97	Heron Harbor Hotel	61600 Main Road, Southold	Hotel	N/A	16 guest rooms	Occupied	Good	
S-98	Hidden Lake Farm	495 North Road, Southold	Horse Farm/ Riding Lessons	N/A	N/A	Occupied	Good	
S-99	Horton Lane Beach	Sea Drive, Southold	Park	N/A	N/A	Occupied	Good	
S-100	Horton's Point Park	3575 Lighthouse Road, Southold	Park	N/A	N/A	Occupied	Good	Lighthouse Park
S-101	Hudson City Savings Bank	53345 Main Road, Southold	Bank	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center
S-102	IGA Southold Hometown Proud	54500 Main Road, Southold	Grocery Store	N/A	N/A	Occupied	Good	
S-103	Island Cab Company	1560 Youngs Avenue, Southold	Taxi Cab	N/A	N/A	Occupied	Good	
S-104	Ivy League Flowers and Gifts	56475 Main Road, Southold	Florist	N/A	N/A	Occupied	Good	
S-105	J. Kevin McLaughlin, Attorney-at-Law	44020 County Road 48, Southold	Attorney Office	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center
S-106	James Dubovick, DDS; Jennifer B. Gould Attorney at Law	53470 Main Road, Southold	Professional Offices	N/A	N/A	Occupied	Good	
S-107	JCL Renovations & Additions/ Jason C. Leonard, Inc.	41425 County Road 48, Southold	Construction	N/A	N/A	Occupied	Good	Located within Lighthouse Center
S-108	Joan Tyrer Realty	53855 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	



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S-109	John Sepenoski Long Island Potatoes	County Road 48, Southold	Farm/ Farm Stand	N/A	N/A	Occupied	Good	
S-110	La Cascada	46455 County Road 48, Southold	Restaurant	N/A	16 seats	Occupied	Good	
S-111	La Ponache Hair Design	1100 Youngs Avenue, Southold	Hair Salon	N/A	N/A	Occupied	Good	
S-112	Lewis and Nickles Real Estate	57200 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-113	LI Doll Hospital/ Jan Davis Antiques	45395 Main Road, Southold	Doll Repair, Antiques	N/A	N/A	Occupied	Good	
S-114	Lloyd Simon, M.D	44365 County Road 48, Southold	Doctor Office	N/A	N/A	Occupied	Good	Located at Windsway Professional Center
S-115	Long Island Podiatry	56340 Main Road, Southold	Podiatrist Office	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-116	Lori's Pampered Pups	43375 County Road 48, Southold	Dog Grooming	N/A	N/A	Occupied	Good	Located within Lighthouse Center
S-117	Manito Marina & Boat Launch	Minnehaha Boulevard, Southold	Marina	N/A	N/A	Occupied	Fair	Boat launch at end of road-near Laughing Waters development
S-118	MarJam Design Showroom	67380 Main Road, Southold	Construction Supply	N/A	N/A	Occupied	Good	May actually be in Greenport?
S-119	McCarthy Real Estate	46520 County Road 48, Southold	Real Estate	N/A	N/A	Occupied	Good	Located within Southold Square
S-120	Melrose Marine Service, Inc.	305 Albertson Lane, Southold	Dock work	N/A	N/A	Occupied	Fair	Does not have marina or dock space.
S-121	Michael Rothman, CPA	54100 Main Road, Southold	Accountant	N/A	N/A	Occupied	Good	



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S-122	Moore Attorneys at Law/Architect/Professional Offices/ W.R. World Trade	51020 Main Road, Southold	Professional Offices	N/A	N/A	Occupied	Good	
S-123	Mullen Motors	55980 Main Road, Southold	Car Sales and Service	N/A	N/A	Occupied	Good	Sells certified pre-owned Chrysler, Jeep, Dodge vehicles
S-124	MUPD Vineyard Equipment	County Road 48, Southold	Vineyard Equipment	N/A	N/A	Occupied	Good	
S-125	Museums of Historic Southold	Main Road, Southold	Historic Buildings	N/A	N/A	Occupied	Fair/Good	Farm buildings, period homes, schoolhouse – part of Southold Historical Society
S-126	N/A	Grove Road, Southold	Boat Launch	N/A	N/A	N/A	Good	Town-owned
S-127	N/A	Bayview Avenue, Southold	Boat Launch	N/A	N/A	N/A	Good	Boat launch to Hashamonuck Pond
S-128	N/A	Between Lower & Main Road, Southold	Park	N/A	N/A	Occupied	Good	
S-129	N/A	53345 Main Road, unit 5-2, Southold	Vacant	N/A	N/A	Vacant	Good	Located within Feather Hill Shopping Center, unit 5-2
S-130	N/A	53345 Main Road, unit 5-3, Southold	Vacant	N/A	N/A	Vacant	Good	Located within Feather Hill Shopping Center, unit 5-3
S-131	N/A	62375 Main Road, Southold	Vacant	N/A	N/A	Vacant	Fair	Formerly Cimino's Italian Restaurant, closed and for sale at time of inventory
S-132	N/A	750 Old Main Road, Southold	Vacant	N/A	N/A	Vacant	Fair	Former Restaurant – The Old Barge
S-133	N/A	Main Road, Southold	Boat Storage	N/A	N/A	Occupied	Good	Located behind The Giving Room, 56125 Main Road, Southold



