
Appendix C.

The information contained in the following appendix was calculated from data provided by the Town of Southampton Tax Assessor's Office.

The width measurement calculations were prepared in Winter 2007 by Inter-Science Research Associates, Inc.

For the complete inventories, please refer to Appendix D.

Separated Uses
Existing Village Business District (VB) – First Floor Only
(Excluding The Bulova Watchcase Factory)

	Home Furnishings/Décor	Restaurant/Full Service	Fitness Center/Gym	Antique Shop	Hardware Store	Real Estate	Bank	Theater, Live	Vacant
No. of Uses	14	13	4	8	4	9	5	1	9
Total Area	34,542	30,359	20,098	19,456	16,974	13,961	11,445	11,015	10,768
% Total Area	10.79%	9.48%	6.28%	6.08%	5.30%	4.36%	3.58%	3.44%	3.36%
Average	2,467	2,335	5,025	2,432	4,244	1,551	2,289	11,015	1,196
Median	1,753	2,368	2,002	1,566	3,808	1,546	2,561	11,015	1,135
Minimum	900	584	1,134	672	1,134	546	390	11,015	696
Maximum	10,651	6,018	14,960	8,450	8,224	2,700	4,496	11,015	2,400

	Hotel	Residence	Clothing	Warehouse/Storage	Medical	Art Gallery	Grocery Store	Liquor Store	Personal Service
No. of Uses	2	7	10	4	8	5	1	4	6
Total Area	10,728	10,407	9,040	8,704	8,685	8,002	7,530	6,860	6,492
% Total Area	3.35%	3.25%	2.82%	2.72%	2.71%	2.50%	2.35%	2.14%	2.03%
Average	5,364	1,487	904	2,176	1,086	1,600	7,530	1,715	1,082
Median	5,364	1,374	821	1,652	1,134	962	7,530	1,687	1,125
Minimum	1,560	660	280	600	420	696	7,530	1,134	348
Maximum	9,168	2,504	1,753	4,800	1,755	3,881	7,530	2,352	1,753

	Flower Shop	Souvenir Shop	Bar/Tavern	Newspaper/Publishing	Restaurant/Limited Service	General/Variety Store	Theater, Motion Picture	Apartment	Bookstore
No. of Uses	2	4	4	1	4	1	1	4	2
Total Area	5,788	5,739	5,385	5,012	4,560	4,256	3,881	3,700	2,593
% Total Area	1.81%	1.79%	1.68%	1.57%	1.42%	1.33%	1.21%	1.16%	0.81%
Average	2,894	1,435	1,346	5,012	1,140	4,256	3,881	925	1,297
Median	2,894	1,347	1,401	5,012	1,131	4,256	3,881	1,101	1,297
Minimum	1,440	1,120	624	5,012	761	4,256	3,881	290	343
Maximum	4,348	1,925	1,958	5,012	1,538	4,256	3,881	1,208	2,250

	Laundromat	Jewelry	Bicycles	Pharmacy	Ice Cream Parlor	Coffee Shop	Museum	Pet Supply Store	Cigars
No. of Uses	1	3	1	1	2	2	1	1	1
Total Area	2,250	2,456	2,268	2,260	2,044	2,028	1,976	1,574	1,439
% Total Area	0.70%	0.77%	0.71%	0.71%	0.64%	0.63%	0.62%	0.49%	0.45%
Average	2,250	819	2,268	2,260	1,022	1,014	1,976	1,574	1,439
Median	2,250	753	2,268	2,260	1,022	1,014	1,976	1,574	1,439
Minimum	2,250	696	2,268	2,260	291	348	1,976	1,574	1,439
Maximum	2,250	1,007	2,268	2,260	1,753	1,680	1,976	1,574	1,439

