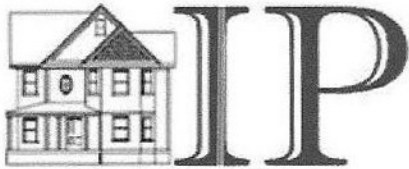


Island Properties, LLC



Oyster Bay Hamlet Community
Feedback Survey

December, 2000

Conducted by
DataWorld Research, Inc.



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Purpose

This study was conducted on behalf of *Island Properties, LLC* to gauge community opinion regarding proposed development in the hamlet of Oyster Bay. Included in the study were questions relating to the development of the downtown area, traffic patterns and congestion, waterfront development, and shopping patterns.

Methodology

This *Oyster Bay Hamlet Community Feedback Survey* was conducted by DataWorld Research, Inc., a national market research firm.

On October 12, 2000 a total of 4,446 survey packets were mailed to individuals residing in the hamlet of Oyster Bay as well as business owners in the area. Included in this mailing packet were a 4 page questionnaire and cover letter.

By November 10, 2000 a total of 1,078 surveys had been returned.

DataWorld Research, Inc. was responsible for all phases of mailing, coding and tabulating of the survey responses. These procedures were carried out in strict accordance with established market research practices.



Executive Summary

Respondent Profile

Survey respondents have lived in the Town of Oyster Bay for an average of 24 years. Over one-third work in or near the hamlet of Oyster Bay. While 17% of respondents are retired, 5% each work in the legal or teaching profession. Over eight in ten own their home, with 16% renting. Twelve percent of respondents are local business owners or partners. Eight in ten have attended college. The average age of respondents is 52 years, with a closely split sample of 48% females and 52% males. Six in ten respondents live in Oyster Bay hamlet, the remaining living in Oyster Bay Cove, Upper Brookville and surrounding areas.

Commercial Zone Appearance

Respondent agreement with a set of statements regarding the commercial zone appearance is very high. Respondents agree the most with the statements "A reasonable and practical historic preservation program should be promoted in the hamlet in order to preserve historically significant structures and the charm of the community", and with "The hamlet's appearance should be improved through streetscape, tree plantings, flowers and landscaping, improved lighting and signage and façade improvements." Less were in agreement with the statement "There are a number of areas in the hamlet commercial zone which I or my family feel are unsafe and will not go to."

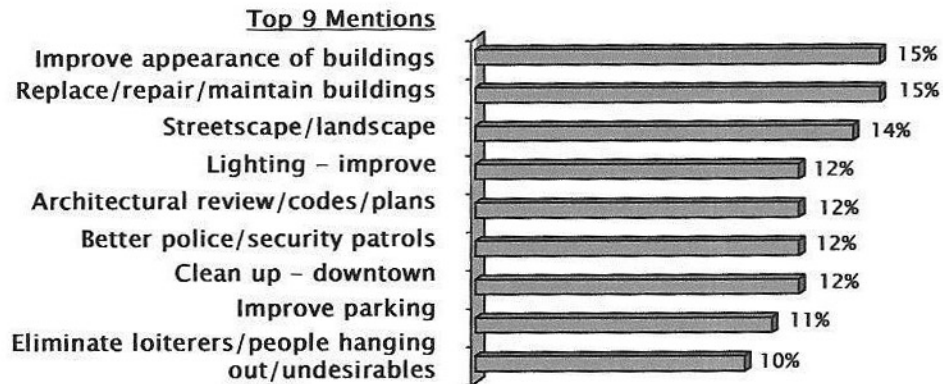
	Strongly/Somewhat Agree
A reasonable and practical historic preservation program should be promoted in the hamlet in order to preserve historically significant structures and the charm of the community	96%
The hamlet's appearance should be improved through streetscape, tree plantings, flowers and landscaping, improved lighting and signage and façade improvements	93
Many properties in the hamlet commercial zones are an "eyesore" and not maintained to a minimally acceptable standard in keeping with the community's potential	91
Strong measures must be taken to insure building and zoning codes in the commercial zone	91
Design guidelines should be established to provide consistent standards for buildings in the commercial zones	88
There are a number of areas in the hamlet commercial zone which I or my family feel are unsafe and will not go to	50



Executive Summary (Continued)

Among the improvements suggested for the downtown area are to improve the appearance of buildings, replace/repair/maintain buildings, and streetscape/landscape the downtown area.

Suggested Improvements to Downtown Area



Downtown Businesses and the Waterfront

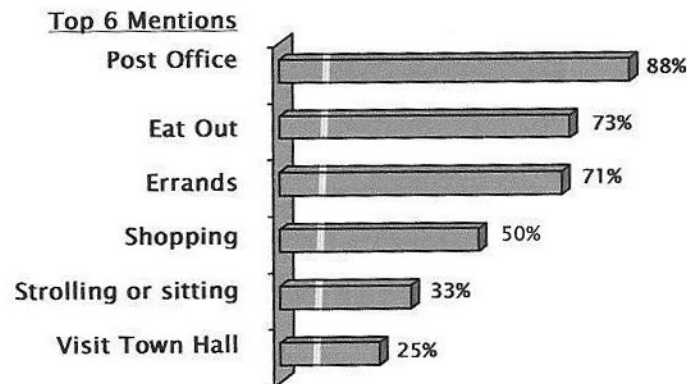
When asked about their level of agreement with several statements about downtown businesses and the waterfront, more respondents agreed with the statements "We need more basic retail stores in the hamlet commercial zones to service local residents who currently travel elsewhere to shop", "Businesses should be limited to the existing commercial zones", and "Understanding that there is limited space in the commercial zones, retail business should receive a preference for street level locations".

Executive Summary (Continued)

	Strongly/Somewhat Agree
We need more basic retail stores in the hamlet commercial zones to service local residents who currently travel elsewhere to shop	81%
Businesses should be limited to the existing commercial zones	78
Understanding that there is limited space in the commercial zones, retail business should receive a preference for street level locations	78
Ignoring parking and safety concerns, I would visit the hamlet much more if there were more stores, restaurants, entertainment and better access to the waterfront	75
The hamlet needs more family oriented leisure and entertainment businesses in order to attract residents, teens and children from surrounding villages	62
A "Special Service Area" or "Business Improvement District" should be created for the downtown area	60

Most respondents currently use the downtown area to visit the Post Office, to eat out, and to do errands.

Current Use of Downtown Area

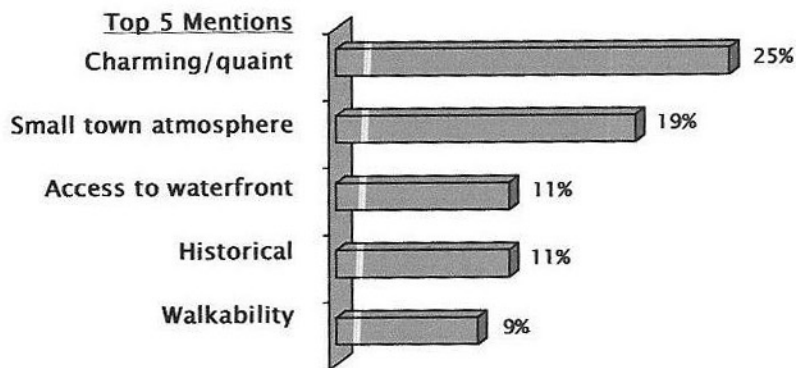


Executive Summary (Continued)

Among the types of businesses respondents feel are most needed in the downtown area are clothing stores, butcher, adult shoe stores, and movies. Respondents feel the most appropriate types of stores for the downtown area include book stores and bakery & bread stores. Among those that are felt to be not appropriate for the downtown area are arcades and bowling alleys.

