



July 27, 2021

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Steven E. Skrynecki
Chief of Police
Town of Southampton Police Department
110 Old Riverhead Road
Hampton Bays, New York 11946

**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 Chief Skrynecki:

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).

As indicated on the enclosed site plan, the proposed development includes 25, two-story, condominiums with associated amenities inclusive of an outdoor swimming pool and walking paths to the existing floating docks and docking facilities would be constructed. The existing restaurant would be demolished (see enclosed Demolition Site Plan). Access to the subject property would be provided via modifications to the existing curb cut on Dune Road.

The Town Planning Board is reviewing the above-described application and has issued a Positive Declaration, thereby requiring the applicant to prepare a Draft Environmental Impact Statement (DEIS). As part of this review, the Town Planning Board has requested that the applicant consult with the police protection service provider for the proposed development. As such, PWGC has identified the proposed development as being located within the service area of the Town of Southampton Police Department, and is hereby requesting the following information:

1. Number of personnel in the Police Department and patrols in the area of the proposed project.
2. The number and types of equipment available.
3. The total number and types of calls received in 2020 (or most recent year available) and in 2021, to date.
4. The estimated response time to the subject property.

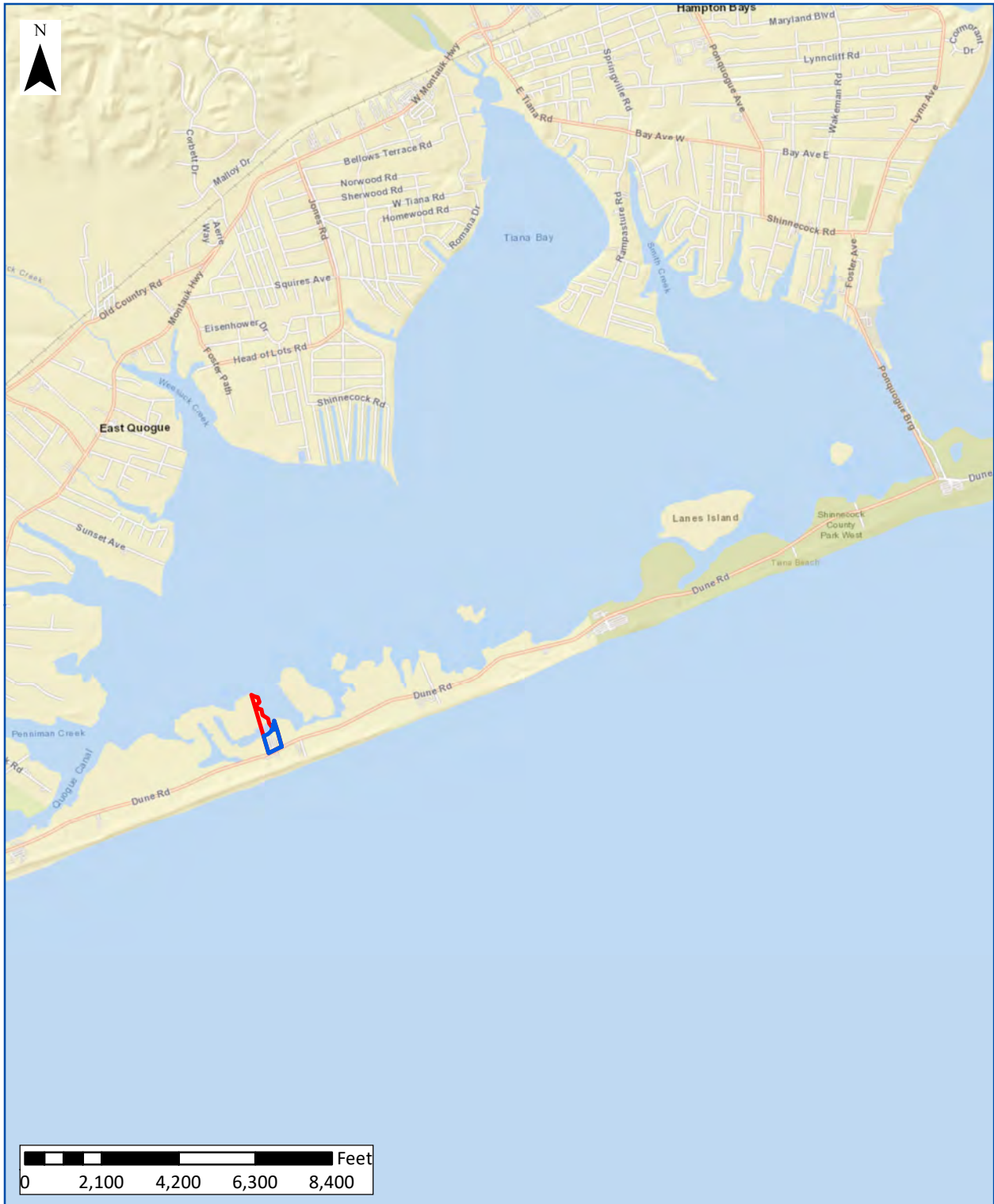


5. Any other pertinent information that you believe to be relevant to the environmental review, including the Police Department's ability to serve the proposed project.

Thank you in advance for your assistance in this matter. 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@pwgrosser.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'-4'