	Sporting Goods	Stationary	Glassware	Computers	Convenience Store/24-hour	Restaurant/Take-Out	Veterarian	Civic/Social Organizations	Toys & Games
No. of Uses	1	1	1	1	1	1	1	1	1
Total Area	1,439	1,231	1,175	1,134	1,134	1,134	1,125	1,102	1,092
% Total Area	0.45%	0.38%	0.37%	0.35%	0.35%	0.35%	0.35%	0.34%	0.34%
Average	1,439	1,231	1,175	1,134	1,134	1,134	1,125	1,102	1,092
Median	1,439	1,231	1,175	1,134	1,134	1,134	1,125	1,102	1,092
Minimum	1,439	1,231	1,175	1,134	1,134	1,134	1,125	1,102	1,092
Maximum	1,439	1,231	1,175	1,134	1,134	1,134	1,125	1,102	1,092

	Dry Cleaning	Architect	Garden Supply Store	Office, Other	Shoes	Attorney	Business Associations
No. of Uses	1	1	1	1	1	1	1
Total Area	900	876	825	762	696	448	400
% Total Area	0.28%	0.27%	0.26%	0.24%	0.22%	0.14%	0.12%
Average	900	876	825	762	696	448	400
Median	900	876	825	762	696	448	400
Minimum	900	876	825	762	696	448	400
Maximum	900	876	825	762	696	448	400

Table 1: Summary of Totals
Existing Village Business District (VB)

Total Existing VB District¹				
Floor	1	2	3	Total
No. of Uses	160	61	19	240
Total Area	309,673	88,005	24,224	421,902
Average	1,935	1,443	1,275	1,758
Median	1,394	1,260	1,042	1,290
Minimum	280	324	336	280
Maximum	14,960	4,500	2,520	14,960

All Commercial, Offices & Banks² – Existing VB District				
Floor	1	2	3	Total
No. of Uses	143	22	2	167
Total Area	287,466	36,180	2,641	326,286
Average	2,010	1,645	1,321	1,954
Median	1,438	1,448	1,321	1,439
Minimum	280	400	1,157	280
Maximum	14,960	3,700	1,484	14,960

All Commercial³ – Existing VB District				
Floor	1	2	3	Total
No. of Uses	115	9	0	124
Total Area	243,852	13,267	0	257,119
Average	2,120	1,474	0	2,074
Median	1,439	1,280	0	1,439
Minimum	280	624	0	280
Maximum	14,960	3,120	0	14,960

Note: All numbers above exclude the Bulova Watchcase Factory.

¹ Excludes Residences.

² Excludes Residences, Apartments, Vacant Spaces, Storage & Warehouse Spaces, and Unusable Space.

³ Excludes Residences, Apartments, Vacant Spaces, Storage & Warehouse Spaces, Unusable Space, Offices, and Banks.

Table 2: Summary of Totals
Proposed Village Business District (VB)

Total Proposed VB District¹				
Floor	1	2	3	Total
No. of Uses	138	54	19	211
Total Area	272,922	78,630	24,224	375,776
Average	1,978	1,456	1,275	1,781
Median	1,437	1,266	1,042	1,374
Minimum	280	324	336	280
Maximum	14,960	4,500	2,520	14,960

All Commercial, Offices & Banks² – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	127	21	2	150
Total Area	258,880	35,055	2,641	296,575
Average	2,038	1,669	1,321	1,977
Median	1,439	1,448	1,321	1,439
Minimum	280	400	1,157	280
Maximum	14,960	3,700	1,484	14,960

All Commercial³ – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	107	9	0	116
Total Area	222,792	13,267	0	236,059
Average	2,082	1,474	0	2,035
Median	1,439	1,280	0	1,439
Minimum	280	624	0	280
Maximum	14,960	3,120	0	14,960

Note: All numbers above exclude the Bulova Watchcase Factory.

¹ Excludes Residences.

² Excludes Residences, Apartments, Vacant Spaces, Storage & Warehouse Spaces, and Unusable Space.

³ Excludes Residences, Apartments, Vacant Spaces, Storage & Warehouse Spaces, Unusable Space, Offices, and Banks.