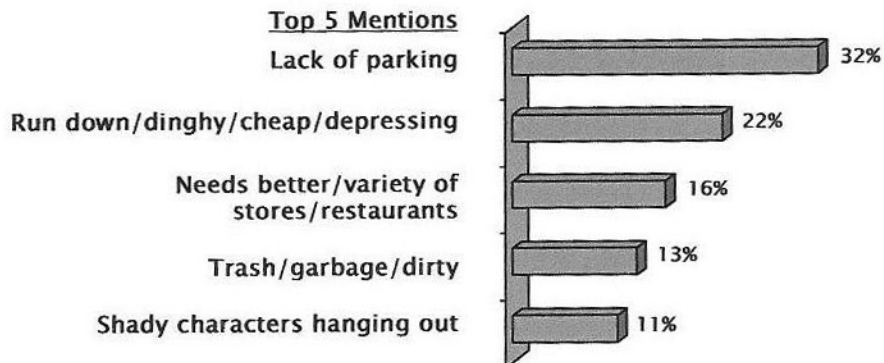
Among the things liked most about the downtown area are that it's charming/quaint and it has a small town atmosphere.

Like Most About Downtown



Among the things respondents don't like about the downtown area are its lack of parking, it's run down/dinghy/cheap/depressing, and it needs better/variety of stores/restaurants.

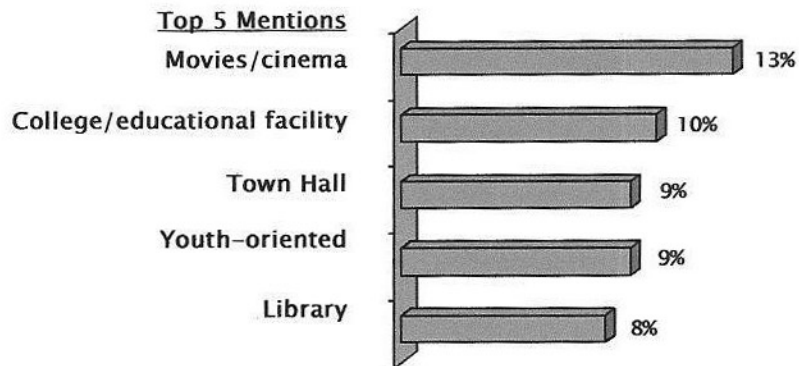
Like Least About Downtown



Executive Summary (Continued)

Among the municipal, social or educational facilities that respondents feel should be located in the downtown, are movies/cinema, college/educational facility, Town Hall, youth-oriented facilities and library.

Municipal/Social/Educational Facilities That Should be Downtown



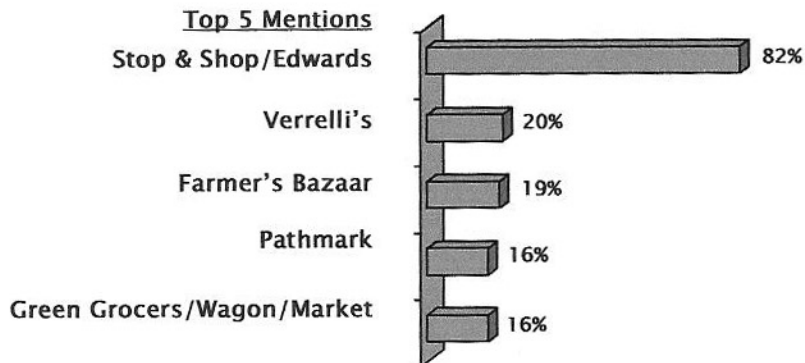
Respondents feel that arcades, night clubs/bars/social activities, and Town Hall should not be located in the downtown area.

On average, respondents eat out 8 times per month. Among the restaurants they like to frequent most often are Taby's in Oyster Bay, Café al Dente in Oyster Bay, and Book Mark Café in Oyster Bay. Among the types of restaurants respondents would like to see more of in the hamlet are seafood restaurants, Italian restaurants, Chinese restaurants and family style restaurants.

Executive Summary (Continued)

The majority of respondents shop at Stop & Shop/Edwards. This is followed by Verrelli's and Farmers Bazaar.

Where Shop For Groceries



Among the types of grocery stores respondents would like to see in town are produce/farm market, butcher/meat, and chain store.

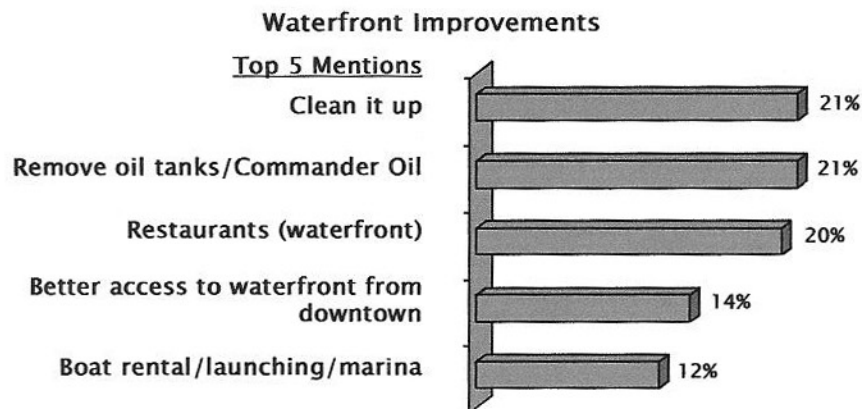
Three quarters of respondents feel that a restaurant (family or other) would be an appropriate use of the waterfront area. Seven in ten feel water related activities such as boat rentals or marina would be an appropriate use. Half indicate that recreational activity or parkland would be an appropriate use.

Three quarters would like to see tourism promoted to those with an interest in the hamlet's history. Six in ten would promote to those tourists already visiting other sites of interest in the area. Over three in ten would promote to those tourists attending specially scheduled events.

Executive Summary (Continued)

Eight in ten respondents use the harbor for walking or jogging. Six in ten use playgrounds by the harbor. Half of respondents use the harbor area for boating, swimming, sports fields, and family picnics/gatherings.

Among the ways in which respondents would like to see the waterfront improved upon are to clean it up, remove the oil tanks, and to develop restaurants.



Respondents rate the use of property in the hamlet area highest for bread and breakfasts, second-floor downtown space converted for use as offices and affordable residences, assuming compliance of parking requirements, and attractive, moderately priced housing for young couples or singles. Of those uses which respondents rate fair or poor are attractive high-density, moderately priced housing project to replace current non-complying buildings which illegally and unsafely house multiple tenants, and small, environmentally "clean" manufacturing business.

Executive Summary (Continued)

Parking and Traffic

Respondents are in most agreement with the statements “Larger office users with a high head count versus size of offices should be required to provide private parking for employees or park in the more remote parking lots”, “Office employees and town employees who park for the work day should be prohibited from parking on the street or in key parking lots needed for shoppers”, and “There is not enough on-street parking in the downtown area”.

