



July 27, 2021

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Michael R. Radday
Superintendent of Schools
Westhampton Beach Union Free School District
District Administration Office
340 Mill Road
Westhampton Beach, New York 11978

**Re: Environmental Review - Request for Information
Proposed 25-Unit Condominium/Townhouse Residential Development
94 Dune Road
Hamlet of East Quogue, Town of Southampton
District 900, Section 385, Block 1, Lot 37.3**

Dear Superintendent Radday:

P.W. Grosser Consulting (PWGC) is serving as the environmental consultant to 94 Dune Road Holding Corp., which is proposing the redevelopment of an 8.61±-acre property currently occupied in part by Dockers Restaurant, for the construction of a 25-unit condominium/townhouse residential development. The subject property is situated at 94 Dune Road, within the hamlet of East Quogue, Town of Southampton, Suffolk County (see enclosed Site Location Map). The Town Planning Board has issued a Positive Declaration, thereby requiring the applicant to prepare a Draft Environmental Impact Statement (DEIS). As part of the DEIS, we are assessing the potential impacts of the proposed development to the Westhampton Beach Union Free School District (UFSD). It is our understanding that public school-aged children (PSAC) from the proposed development would go to the Westhampton Beach UFSD for grades 7 through 12 after attending the East Quogue Elementary School for grades K through 6.

The proposed residential development would consist of 14 two-bedroom units and 11 four-bedroom units (a copy of the proposed site plan is enclosed). Using demographic multipliers published by *Rutgers University, Center for Urban Policy and Research* and the *Long Island Housing Partnership*, the proposed project would potentially generate an additional 5-to-7 public school-aged children that may attend the Westhampton Beach UFSD (see Table 1, below).



Table 1 – Projected Public School-Aged Children Generation

Type of Unit	Unit Count	Public School-Aged Children Multiplier (Rutgers CURP Multipliers)	Public School-Aged Children Generation (Rutgers)	Public School-Aged Children Multiplier ^(a) (LIHP Multipliers)	Public School-Aged Children Generation (LIHP)
Two-bedroom	14	0.09 ^(b)	1.26	0.18	2.52
Four-bedroom	11	0.49 ^(c)	5.39	0.18	1.98
TOTAL	25	N/A	6.65 (7)	N/A	4.5 (5)

Notes: ^(a)Ratio for multifamily housing complexes studied in Suffolk County, ^(b)5+ Units-Own, 2 BR (All Values), ^(c)5+ Units-Own, 3 BR (All Values) it is noted that there are no multipliers for 4 bedroom units.

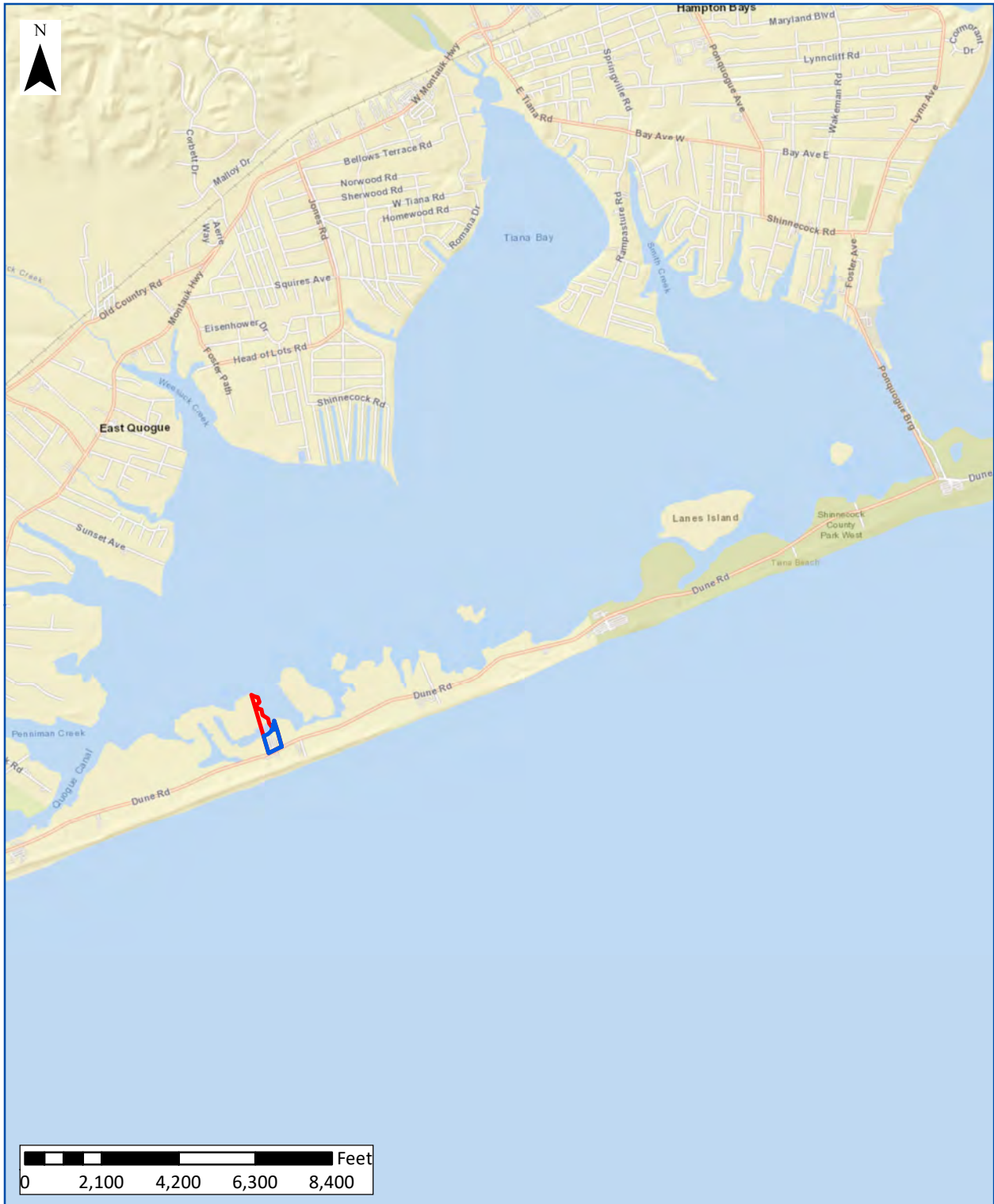
In response to the Town’s request for analysis and given the above projections, PWGC is hereby requesting the following information:

