

# Greater Patchogue Chamber of Commerce



WORKING FOR A

## GREATER PATCHOGUE

Volume 12, Issue 3

**March 2009**

### Walmart Process Begins in March

Walmart's proposal to build a 120,000 square foot store at Hospital Road and Sunrise Highway in East Patchogue is scheduled to come before the Brookhaven Town Planning Board on March 23 in a session that begins at 4:00 p.m.

The Greater Patchogue Chamber of Commerce has taken a formal position of opposition to the project citing a number of issues. Our member John J. (Pete) Roe III of Roe Taroff Taitz & Portman, LLP says the project would "kill the opportunity for retail to open, continue or survive in the Patchogue downtown business district."

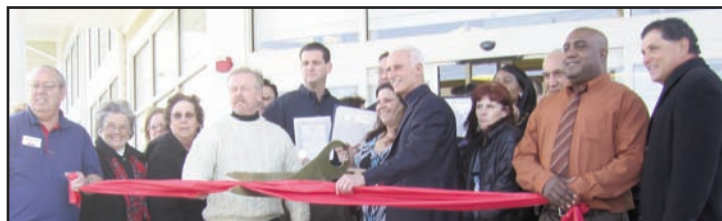
Here's how Pete outlines the problems:

1. Just as downtown Patchogue is about to break ground on ArtSpace on Terry Street and Tritec at the Four Corners, construction of a Walmart in the Greater Patchogue catchment area for retail would draw customers from our current mix of stores.

2. Compare what happened to the Home Depot facility when Home Depot opened up a store off Waverly Avenue and then another off Station Road in Bellport. Now there is a vacant big box store at the Route 112 and Sunrise Highway location which



Lynn and Patrick McConnell are the Grand Marshals for the St. Patrick's Parade that begins on East Main St at 2:00 p.m., Mar. 29.



### CVS Opens On West Main Street

The village which lost a CVS store

### Senior Center Planned for Old Town Hall

The building on South Ocean Avenue that was once Brookhaven Town's seat of government would become a Town Senior Citizen's Center under plans announced by town and village officials. The building was last used as the office for Town Clerk Stanley Allen and Town Board Majority Leader Tim Mazzei says he will ask the board to name the new facility the Stanley Allan Wellness Center at Old Town Hall.

Town officials say \$5 million is budgeted for the renovation of the 19,000 square foot building to create a nutrition center, recreation and meeting rooms and a library. The original town boardroom is to be restored to its original size and used as a meeting space. Construction is to begin in the spring and take about 18 months.

### McConnells Will Lead Parade

Continued on Page 4

when a new one opened in East Patchogue now again has one of its own. The property was formerly National Roofing.

## Save These Dates

**Through March 17**—Art Exhibit: War & Peace: Posters of Resistance & Inspiration, St. Joseph's College Council for the arts at the Board Room, O'Connor Hall. Call for viewing times. Free and open to the public, 631-447-3258 or visit [www.sjcny.edu](http://www.sjcny.edu).

**Thursday, March 5**—10th Annual Chinese Auction to benefit Patchogue Cooperative Nursery School, South Ocean Middle School, So Ocean Avenue, Patchogue. Doors open 6:00 p.m. Calling begins 7:30 p.m. Over 100 prizes, 50/50 raffle and more! Admission is \$10. Table reservations are available, 631-475-6131.

**Fridays, March 6, 13, 20, April 3, 17, 24**—"Stepping Easy" with Ellen & Marty, Country Western Line Dancing Instruction, Town of Brookhaven, Henrietta Acampora Recreation Center, 39 Montauk Hwy., Blue Point. 1:15 p.m.-3:15 p.m. \$25/6 week session. 631-451-TOWN.

**Friday, March 6**—Federation of Organizations 28th Annual Long Island Community Mental Awards Luncheon, 12:00 p.m., Huntington Hilton Hotel, Melville, 631-669-5355 ext 1102.

**Friday, March 6 and Saturday, March 7**—Art Exhibit, "A Study in Architecture Through Photography", Fri, 5:00-9:00 p.m., Sat., 1:00-5:00 p.m., WH Design Studio, 11 North Ocean Ave., Patchogue, 631-289-0033.

**Saturdays, March 7 & 28**—St. Joseph's College Information Session: Adults Returning to College, Shea Conference Center, O'Connor Hall, 10:00 a.m.-12:00 p.m., 631-447-3252.

**Monday, March 9 and 3 following Mondays**—4 week Genealogy Course: Who Are You?, St. Joseph's College, 7:00-8:30 p.m., \$48, 637-447-3261.

**Thursday, March 12**—Chamber Business Networking, Briarcliffe College, 7:00-9:00 p.m. Gina Coppola.

**Thursday, March 12**—Bangers & Mash, Live In The Lobby, Patchogue Theatre, 7:30 p.m., \$10.00, 631-207-1313.

**Thursday, March 12**—Patchogue Garden Club Luncheon 10:30-3:30, The Mediterranean Manor, \$32.00 Lunch. Raffle and Speaker. Call Georgia Dulmovits, 631-289-0867.