	Strongly/Somewhat Agree
Larger office users with a high head count versus size of offices should be required to provide private parking for employees or park in the more remote parking lots	88%
Office employees and town employees who park for the work day should be prohibited from parking on the street or in key parking lots needed for shoppers	88
There is not enough on-street parking in the downtown area	85
Lighting in parking lots should be improved for safety	83
Safety should be improved for pedestrians	77
Residential buildings in the Commercial Zones should be forced to comply with required parking during regular business hours	74
Time limitations in existing parking lots should be enforced more strictly	67
Certain key streets in the Commercial Zone should be turned to one way, creating additional vertical on-street parking	49
A parking structure should be constructed in the downtown area	35



Executive Summary (Continued)

Nearly half of respondents find traffic flow in the downtown area to be a problem. Additionally, many feel there are an excessive number of cars, or too many trucks.

Among the housing problems cited by respondents are illegal apartments (more than three tenants in a single family zone), poor property maintenance, and unsafe or unsanitary conditions in illegal apartments.

Housing Problems in Hamlet



Respondents cited specific intersections or areas which they feel safety is a problem. Included in these are the intersection of Berry Hill Rd./Rt. 106/Lexington Ave., Audrey/E. Main/South St., and South St. & Main St.

Executive Summary (Continued)

Quality of Life and Other Issues

Nearly all respondents rate their quality of life in Oyster Bay as good or excellent. Among the reasons cited for this rating is the town's small town feel, its beauty, the low crime/feeling safe, it's quiet, and it's friendly. Among the small number who rated their quality of life as not good, the main reasons cited are because the town is becoming run down/not attractive, they don't feel safe, and for the lack of services/entertainment in town.

If describing Oyster Bay to a stranger, respondents would say it has a small town atmosphere, it is peaceful/relaxing/quiet, and it is near water/beaches.

Over half of respondents feel there is an area in Oyster Bay which is changing or in transition. Those areas include South St., Audrey Ave. and the downtown area.

Among the reasons rated highest for living in the Oyster Bay area are its small town atmosphere, the waterfront on Long Island Sound, and its scenic beauty. Among the factors leading respondents to leave Oyster Bay are a loss of community character, the area becoming overdeveloped, and the taxes being too high.



Survey Data



Oyster Bay Hamlet Community Feedback Survey, December 2000



Level of Agreement With Statements About Commercial Zone Appearance

	<u>Agree</u>	<u>No Opinion</u>	<u>Disagree</u>
A reasonable and practical historic preservation program should be promoted in the hamlet in order to preserve historically significant structures and the charm of the community	96%	2%	2%
The hamlet's appearance should be improved through streetscape, tree plantings, flowers and landscaping, improved lighting and signage and façade improvements	93	1	6
Many properties in the hamlet commercial zones are an "eyesore" and not maintained to a minimally acceptable standard in keeping with the community's potential	91	3	6
Strong measures must be taken to insure building and zoning codes in the commercial zone	91	6	3
Design guidelines should be established to provide consistent standards for buildings in the commercial zones	88	5	7
There are a number of areas in the hamlet commercial zone which I or my family feel are unsafe and will not go to	50	18	32

Base = Total Answering (1023-1061)

Commercial Zones Appearance

Q1. Please tell us how strongly you agree with each of the following statements. Do you strongly agree, somewhat agree, somewhat disagree, strongly disagree, or do you have no opinion?



Oyster Bay Community Feedback Survey, December 2000



Page 1

Suggested Improvements to Downtown Area

Improve appearance of buildings	15%
Replace/repair/maintain buildings	15
Streetscape/landscaping	14
Lighting - improve	12
Architectural review/codes/plans	12
Better police/security patrols	12
Clean up - downtown	12
Improve parking	11
Eliminate loiterers/people hanging out/ undesirables	10
New/more businesses/shops	7
Beautify	7
Eliminate multi-family dwellings/illegal apartments	5
Lighting - old fashioned	4
Train station & area - improve	4
Clean up -beaches	4
Pedestrian crossings	4
Improve signage	4
Create/improve waterfront access	3
Utility services underground	3
Eliminate bodegas	2
Eliminate rental properties above stores	2
Limit truck access	2

Base = Total Answering (545)

Commercial Zones Appearance

Q2. How would you suggest the appearance and/or safety of the Oyster Bay downtown area be improved?



Oyster Bay Community Feedback Survey, December 2000



Page 2

Suggested Improvements to Downtown Area (Continued)

Improved for local residents, not tourists	1%
Outdoor cafés	1
Get rid of island gas station (Busy Bee)	1
Move festivals to other locations	1
Noise control	*
Other	20
Leave alone/Do nothing	1

* Less than 0.5%

Base = Total Answering (545)

Commercial Zones Appearance

Q2. How would you suggest the appearance and/or safety of the Oyster Bay downtown area be improved?



Oyster Bay Community Feedback Survey, December 2000



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Level of Agreement With Statements About Downtown/Waterfront

	<u>Agree</u>	<u>No Opinion</u>	<u>Disagree</u>
We need more basic retail stores in the hamlet commercial zones to service local residents who currently travel elsewhere to shop	81%	5%	14%
Businesses should be limited to the existing commercial zones	78	10	12
Understanding that there is limited space in the commercial zones, retail business should receive a preference for street level locations	78	11	11
Ignoring parking and safety concerns, I would visit the hamlet much more if there were more stores, restaurants, entertainment and better access to the waterfront	75	7	18
The hamlet needs more family oriented leisure and entertainment businesses in order to attract residents, teens and children from surrounding villages	62	8	30
A "Special Service Area" or "Business Improvement District" should be created for the downtown area	60	29	11

Base = Total Answering (999-1049)

Downtown Businesses and The Waterfront

Q1. How strongly do you agree with each of the following statements? Do you strongly agree, somewhat agree, somewhat disagree, strongly disagree, or do you have no opinion?



Current Use of Downtown Area

Post Office	88%
Eat out	73
Errands	71
Shopping	50
Strolling or sitting	33
Visit Town Hall	25
Family outings	16
Work	16
Banking	3
Library	3
Water-related/beaches	2
Hair/nail salon	2
Exercising/jogging	2
Parks/playgrounds	2
Church	1
Live downtown	1
Doctors/dentists	1
Social events	1
Boating	1
Railroad	1
School	1
Meet friends	*
Athletic fields	*
Lawyers/insurance	*
Other	6
Don't use it	*

* Less than 0.5%

Base = Total Answering (1058)

Downtown Businesses and The Waterfront

Q2. How do you currently use the downtown area?



Oyster Bay Community Feedback Survey, December 2000



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Businesses Needed/Most Appropriate/Not Appropriate For Downtown

	<u>Businesses Needed Appropriate</u>	<u>Most Appropriate</u>	Not
<u>Food (net)</u>	<u>89%</u>	<u>94%</u>	<u>69%</u>
Butcher	48	49	15
Bakery & breads	43	62	8
Fruit & produce	39	52	9
Fresh food market	38	55	10
Restaurant variety	33	60	12
Grocery chain	25	31	42
Health food	18	51	14
Organic foods	18	47	16
Internet café	15	31	33
Delicatessen	12	55	19
Pizza	10	53	20
Coffee shop	1	1	*
Café	*	*	-

* Less than 0.5%

Base = Total Answering (971) (886) (922)

Downtown Businesses and The Waterfront

- Q3a. What kind of businesses not currently located downtown do you believe are most needed downtown?
- Q3b. What kind of businesses do you believe are most appropriate to be located downtown?
- Q3c. What kind of businesses do you believe are not particularly appropriate to be located downtown?