**Table 3: Summary of Totals
Proposed Office District (OD)**

Total Proposed OD District¹				
Floor	1	2	3	Total
No. of Uses	22	6	0	28
Total Area	36,751	6,975	0	43,726
Average	1,671	1,163	0	1,562
Median	1,155	1,124	0	1,130
Minimum	400	720	0	400
Maximum	8,450	1,800	0	8,450

All Commercial, Offices & Banks² – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	16	1	0	17
Total Area	28,586	1,125	0	29,711
Average	1,787	1,125	0	1,748
Median	1,150	1,125	0	1,125
Minimum	400	1,125	0	400
Maximum	8,450	1,125	0	8,450

All Commercial³ – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	8	0	0	8
Total Area	21,060	0	0	21,060
Average	2,633	0	0	2,633
Median	2,035	0	0	2,035
Minimum	400	0	0	400
Maximum	8,450	0	0	8,450

Note: All numbers above exclude the Bulova Watchcase Factory.

¹ Excludes Residences.

² Excludes Residences, Apartments, Vacant Spaces, Storage & Warehouse Spaces, and Unusable Space.

³ Excludes Residences, Apartments, Vacant Spaces, Storage & Warehouse Spaces, Unusable Space, Offices, and Banks.

**Table 4: Existing Village Business District (VB)
(Excluding The Bulova Watchcase Factory)**

TOTAL EXISTING DISTRICT ¹				
Floor	1	2	3	Total
No. of Uses	160	61	19	240
Total Area	309,673	88,005	24,224	421,902
Average	1,935	1,443	1,275	1,758
Median	1,394	1,260	1,042	1,290
Minimum	280	324	336	280
Maximum	14,960	4,500	2,520	14,960

Retail – Existing District				
Floor	1	2	3	Total
No. of Uses	65	2	0	67
Total Area	131,499	2,246	0	133,745
Average	2,023	1,123	0	1,996
Median	1,439	1,123	0	1,439
Minimum	280	966	0	280
Maximum	10,651	1,280	0	10,651

Other Commercial ² – Existing District				
Floor	1	2	3	Total
No. of Uses	50	7	0	57
Total Area	112,353	11,021	0	123,374
Average	2,247	1,574	0	2,164
Median	1,439	1,396	0	1,439
Minimum	291	624	0	291
Maximum	14,960	3,120	0	14,960

Offices & Banks – Existing District				
Floor	1	2	3	Total
No. of Uses	28	13	2	43
Total Area	43,614	22,913	2,641	69,168
Average	1,558	1,763	1,321	1,609
Median	1,134	1,484	1,321	1,300
Minimum	390	400	1,157	390
Maximum	5,012	3,700	1,484	5,012

Apartments – Existing District				
Floor	1	2	3	Total
No. of Uses	4	36	15	55
Total Area	3,700	48,089	19,627	71,416
Average	925	1,336	1,308	1,298
Median	1,101	1,178	966	1,122
Minimum	290	324	738	290
Maximum	1,208	4,500	2,520	4,500

Vacant, Storage & Unusable Space – Existing District				
Floor	1	2	3	Total
No. of Uses	13	3	2	18
Total Area	18,509	3,736	1,956	24,201
Average	1,424	1,245	978	1,344
Median	1,135	1,000	978	1,068
Minimum	336	336	336	336
Maximum	4,800	2,400	1,620	4,800

¹There are seven (7) residences in the proposed Village Business District that were not included in these tables because the area of each individual floor could not be determined.

²Other Commercial Uses include the following:

*Art Galleries Food Services Theaters, Live The Sag Harbor Fire Department Museum
Fitness Centers/Cyms Hotels Theaters, Motion Picture Services*

**Table 5: Proposed Village Business District (VB)
(Excluding The Bulova Watchcase Factory)**

TOTAL PROPOSED VB DISTRICT ¹				
Floor	1	2	3	Total
No. of Uses	138	54	19	211
Total Area	272,922	78,630	24,224	375,776
Average	1,978	1,456	1,275	1,781
Median	1,437	1,266	1,042	1,374
Minimum	280	324	336	280
Maximum	14,960	4,500	2,520	14,960

Retail – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	60	2	0	62
Total Area	113,870	2,246	0	116,116
Average	1,898	1,123	0	1,873
Median	1,437	1,123	0	1,414
Minimum	280	966	0	280
Maximum	10,651	1,280	0	10,651