1. Enrollment and capacity of the relevant school buildings for the school-aged children that would reside within the proposed development;
2. Per pupil expenditure for the 2021-2022 school year;
3. Location of nearest school bus stops and routes proximate to subject property; and
4. Any other pertinent information that you believe to be relevant to the environmental review.

Thank you in advance for your assistance. If you have any questions or comments related to our request, please do not hesitate to contact the undersigned at (631) 589-6353 or at kkaim@pwgrossex.com.

Regards,
P.W. GROSSER CONSULTING

Katelyn Kaim
 Senior Environmental Planner



- Project Area
- Site Boundary

Site Location Map

94 Dune Road
 Hamlet of East Quogue
 Town of Southampton
 Suffolk County, New York



Sources: 1. ESRI Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
 2. Suffolk County Tax Parcel Data: NYS GIS Clearinghouse (data provided by Suffolk County)

Project, Site and Zoning Data

Property Data

OWNER	94 DUNE ROAD HOLDING CORP.
TAX LOT NUMBER	District: 900 Section: 305 Block: 1 Lot(s): 37.3
TOTAL PROPERTY AREA:	375,203 SF (8.61 ACRES)
PROPOSED USE:	DOCKERS COMMUNITY CONDOMINIUMS
EXISTING USE:	MARINA RESTAURANT
WATER DISTRICT:	HAMPTON BAYS WATER DISTRICT
ELECTRIC PROVIDER:	PSE&G
FIRE DISTRICT:	EAST QUOGUE FIRE DISTRICT

Zoning Data

	REQUIRED R-80	REQUIRED MF-44	PROPOSED UNDER MF-44
RESIDENCE: R-80		RESIDENCE: MF-44	RESIDENCE: MF-44
MIN. SQUARE FEET:	80,000	44,000	400,252
MAX. LOT COVERAGE:	10%	20%	7.86%
LOT WIDTH:	175' MIN	200' MIN	408.88'
MAX HEIGHT:	2 STORIES / 32'	2 STORIES / 32'	2 STORIES / 32'
FRONT YARD SETBACK:	80'	50'	50'
SIDE YARD 1:	30'	50'	30'
BOTH SIDE YARDS:	75'	100'	175.8'
REAR YARD:	100'	100'	1,228.0'-0"

NYSDEC ADJACENT AREA

ADJACENT AREA: 149,361 SF	REQUIRED	EXISTING	PROPOSED
300' WETLANDS OFFSET			
MAX. LOT IMPERVIOUS COVERAGE:	20% MAXIMUM	24.67%	23.22%
INCLUDES:			
BLOCK WALK		0.73% (1,093 SF)	-
DECK		1.92% (2,868 SF)	1.51% (2,263 SF)
PAVED AREA		0.71% (1,062 SF)	-
POOL		-	0.47% (700 SF)
ROOFS OF BUILDING/STRUCTURES		3.44% (5,138 SF)	21.24% (31,724 SF)
TENNIS COURT		17.86% (26,689 SF)	-