Businesses Needed/Most Appropriate/Not Appropriate For Downtown

	<u>Businesses Needed Appropriate</u>	<u>Most Appropriate</u>	Not
<u>Entertainment (net)</u>	<u>74%</u>	<u>89%</u>	<u>97%</u>
Movies	45	31	38
Toy store sporting goods	31	47	20
Children's recreation	30	36	25
Book store	17	63	13
Bowling	11	13	70
Video rental	8	44	28
Arcade	4	5	85
Art gallery	1	*	-
Hobby/crafts	1	*	-
Fishing	*	-	-
<u>Clothing/Apparel (net)</u>	<u>68</u>	<u>63</u>	<u>24</u>
Clothing store	54	50	12
Adult shoe store	46	37	19
Children's shoes	42	45	13
<u>Services (net)</u>	<u>26</u>	<u>69</u>	<u>40</u>
Drug store	14	54	19
Savings bank	14	56	17
Dry cleaner	13	51	21
Laundromat	6	41	33
Bank (n.s.)	*	*	-
Hair/nail salon	*	*	*
Health clinic	*	-	-

* Less than 0.5%

Base = Total Answering (971) (886) (922)

Downtown Businesses and The Waterfront

Q3a. What kind of businesses not currently located downtown do you believe are most needed downtown?

Q3b. What kind of businesses do you believe are most appropriate to be located downtown?



Businesses Needed/Most Appropriate/Not Appropriate For Downtown

	<u>Businesses Needed Appropriate</u>	<u>Most Appropriate</u>	Not
Health club	34%	38%	29%
Convenience store	17	41	34
Spa with facials	15	39	27
Car wash	1	*	-
Antique (stores)	*	1	-
Card shop	*	*	-
Chain stores	*	-	*
Country store	*	*	*
Fine gifts	*	*	*
Hardware	*	1	*
Marine	*	*	-
Gap	*	-	-
Pet grooming/supplies	-	*	-
Other	1	1	1

* Less than 0.5%

Base = Total Answering (971) (886) (922)

Downtown Businesses and The Waterfront

Q3a. What kind of businesses not currently located downtown do you believe are most needed downtown?

Q3b. What kind of businesses do you believe are most appropriate to be located downtown?

Q3c. What kind of businesses do you believe are not particularly appropriate to be located downtown?



Like Most About Downtown

Charming/quaint	25%
Small town atmosphere	19
Access to waterfront	11
Historical	11
Walkability	9
Stores	8
Friendly	8
Convenience	8
Restaurants	8
Small	8
Access to parks	4
Proximity to home	4
Not congested	4
Old world	3
Shopping	3
Building façade improvements	2
Safe	1
Layout/style	1
No chain stores	1
Family oriented	1
Parking	1
No hi-rises	*
No tourists	*
Other	9
Nothing	5

* Less than 0.5%

Base = Total Answering (808)

Downtown Businesses and The Waterfront

Q4a. What do you like most about the downtown area?



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Do Not Like About Downtown

Lack of parking	32%
Run down/dinghy/cheap/depressing	22
Needs better/variety of stores/restaurants	16
Trash/garbage/dirty	13
Shady characters/hanging out	11
Ugly/style of buildings/eyesores	9
Types of stores	8
Congested/traffic	7
Empty storefronts	5
Oil tanks/Commander Oil	4
Illegal apartments	3
Poor zoning	2
Town separated from waterfront	2
Lack of social events	2
Not safe	2
Needs more trees/landscaping	2
Closes early/Nothing to do at night	1
Commercial vehicles parked in street	1
Rt. 106 from Pine Hollow to hamlet	1
Train station area	1
Auto repair shops	1
Not enough sitting areas	*
Other	9

* Less than 0.5%

Base = Total Answering (861)

Downtown Businesses and The Waterfront

Q4b. What do you not like about the downtown area?



Oyster Bay Community Feedback Survey, December 2000



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Municipal/Social/ Educational Facilities That Should be Downtown

Movies/cinema	13%
College/educational facility	10
Town Hall	9
Youth-oriented	9
Library	8
Arts center/gallery	7
Waterfront activities	6
Same as current	6
Environmental center	6
Museum	5
Post Office	5
Community center	5
Theater	5
Restaurants	4
Parks	4
Senior center	4
Health club	4
Variety of stores	4
Bookstore	3
Schools	3
Pool	3
Bowling	2
Coffee shops	2
Dance hall	2

Base = Total Answering (521)

Downtown Businesses and The Waterfront

Q5a. What kind of municipal, social or educational facilities should be located downtown?



Municipal/Social/ Educational Facilities That Should be Downtown

Candy/ice cream stores	1%
Sports center	1
Visitor center	1
Bus service/public transportation	1
Churches	1
Skating	1
Banks	1
Reading center	1
Firehouse	*
Medical clinic	*
Food chain	*
Other	14
None	16

* Less than 0.5%

Base = Total Answering (521)

Downtown Businesses and The Waterfront

Q5a. What kind of municipal, social or educational facilities should be located downtown?



Municipal/Social/ Educational Facilities That Should Not be Downtown

Arcades	26%
Night clubs/bars/social activities	12
Town Hall	10
Bowling	9
Teen hangouts	7
Social services	6
Movie theater	6
Adult entertainment	6
Anything large which would draw people/ non-residents	6
Government buildings	5
Educational facilities	4
(Big) Chain stores	3
Nail salons	3
Health/clinics	2
Restaurants	2
Above ground parking	2
Power plants/utilities	2
Housing	2
Jail/court	2
Motor vehicle bureau	2
Sports facility/arena	2
Grocery store	2
Low-cost housing	2
Reserved parking	2

Base = Total Answering (385)

Downtown Businesses and The Waterfront

Q5b. What kind of municipal, social or educational facilities should not be located downtown?



Oyster Bay Community Feedback Survey, December 2000



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Municipal/Social/ Educational Facilities That Should Not be Downtown

Factory	1%
Senior residences	1
Equipment yards	1
Health club	1
Mall	1
Pizza parlors	1
Day care	1
Night time activities	1
Office buildings	1
Liquor stores	1
Storage facilities	1
Other	23

Base = Total Answering (385)

Downtown Businesses and The Waterfront

Q5b. What kind of municipal, social or educational facilities should not be located downtown?



Number of Times Per Month Eat Out

0 (None)	1%
1 time	4
2 times	5
3 times	7
4 times	16
5 times	6
6-10 times	38
11-15 times	14
More than 15 times	9
Mean # of times:	8.4
Median # of times:	6.8

Base = Total Answering (927)

Downtown Businesses and The Waterfront

Q6. On average, how many times each month do you eat out?