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S-134	N/A	54127 Main Road, Southold	Vacant	N/A	N/A	Vacant	Good	Former location of The North Fork Agency
S-135	N/A	46455 County Road 48, Southold	Vacant	N/A	N/A	Vacant	Good	Former location of Baked Goods and Deli. Located within same shopping center as Showcase Wine and Liquor, and East End Bagel Café
S-136	N/A	Old Main Road, Southold	Vacant	N/A	N/A	Vacant	Fair	Former location of Club Nautico
S-137	N/A	53345 Main Road, unit 8-1, Southold	Vacant	N/A	N/A	Vacant	Good	Located within Feather Hill Shopping Center, Unit 8-1
S-138	Natural Images Nursery	34930 County Road 48, Southold	Landscaping, Sprinklers & Nursery	N/A	N/A	Occupied	Good	
S-139	New Beginnings Hair Salon	46950 County Road 48, Southold	Hair Salon	N/A	N/A	Occupied	Good	
S-140	North Fork Animal Hospital	58605 Main Road, Southold	Animal Hospital	N/A	N/A	Occupied	Good	
S-141	North Fork Fun n' Fitness Studio	54655 Main Road, Southold	Fitness Center	N/A	N/A	Occupied	Good	Located within First Southold Building
S-142	North Fork Head Start	1850 Bayview Road, Southold	Education Services	N/A	N/A	Occupied	Good	
S-143	North Fork Holistic Health Center	Country Road 48, Southold	Doctor Office	N/A	N/A	Occupied	Good	
S-144	North Fork Podiatry Association	44210 County Road 48, Southold	Podiatrist Office	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center
S-145	North Fork Sign Company	11185 Bayview Road, Southold	Sign Company	N/A	N/A	Occupied	Good	
S-146	North Fork Table and Inn	57225 Main Road, Southold	Restaurant/ Inn	N/A	4 guest rooms	Occupied	Good	



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S-147	North Fork Welding and Supply	68230 Main Road, Southold	Welding	N/A	N/A	Occupied	Fair	May actually be in Greenport?
S-148	North Road Deli	46520 County Road 48, Southold	Delicatessen	N/A	36 seats	Occupied	Good	Located within Southold Square
S-149	NYS DOT Field Office for Project Engineers	53345 Main Road, Unit 7-1, Southold	State Office	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, unit 7-1
S-150	O'Malley's	44780 County Road 48, Southold	Restaurant	N/A	100 seats	Occupied	Good	
S-151	Old Country Charm	53995 Main Road, Southold	Antique Store/ Fabrics	N/A	N/A	Occupied	Fair	Located at corner of Beckwith Avenue
S-152	Old Field Vineyards	59600 Main Road, Southold	Winery	N/A	N/A	Occupied	Good	Closed at the time of inventory
S-153	On Track Books	1560 Youngs Avenue, Southold	Book/ Collectibles Store	N/A	N/A	Occupied	Good	
S-154	One Woman Winery	5195 Old North Road, Southold	Winery	N/A	N/A	Occupied	Good	
S-155	Ornamental Plantings Greenhouses	41000 County Road 48, Southold	Wholesale Retail Nursery	N/A	N/A	Occupied	Good	
S-156	Pagano's	53345 Main Road, Southold	Restaurant	N/A	91 seats	Occupied	Good	Located within Feather Hill Shopping Center
S-157	Park	Corner of Main Road and Youngs Road, Southold	Park	N/A	N/A	Occupied	Good	Gazebo, sitting areas
S-158	Pastimes Antiques	56025 Main Road, Southold	Antique Store	N/A	N/A	Occupied	Good	Closed at time of inventory
S-159	Peace Within Hair Design	43375 County Road 48, Southold	Hair Salon	N/A	N/A	Occupied	Good	Located within Lighthouse Center