Other Commercial ² – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	47	7	0	54
Total Area	108,922	11,021	0	119,943
Average	2,317	1,574	0	2,221
Median	1,440	1,396	0	1,439
Minimum	291	624	0	291
Maximum	14,960	3,120	0	14,960

Offices & Banks – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	20	12	2	34
Total Area	36,088	21,788	2,641	60,517
Average	1,804	1,816	1,321	1,780
Median	1,296	1,535	1,321	1,466
Minimum	390	400	1,157	390
Maximum	5,012	3,700	1,484	5,012

Apartments – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	2	32	15	49
Total Area	1,370	43,239	19,627	64,236
Average	685	1,351	1,308	1,311
Median	685	1,203	966	1,080
Minimum	290	324	738	290
Maximum	1,080	4,500	2,520	4,500

Vacant, Storage & Unusable Space – Proposed VB District				
Floor	1	2	3	Total
No. of Uses	9	1	2	12
Total Area	12,674	336	1,956	14,966
Average	1,408	336	978	1,247
Median	751	336	978	724
Minimum	336	336	336	336
Maximum	4,800	336	1,620	4,800

¹There are seven (7) residences in the proposed Village Business District that were not included in these tables because the area of each individual floor could not be determined.

²Other Commercial Uses include the following:

*Art Galleries Food Services Theaters, Live The Sag Harbor Fire Department Museum
Fitness Centers/Cyms Hotels Theaters, Motion Picture Services*

Table 6: Proposed Office District (OD)

TOTAL PROPOSED OD DISTRICT ¹				
Floor	1	2	3	Total
No. of Uses	22	6	0	28
Total Area	36,751	6,975	0	43,726
Average	1,671	1,163	0	1,562
Median	1,155	1,124	0	1,130
Minimum	400	720	0	400
Maximum	8,450	1,800	0	8,450

Retail – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	5	0	0	5
Total Area	17,629	0	0	17,629
Average	3,526	0	0	3,526
Median	2,436	0	0	2,436
Minimum	1,175	0	0	1,175
Maximum	8,450	0	0	8,450

Other Commercial ² – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	3	0	0	3
Total Area	3,431	0	0	3,431
Average	1,144	0	0	1,144
Median	761	0	0	761
Minimum	400	0	0	400
Maximum	2,270	0	0	2,270

Offices & Banks – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	8	1	0	9
Total Area	7,526	1,125	0	8,651
Average	941	1,125	0	961
Median	858	1,125	0	876
Minimum	420	1,125	0	420
Maximum	1,755	1,125	0	1,755

Apartments – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	2	4	0	6
Total Area	2,330	4,850	0	7,180
Average	1,165	1,213	0	1,197
Median	1,165	1,165	0	1,165
Minimum	1,122	720	0	720
Maximum	1,208	1,800	0	1,800

Vacant, Storage & Unusable Space – Proposed OD District				
Floor	1	2	3	Total
No. of Uses	4	1	0	5
Total Area	5,835	1,000	0	6,835
Average	1,459	1,000	0	1,367
Median	1,418	1,000	0	1,135
Minimum	600	1,000	0	600
Maximum	2,400	1,000	0	2,400

¹There are seven (7) residences in the proposed Village Business District that were not included in these tables because the area of each individual floor could not be determined.

²Other Commercial Uses include the following:

Art Galleries Food Services Theaters, Live The Sag Harbor Fire Department Museum
Fitness Centers/Cyms Hotels Theaters, Motion Picture Services

Table 7: First Floor Uses Organized By Floor Area

Existing VB District

Offices & Banks		
	Number of Uses	Percent of Total
Less than 1,000 SF	8	28.57%
1,000 - 1,499 SF	10	35.71%
1,500 - 1,999 SF	4	14.29%
2,000 - 3,000 SF	4	14.29%
3,000 SF or greater	2	7.14%
Total	28	100.00%

Retail		
	Number of Uses	Percent of Total
Less than 1,000 SF	13	20.00%
1,000 - 1,499 SF	21	32.31%
1,500 - 1,999 SF	13	20.00%
2,000 - 3,000 SF	10	15.38%
3,000 SF or greater	8	12.31%
Total	65	100.00%