Restaurants Eat in Most Often

	-----Restaurant-----			<u>Total</u>
	<u>#1</u>	<u>#2</u>	<u>#3</u>	
Taby's, Oyster Bay	18%	9%	10%	34%
Café al Dente, Oyster Bay	10	7	8	22
Book Mark Café, Oyster Bay	8	5	5	16
Canterbury Ales, Oyster Bay	5	5	5	13
Mario's, East Norwich	3	5	5	11
La Pizzetta, East Norwich	4	3	3	9
Coach Grill, Oyster Bay	3	2	2	7
Fiddleheads, Oyster Bay	2	1	2	5
Homestead, Oyster Bay	2	2	2	5
Rothman's, East Norwich	1	2	3	5
Angelina's, East Norwich	2	2	1	4
Café Girasole, East Norwich	2	2	1	4
Twin Harbors, Bayville	2	2	1	4
Wall's Wharf, Bayville	1	2	2	4
Mill River Inn, Oyster Bay	1	1	1	3
I-Hop, East Norwich	1	1	2	3
Nino's Pizza, Oyster Bay	1	1	1	3
South St. Café, Oyster Bay	1	1	2	3
La Parma, Mineola	1	1	*	2
Red Lobster, Hicksville	1	1	1	2
La Viola, Syosset	1	1	1	2
Boulder Creek, Syosset	1	1	1	2

* Less than 0.5%

Base = Total Answering (847) (774) (648) (851)

Downtown Businesses and The Waterfront

Q8. Where do you eat out most often? Please list up to three restaurants, and their locations, in order of preference.



Restaurants Eat in Most Often (Continued)

	-----Restaurant-----			
	<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>Total</u>
Barney's, Locust Valley	1%	1%	1%	2%
Basil Leaf Café, Locust Valley	1	1	1	2
Diner, Syosset	1	1	1	2
Taste of Mexico, Oyster Bay	1	1	*	2
Uncle Dai, Glen Cove	1	1	1	2
La Stella Pizzeria, Oyster Bay	1	1	1	2
Kikku, Syosset	1	1	1	2
Milleridge Inn, Jericho	1	1	1	2
Breakers, Bayville	-	1	1	2
Buckram Stables, Locust Valley	1	*	*	1
La Pace, Glen Cove	1	1	-	1
Mim's, Syosset	1	*	1	1
River Bay, Albertson	1	*	*	1
Major's Steakhouse, Woodbury	1	*	*	1
Piccolo Buscella, Huntington	1	1	*	1
McDonald's, Oyster Bay	*	1	*	1
Ben's Deli, Greenvale	*	1	*	1
Crescent Club, Bayville	*	1	*	1
Landing, Bayville	-	1	*	1
Nagashima, Westbury	-	1	*	1
Outback, Huntington	*	1	-	1
Pine Island Grill, Bayville	-	1	*	1

* Less than 0.5%

Base = Total Answering (847) (774) (648) (851)

Downtown Businesses and The Waterfront

Q8. Where do you eat out most often? Please list up to three restaurants, and their locations, in order of preference.



Restaurants Eat in Most Often (Continued)

	-----Restaurant-----			
	<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>Total</u>
Maine Maid Inn, Jericho	*%	*%	1%	1%
Butera's, Woodbury	*	*	1	1
Steve's Pier One, Bayville	*	*	1	1
Bryant Cooper, Roslyn	*	*	1	1
TGI Friday's, Huntington	*	*	1	1
El Parral, Syosset	*	*	1	1
Friendly's, Syosset	*	*	1	1
Happy Family/Garden, Oyster Bay	-	*	1	1
Hunan Taste, Greenvale	*	*	1	1
Locust Valley Inn, Locust Valley	*	-	1	1
Pancho Villa, Huntington	-	*	1	1
Pomodoro, Huntington	*	*	1	1
Shish Kabob, Pt. Washington	*	*	1	1
Trios, Huntington	*	-	1	1
Tsubo Japanese, Syosset	*	*	1	1
Umberto's, Syosset	*	*	1	1
Veranda, Glen Cove	*	-	1	1
Wendy's, Hicksville	*	-	1	1
West End Café, Carle Place	*	*	1	1
Kura Barn	*	*	*	1
Caracalia, Syosset	*	*	*	1
Clam Bar, Oyster Bay	*	*	*	1

* Less than 0.5%

Base = Total Answering (847) (774) (648) (851)

Downtown Businesses and The Waterfront

Q8. Where do you eat out most often? Please list up to three restaurants, and their locations, in order of preference.



Restaurants Eat in Most Often (Continued)

	-----Restaurant-----			
	<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>Total</u>
Jani, Hicksville	*%	*%	*%	1%
Jonathans, Huntington	*	*	*	1
Oyster Bar, Oyster Bay	*	*	*	1
Tony & Brunos, Syosset	*	*	*	1
Boulder Creek, Hicksville	*	*	*	1
Chili's, Westbury	*	*	*	1
East, Melville	*	*	*	1
On The Border, Hicksville	*	*	*	1
Peter Luger	*	*	*	1
Ruby Tuesdays, Hicksville	*	*	*	1
Tutu Patzo's, Huntington	*	*	*	1
Able Conklins, Huntington	*	*	*	1
Boccaccio, Hicksville	*	*	*	1
Enoteca, Locust Valley	*	*	*	1
Inn on The Harbor, Cold Spring Harbor	*	*	*	1
Robke's, Northport	*	*	*	1
Seawanahka Yacht Club	*	*	*	1
Stango's, Glen Cove	*	*	*	1
Other	14	23	20	41

* Less than 0.5%

Base = Total Answering (847) (774) (648) (851)

Downtown Businesses and The Waterfront

Q8. Where do you eat out most often? Please list up to three restaurants, and their locations, in order of preference.



Types of Restaurants Would Like to See More of

	-----Type of Restaurant-----			
	<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>Total</u>
Seafood	23%	14%	12%	39%
Italian	10	14	9	24
Chinese	7	8	8	17
Family style	10	6	3	16
Japanese	7	4	7	13
Steak	3	7	7	12
French	3	4	6	9
American	3	4	4	8
Café	3	3	2	5
Gourmet	2	3	3	5
Continental	2	3	3	5
Diner	2	2	2	4
Health Food	2	1	3	4
Bistro	2	1	2	3
Coffee House	2	2	2	3
Indian	1	1	2	3
Ethnic	1	1	2	3
Pub/Grill	1	2	2	3
Greek	1	2	1	3
German	1	1	3	3
Mexican	1	1	2	3
Thai	1	2	3	3

* Less than 0.5%

Base = Total Answering (727) (525) (328) (730)

Downtown Businesses and The Waterfront

Q9. What types of restaurants would you like to see more of in the hamlet? Please list these in order of preference.



Types of Restaurants Would Like to See More of (Continued)

	-----Type of Restaurant-----			
	<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>Total</u>
Asian	1%	1%	*%	2%
Fast Food	1	1	1	2
Sandwich shop	1	1	1	2
Vegetarian	1	1	*	2
Ice cream parlor	1	1	1	2
Tex-Mex	1	*	1	1
Buffet	*	1	-	1
Spanish	*	1	1	1
Outdoor	*	*	1	1
Soup & salad	-	1	1	1
Mediterranean	*	1	1	1
Other	8	6	6	13

* Less than 0.5%

Base = Total Answering (727) (525) (328) (730)

Downtown Businesses and The Waterfront

Q9. What types of restaurants would you like to see more of in the hamlet? Please list these in order of preference.