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S-160	Peconic Bay Insurance	53610 Main Road, Southold	Insurance Office	N/A	N/A	Occupied	Good	
S-161	Peconic Dunes 4-H Summer Camp	6375 Soundview Avenue, Southold	County Park/ Summer Camp	N/A	N/A	Occupied	Good	Summer camp through the Cornell Cooperative Extension Restrooms, Hiking Trails, Picnic Areas, Basketball, Cabins, Canoes, Archery, Boys/Girls Camp Cabins
S-162	Peconic Ophthalmology	41705 County Road 48, Southold	Doctor Office	N/A	N/A	Occupied	Good	
S-163	Peconic Sign Company	45655 County Road 48, Southold	Sign Company	N/A	N/A	Occupied	Good	
S-164	Peconic Waters	Youngs Avenue, Southold	N/A	N/A	N/A	Occupied	Good	
S-165	Peddler's Restaurant	56340 Main Road, Southold	Restaurant	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-166	Penny's Pantry	1040D Horton's Road, Southold	N/A	N/A	N/A	Occupied	Good	
S-167	Peny Johnstone Fitness Center	Main Road, Southold	Fitness Center	N/A	N/A	Occupied	Good	
S-168	Pepi's Ristorante Italiano	400 Old Main Road, Southold	Restaurant	N/A	N/A	Occupied	Good	
S-169	Polywoda Beverage	55560 Main Road, Southold	Beverage Store	N/A	N/A	Occupied	Good	
S-170	Port of Egypt	62300 Main Road, Southold	Boat Sales/ Service/ Marina	N/A	150 boat slips	Occupied	Good	
S-171	Prudential Real Estate	53345 Main Road, unit 5-1, Southold	Real Estate	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, unit 5-1
S-172	Psychotherapy	44210 County Road 48, Southold	Psychiatrist Office	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center



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ID	Name of Business	Location	Current Use	Size	Number of Units	Occupancy Status	Condition	Additional Notes
S-173	Quality Hearing Aid Center	44210 County Road 48, Southold	Podiatrist Office	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center
S-174	Revco Electrical Supply	55765 Main Road, Southold	Electrical Supply	N/A	N/A	Occupied	Good	
S-175	Rich Winters Mortgage & Finance/ Rudolph Bruer-Attorney	53155 Main Road, Southold	Professional Office	N/A	N/A	Occupied	Good	
S-176	Richard Saetta General Contractor, Inc.	64355 Main Road, Southold	Contractor	N/A	N/A	Occupied	Good	Model home construction
S-177	Roberts Jewelers	53345 Main Road, Southold	Jeweler	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center
S-178	Rothman's Art	54100 Main Road, Southold	Art and Music Supplies	N/A	N/A	Occupied	Good	
S-179	Rothman's Department Store	54180 Main Road, Southold	General Retail	N/A	N/A	Occupied	Good	
S-180	Rotisserie Smokehouse	46520 County Road 48, Southold	Restaurant	N/A	16 seats	Occupied	Good	Located within Southold Square
S-181	S + L Irrigation, Inc.	41425 County Road 48, Southold	Irrigation Systems	N/A	N/A	Occupied	Fair	
S-182	Salone Dei Capelli	56475 Main Road, Southold	Hair Salon	N/A	N/A	Occupied	Good	
S-183	School of Hard Nocks	Main Road, Southold	Personal Training	N/A	N/A	Occupied	Good	
S-184	Sea Tow International	1560 Youngs Avenue	Boat Towing	N/A	N/A	Occupied	Good	Company headquarters
S-185	Sea Tow Services - Eastern Long Island	2700 Hobart Road, Southold	Boat Towing	N/A	N/A	Vacant	Poor	
S-186	Seaway Machine Shop	Albertson Lane, Southold	Boat repair	N/A	N/A	Occupied	Fair	