**Saturday March 14**—Pilot Club Health and Safety Fair, Patchogue-Medford Library, 12:00-3:00 p.m., 631-289-2025.

**Saturday, March 14**—United Methodist Church of Patchogue St. Patrick's Dinner, 5:00 p.m., corned beef & cabbage or Irish roasted chicken, \$13, \$7.50 under 12, 10 Church St., 631-475-0381.

**Saturday March 14**—L.I. Philharmonic with Guitarist Kenneth Meyer, Patchogue Theatre, 8:00 p.m., 631-207-1313.

**Sunday, March 15**—The Nelson Riddle Orchestra, Patchogue Theatre, 3:00 p.m., 631-207-1313.

**March 16-April 23**—St. Joseph's College "Through Women's Eyes" Juried Art Show, Board Room, O'Connor Hall, free, call for viewing times, 631-447-3258.

**Thursday, March 19**—St. Joseph's College Liberal Arts Colloquium: "The Changing Iconography of Irish Postal Stamp Designs," Shea Conference Center, O'Connor Hall, 12:40 p.m., Free, 447-3200.

**Thursday, March 19**—Patchogue Cooperative Nursery School Open House, 10 Church St., 4:00-7:00 p.m., programs for 2,3, and 4 year olds, 631-475-6131.

**Sunday, March 22**—Carducci String Quartet, Patchogue Theatre, 3:00 p.m., 631-207-1313.

**Friday, March 27**—St. Joseph's College Human Resource Conference, He Said, She Said: Different Perspectives on Workplace Issues, McGann Conference Center, St. Joseph's College, 8:30 a.m.-3:00 p.m., 447-3259.

**Thursday, March 26**—"Capitol Steps", Patchogue Theatre, 71 East Main St., 8:00 p.m., \$27, \$42, \$57, 1-877-77CLICK.

**Saturday, March 28**—Lainie Kazan, Patchogue Theatre, 8:00 p.m., 631-207-1313.

**Sunday, March 29**—Star Shine 2009, All School Variety Show, Patchogue Theatre, 7:00 p.m., 631-207-1313.

**Sunday, March 29**—St. Patrick Parade on Main Street (2:00 p.m.) and "May the Road Rise to Meet Ye" 5K (1:55 p.m.) and 1K (1:50 p.m.) runs, 631-207-1000, sponsored by the Greater Patchogue Foundation, Inc.

**Tuesday, March 31**—St. Joseph's College, Liberal Arts Colloquium: "Selling Art to the World," Shea Conference Center, O'Connor Hall, 12:40 p.m., free, 631-447-3200.

**Thursday, April 2**—Andrea Wolper, Ken Filliano and Friends, Live In The Lobby of the Patchogue Theatre at 7:30 P.M. \$10.00 For more info call 207-1313.

**Saturday, April 4**—Jackie, "The Joke Man" Martling at the Patchogue Theatre at 8:00 P.M. Tickets \$35,\$30,\$25. For more info call 207-1313.

**Thursday, April 16**—Suffolk to Segovia, Pianist Mariana Santurio and percussionist Andrea Pryor de Manrique, 7:00 p.m., St. Joseph's College, D'Ecclesiis Auditorium.

**Friday, April 17**—The Woman's Club of Patchogue "Kid-Couture: Past and Present" Dinner and Fashion Show, 5:30 p.m., Patchogue Manor, 631-475-1239.

**Saturday, April 18**—L.I. Philharmonic with pianist Andre Watts, Patchogue Theatre, 8:00 p.m., 631-207-1313.

**Sunday, April 19**—Friends of Fire Island National Seashore sponsors a Wildemess Hike, 1:00-4:00 p.m., Wildemess Visitors Center, Smith Point, 631-475-1312.

**Sunday, April 19**—Patchogue Lions Club Bowling 2009, Bowl LI Patchogue, 138 West Ave., Patchogue, 2:00-5:00 p.m., \$135.00 per team of 4 or 5 persons, 631-654-3737.

**Sunday, April 19**—Daria Raotkina, Piano, Patchogue Theatre, 3:00 p.m.

Tickets: Adults \$15.00, Seniors & Student \$12. Full season tickets available, 631-207-1313.

**Monday, April 20**—Patchogue-Medford Library's Blood Drive from 1:30- 7 p.m.

**Thursday, April 23**—The Dr. Reza and Georgianna Clifford Khatib Chair in Comparative Religion Inaugural Lecture, St. Joseph's College, D'Ecclesiis Auditorium, 7:30 p.m. 631-447-8252.

**Thursday, April 23**—Brookhaven Memorial Hospital Medical Center Women for Brookhaven, Honoree Louise Ebert, West Lake Inn, 6:30 p.m., \$125.00, 654-7759.

**April 24-May 10**—Having a Wonderful Time, Wish you Were Here, Clare Rose Playhouse, St. Joseph's College, 8:00 p.m., except for April 26, May 3, and 10 at 3:00 p.m. Call Box Office, 631-654-0199.

**Friday, April 24**—Patchogue Lioness Lions Club 9th Annual Chinese Auction, Patchogue-Medford High School Cafeteria, South Side Parking Field, Buffalo Ave., Medford, 6:00 p.m., Irene Greene, 631-758-7284.