Where Shop For Groceries

	-----Groceries-----			<u>Total</u>
	<u>#1</u>	<u>#2</u>	<u>#3</u>	
Stop & Shop/Edwards	58%	19%	20%	82%
Verrelli's	3	15	11	20
Farmer's Bazaar	10	9	3	19
Pathmark	6	8	7	16
Green Grocers/Wagon/Market	1	11	13	16
King Kullen	6	7	6	14
Blueberries	4	8	9	14
Waldbaums	2	8	8	12
Shop Rite	2	2	3	5
Sutton Place Gourmet	1	1	2	3
Costco	1	1	1	2
Fresh Fields	1	1	1	2
BJ's Warehouse	*	1	2	2
Farmstand/market	*	1	2	2
Trader Joe's	*	1	2	2
Food Basket	1	*	1	1
IGA	*	1	1	1
Wild by Nature	*	*	1	1
Rising Tide	*	1	*	1
The Right Stuff	-	1	1	1
Van Sise Farms	*	1	1	1
Deli's	-	*	1	1
Busy Bee	-	-	1	*
Other	3	4	8	8

* Less than 0.5%

Base = Total Answering (908) (729) (428) (912)

Downtown Businesses and The Waterfront

Q9. Where do you currently shop for groceries? Please list these in order of preference.



Oyster Bay Community Feedback Survey, December 2000



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Types of Grocery Stores Would Like in Town

Produce/farm market	45%
Butcher/meat	28
Chain	18
Seafood	13
Bakery	13
Gourmet shop	13
Organic	7
Health food	5
Italian grocery	4
Cheese	4
Deli	3
Fresh Fields	3
Reasonably priced	2
King Kullen	2
Dean & DeLuca	2
Shop Rite	2
Pathmark	2
Quality	2
Trader Joe's	1
Asian	1
Waldbaums	1
Ice cream	1
Salad bars	1
Upscale market	1

Base = Total Answering (629)

Downtown Businesses and The Waterfront

Q10. What type of grocery or fresh food stores would bring you into town or keep you in town more often?



Types of Grocery Stores Would Like in Town (Continued)

7-11	1%
Publix	1
A & P	1
Sushi	1
Candy/Chocolatier	*
Ethnic	*
Foodtown	*
Port store	*
Other	11

* Less than 0.5%

Base = Total Answering (629)

Downtown Businesses and The Waterfront

Q10. What type of grocery or fresh food stores would bring you into town or keep you in town more often?



Appropriate Uses For Waterfront

<u>Restaurant (net)</u>	<u>78%</u>
Restaurant	71
Family restaurant	50
Water-related activity (boat rental/marina)	72
Recreational	57
Active parkland	51
Water-dependent business	30
Retail	27
Entertainment facility	26
Hotel	20
Condos	16
Housing	9
Light industry	3
Marina	3
Educational	2
Passive park	1
Museum	1
Boardwalk	1
Cultural	1
Pool/Cabana	1
Skate park	1
Beaches	1

Base = Total Answering (1053)

Downtown Businesses and The Waterfront

Q11. Which of the following do you consider appropriate use of the waterfront area?



Appropriate Uses For Waterfront (Continued)

Rowing center	1%
Craft stores	*
Movies	*
Running/walking	*
Stores	*
Bed & breakfast	*
Other	4

* Less than 0.5%

Base = Total Answering (1053)

Downtown Businesses and The Waterfront

Q11. Which of the following do you consider appropriate use of the waterfront area?



Types of Tourism That Should be Promoted

Tourists with interest in the hamlet's history	75%
Tourists who are already visiting other sites of interest in the area	62
Tourists attending specially scheduled events	38
Water-related	3
No festivals	1
Quaint shops	1
Specialty shops	1
Historical	1
Vacationers	1
Visitors by train	*
Nature-oriented	*
Other	5
None	6

* Less than 0.5%

Base = Total Answering (971)

Downtown Businesses and The Waterfront

Q12. Which types of tourism should be promoted for the hamlet?



Use of Harbor For Recreational Activities

	Often/ <u>Sometimes</u>	<u>Often</u>	<u>Sometimes</u>	<u>Never</u>
Walking/jogging	83%	47%	36%	17%
Playgrounds	64	26	38	36
Boating	58	27	31	42
Swimming	57	22	35	43
Family picnics/gatherings	52	15	37	48
Sports fields	50	15	35	50

Base = Total Answering (851-993)

Downtown Businesses and The Waterfront

Q13. How often do you use the Oyster Bay harbor for each of the following recreational activities?



Waterfront Improvements

Clean it up	21%
Remove oil tanks/Commander Oil	21
Restaurants (waterfront)	20
Better access to waterfront from downtown	14
Boat rental/launching/marina	12
Recreational activities	9
Stores	7
Boardwalk	7
Nature preserve/natural	7
Park	7
Landscaping	6
Better walkways/paths	6
Education - marine/nature	5
Remove Jacobson boatyard	5
Water quality improvements	4
Limit commercial activities	4
Beaches for Oyster Bay residents only	4
Condo's	4
Foot path	4
Increase park patrol/enforcement/security	3
Improvements to Beekman Beach/Park extension	3
Small business	3

Base = Total Answering (717)

Downtown Businesses and The Waterfront

Q14. In what way would you like to see the waterfront improved upon?



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Waterfront Improvements (Continued)

Bathroom facilities	2%
Beach sand	2
Bike path	2
Fishing/shell fishing	2
Open for tourism	2
Benches	2
Museum	2
Similar to Pt. Jefferson	2
Better lighting	1
Hotel	1
Improve train station	1
Limit motorized boats/jet-skis	1
Pool/cabana club	1
Fine dining	1
Housing	1
Change traffic patterns in/out	1
Open air market	1
Get rid of hangouts/people hanging out	1
Open South St. entrance to harbor	1
Rowing club	1
Similar to Baltimore	1
Similar to Mystic	1
Similar to N.Y.C. seaport	1
Movie theater	1
Other	15
No changes	3

Base = Total Answering (717)

Downtown Businesses and The Waterfront

Q14. In what way would you like to see the waterfront improved upon?



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Rating Use of Property in Hamlet Area

	Excellent/ <u>Good</u>		Fair/ <u>Poor</u>
	<u>No Opinion</u>		
Bed and breakfasts	66%	9%	25%
Second-floor downtown space converted for use as offices and affordable residences, assuming compliance of parking requirements	65	7	28
Attractive, moderately priced housing for young couples or singles	61	9	30
Attractive, moderately priced housing for senior citizens	56	9	35
Medical building	56	11	33
Small clusters of affordable or moderately priced housing units attractively interspersed in the hamlet	50	6	44
Attractive, moderately priced housing for "empty nesters" or "snow birds"	48	12	40
Attractive high-density, moderately priced housing project to replace current non-complying buildings which illegally and unsafely house multiple tenants	35	10	55
Small, environmentally "clean" manufacturing business	32	13	55

Base = Total Answering (979-1021)

Downtown Businesses and The Waterfront

Q15. How would you rate the following uses of property proposed for the hamlet area? Please tell us if you think each is "excellent", "good", "fair", "poor", or if you have "no opinion".