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)	-

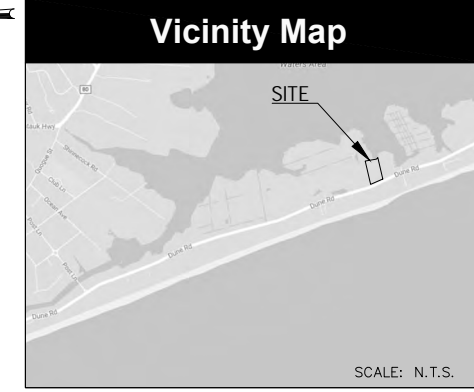
THE ENTIRE UPLAND AREA IS WITHIN THE NYSDEC 300' ADJACENT AREA

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 =	58 PARKING STALLS

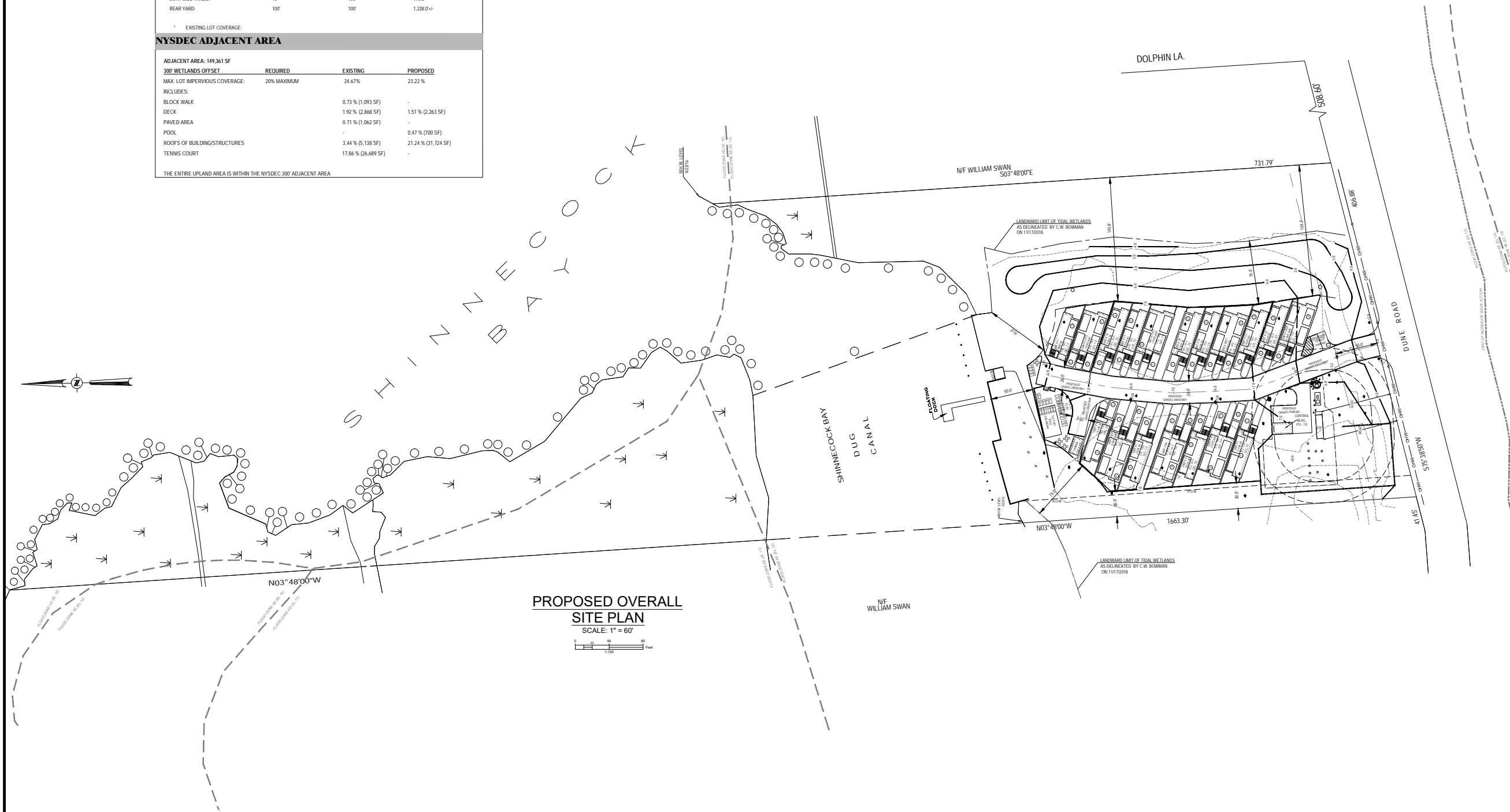
Survey Information

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



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



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



Katelyn Kaim <kkaim@pwgrosser.com>

Response to Request From Southampton Town Police Chief

Christine Scalera <CScalera@southamptontownny.gov>
To: "kkaim@pwgrosser.com" <kkaim@pwgrosser.com>
Cc: Steven Skrynecki <SSkrynecki@southamptontownny.gov>

Thu, Sep 2, 2021 at 10:23 AM

On behalf of our Chief of Police, Steven Skrynecki, please find Response to your inquiry.

Best,

Christine Scalera

 **Public safety impact study E Quogue Dune Rd Development 2.docx**
15K

To: Ms. Katelyn Kaim, P.W. Grosser Consulting
From: Southampton Town Police Department
Subject: Environmental Review – Request for information
Proposed 25-Unit Condominium /Townhouse Residential Development
Hamlet of East Quogue, Town of Southampton
District 900, Section 385, Block 1, Lot 37.3

September 2, 2021

Dear Ms. Kaim

In response to your request for information regarding the Southampton Police Department and calls for service related to the above described property, please see the below responses. Please appreciate that some of the information you are requesting is considered confidential and full disclosure might compromise public safety. I have therefore indicated which questions would pose that risk and refrained from response.