**Saturday, April 25**—World Tai Chi & Qigong Day, Water Tiger School, Shorefront Park, 9:00 a.m. - 12:00 noon. Rain date, Saturday, May 2nd, same location and time. 631-475-5730.

**Saturday, April 25**—Kansas, Patchogue Theatre, 8:00 p.m., 631-207-1313.

**Sunday, April 26**—Alumni Association and Rose Brucia Educational Foundation Walkathon/5K Run, St. Joseph's College, 155 West Roe Blvd., Patchogue

**Sunday, April 26**—Dr. Doolittle at the Patchogue Theatre, \$10.00. For more info call 207-1313.

**April 30**—Clare Rose Playhouse fundraiser to benefit Brookhaven Memorial Hospital's Outreach Program.

**Monday, May 4**—United Methodist Church of Patchogue Annual Golf Classic, Bellport Country Club, Breakfast 7 a.m., Tee Off 8 a.m., 475-0381.

**Tuesday, May 5**—Strictly Business Networking Event, Middle Country Library, sponsored by the Middle Country Library & Brookhaven Chambers of Commerce Coalition, 7:30 a.m. breakfast, 8:00 a.m.-12 p.m. networking.

**Swan Bakery** is this year's soda bread contest winner. BrickHouse Brewery, Two Morrow's and On the Waterfront also competed.

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## New Members in February

**Christopher Collaborative,**  
**Inc.**—New York Surfaces, Christopher Capobianco, *Flooring*, One South Ocean Ave., Suite 205B, Patchogue, NY 11772. 631-617-5059.

**D&S Advertising, Inc.,** Dean Murray, *Advertising*, 3237 Rt. 112, Suite 9, Medford, NY 11763, 631-696-8568.

**Innovative Computing Environments,** Patrick Harris, *Computer Solutions*, 39 Whittier Ave., Medford, NY 11763, 631-610-8956.

## Walmart (from page 1)

has turned into a trash filled vacant parking lot with a poorly maintained facade. It is an eyesore.

3. The local community is certain to lose stores and merchants that support local events such as fund-raisers, little leagues and youth programs. This support will not be matched if Walmart comes to town, since the focus of these big box operations is to suck the "profits" realized through the use of minimum wage, part time employees to Little Rock, Arkansas.

4. Anytime a big operation like Walmart comes to town, the Town of Brookhaven gives inducements (particularly real estate tax PILOT programs) to these big box operators, so the local landlords and residents realize no benefits from any taxes until at least 10 years have gone by. In the interim, the small merchants close up and landlords lose their tenants. The long term detriment to the local economy is enormous.

5. The Sunrise Highway Corridor Draft Report from the Suffolk County Planning Department specifically states: "Additional retail development at this location (the Northeast corner of Sunrise Highway and Hospital Road), outside of an established retail node(s) is unwarranted and would serve to exacerbate existing and future traffic impacts in the vicinity of Hospital Road." Further, the Study states: "It is recommended that zoning be used to enhance the predominate land use pat-

## GREATER PATCHOGUE CHAMBER OF COMMERCE, INC.

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George Hoag, Editor

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tern centered around the (Brookhaven Memorial) hospital." It also recommends that the "...large vacant tract zoned J-2 Business District...(have its) J-2 Business District zoning...eliminated and that consideration be given to moderate density residential consistent with the PRC District located to the northeast or (to) J-4 Business District in order to allow for the future expansion of this office node surrounding the hospital." Another potential use for this northeast area is for mixed-use office/residential development.

6. Brookhaven Memorial Hospital is the largest employer in the Patchogue area. If Walmart builds in the northeast quadrant, hospital and support system/office expansion in this northeast quadrant will be blocked. It seems to me that the salaries and wages paid to hospital and hospital-related employment will be more beneficial (and probably more numerous and higher paying) than employment opportunities and salaries and wages paid to Walmart employees.

7. The real estate tax base for uses other than Walmart will be greater. Taxes on office buildings and moderate density residential housing will provide more, and more steady, revenues. To compare, one need only look at the number of medical office buildings close to other local hospitals. Moderate density housing can provide affordable homes for hospital employees like nurses

8. Traffic and traffic patterns

Address Correction Requested

### Gail Hoag, Executive Director

dictate against a Walmart store. There are far more autos and tractor trailer trucks that will use the access roads (including local street) to a Walmart than any other current or proposed use. With more truck and auto traffic, noise and exhaust (as well as light) pollution will be far greater than office or residential use.

9. There is a two lane bridge over the Sunrise Highway at Hospital Road. This bridge has limited capacity, and a Walmart would do nothing more than exacerbate an already serious traffic problem at that bridge.

There are, I am sure, other arguments related to this application. They should be voiced at every opportunity. The Patchogue business community will be seriously, if not mortally, wounded if the Walmart store is built. The Chamber should mobilize its membership and speak out against this project at every opportunity. Landlords and business owners must speak out now or forever lose their opportunity to do so, to their own detriment.



MuChaChos Mexican Grill, next to the theatre is officially open. It's owned by the Defiore restaurant family.