Other Commercial ¹		
	Number of Uses	Percent of Total
Less than 1,000 SF	14	28.00%
1,000 - 1,499 SF	12	24.00%
1,500 - 1,999 SF	10	20.00%
2,000 - 3,000 SF	6	12.00%
3,000 SF or greater	8	16.00%
Total	50	100.00%

Other Uses ²		
	Number of Uses	Percent of Total
Less than 1,000 SF	7	41.18%
1,000 - 1,499 SF	5	29.41%
1,500 - 1,999 SF	3	17.65%
2,000 - 3,000 SF	1	5.88%
3,000 SF or greater	1	5.88%
Total	17	100.00%

All Commercial		
	Number of Uses	Percent of Total
Less than 1,000 SF	42	26.25%
1,000 - 1,499 SF	48	30.00%
1,500 - 1,999 SF	30	18.75%
2,000 - 3,000 SF	21	13.13%
3,000 SF or greater	19	11.88%
Total	160	100.00%

Proposed VB District

Offices & Banks		
	Number of Uses	Percent of Total
Less than 1,000 SF	3	15.00%
1,000 - 1,499 SF	8	40.00%
1,500 - 1,999 SF	3	15.00%
2,000 - 3,000 SF	4	20.00%
3,000 SF or greater	2	10.00%
Total	20	100.00%

Retail		
	Number of Uses	Percent of Total
Less than 1,000 SF	13	21.67%
1,000 - 1,499 SF	20	33.33%
1,500 - 1,999 SF	12	20.00%
2,000 - 3,000 SF	9	15.00%
3,000 SF or greater	6	10.00%
Total	60	100.00%

Other Commercial ¹		
	Number of Uses	Percent of Total
Less than 1,000 SF	12	25.53%
1,000 - 1,499 SF	12	25.53%
1,500 - 1,999 SF	10	21.28%
2,000 - 3,000 SF	5	10.64%
3,000 SF or greater	8	17.02%
Total	47	100.00%

Other Uses ²		
	Number of Uses	Percent of Total
Less than 1,000 SF	6	54.55%
1,000 - 1,499 SF	2	18.18%
1,500 - 1,999 SF	2	18.18%
2,000 - 3,000 SF	0	0.00%
3,000 SF or greater	1	9.09%
Total	11	100.00%

All Commercial		
	Number of Uses	Percent of Total
Less than 1,000 SF	34	24.64%
1,000 - 1,499 SF	42	30.43%
1,500 - 1,999 SF	27	19.57%
2,000 - 3,000 SF	18	13.04%
3,000 SF or greater	17	12.32%
Total	138	100.00%

¹Other Commercial Uses include the following:

Art Galleries Food Services Theaters, Live The Sag Harbor Fire Department Museum
Fitness Centers/Cyms Hotels Theaters, Motion Picture Services

²Other Uses include the following:

Apartments Vacant Spaces
Unusable Space Warehouse/Storage

Table 8: First Floor Uses
Existing Village Business District (VB)

Existing – First Floor Only					
	Retail Stores	Other Commer. ¹	Offices & Banks	Apartments	Vacant/Storage ²
No. of Uses	160	50	28	4	13
Total Area	309,673	112,353	43,614	3,700	18,509
Average	1,935	2,247	1,558	925	1,424
Median	1,394	1,439	1,134	1,101	1,135
Minimum	280	291	390	290	336
Maximum	14,960	14,960	5,012	1,208	4,800

Existing – First Floor Only		
	All Commercial Space	Offices & Banks
No. of Uses	115	28
Total Area	243,852	43,614
Average	2,120	1,558
Median	1,439	1,134
Minimum	280	390
Maximum	14,960	5,012

Percent of Total First Floor Area ³	
Retail Stores	42.46%
Other Commer.¹	36.28%
Office & Banks	14.08%

Percent of Total First Floor No. ³	
Retail Stores	40.63%
Other Commer.¹	31.25%
Office & Banks	17.50%

¹Other Commercial Uses include the following:

Art Galleries Food Services Theaters, Live The Sag Harbor Fire Department Museum
Fitness Centers/Gyms Hotels Theaters, Motion Picture Services

²These uses include vacant spaces, storage area, warehouses and unusable area.