Level of Agreement With Statements About Parking & Traffic

	<u>Agree</u>	<u>No Opinion</u>	<u>Disagree</u>
Larger office users with a high head count versus size of offices should be required to provide private parking for employees or park in the more remote parking lots	88%	7%	5%
Office employees and town employees who park for the work day should be prohibited from parking on the street or in key parking lots needed for shoppers	88	4	8
There is not enough on-street parking in the downtown area	85	4	11
Lighting in parking lots should be improved for safety	83	13	4
Safety should be improved for pedestrians	77	16	7
Residential buildings in the Commercial Zones should be forced to comply with required parking during regular business hours	74	16	10
Time limitations in existing parking lots should be enforced more strictly	67	13	20
Certain key streets in the Commercial Zones should be turned to one way, creating additional vertical on-street parking	49	13	38
A parking structure should be constructed in the downtown area	35	6	59

Base = Total Answering (997-1041)

Parking and Traffic

Q1. How strongly do you agree with each of the following statements regarding parking and traffic in the downtown area? Do you strongly agree, somewhat agree, somewhat disagree, strongly disagree, or do you have no opinion?



Perceived Traffic Problems

Traffic flow	48%
Excessive number of cars	44
Trucks	38
Oil trucks	37
Speeding	28
Buses	10
Double parking	6
Traffic lights	2
Delivery trucks	2
Parking	1
Commercial vehicles	1
Motor scooters/motorcycles	1
Illegal U-turns	1
Noise	*
Speeding	*
Construction	*
Festivals	*
Other	6
No problem	2

* Less than 0.5%

Base = Total Answering (881)

Parking and Traffic

Q2. Do you perceive there to be traffic problems on Main Street or other parts of the downtown caused by the following?



Housing Problems in Hamlet

Illegal apartments	69%
Poor property maintenance	58
Unsafe or unsanitary conditions in illegal apartments	56
High property taxes	42
Not enough housing for young couples/families	40
Not enough choice in moderate price ranges	37
High rents	34
High purchase prices	30
Not enough rental housing	28
Not enough senior citizen housing	27
Not enough housing for singles	24
Absentee landlords	2
Too much rental housing	1
Need for low-income housing	1
High taxes - other	1
Too many people	1
Need planned community	*
Other	3

* Less than 0.5%

Base = Total Answering (976)

Parking and Traffic

Q3. Which of the following do you believe are the most important housing problems in the hamlet?



Intersections Where Safety is a Concern

Berry Hill Rd./Rt. 106/Lexington Ave.	28%
Audrey/E. Main/South St.	17
South St. & W. Main	12
South St. north of E. Main	11
South St. /Summit St./Orchard St.	10
Pine Hollow exits onto Rt. 106	6
Weeks Ave./South St./Tooker Ave.	5
Norwich Gate/Stop & Shop	3
Anstice St. & Cove Rd.	2
Peerless/Rt. 106	2
T. Roosevelt school	2
E. Main & Pearl St.	2
Mill Hill/West Shore Rd.	1
White St.	1
Hamilton Ave.	1
Larrabee & W. Main	1
Maxwell Ave.	1
Mill River Rd./Harbour La.	1
Mill River Rd./Lexington Ave.	1
Other	28

Base = Total Answering (338)

Parking and Traffic

Q4. Are there any specific intersections or areas where safety is a problem?



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Rating Quality of Life

<u>Excellent/Good (net)</u>	97%
Excellent	49
Good	48
<u>Not Very Good/Not Good At all (net)</u>	3
Not very good	3
Not good at all	*

* Less than 0.5%

Base = Total Answering (1042)

Quality of Life and Other Issues

Q1a. How would you rate your family's quality of life in Oyster Bay?



Reasons Rate Quality of Life Excellent/Good

Small town feel	21%
Beauty	17
Low crime/Safe/Feel safe	14
Quiet	12
Friendly	12
Waterfront – near/accessible	10
Good/Great (n.s.)	9
Community spirit	8
Schools good	7
Live in quiet/good neighborhood	7
Privacy	6
Lived here all my life	6
Family-oriented	5
Accessibility	5
Good parks	4
Becoming run down/not attractive	4
A lot to offer/amenities	4
Charm	4
Historical	3
Clean	3
Rural	3
Location	2
Cost of living	2
Open space	2

Base = Rate Quality of Life as Excellent/Good (721)

Quality of Life and Other Issues

Q1b. Please tell us the reasons why you feel this way.



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Reasons Rate Quality of Life Excellent/Good (Continued)

Beaches	2%
Crowded/congested	2
Diverse population	2
Schools could be better	2
Could be better	2
Lack of services/entertainment in town	2
Good shopping	2
Children's activities	1
Happy	1
Dirty/littered	1
Don't feel safe	1
Immigrants/newcomers	1
Limited options	1
Lowlifes/hanging out	1
Not enough parking	1
Not enough shopping	1
Taxes	1
Real estate expensive	1
Too much traffic	1
Illegal apartments	*
Types of stores/business not appropriate	*
Other	16

* Less than 0.5%

Base = Rate Quality of Life as Excellent/Good (721)

Quality of Life and Other Issues

Q1b. Please tell us the reasons why you feel this way.



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Reasons Rate Quality of Life Not Good

Becoming run down/Not attractive	21%
Don't feel safe	15
Lack of services/entertainment in town	15
Cost of living	12
Crowded/congested	9
Dirty/littered	9
Lowlifes/hanging out	9
Too much traffic	9
Real estate expensive	6
Diverse population	3
Illegal apartments	3
Limited options	3
Not enough parking	3
Schools could be better	3
Not enough shopping	3
Taxes	3
Waterfront - not usable	3
Other	24

Base = Rate Quality of Life as Not very good/Not at all good (34)

Quality of Life and Other Issues

Q1b. Please tell us the reasons why you feel this way.



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Describing Oyster Bay to a Stranger

Small town atmosphere	31%
Peaceful/relaxing/quiet	20
Near water/beaches	19
Beautiful	15
Friendly	13
Historical	12
Good neighbors	10
Charm	9
Safe	8
Great place/wonderful/good	8
Used to be nice place/gone downhill	6
Private/off beaten track	5
Country setting	5
Close to N.Y.C.	5
Family-oriented	5
Diverse	3
Potential	3
Schools - good	3
Natural setting	3
Nearby facilities	3
Like New England	2
Affluent	2
Bucolic	2
Clean	2

Base = Total Answering (736)

Quality of Life and Other Issues

Q2. In terms of your own experiences living in the Oyster Bay area, how would you describe to a stranger the type of place it is and the attributes it brings to your current quality of life?



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Describing Oyster Bay to a Stranger (Continued)

Less populated	2%
Good place to raise family	2
Walkability	2
Few stores for shopping	2
Needs TLC in appearance	1
Churches	1
Good values	1
Schools - poor	1
Expensive/cost of living	1
Like "Mayberry"	1
Nice/good (n.s.)	1
Slum	*
Extremes in income	*
No police patrol/enforcement	*
Other	15

* Less than 0.5%

Base = Total Answering (736)

Quality of Life and Other Issues

Q2. In terms of your own experiences living in the Oyster Bay are, how would you describe to a stranger the type of place it is and the attributes it brings to your current quality of life?