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S-187	Showcase Wine and Liquor	46455 County Road 48, Southold	Liquor Store	N/A	N/A	Occupied	Good	Located within same shopping center as East End Bagel Café
S-188	Sophie's	730 Bayview Road, Southold	Restaurant	N/A	N/A	Occupied	Good	Appears to be residence
S-189	Sound Shore Excavating	County Road 48, Southold	Excavating	N/A	N/A	Occupied	Good	
S-190	Sound Vision Care	44210 County Road 48, Unit 8, Southold	Doctor Office	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center
S-191	South Harbor Park	Harbor Road, Southold	Park	N/A	N/A	Occupied	Good	Town park
S-192	Southold Ace Hardware	54795 Main Road, Southold	Hardware Store	N/A	N/A	Occupied	Good	
S-193	Southold Appliance Repair/ Lighthouse Appliance	43375 County Road 48, Southold	Appliance Sales/ Repair	N/A	N/A	Occupied	Good	Located within Lighthouse Center
S-194	Southold Automotive	54360 Main Road, Southold	Auto Body	N/A	N/A	Occupied	Good	
S-195	Southold Beach Motel	53250 North Road, Southold	Motel	N/A	15 seasonal guest rooms	Occupied	Good	Across from Hashamomuck Beach
S-196	Southold Chiropractic Office	56850 Main Road, Southold	Chiropractor Office	N/A	N/A	Occupied	Good	
S-197	Southold Cleaners	56340 Main Road, Southold	Dry Cleaning	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-198	Southold Contractor Supply	Youngs Avenue, Southold	Contractor	N/A	N/A	Occupied	Good	
S-199	Southold Family Medicine	54075 Main Road, Southold	Doctor Office	N/A	N/A	Occupied	Good	Located within Southold Professional Offices



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S-200	Southold Fish Market	61850 Main Road, Southold	Fish Market	N/A	N/A	N/A	N/A	
S-201	Southold Floor Covering	46025 County Road 48, Southold	Flooring	N/A	N/A	Occupied	Good	
S-202	Southold Indian Museum	1080 Bayview Road, Southold	Museum	N/A	N/A	Occupied	Fair	
S-203	Southold Marine Center	49900 Main Road, Southold	Boat Sales	N/A	65 boat slips	Occupied	Good	
S-204	Southold Optician	43375 County Road 48, Southold	Ophthalmologist Office	N/A	N/A	Occupied	Good	Located within Lighthouse Center
S-205	Southold Outreach Thrift Store	County Road 48, Southold	Thrift Store	N/A	N/A	Occupied	Good	
S-206	Southold Pharmacy	53895 Main Road, Southold	Pharmacy	N/A	N/A	Occupied	Good	
S-207	Southold Quarry	44400 County Road 48, Southold	Quarry	N/A	N/A	Occupied	Good	Granite, marble, stone and ceramic tile
S-208	Southold Yacht Club	165 North Parish Drive, Southold	Yacht Club	N/A	N/A	Vacant	Fair	Noted to be closed for season at time of inventory
S-209	Southold's First Presbyterian Church	Main Road, Southold	Historical Building	N/A	N/A	Occupied	Good	Organized in 1640- First Church Parsonage Presbyterian
S-210	Spacoast Tile & Kitchen	County Road 48, Southold	Tile and Supplies	N/A	N/A	Occupied	Good	
S-211	Sparkling Pointe Vineyard	39750 Main Road, Southold	Winery	N/A	N/A	Occupied	Excellent	
S-212	Spitaliere Construction	54655 Main Road, Southold	Construction	N/A	N/A	Occupied	Good	Located within First Southold Building
S-213	Stony Brook Children's Services	44210 County Road 48, Southold	Doctor Office	N/A	N/A	Occupied	Good	Located at Winds Way Professional Center



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S-214	Stonybrook Children's Services	44365 County Road 48, Southold	Pediatric/ Doctor Office	N/A	N/A	Occupied	Good	Located within Winds Way Professional Center
S-215	Suffolk County Marine Environmental Learning Center	3960 Cedar Beach Road, Southold	Environmental Learning Center	N/A	N/A	Occupied	Good	Located at Cedar Beach County Park
S-216	Suffolk Security Systems	1515 Youngs Avenue, Southold	Security Systems	N/A	N/A	Occupied	Good	
S-217	T + J Schlecht Jewelry	155 Beckwith Avenue, Southold	Jewelry Store	N/A	N/A	Occupied	Fair	
S-218	Terrace Cottage Colony	North Road, Southold	Motel/ Cottage	N/A	18 guest cottages	Occupied	Fair	
S-219	The Blue Duck Bakery Café	56275 Main Road, Southold	Restaurant	N/A	N/A	Occupied	Good	
S-220	The Confectionery Corner/North Fork Girl Company/North Fork Candle Company	56340 Main Road, Southold	Retail	N/A	N/A	Occupied	Good	Located within Colonial Corner Shopping Center
S-221	The Dratel Group, Portfolio Management	53345 Main Road, unit 10-3, Southold	Professional Office	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, Unit 10-3
S-222	The Giving Room	56215 Main Road, Southold	Yoga/ Philanthropy/ Art	N/A	N/A	Occupied	Good	
S-223	The Guidance Center	53345 Main Road, unit 9-1, Southold	N/A	N/A	N/A	Occupied	Good	Located within Feather Hill Shopping Center, Unit 9-1
S-224	The Ink Spot	175 Boisseau Avenue, Southold	Printing/ Copying	N/A	N/A	Occupied	Good	