³Please note that the Totals include vacant space, apartments and other data. The Total Area is 310,766 SF and the Total No. of Uses is 162.

Table 9: First Floor Uses
Proposed Village Business District (VB)

Proposed – First Floor Only					
	Retail Stores	Other Commer. ¹	Offices & Banks	Apartments	Vacant/Storage ²
No. of Uses	60	47	20	2	9
Total Area	113,870	108,922	36,088	1,370	12,674
Average	1,898	2,317	1,804	685	1,408
Median	1,437	1,440	1,296	685	751
Minimum	280	291	390	290	336
Maximum	10,651	14,960	5,012	1,080	4,800

Proposed – First Floor Only		
	All Commercial Space	Offices & Banks
No. of Uses	107	20
Total Area	222,792	36,088
Average	2,082	1,804
Median	1,439	1,296
Minimum	280	390
Maximum	14,960	5,012

Percent of Total First Floor Area ³	
Retail Stores	41.72%
Other Commer.¹	39.91%
Office & Banks	13.22%

Percent of Total First Floor No. ³	
Retail Stores	43.48%
Other Commer.¹	34.06%
Office & Banks	14.49%

¹Other Commercial Uses include the following:

Art Galleries Food Services Theaters, Live The Sag Harbor Fire Department Museum
Fitness Centers/Gyms Hotels Theaters, Motion Picture Services

²These uses include vacant spaces, storage area, warehouses and unusable area.

³Please note that the Totals include vacant space, apartments and other data. The Total Area is 274,015 SF and the Total No. of Uses is 140.

Table 10: Second and Third Floor Uses

Existing VB District

	Apartments¹	Non-Apartments²	Total³
Number of Uses	51	24	80
% Total Number	63.75%	30.00%	100%
Total Area	67,716	38,821	112,229
% Total Area	60.34%	34.59%	100%
Average Area	1,328	1,618	1,403
Median Area	1,131	1,448	1,234
Minimum Area	324	400	324
Maximum Area	4,500	3,700	4,500

Proposed VB District

	Apartments¹	Non-Apartments²	Total³
Number of Uses	47	23	73
% Total Number	64.38%	31.51%	100%
Total Area	62,866	37,696	102,854
% Total Area	61.12%	36.65%	100%
Average Area	1,338	1,639	1,409
Median Area	1,131	1,448	1,260
Minimum Area	324	400	324
Maximum Area	4,500	3,700	4,500

¹Residential uses on the second and third floors only include apartments.

²Non-Residential Uses include the following:

Art Gallery Hotel Fitness Center/Gym The Sag Harbor Fire Department Museum
Bank Office Theater, Live Theater, Motion Picture
Retail Service Food Service

³Total calculations include uses such as "Vacant", "Residence" and other uses not mentioned in the Non-Residential Use category

Table 11: Village Business District Width Measurement Summaries
Main Street and Madison Street Only

Width of Uses on Main & Madison Streets	
Number of Uses	74
Total	1,645.08 ft.
Average	22.23 ft.
Median	18.83 ft.
Minimum	7.83 ft.
Maximum	56.33 ft.

Five Shortest Uses	
Use Name	Width
Marty's Barber Shop	7.83 ft.
Island Surf	9.92 ft.
Yeisley Jewelers	10.00 ft.
Satori	10.83 ft.
Black Cat Books	11.17 ft.

Five Widest Uses¹	
Use Name	Width
Suffolk County National Bank	56.33 ft.
Schiavoni's Market	56.25 ft.
Sag Harbor Variety Store	50.00 ft.
Apple Bank	47.17 ft.
American Hotel	45.50 ft.

Note: Only the uses that 1) were on Main or Madison Streets; 2) were not on corner lots; and 3) had street frontages were included in the data above.

¹ Fisher's Furniture is actually the widest use at 59.83 feet, but because it is on a corner lot, it was not included in the information above.