Whether Street or Neighborhood Changing/In Transition

Yes	59%
No	41

Base = Total Answering (692)

Quality of Life and Other Issues

Q2a. Is there a street or neighborhood you feel is changing or in transition?



Street or Neighborhood Changing/In Transition

South St.	23%
Audrey Ave.	11
Downtown	10
South St. north of Audrey Ave. & E. Main	8
Rt. 106 from Pine Hollow to Berry Hill Rd.	8
Train station/area	7
Hamilton Ave.	5
Illegal apartments	4
Too crowded	4
Pine Hollow	3
Maxwell Ave.	3
Beach & park	2
Lexington Ave.	2
Orchard St.	2
Town Hall parking lot	2
Commander Oil/tanks	1
McCouns La./Berry Hill Rd.	1
Florence Park	1
Oyster Bay Cove	1
W. Main	1
Theodore Roosevelt park	1
Weeks Ave.	1
Ivy St. improvements	1
Rt. 25A	1
School St.	1
West of South St.	1
Other	24

Base = Street/neighborhood changing or in transition (374)

Quality of Life and Other Issues
Q2b. If yes, please identify how.



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Reasons Choose to Live in Oyster Bay

	-----Ranking-----			<u>Total</u>
	<u>#1</u>	<u>#2</u>	<u>#3</u>	
Small town atmosphere	18%	23%	20%	61%
Waterfront Long Island Sound	13	20	23	56
Scenic beauty	20	18	15	52
Small town lifestyle	7	13	13	32
Family or friends nearby	14	9	9	32
Close to work	8	4	5	17
Lived here all my life	11	3	2	17
Quality schools	3	4	5	11
Housing availability or cost	3	3	3	9
Low taxes	*	1	2	3
Churches	*	*	1	1
Zoning	*	-	*	*
Privacy	*	*	-	*
Potential	-	-	*	*
Quality of life	-	-	*	*
Other	1	-	1	2

* Less than 0.5%

Base = Total Answering (709) (701) (689) (713)

Quality of Life and Other Issues

Q4. Please rank in order of 1 to 3, the reasons you chose to live in the Oyster Bay area? Please rank the top 3 reasons, with 1 meaning the most important, 2 meaning the 2nd most important, and 3 meaning the 3rd most important.



Reasons to Leave Oyster Bay

Loss of community character	68%
Area is becoming overdeveloped	63
Taxes are too high	51
Quality of schools	27
Inadequate housing opportunities	19
Inadequate community services	15
Not enough parks and recreational facilities	12
Retirement	3
Cost of living	2
Quality of people/Undesirables moving in	2
Traffic	2
Crowds/congestion	2
Crime/less safe	1
Family lives elsewhere	1
Over development	1
Loss of diversity	1
Illegal/overcrowded apartments	*
Poor maintenance/garbage	*

Base = Total Answering (982)

Quality of Life and Other Issues

Q5. Other than a change in your place of employment, which of the following would be factors in you choosing to leave Oyster Bay?



Reasons to Leave Oyster Bay (Continued)

Tourists	*%
Dirty	*
Waterfront declining	*
Elected officials	*
Real estate prices	*
Village mis-management	*
Zoning is not limited	*
Other	5
Would never leave	1

* Less than 0.5%

Base = Total Answering (982)

Quality of Life and Other Issues

Q5. Other than a change in your place of employment, which of the following would be factors in you choosing to leave Oyster Bay?



Area of Oyster Bay Reside in

Oyster Bay hamlet	60%
Oyster Bay Cove	16
Upper Brookville	4
Cove Neck	3
Centre Island	3
East Norwich	3
Mill Neck	3
Laurel Hollow	2
Muttontown	1
Bayville	1
Matinecock	*
Other	4

* Less than 0.5%

Base = Total Answering (1037)

About Yourself

Q1. In which part of the Oyster Bay area do you reside?



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Length of Time Lived in Town of Oyster Bay

5 years or less	18%
6 - 10 years	17
11 - 20 years	19
21 - 30 years	15
31 - 40 years	12
41 - 50 years	10
Over 50 years	9
Mean # years:	23.8
Median # years:	19.1

Base = Total Answering (1030)

About Yourself

Q2. How long have you lived in the Town of Oyster Bay?



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Whether Work in or Near Hamlet

Yes	38%
No	62

Base = Total Answering (1023)

About Yourself

Q3. Do you work in or near Oyster Bay hamlet?



Profession

Retired	17%
Lawyer/legal	5
Teacher/professor	5
Homemaker	4
Medical/health	4
Business owner	4
Administrative/secretarial	4
Financial/accounting	4
Executive	4
Manager	3
Sales	3
Contractor/construction	3
Physician/dentist	3
Banking/investments	2
Engineering	2
Real Estate	2
Consultant	2
Artist	2
Retail/distribution	2
Civil service	1
Editor/writer/author/publisher/journalist	1
Self-employed	1
Catering/chef	1
Director	1
Insurance	1

Base = Total Answering (946)

About Yourself

Q4. What is your profession?



Profession (Continued)

Marketing	1%
Mechanic/machinist	1
Public relations/Advertising	1
Information technology	1
Architect	1
Law enforcement	1
Therapist	1
TV/Media/Broadcast	1
Designer	1
Electrician	*
Minister/clergy	*
Vice President	*
Auto dealer	*
Florist	*
Landscaping	*
President/CEO	*
Transportation	*
Librarian	*
Other	8

* Less than 0.5%

Base = Total Answering (946)

About Yourself

Q4. What is your profession?



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Number of People in Household

	<u>Mean Number</u>
Adults	2.1
Children, over 12 years old	1.4
Children, under 12 and over 3 years old	1.4
Children, under 3 years old	0.8

Base = Total Answering (153-1016)

About Yourself

Q5. Please provide the number of people in your household who are ...



Own/Rent Home

Own home	84%
Rent home	16

Base = Total Answering (1042)

About Yourself

Q6. Regarding your residence in Oyster Bay, do you ...?



Whether Local Landlord

Yes	10%
No	90

Base = Total Answering (1022)

About Yourself

Q7. Are you a local landlord?



Whether Local Business Owner/Partner

Yes	12%
No	88

Base = Total Answering (1043)

About Yourself

Q8. Are you a local business owner or partner?



Whether Town Employee

Yes	2%
No	98

Base = Total Answering (1034)

About Yourself

Q9. Are you a Town employee?



Age of Respondent

18-24	1%
25-29	3
30-44	28
45-54	27
55-64	20
65-74	14
75 or older	7

Mean age (years):	51.8
Median age (years):	51.7

Base = Total Answering (1038)

About Yourself

Q10. Which of the following ranges includes your current age?



Respondent Gender

Male	52%
Female	48

Base = Total Answering (993)

About Yourself
Q11. Are you ...?



Education Attained

Less than high school graduate	4%
High school graduate or equivalent	12
<u>Any College (net)</u>	<u>84</u>
Some college/currently enrolled, but no degree	15
<u>College graduate/Postgraduate (subnet)</u>	<u>69</u>
College graduate	36
Postgraduate degree	33

Base = Total Answering (1012)

About Yourself

Q12. What is the highest level of education you have completed?