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S-225	The Main Street Grill	54195 Main Road, Southold	Restaurant	N/A	25 seats	Occupied	Good	
S-226	The Tailored Male	56025 Main Road, Southold	Barber Shop	N/A	N/A	Occupied	Good	
S-227	Thomas Moore House	Main Road, Southold	Historical Building	N/A	N/A	Occupied	Good	
S-228	Tidy Car East End Campers	3585 Youngs Avenue, Southold	Camper Sales	N/A	N/A	Occupied	Good	
S-229	Timothy Coffey	44900 Main Road, Southold	Nursery/ Landscaping Contractor	N/A	N/A	Occupied	Good	Tree experts, clearings
S-230	Town and Country Real Estate	57125 Main Road, Southold	Realtor Office	N/A	N/A	Occupied	Good	
S-231	Treasure Exchange Antiques	54325 Main Road, Southold	Antique Store	N/A	N/A	Occupied	Good	Also Southold Historical Society
S-232	United States Postal Service	710 Traveler Street, Southold	Post Office	N/A	N/A	Occupied	N/A	
S-233	Unnamed Motel	County Road 48, Southold	Motel	N/A	N/A	Vacant	Fair	Under construction/renovation at time of inventory
S-234	U-Store-It	1040B Horton's Road, Southold	Storage	N/A	N/A	Occupied	Good	
S-235	Vacant	44210 County Road 48, Southold	Vacant	N/A	N/A	Occupied	Good	Former location of Southold Family Medicine. Located at Winds Way Professional Center
S-236	Vacant	Main Road, Southold	Vacant	N/A	N/A	Vacant	Fair/Poor	Former location of Country Works
S-237	Vacant	Main Road, Southold	Vacant	N/A	N/A	Vacant	Fair	Former location of Insurance Company
S-238	Vacant	53975 Main Road, Southold	Vacant	N/A	N/A	Vacant	Fair	Former location of Antiques/ Fine Art



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S-239	Vacant	53940 Main Road, Southold	Vacant	N/A	N/A	Vacant	Good	Former location of Willow Home Design Studio
S-240	Vacant	53935 Main Road, Southold	Vacant	N/A	N/A	Vacant	Good	Former location of Benjamin Moore Southold Paint Company
S-241	Vermont Castings Hampton Hearth, Inc.	56600 Main Road, Southold	Fireplace & Patio Sales	N/A	N/A	Occupied	Good	
S-242	Village Hair Studio	53155 Main Road, Southold	Day Spa/ Hair Salon	N/A	N/A	Occupied	Good	
S-243	Village Liquors	54655 Main Road, Southold	Liquor/ Wine Store	N/A	N/A	Occupied	Good	Located within First Southold Building
S-244	Village Professional Building-Innovative Marketing Big Ideas	53840 Main Road, Southold	Marketing company	N/A	N/A	Occupied	Good	
S-245	Wallace Home Design Center	44500 County Road 48, Southold	Interior Design	N/A	N/A	Occupied	Good	
S-246	Waterfront Marina & Restaurant	Main Road, Southold	Restaurant & Marina	N/A	N/A	Under construction	Excellent	Brand new
S-247	Wayside Market	55575 Main Road, Southold	Delicatessen	N/A	12 seats	Occupied	Good	
S-248	Wesnofske's North Fork Farm stand	County Road 48, Southold	Farm Stand	N/A	N/A	Vacant	Poor	Was noted to be closed and likely vacant at time of inventory
S-249	Wheeler's Garage	47055 County Road 48, Southold	Auto Body	N/A	N/A	Occupied	Good	
S-250	Willow Hill Antiques	49805 Main Road, Southold	Antique Store	N/A	N/A	Occupied	Good	



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S-251	Willow Hill Automotive/ NAPA Auto Care	45845 County Road 48, Southold	Automotive Care	N/A	N/A	Occupied	Good	
S-252	Ye Olde Parke Shoppe	53800 Main Road, Southold	Gift Shop/ Party Shop	N/A	N/A	Occupied	Good	
S-253	Zoe Studio	1560 Youngs Avenue, Southold	Yoga and Pilates Classes	N/A	N/A	Occupied	Good	