1. Southampton Police Department is currently staffed by (100) full-time sworn officers and about 15 part time sworn officers. Additionally, the Department is staffed with Bay Constables. We Traffic Safety Officers as well as Court Officers and the Department has a full compliment of 911 Dispatchers and civilian support personnel.
2. While I am unable to answer this question with any specificity as stated above, I can generally state that we have police patrol units throughout the Township and serve as a Primary Dispatch location to our department, most Fire and EMS services as well as coordinate with other Law Enforcement Agencies that operate in our jurisdiction. We have an Emergency Service Unit, a Counter Terrorist Team, a Marine Unit, a dive/recovery unit, Unmanned Aircraft Systems Unit, Detective Division, Community Affairs unit and a Media Relations Unit. All are appropriately equipped and available throughout the township.
3. A survey of our calls for service to 94 Dune Rd shows we responded to 20 calls from 7/23/20 - 7/25/21. The breakdown is as follows:
 - a. Auto Accident 2
 - b. Medical Aided Case 1
 - c. Special event 2
 - d. Alarm 2
 - e. Traffic condition 2
 - f. Check the welfare 1
 - g. Covid 19 related inspection 4
 - h. Noise complaint 1
 - i. Utility issue 1
 - j. Disturbance 2
 - k. Marine incident 1
 - l. Lost property 1
4. Due to the sensitive nature of that inquiry, I cannot answer this question

5. Due to the sensitive nature of that inquiry, I cannot answer that question.

I hope you find the information I was able to provide useful. Should you require additional information or explanations please feel free contact me at 631 702-2220.

Best regards,

Steven Skrynecki
Chief of Police
Southampton Town Police Department