THE ENTIRE UPLAND AREA IS WITHIN THE NYSDEC 300' ADJACENT AREA

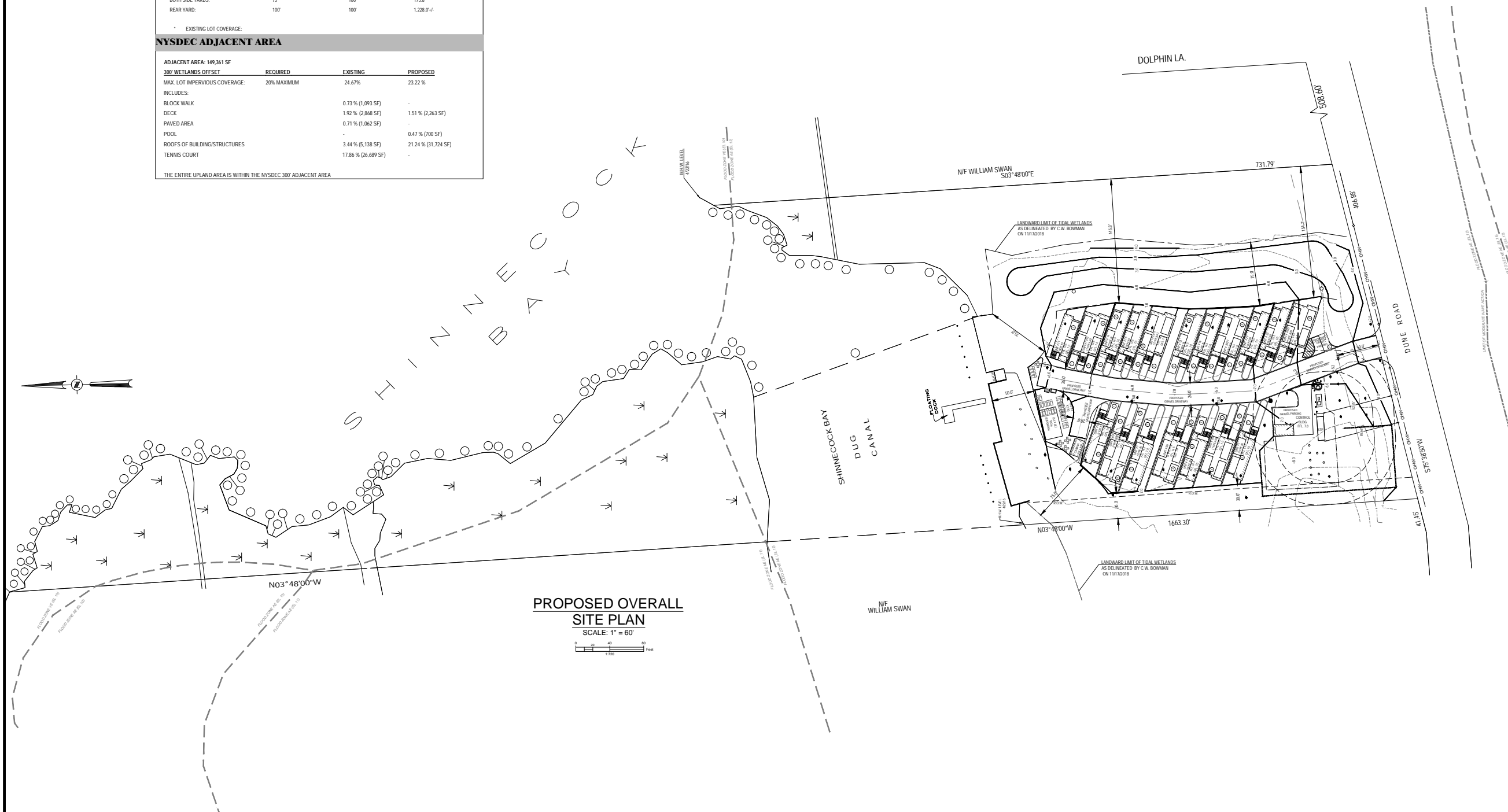
Parking Calculations

PARKING REQUIRED:	(11) 4-BEDROOM UNITS ("B" UNITS) @ 2.5 STALLS/UNIT = 28 PARKING STALLS (14) 2-BEDROOM UNITS ("A" UNITS) @ 2 STALLS/UNIT = 28 PARKING STALLS
TOTAL PARKING REQUIRED =	56 PARKING STALLS
PARKING PROVIDED:	(50) - GROUND LEVEL GARAGE PARKING STALLS (8) DRIVEWAY/GUEST SITE PARKING STALLS
TOTAL PARKING PROVIDED =	78 PARKING STALLS

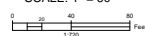

Survey Information

SURVEY BASE MAP INFORMATION FROM:
RAYNOR, MARCKS, & CARRINGTON SURVEYING
QUOGUE, NY
DATED: 08/15/2007

Vicinity Map



PROPOSED OVERALL
SITE PLAN
SCALE: 1" = 60'

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING ENGINEER
AND HYDROGEOLOGIST, P.C.
630 Johnson Avenue • Suite 7
Bohemia • NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1	REVISED GRASS AREAS AND PATH	03/23/2020

SP	
SP	11/08/18
BAG	AS NOTED

94 DUNE ROAD HOLDING CORP.
PO BOX 681
EAST QUOGUE, NY
94 DUNE ROAD

SITE PLAN

94 DUNE ROAD
EAST QUOGUE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NY

900-385-01-37.3 DRH
SH-XXXX

OVERALL SITE PLAN

C-002
3 OF 12

DATE PLOTTED: 11/08/18 10:51 AM
DRAWN BY: J. COOPER
CHECKED BY: J. COOPER
SCALE: AS SHOWN